

Development Plan

Mount Remarkable (DC)

Consolidated – 22 March 2012

This is the current version of the Development Plan as at the consolidated date shown above. It must be read in conjunction with any subsequent amendments. These can be found on the list of [Interim and Approved Plan Amendment Reports not consolidated into Development Plans](#).



Government of South Australia

Department of Planning,
Transport and Infrastructure

Mount Remarkable (DC)

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

CONSOLIDATED	AMENDMENT – [Gazetted date]
24 April 1997	Section 29(2) Amendment (<i>Country and Outer Metro EDP</i>) – [24 April 1997]
22 May 1997	Shacks – (Land Division and Upgrading) PAR (Interim) (<i>Ministerial</i>) – [22 May 1997]
28 August 1997	Statewide Marine Aquaculture and Offshore Development PAR (<i>Ministerial</i>) – [5 June 1997]
21 May 1998	Shacks - (Land Division and Upgrading) PAR (<i>Ministerial</i>) – [21 May 1998]
7 October 1999	Waste Disposal (Landfill) PAR (<i>Ministerial</i>) – [19 August 1999]
20 April 2000	Section 27(5) Amendment - Waste Disposal (Landfill) PAR (<i>Ministerial</i>) – [9 March 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) (<i>Ministerial</i>) – [31 August 2000]
15 November 2001	Telecommunications Facilities State-wide Policy Framework PAR (<i>Ministerial</i>) – [30 August 2001]
24 January 2002	Industry Buffer (SAMAG) PAR (Interim) (<i>Ministerial</i>) – [18 January 2002]
11 July 2002	Horticulture PAR (Interim) – [11 July 2002]
29 August 2002	Industry Buffer (SAMAG) PAR (<i>Ministerial</i>) – [22 August 2002]
5 June 2003	Horticulture PAR – [5 June 2003]
18 September 2003	Wind Farms PAR (<i>Ministerial</i>) – [24 July 2003]
11 November 2004	General Review and Consolidation PAR – [11 November 2004]
1 March 2007	Bushfire Management (Part 2) PAR (<i>Ministerial</i>) – [14 December 2006]
26 July 2007	Port Germein Township PAR – [26 July 2007]
4 February 2010	Bushfire (Miscellaneous Amendments) DPA (Interim) (<i>Ministerial</i>) – [10 December 2009]
10 February 2011	Bushfire (Miscellaneous Amendments) DPA (<i>Ministerial</i>) – [9 December 2010]
22 March 2012	Statewide Wind Farms DPA (Interim) (<i>Ministerial</i>) – [19 October 2011] Section 29(2)(b)(ii) Amendment – [22 March 2012]

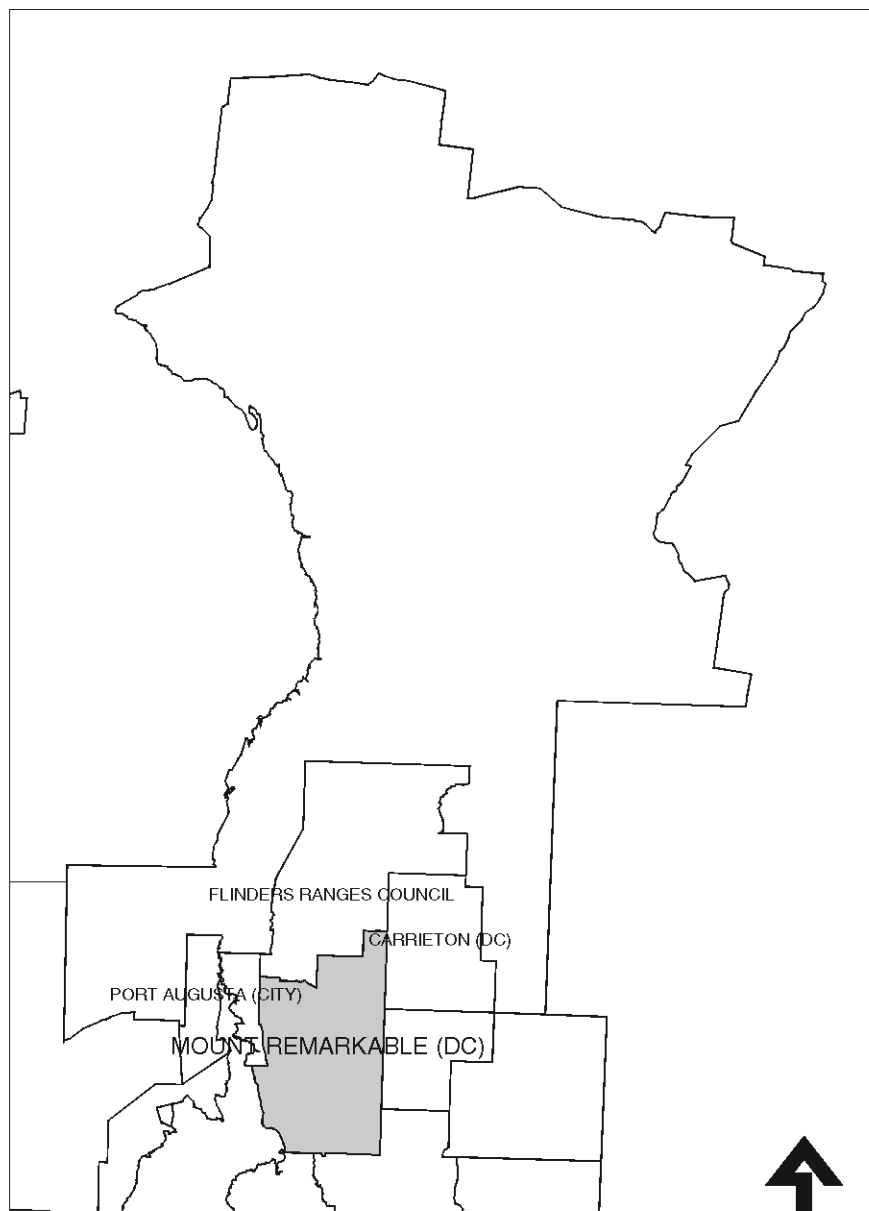
Consolidated: The date of which an authorised amendment to a Development Plan was consolidated (incorporated into the published Development Plan) pursuant to section 31 of the *Development Act 1993*.

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

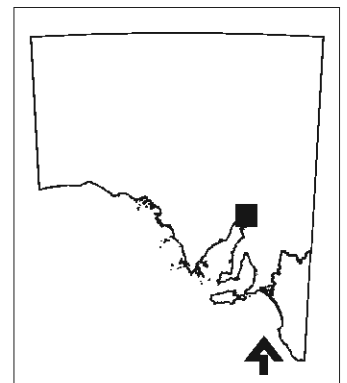
Preface

The objectives and principles of development control that follow apply within the area of the MOUNT REMARKABLE Development Plan as shown on Map Mtr/1

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



Enlargement Map



Location Map

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COUNCIL WIDE

INTRODUCTION

The following objectives and principles of development control, in the Council Wide section, apply across the area within the boundary of the Mount Remarkable (DC) Development Plan. Reference should also be made to the provisions applying in the zone, to determine all the policies relevant to any kind of development. Where conflict exists between the Council-wide policies and zone policies, the zone policies take precedence.

BACKGROUND

The Mount Remarkable District Council area is extensive, embracing the former Port Germein and Wilmington District Council areas. As an important productive agricultural and pastoral region it supports a mixture of grazing, cropping, mixed farming, horticulture, agriculture, forestry and related industries. It is important that development does not lead to the loss of productive agricultural land. The coast, plains and spectacular South Flinders Ranges enhance the district's character and underlie its attraction to the touring public.

Despite these attributes there are problems such as flash flooding and bushfires which impart a significant cost burden on the council and natural resources.

Road and rail links which serve national, interstate and local transport requirements dissect the council area.

The district boasts some spectacular scenery and national/conservation parks of considerable importance. The towns and settlements within the district provide a range of services to the community and the touring public. The principal towns within the district are Appila, Booleroo Centre, Melrose, Murray Town, Port Germein, Wilmington and Wirrabara.

The population of the district, 3047, is not expected to dramatically change in the foreseeable future although a steady increase could be anticipated. The scarcity of water will continue to be a restricting factor on development.

The Flinders Ranges are one of the most spectacular landscape regions in South Australia. They form an area of outstanding natural beauty, markedly different from other landscapes within the State, but similar in form to the arid ranges of central and north-west Australia. The Flinders Ranges have a national reputation as a major tourist attraction, and their potential value to the economy, in terms of money spent by visitors, is considerable.

The Flinders region has been settled since the earliest days of the colony, the land being used mainly for extensive sheep grazing and sporadic mining. The greater part of the rural land is held under perpetual and pastoral leases.

The region is rich in minerals and the potential value of new mining development is considerable, not only to the economy of the State, but also to the people of the area who may benefit from the services and facilities provided in modern mining communities.

Pastoralists, miners, tourists and conservationists are amongst those who have conflicting interests in the Flinders Ranges.

This plan seeks to promote the productivity of the district balanced with a desire to protect its special features and township character.

GENERAL

Form of Development

OBJECTIVES

Objective 1: Orderly and economic development.

Objective 2: Development in accordance with the structure plans for the council area ([Map MtR/1 \(Overlay 1\)](#)) and the townships of Wilmington ([Map MtR/1 \(Overlay 1\) Enlargement A](#)), Melrose ([Map MtR/1 \(Overlay 1\) Enlargement B](#)), Booleroo Centre ([Map MtR/1 \(Overlay 1\) Enlargement C](#)), Murray Town ([Map MtR/1 \(Overlay 1\) Enlargement D](#)), Wirrabara ([Map MtR/1 \(Overlay 1\) Enlargement E](#)) and Appila ([Map MtR/1 \(Overlay 1\) Enlargement F](#)).

The Mount Remarkable Structure Plan, [Map MtR/1\(Overlay 1\)](#), shows in general terms the desired strategy for the future development of the district, based on the following measures:

- (a) continuation of primary production and forestry;
- (b) identification of a hierarchy of primary, secondary arterial and scenic roads;
- (c) urban development within the townships of Appila, Booleroo Centre, Melrose, Murray Town, Port Germein, Wilmington and Wirrabara;
- (d) recognition of the settlements of Hammond, Bruce, Willowie, Mambray Creek, Wongyarra and Wirrabara Forest;
- (e) holiday house development at Port Flinders/Weeroona Island;
- (f) delineation of rural living areas;
- (g) delineation of known mineral resources;
- (h) protection of the coast;
- (i) recognition of conservation and tourist significance of Mount Remarkable, Alligator Gorge, Mambray Creek and Telowie Gorge;
- (j) recognition of the watershed areas, underground water resources and important creeks and watercourses;
- (k) recognition of the scenic attractiveness, conservation value and the pastoral and agricultural productivity of the Southern Flinders Ranges;
- (l) recognition of the Diocesan Centre and the Ippinichie Recreation Reserve;
- (m) recognition of historic features of significance, including the Port Germein Jetty and the Booleroo Whim Historical area; and
- (n) recognition of the Woma Society complex.

New housing, holiday accommodation and other urban development resulting from increased tourist activity in the towns and townships should be continuous with, and form compact extensions of, the existing built-up areas. This will achieve economy in the provision of public services and will be conducive to the creation of a safe, convenient and pleasant environment in which to live.

Objective 3: A proper distribution and segregation of living, working and recreational activities by the allocation of suitable areas of land for those purposes.

A proper distribution and segregation of residential, business, commercial, industrial and recreational development benefits the community and enables a town to function more efficiently. Access is safer and more convenient, land can be retained for industrial expansion, property values remain more stable and fewer difficulties arise due to incompatible development being intermixed, e.g. factories and houses. A traffic and transport system can be designed to cater for the future movement of people and goods and public utility authorities can design and provide services appropriate to the pattern of growth foreseen.

Objective 4: The proper location of public and community facilities by the reservation of suitable land in advance of need.

The need for land to accommodate public facilities, such as roads, schools and recreation areas can be foreseen. The development plan provides the framework within which the best locations for such facilities can be determined. It is prudent to ensure that land required for public purposes should be available in the right place at the right time by reserving such land for future acquisition before it is used for other purposes.

Objective 5: The re-development of localities which have a bad or unsatisfactory layout, or unhealthy or obsolete development.

It is socially and economically desirable that such areas be re-developed. Sub-standard development provides poor living conditions and depreciates the value of adjacent properties.

Objective 6: The townships of Appila, Booleroo Centre, Melrose, Murray Town, Port Germein, Wilmington and Wirrabara as the main service and community centres within the council area.

Objective 7: Commercial, office, retail and industrial development satisfying the requirements of the district.

Objective 8: Port Flinders/Weerona Island as a holiday house area.

Objective 9: Rural living development in defined areas.

Objective 10: Remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.

Objective 11: Accepting that wind farms and ancillary development may need to be sited in visually prominent locations, then the visual impact of the development needs to be managed.

Wind farms and ancillary development are an envisaged form of development within parts of the Development Plan area. Such facilities may be of a large scale, comprise a number of components and require an extended and/or dispersed development pattern. 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, may be located in visually prominent locations.

The following principles of development control apply to the whole of the Mount Remarkable District Council area.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development should be in accordance with the structure plans for the whole of the council area ([Map MtR/1 \(Overlay 1\)](#)) and the structure plans for the townships of Wilmington ([Map MtR/1 \(Overlay 1\) Enlargement A](#)), Melrose ([Map MtR/1 \(Overlay 1\) Enlargement B](#)), Booleroo Centre ([Map MtR/1 \(Overlay 1\) Enlargement C](#)), Murray Town ([Map MtR/1 \(Overlay 1\) Enlargement D](#)), Wirrabara ([Map MtR/1 \(Overlay 1\) Enlargement E](#)) and Appila ([Map MtR/1 \(Overlay 1\) Enlargement G](#)).

- 2 Development should be orderly and economic and:
 - (a) form a compact and continuous extension of existing built-up areas;
 - (b) be located so as to create economy in the provision of public services; and
 - (c) create a safe and convenient and pleasant environment in which to live.
- 3 Development in localities having a bad or unsatisfactory allotment pattern, or unhealthy or obsolete development, should improve or rectify those conditions.
- 4 Land division for urban or township purposes should be in the nature of in-filling, or in the form of compact and contiguous extensions to existing developed areas.
- 5 Extensions of built-up areas should not be in the form of ribbon development along existing roads.
- 6 Development for purposes not associated with primary production should be confined to townships, settlements and zones primarily allocated for those purposes.
- 7 Development should not occur on land which is unsuitable for the proposed use or building.
- 8 Buildings should not be erected on land liable to inundation.
- 9 Building development should be designed and constructed so as to minimise the potential for damage resulting from seismic activity, particularly in those areas of highest risk immediately adjoining the Southern Flinders Ranges.
- 10 Sheds and garages within Rural Township and Country Township Zones (other than stables, kennels and animal pens) should only be used for the storage of materials, equipment and vehicles directly ancillary to the use of the land.
- 11 Development should not be undertaken if it is likely to result in:
 - (a) insanitary conditions;
 - (b) unsightly accumulation and storage of materials;
 - (c) unsafe conditions;
 - (d) the degraded appearance of the locality;
 - (e) the unsatisfactory disposal of waste products and materials;
 - (f) the pollution of surface or groundwater;
 - (g) the degradation of watercourses or wetlands;
 - (h) an increased risk of flooding or impairment of stream quality through the disposal of stormwater; or
 - (i) disturbance to biodiversity conservation particularly native vegetation, ecological processes threatened species and ecological communities.
- 12 Buildings should be constructed a minimum of 300mm above actual ground level to ensure stormwater may be drained safely.
- 13 Geotechnical advice and certification should be provided for all development, to ensure that waste waters can be satisfactorily disposed of on-site without risk to public health.
- 14 Waste water from any disposal system should be contained on the subject allotment and should not adversely affect public land or adjoining private land.

- 15 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 they are suitable and safe for the proposed use.
- 16 The visual impact of wind farms and ancillary development should be managed in accordance with the Renewable Energy policies contained in the Council-Wide section.

Appearance of Land and Buildings

OBJECTIVES

- Objective 12:** The amenity of localities not impaired by the appearance of land, buildings and objects, accepting that wind farms and ancillary development may need to be located within such areas and that the visual impact of the development will need to be managed.
- Objective 13:** An attractive appearance of towns and settlements and their main road approaches.
- Objective 14:** Urban development designed and constructed to retain and enhance the character and amenity of the locality.

Derelict buildings, untidy commercial sites and abandoned structures should not mar the appearance of an area.

In areas of high scenic value, electric supply and telecommunications structures should be so sited and designed to preserve the attractiveness of such areas, accepting that wind farms and ancillary development may be of a large scale, comprise a number of components and require an extended and/or dispersed development pattern. 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, may be located in visually prominent locations.

PRINCIPLES OF DEVELOPMENT CONTROL

- 17 Development within the Rural, Ranges, Coastal, Fringe and Rural Living Zones should be designed and sited to enhance the rural landscape and where appropriate, clustered in proximity to established buildings, accepting that wind farms and ancillary development may need to be located within such areas and that the visual impact of the development will need to be managed.
- 18 Building materials which have been used previously in the construction of a building or structure should not be used on the exterior of any building or structure, unless they are of an appearance which will not impair the visual standard of existing development or impair the character of the locality.

Land Division

PRINCIPLES OF DEVELOPMENT CONTROL

- 19 Land capable of being connected to an existing common effluent drainage scheme should not be divided unless appropriate financial and, where necessary, easement arrangements for connection are made.
- 20 Land should not be divided where the plan of division does not take account of any significant topographic features.
- 21 Division of land into allotments primarily for residential or rural living purposes within Country Township, Township, Rural Living or Holiday House Zones should ensure that all-weather public roads meeting satisfactory engineering standards and providing long term stability and low maintenance costs, are provided.

22 Land should not be divided:

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

23 When land is divided:

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

24 Where land which has a frontage on the sea coast is divided, a reserve at least 30 metres in width should be provided along such frontage.

- 25** Land division within an area identified as being 'Excluded Area from Bushfire Protection Planning Provisions' on Bushfire Protection Area [Figures MtR\(BPA\)/1 to 20](#) should be designed to make provision for:
- (a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it;
 - (b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads; and
 - (c) a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation

Transportation/Movement of People and Goods

OBJECTIVES

Objective 15: A road network of a standard that enables safe and comfortable travel between major centres and gives access to popular resorts.

Objective 16: The maintenance of the natural and scenic qualities of the region by having special regard to the location of roads and the accessibility they provide.

Objective 17: A road network providing for the safe and efficient movement of traffic within the council area.

Objective 18: Tourist roads, scenic routes and roadside facilities for tourists.

The roads shown on the Structure Plan [Map MtR/1 \(Overlay 1\)](#) are classified as primary and secondary roads, and major and minor tourists roads.

The primary and secondary roads pass through areas of generally low environmental value. They form part of the State Highway network.

The major tourist roads pass through areas of medium environmental value. They give access to tourist destinations such as Wilpena, and provide for fast moving vehicles and for vehicles towing caravans. Major tourist roads should be located to take advantage of scenic vistas, be aligned in accordance with the form of the land and, if practicable, be sealed with material that harmonises with the landscape. Where these roads pass through areas of high environmental value, it may be necessary to adopt similar design considerations as for minor tourist roads.

Minor tourist roads, in general, pass through mountainous areas of high environmental value, such as the Parachilna Gorge. They may be narrow, undulating and winding, with limited sight distances. In such cases, design speeds should be kept low, and great care should be taken in the design and construction of any improvements, to avoid unnecessary disturbance of natural features such as vegetation, streams, cliffs and other landforms. If these features are of outstanding significance they should remain untouched.

Some of the minor tourist roads traverse mainly flat areas which do not appear to have immediately obvious environmental values. Although they are physically suited to the construction of long straight lengths of road it may be necessary to vary the alignment in order to avoid disturbance to the flow of streams, preserve the continuity of plant cover and facilitate the movement of stock and wildlife, if the roads are sealed, or gravelled, the material should, if possible, harmonise with the landscape.

Objective 19: The protection of the amenity and environment of the ranges by the management of recreation activities.

New road works should be located and constructed with regard to the desired intensity of recreation activity and the conservation of the natural environment. Small but numerous picnic areas are needed along scenic routes, with fire places and lay-bys for parking.

Strict control should be exercised over the movement of vehicles beyond designated road and tracks in order to diminish the nuisance caused to graziers and to lessen damage to vegetation. The increasing use of specialised vehicles such as four-wheel drive units, trail bikes and dune buggies, may become a major threat to nature conservation because they are not restricted to travelling on roads or tracks.

Objective 20: The free flow of traffic on roads by minimising interference from adjoining development.

Where necessary in both urban and rural areas, development adjoining roads should be set-back from the road frontage to enable proper traffic circulation. In some instances it may be necessary in the interests of safety and the free flow of traffic to restrict access to or from a road.

Some kinds of development attract large numbers of vehicles which create traffic hazards and congestion on roads in the vicinity unless special provision is made to accommodate them. Off-street parking should be provided so that roads can provide for the safe and efficient flow of traffic.

PRINCIPLES OF DEVELOPMENT CONTROL

- 26 Development and the location of associated points of access and egress, should not create conditions which are unsafe or interfere with the free flow of traffic on adjoining roads.
- 27 Uncontrolled or ribbon development along arterial roads leading into towns should be discouraged.
- 28 Vehicular access onto arterial road should not be provide where alternative vehicular access is available. The use of service roads or direct access to local roads is recommended.
- 29 Direct access to arterial roads should only occur where there are adequate sight distances, reasonable distance from side roads and where alternative convenient access via local roads is not available.
- 30 Where developments have direct access to arterial roads, provisions should be made on site to enable all vehicles to manoeuvre and exit the site in a forward direction.
- 31 Development should be undertaken only where it has safe and convenient access to an all-weather public road.
- 32 Development should include appropriate provision on the site to enable the parking, loading, unloading, turning and fuelling of vehicles.
- 33 Off-street car parking areas should be designed, located, and constructed so that:
 - (a) sufficient car parking spaces are provided having regard to the nature of the development and the likely demand for off-street parking;
 - (b) traffic circulation and pedestrian access to vehicles is safe and convenient;
 - (c) vehicles can be satisfactorily manoeuvred into and out of parking bays;
 - (d) the appearance of the site is enhanced by landscaping;
 - (e) their long-term stability and ease of maintenance is ensured; and
 - (f) all parking designs comply with Australian Standards 2890.1 Off-street car parking, 2890.2 Off-street commercial vehicle facilities and 2890.3 Bicycle parking facilities.
- 34 Development should not impair lines of sight for pedestrian and vehicular traffic.
- 35 Development which involves public patronage should incorporate practical aids, such as ramps, lifts and handrails, which allow for safe and convenient use by the elderly, the handicapped and children.

Building Set-back

PRINCIPLES OF DEVELOPMENT CONTROL

- 36** No buildings should be erected within a Rural, Coastal or Ranges Zone nearer than 30 metres to the boundary of a primary, secondary or scenic road unless:
- (a) the set-back is consistent with existing buildings;
 - (b) site conditions provide effective screening; and
 - (c) no suitable alternative site exists; or
 - (d) to facilitate the development of wind farms and ancillary development.
- 37** No building should be erected on land within a Country Township, Township, Holiday House, Rural Living or Industry Zone nearer than eight metres to the boundary of an abutting road unless:
- (a) the proposed building is to be sited on an allotment having two or more boundaries to a road where a lesser set-back may be provided on one road frontage; or
 - (b) the set-back of the proposed building is consistent with existing buildings on adjoining or nearby land.

Settlement, Tourist Facilities, Marinas and Other Development in Appropriate Zones

PRINCIPLES OF DEVELOPMENT CONTROL

- 38** Urban development including holiday house settlements and tourist developments, marinas, rural living, country living and other development of a non-commercial farming nature, including land division for all such development, should only be undertaken in zones designated for such development.
- 39** Tourist development outside of zones designated for such development should be confined to small-scale, short-stay accommodation within or adjacent to an existing inhabited farmhouse and operated as a minor adjunct to normal commercial farming.
- 40** Outside of urban and tourist-accommodation zones no more than one dwelling should be constructed on an allotment.
- 41** The coastline and its visual amenity should not be significantly impaired by the onshore development of marine aquaculture storage, cooling and processing facilities. Where possible these facilities should be:
- (a) located, sited, designed, landscaped and developed at a scale and using external materials to minimise any adverse visual impact on the coastal landscape;
 - (b) established in areas appropriately zoned and with appropriate vehicular access arrangements; and
 - (c) developed to ensure that wastes are disposed of in a complete and effective system which is legally approved.

No Premature Development

PRINCIPLES OF DEVELOPMENT CONTROL

- 42** Development, including land division, urban, holiday settlement, tourist development and other urban-type developments should be:
- (a) compact not linear development;

- (b) contiguous with any existing built-up areas;
- (c) developed in a staged and orderly manner which facilitates the economic provision of services and infrastructure; and
- (d) in particular no such development should occur without provision of an adequate reticulated domestic-quality mains water supply and a common effluent drainage scheme.

Re-development of Unsatisfactory Areas

PRINCIPLES OF DEVELOPMENT CONTROL

- 43** Existing development which is contrary to the objectives for coastal areas should not be re-developed unless the redevelopment significantly rectifies the unsatisfactory aspects.

LAND USE

Residential Development

PRINCIPLES OF DEVELOPMENT CONTROL

- 44** Not more than one detached dwelling should be erected on an allotment except:
- (a) where the dwelling is to be located on a farm property and is required for the accommodation of a manager or worker, employed on the farm property; or
 - (b) where a dwelling is intersected by the common boundary between two allotments having individual Certificates of Title and those Certificates of Title are to be amalgamated to form one Certificate of Title.
- 45** Residential development, including land division, should not be undertaken within 800 metres of any proposed or existing common effluent drainage lagoon. Erection of individual isolated dwellings should not be undertaken within 400 metres of such a lagoon.
- 46** The use or conversion of a garage, shed or outbuilding for permanent residential occupation should not be undertaken.
- 47** Motor-powered vans, or garages, sheds, tents or caravans, should not be erected on any vacant allotment unless required for temporary accommodation associated with the construction of a permanent dwelling on the allotment.
- 48** Permanent residential occupation of motor-powered vans, tents or caravans should not occur except within a caravan park or camping ground.
- 49** The erection of a residential flat building should not be undertaken unless:
- (a) the minimum open space ratio of the development is 1.5;
 - (b) the minimum site area per dwelling within the residential flat building is 200 square metres for single storey buildings and 250 square metres for two or more storeys;
 - (c) the scale, form and external appearance of the building is in keeping with that of existing development in the locality;
 - (d) the design and siting of the building does not cause any significant loss of privacy or daylight for adjoining properties and occupiers;
 - (e) adequate private and communal open space is provided together with a screened area for the storage of refuse containers and clothes drying facilities;

- (f) effective landscaping is undertaken to enhance the external appearance of the development and assist in maintaining privacy; and
- (g) the building is erected at least four metres from the side and rear boundaries of the allotment on which it is situated.

Country Townships

OBJECTIVE

Objective 21: Development of an urban character contained in country townships.

Several country townships are identified on the Structure Plan [Map MtR/1 \(Overlay 1\)](#). As tourist traffic increases there will be a demand for the development of motels, holiday houses, fully equipped caravan parks, petrol service stations, cafeterias and kindred structures. Development of this kind should occur in country townships.

Centres and Shops

OBJECTIVES

Objective 22: Objective Shopping, administrative, cultural, community, entertainment, educational, religious and recreational, facilities located in integrated centres.

Objective 23: Centres established and developed in accordance with a hierarchy based on function of each type of centre as appropriate for the region.

Objective 24: A hierarchy of centres located in centre zones.

The grouping of a wide range of facilities in complimentary centres will benefit the community by encouraging economic, and shared, use of facilities, providing a meeting place for communities, and encouraging ready access by both public and private transport.

Objective 25: Local centres to include shopping and local community facilities to service the day-to-day needs of the local community.

Local centres on arterial, or primary, roads should comply with the same criteria as those for other centres.

Objective 26: Retailing, not consistent with facilities envisaged in a centre, located and operated so as not to adversely affect any designated centre, commercial, business or residential area and traffic movement on local, primary and primary arterial, roads.

PRINCIPLES OF DEVELOPMENT CONTROL

50 Shopping development should be located as follows:

- (a) A shop, or group of shops, with a gross leasable area greater than 450 square metres should be located in a business, centre, or shopping zone, or area;
- (b) A shop or group of shops with a gross leasable area of 450 square metres or less should not be located on a primary road unless located in a business, centre, or shopping zone, or area; and
- (c) A shop or group of shops with a gross leasable area of 450 square metres or less located outside a business, centre, or shopping zone, or area, should:
 - (i) not hinder the development or function of any business, centre, or shopping zone, or area; and

- (ii) conform to the design, access, and car parking requirements, for business, centre and shopping zones, or areas, set out in principles of development control numbered 51, 52 and 53 below.

51 Business, centre, and shopping zones, or areas, should meet the following criteria:

- (a) Their location and assigned role in the hierarchy of designated centres are designated centre zones, or areas.
- (b) The need to integrate facilities in the zone, or area.
- (c) The need for any future expansion of the zone, or area, as a whole.
- (d) Multiple use of facilities and sharing of utility spaces.
- (e) Attractive development, with a unified design of buildings and a close relationship between shops, in a lively setting.
- (f) Materials compatible with the natural features of the site and adjacent development.
- (g) Acceptable microclimatic conditions and degree of exposure in designing and orienting buildings, and locating open space and parking areas.
- (h) Development and operation of facilities within a zone, or area, compatible with adjoining areas. This should be promoted through landscaping, screen walls, centre orientation, location of access ways, buffer strips and transitional use areas.
- (i) Signs designed in scale with the amenity of the area, and carefully located. Illumination from signs or floodlights should not spill over to adjacent areas.
- (j) Access and parking for residential areas located with centres separate from the access and car parking areas serving the other centre facilities.
- (k) Integration of public transport requirements, where appropriate.

52 Provision for the movement of people and goods within business, centre, and shopping zones, or areas, should comply with the following:

- (a) Development should not cause inconvenient and unsafe traffic and pedestrian movements, or be likely to result in the need for significant expenditure on transport and traffic works, or facilities within, or outside, the locality.
- (b) Developments should be concentrated for pedestrian convenience and not allowed to extend unnecessarily along road frontages; (increasing the depth of development is a more desirable alternative).
- (c) The separation of pedestrian and vehicle movements within zones is most desirable to ensure safety and convenience.
- (d) Access to car parking areas should be designed not to cause congestion or detract from the safety of traffic, on abutting roads.
- (e) Adequate and convenient provision should be made for service vehicles and the storage and removal of waste goods and materials.
- (f) Car parks should be orientated to facilitate direct and convenient access of pedestrians between them and the facilities they serve.
- (g) Parking areas should be consolidated and co-ordinated into convenient groups, rather than located individually, and access points should be minimised.

53 Landscaping should form an integral part of centre design, and be used to foster human scale, define spaces, reinforce paths and edges, screen utility areas, and generally enhance the visual amenity of the locality.

- 54 Centres should be highly accessible to the population to be served, especially by public transport, where applicable.
- 55 Centres should have a minimal adverse impact on traffic movements on primary and secondary arterial, roads.
- 56 Centres should develop on one side of a primary, or secondary arterial, road, or one quadrant of a primary, or secondary arterial, road intersection. Where centre facilities already straddle a primary, or secondary arterial, road, or the intersection of two primary or secondary arterial roads, development within them should:
 - (a) concentrate on one side of the primary, or secondary arterial, road, or one quadrant of the primary or secondary arterial, road intersection; and
 - (b) minimise the need for pedestrian and vehicular movement across the primary or secondary arterial, road, from one part of the centre to another.
- 57 Centres should have minimal adverse impacts on residential areas.
- 58 Centres should be so located as to make effective use of existing investment in public infrastructure utilities, transport and other facilities, and any costs involved should be offset by benefits to the population being served.
- 59 Centres should be located consistent with policies pertaining to adjoining council areas.
- 60 The development of centres should not result in the physical deterioration of any designated centre.
- 61 Shopping development which is more appropriately located outside of business, centre, or shopping zones, or areas, should:
 - (a) be of a size and type which would not hinder the development or function of any business, centre, or shopping zone, or area, in accordance with the objectives and principles of development control for centres and shops, and the objectives and principles of development control for the appropriate zones, or areas;
 - (b) conform to the criteria above, and the design, access, and car parking requirements for business, centre, and shopping zones, or areas, set out in the principles of development control above;
 - (c) result in a maintenance of retail employment in the locality; and
 - (d) not demonstrably lead to the physical deterioration of any designated centre.

Industrial Development

OBJECTIVES

Objective 27: Industrial use and activities protected from encroachment by incompatible land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

- 62 The intensity and/or nature of an industrial activity should not result in land, water or air pollution and should effectively manage wastes/emissions in an environmentally responsible manner.
- 63 Industrial activities should not result in environmental harm (which includes environmental nuisance), nor cause risk to the health of residents, workers and visitors through the emission of airborne pollutants.
- 64 The surface treatment of car parking areas should be designed to withstand vehicular traffic in all weather conditions and to prevent soil erosion, dust and drainage problems.

- 65 The storm drainage system should maximise the inception, retention and removal of water-borne physical, chemical and biological pollutants prior to their discharge to surface or underground receiving waters and dispose of them via on-site treatment or authorised disposal to a sewer or licensed waste depot by a licensed waste carrier.
- 66 Waste generated in industrial operations and related activities should be stored and handled on site and disposed of in a manner which guards against the risk of pollution on the site.
- 67 Appropriate landscaping should be undertaken as part of any industrial development to reduce the visual impact of buildings and structures, particularly those which adjoin residential areas.
- 68 Industrial land and activities should be protected from encroachment by incompatible land uses.
- 69 Development at the interface between industrial activities and sensitive uses should be compatible with surrounding activities, particularly those in adjoining zones.
- 70 Development sensitive to industrial activities should not be sited where:
 - (a) such industrial activities would cause undue nuisance; or
 - (b) it would adversely impact upon the development of land identified or designated for industrial activity or restrict future industrial operations.

Cottage Industry

OBJECTIVES

Objective 28: Cottage Development which provides opportunities to live and work on the same site and achieve value added economic development where components and ingredients are derived from the land in the surrounding rural locality.

The introduction of cottage industries within the Council region is one means of achieving value added economic development. The intention is to allow for a range of cottage industries where the primary components and ingredients used to create the cottage industry products are derived from the land, that is derived from the surrounding rural locality.

Cottage industry should not involve the servicing, repair or restoration of vehicles or vehicle parts, nor should it involve the carrying out of manufacturing activities at the scale of general, light and service industry. Cottage industry products are produced in small volumes and often sold from the same site they are produced (and often to passing traffic), at community events and/or at local retailers.

The policies stated below aim to ensure that cottage industry development is undertaken in a manner compatible with the predominantly rural nature of the Council area.

Examples of the types of cottage industries that may be appropriate within the Rural Zone includes: confectionary, small wood products (including carvings and statues), pottery making, furniture restoration, needlework and jam production.

PRINCIPLES OF DEVELOPMENT CONTROL

- 71 Cottage industry development should not be undertaken unless it is to be carried out in a building on the same site as a dwelling occupied by a person who carries on the industry, with a maximum of one dwelling for each allotment.

In addition:

- (a) the cottage industry should be ancillary to the primary use of the land for agricultural, horticultural, forestry and pastoral activities;
- (b) the building used to carry on the cottage industry should be located as far as practicable from any dwellings on abutting allotments and adjoining roads;

- (c) the building (other than road access) is set-back from property boundaries a minimum of 20 metres;
 - (d) the cottage industry should not detract from the amenity of the locality by emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, oil, light spill or electrical interference;
 - (e) provision should be made for the off-street parking of any vehicle involved in the cottage industry and any employee's vehicle;
 - (f) buildings and structures, including refuse and storage areas should be screened from view from public roads by dense planting of trees and shrubs, mounding and/or screen fencing;
 - (g) the cottage industry should not be located within 50 metres of a watercourse.
 - (h) the display of goods in a building or dwelling or the curtilage thereof is limited to 20 square metres;
 - (i) only one sign is provided and any sign erected to advertise the cottage industry is restricted to an area of 1.5 square metres and to a maximum height of 2 metres above ground level; and
 - (j) allow the employment of a maximum of three non-resident persons, additional to any residents employed on the site.
- 72** The number of outbuildings should be limited to two, be grouped together, and be located as unobtrusively as possible.
- 73** The total floor area of buildings used for the cottage industry should not occupy more than 10 percent of the total site.

Mining

OBJECTIVES

Objective 29: The protection of significant landscapes from undue damage from prospecting, mining, quarrying, and similar extractive and associated manufacturing industries.

The permanent effect of mining operations on the appearance of the landscape should be considered before operations begin. It is important that prospecting, and mining and quarrying operations, be carefully planned to avoid unnecessary impairment of the landscape. Structures should be removed and the natural cover of land restored so far as possible after workings are finished.

Objective 30: Mineral resources safeguarded against development liable to prevent their future extraction.

PRINCIPLES OF DEVELOPMENT CONTROL

- 74** Mining operations should be undertaken so as to minimise environmental impacts and ensure that no ecological damage outside the immediate area of the site will result.
- 75** Development should not be undertaken in the vicinity of known mineral deposits:
- (a) until the full extent and significance of such deposits have been determined;
 - (b) if such development would be incompatible with mining operations; or
 - (c) if it would add to the cost of extracting the resource.

- 76** Mining operations should only be undertaken if:
- (a) the extraction of the resource is in the public interest;
 - (b) the proposed location is in the best alternative site in regard to minimising pollution and any loss of amenity;
 - (c) there are significantly higher costs of extraction and transport of the materials from alternative sites to principal centres of consumption; and
 - (d) the site is capable of restoration to ensure that the impact on the landscape is minimal.
- 77** Mining operations should be conducted in accordance with a development and rehabilitation program which:
- (a) ensures that danger and unreasonable damage or nuisance does not arise from the workings or any operations associated with them;
 - (b) provides an efficient buffer of land, tree screening (using locally indigenous species) or mounding around the site to protect existing adjoining land uses from the effects of the operation;
 - (c) provides for a progressive reclamation of disturbed areas;
 - (d) provides for the removal of buildings, plant, equipment, rubbish and litter, when operations are complete; and
 - (e) renders the site safe for future occupiers or users.
- 78** An after-use appropriate to the site and the locality should be established on completion of extractive operations and reclamation of the site as close as possible to its original condition in terms of vegetation cover and composition.
- 79** New extractive operations should not be opened within township boundaries, unless for short-term public works programmes or other special purposes of direct community benefit.
- 80** Borrow pits for road construction should be worked so as to minimise disturbance to the environment. Workings adjoining public roads should be screened by locally indigenous tree-planting and pits restored on completion of operations.

Rural Development

OBJECTIVES

- Objective 31:** The retention of rural areas for agricultural and pastoral purposes and the maintenance of the natural character and rural beauty of such areas, accepting that wind farms and ancillary development may need to be located within the rural areas and that the visual impact of the development will need to be managed.
- Objective 32:** Rural land retained for a wide diversity of primary and pastoral production.
- Objective 33:** Commercial softwood forestry and related activities continuing as an important rural land use.

Rural land not included in the Ranges Zone includes the generally flat land of low scenic value on either side of the Flinders Ranges and the relatively low uplands in the north-west portion of the ranges.

This land is used primarily for pastoral purposes, north of Quorn, and mixed grazing and cropping, to the south. Much of the land is semi-arid or marginal and grazing and cultivation should be carefully managed to prevent degradation of vegetation and soil.

Urban development and development associated with tourism should be concentrated in townships and settlements, the preservation of the rural character being the paramount consideration.

PRINCIPLES OF DEVELOPMENT CONTROL

- 81** Rural areas should be retained for a diversity of agricultural, pastoral and forestry activities, accepting that wind farms and ancillary development may need to be located within the rural areas and that the visual impact of the development will need to be managed.
- 82** Development should not be undertaken if it is likely to result in:
- (a) pollution of underground or surface water resources;
 - (b) exploitation of underground or surface water resources;
 - (c) loss of or damage to biodiversity, particularly native vegetation, threatened species, ecological processes or ecological communities
 - (d) an increase in the potential for infestation of areas of native vegetation by proclaimed pest plants or other non-indigenous plants;
 - (e) soil erosion;
 - (f) exacerbation of soil salinity levels;
 - (g) dust;
 - (h) noise nuisance;
 - (i) adverse impacts from chemical spray drift; or
 - (j) increased hazard to the locality from bushfires.

Design Techniques

- 82.1** *The noise levels associated with the development do not exceed the following maximum permissible noise levels:*

<i>Area in which the noise source is situated</i>	<i>Max. noise levels dB(A)</i>	
	<i>7am–10pm</i>	<i>10pm–7am</i>
<i>Rural or predominantly rural</i>	42	35
<i>Urban Residential</i>	47	40
<i>Urban residential, with some commerce, or school, hospital or the like</i>	50	40
<i>Urban residential with some manufacturing industry or with some place of public entertainment or place of public assembly or licensed premises</i>	53	45
<i>Predominantly commercial</i>	60	55
<i>Predominantly industrial</i>	65	65

82.2 *The proposal may exceed Design Technique 82.1 and satisfy principle 82 where the planning authority is of the opinion that all reasonable and practicable steps have been taken by the noise source to prevent any adverse impacts resulting from noise. In determining whether all reasonable and practicable steps have been taken by the noise source, the planning authority may consider, amongst other things ¹:*

- (a) the amount by which the predicted noise level exceeds the criteria under Principle 82.1;*
- (b) the duration and frequency of occurrence that the noise exceeds the criteria under Principle 82.1 ²;*
- (c) the various types of use in the vicinity of the receiver;*
- (d) the primary intention of the zone in which the receiver is located as provided by the relevant Development Plan;*
- (e) the presence of ambient noise at the receiver of similar character, duration or frequency of occurrence to the noise exceeding the criteria under Principle 82.1 ³;*
- (f) the presence of alternatives to the process that is generating noise, where those alternatives:*
 - (i) result in a similar outcome; and*
 - (ii) result in lower noise levels at the receiver; and*
 - (iii) are successfully used by a class of persons undertaking activities of a same or similar kind;*
- (g) the extent of the area and number of receivers exposed to the noise that exceeds the criteria under Principle 82.1;*
- (h) the economic benefits and social worth of the activity;*
- (i) the financial implications of the steps as they relate to the class of persons undertaking activities of the same or a similar kind;*
- (j) the likelihood of successful application of the steps.*

82.3 *Gas guns should be operated in accordance with the following:*

- (a) gas guns are only used between dawn and dusk on any day, where the time of day for dawn and dusk is from time to time prescribed in the Government Gazette;*
- (b) the maximum number of firings of gas guns is no more than 6 sounds an hour emanating from any area of 10 hectares or less on any one property (two firings in quick succession of the gas gun count for only one shot for the purposes of complying with the 6 sounds an hour criteria)⁴;*
- (c) the timing of firing of multiple gas guns on the same property are the same or similar;*
- (d) gas guns are not used closer than 300 metres to a noise sensitive receiver that is not associated with the property on which the gas gun is used. This distance may be reduced if the proponent can show that the gas gun is permanently set up such that the maximum level of the explosions does not exceed 100 dB (Lin Peak) measured at any noise sensitive receiver not associated with the property on which the gas gun is used;*
- (e) a gas gun is positioned such that it minimises the impact to noise sensitive receivers, and where the device is not directed towards the nearest noise sensitive receiver, depending on the location of other receivers and the local topography between the device and the receiver; and*
- (f) the gas gun is only used in conjunction with other methods of bird control (such as buffers, kites, etc.)⁵.*

¹ Design Technique 82.1 defines the information that the proponent needs to provide to satisfy the principle where the guideline noise levels will be exceeded. It is expected professional expertise will be required to provide the information.

² Such as the operation of frost fans, vintage activity, harvesting noise and the like.

³ Such as truck movements on the development site, where the receiver is already subject to the acoustic impact of an adjacent public road carrying like vehicles.

⁴ It has been established by PIRSA that the optimum number of firings is of the order of one every 10 minutes. Restriction in the frequency of occurrence serves the dual purpose of minimising the impact on any noise sensitive receiver and reducing the likelihood of habituation of the birds to the device.

⁵ PIRSA have established that the effectiveness of a bird deterrent system may be increased when a range of the other available forms of deterrent are used. These include visual methods (scare-crows, plastic bags, car-yard bunting, reflective mirrors, silhouettes of birds of prey, etc.), crop management (crops that are consistent with other crops in the area, crops next to

82.4 Frost fans are operated in accordance with the following:

- (a) the noise emitted by a frost fan does not exceed the background noise level by more than 5 dB(A); or
- (b) the noise emitted by a frost fan does not exceed the following levels:

<i>Location of affected premises</i>	<i>Outdoor noise L_{Aeq} ^{6 7}</i>	<i>Indoor noise level L_{Aeq} ⁸</i>
<i>Primarily residential (or similar) zone</i>	<i>45 dB(A)</i>	<i>25 dB(A)</i>
<i>Primarily primary industry (similar) zone</i>	<i>55 dB(A)</i>	<i>35 dB(A)</i>

- (c) a frost fan will only operate during periods for which it can be established that a risk for frost formation exists (except for maintenance purposes); and a frost fan installation is sized so that a lower speed of operation for the fan, can adequately service the area for which the fan is deemed to be protecting.

Horticulture

83 Land should not be used for horticulture unless:

- (a) there is no risk of pollution and no further increase in salinity levels to either surface or groundwater supplies;
- (b) the land is capable of sustaining the horticultural activity with reasonable investment and management inputs;
- (c) surface and/or sub-surface water resources, of sufficient quality, are available to sustain the proposed horticultural use;
- (d) water resources are used at sustainable levels to prevent adverse impacts on dependent ecosystems;
- (e) irrigation areas are not prone to waterlogging or subject to flood water inundation;
- (f) the horticultural use will be compatible with adjacent uses of land;
- (g) adverse impacts on downstream property owners in terms of water flow and discharge of pollution will be avoided;
- (h) spillways are designed and constructed in a manner to prevent erosion; and
- (i) there will not be a deleterious risk of the water table either falling or rising because of excessive irrigation.

84 Horticulture:

- (a) involving chemical spraying should maintain a separation distance of 300 metres between the area to be sprayed and a sensitive receptor⁹, unless a suitable vegetated buffer area is provided;

native vegetation or powerlines, rows of crops that are perpendicular to the flight path, sacrificial crops, etc.) and/or exclusion (netting).

⁶ The L_{Aeq} is for one full rotation of the fan.

⁷ The noise of the fans shall be taken to be the total noise from all fans operating simultaneously on the same property.

⁸ Indoor noise levels are taken to be inside a habitable room of the affected premises with the windows closed.

⁹ Sensitive receptors include residential areas and zones (whether developed or not), areas of biodiversity significance, caravan parks, community centres, consulting rooms, detached dwellings, educational establishments, childcare centres, hospitals, hotels, motels, multiple dwellings, nursing homes, offices, recreation areas, residential flat buildings, row dwellings, semi-detached dwellings, as defined in Schedule 1 of the Development Regulations 2008 and other similar uses involving the presence of individual people for extended periods except in the course of their employment.

- (b) (excluding olive orchards) should be located a minimum distance of 50 metres from the edge of stands of native vegetation; and
- (c) should be located no closer than 100 metres from a water body identified on a current series 1:50 000 SA Government topographic map or a wetland.
- (d) should establish crop rows that are be parallel to the road where possible and situated a minimum of 10 metres from the property boundary to ensure that agricultural vehicles can manoeuvre on the site of the development.
- (e) involving spray shields should be of a size and location to minimise runoff onto an arterial road.

85 Land should not be used for olive orchards unless:

- (a) a management plan exists outlining methods to minimise the dispersal of olive seeds to prevent the spread of feral olives, including:
 - (i) the removal of fruit;
 - (ii) fox, emu and bird control; and
 - (iii) abandoned orchards; and
- (b) it is located a minimum distance of 500m from a National Park, Conservation Park or from the edge of stands of remnant native vegetation greater the 5ha in area; and it is located a minimum distance of 50 metres from the edge of stands of significant native vegetation 5 ha or less in area, with at least one perch (a tree that will grow to a minimum height of 7 metres) located every 100 metres around the perimeter of the orchard, or such greater distance as may be determined as a result of an olive risk assessment.

86 Irrigated horticulture development should only occur if it can be demonstrated that adequate water is available to support the development within the area in which the development is proposed.

Tourism Development

OBJECTIVE

Objective 34: The development of sustainable tourism development which:

- (a) is neither detrimental to its locality nor to the Principles for the relevant zone;
- (b) assists in the interpretation and wider public appreciation of significant natural and cultural features;
- (c) complements and respects the uniqueness or intrinsic character of buildings and places; and
- (d) sustains the values and the visitor appeal on which the product or service is, in the first instance, premised.

Objective 35: Development of tourist facilities and accommodation serving visitors and benefiting the local community, in particular, which:

- (a) adds value to local produce and to farm gate incomes;
- (b) adds vitality to townships;
- (c) generates investment which revitalises and sustains places, features or services benefiting the community at large;

- (d) generates employment and other enterprise spin-offs; and
- (e) maximises the thermal performance, comfort and energy efficiency of all buildings through building design and material selection and promotes the conservation of water resources.

Objective 36: Protection of areas of exceptional natural, cultural and historical value in a way that ensures its values are conserved while also allowing for appropriate levels of visitation and associated tourism development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 87** Tourism development should provide unique visitor experiences that harness, conserve and support the character and intrinsic values of the land.
- 88** Tourism development should be located, developed and managed:
 - (a) in accord with the appropriate zone; and
 - (b) to not have a detrimental impact on existing uses;
- 89** Tourism development in the form of serviced apartments that provide for small to medium scale accommodation, should be located within townships, or zones designated for tourist accommodation and should promote the compact infill of closely settled areas rather than expanding the town beyond established town boundaries.
- 90** Tourism development within townships should:
 - (a) maintain and enhance identifiable built harmony or character (without mimicking or reproducing existing built character), particularly in terms of:
 - (i) the predominant setback and orientation of buildings;
 - (ii) consistent proportion or spacing of buildings; and
 - (iii) built form, bulk and composition of buildings;
 - (iv) create buildings of individuality and durable appeal, designed to reflect and harmonise with any built or natural elements or features with which the town or settlement is associated; and
 - (v) utilise and adapt existing structurally sound and appealing buildings in preference to developing new sites to minimise new and potentially discordant building elements.
- 91** Tourism development should not:
 - (a) restrict public access to publicly owned land, or adjacent public land;
 - (b) prejudice agricultural productivity in rural areas by limiting the application of land management techniques reasonably required to sustain agricultural production;
 - (c) be undertaken on land which is subject to inundation or flood prone;
 - (d) be undertaken on tidal wetlands, sand dunes or other environmentally sensitive areas;
 - (e) on publicly owned land, or adjacent public land, should not restrict public access to such places.
- 92** Tourism development should be serviced by roads, power, water, telecommunications and waste disposal facilities to meet the anticipated demands. In remote areas alternative, appropriate technologies which use renewable energy sources and/or treat and re-use stormwater and wastewater may supplement conventional, mains, services provided demands for such services can be limited to appropriate, deliverable, levels.

- 93** Tourist development outside of zones designated for such development should be confined to small-scale, short-stay accommodation within or adjacent to an existing inhabited farmhouse and operated as a minor adjunct to normal commercial farming, or to low impact, well designed eco-style tourist accommodation.
- 94** Eco-style tourist development should facilitate the following features:
- (a) environmentally responsible travel to relatively undisturbed natural places;
 - (b) travel in order to enjoy, study and appreciate nature;
 - (c) the promotion of conservation;
 - (d) combining sustainable development with the “natural environment”; and
 - (e) the use of natural assets and resources in ecologically sensitive areas to create unique visitor experiences with minimal impact on the areas.
- 95** Development of major tourist accommodation should be designed and sited in sympathy with the natural environment and where appropriate enhance the character of the locality.
- 96** Tourism development on publicly owned land, or adjacent public land, should not restrict public access to such places.
- 97** Development of tourist facilities should incorporate locally indigenous species for landscaping and screening where appropriate, and be complementary to the existing indigenous vegetation.
- 98** Tourist facilities in rural areas should be developed with:
- (a) a functional link with agricultural production or processing carried out on the land; or
 - (b) involve the interpretation of an attribute of natural, cultural or historical interest; or
 - (c) rely on the features of the land or its setting as an intrinsic basis for its attraction; or
 - (d) adapt and upgrade existing buildings in preference to constructing new buildings; or
 - (e) improve conditions in disturbed or degraded areas in preference to locating in pristine areas where such sites and buildings are capable of orderly and efficient adaptation for such purposes; or
 - (f) linear parks; or
 - (g) walking and cycling trails.
- 99** Tourism development in rural areas should not prejudice agricultural productivity by limiting the application of land management techniques reasonably required to sustain agricultural production.
- 100** Tourism development in remote districts and natural environments should incorporate low impact site development techniques, including:
- (a) minimising stormwater discharge through the reduction of hard surfaces;
 - (b) the capture of potable roof water, and diversion of stormwater from hardstand areas to soakage and/or irrigation areas;
 - (c) alternative water diversion technologies and wherever possible the avoidance of the use of existing natural streams and watercourses for stormwater management to ensure there is no adverse impact on the integrity of a watercourse;

- (d) minimising erosion and the transport of sediment, as well as toxins and debris, downstream through the use of appropriate entrapment and/or soakage measures at stormwater outfalls;
- (e) re-using wastewater, exploiting natural climatic features and designing buildings to minimise energy and water demands and the reliance on 'mains services;'
- (f) siting and orientating development, and using materials, construction and management techniques, so as to maintain all sources of noise, light, odour, dust and other emissions at the site boundaries to ambient or predevelopment levels;
- (g) using natural features and placing signs and walkways to direct potentially damaging visitor activities away from areas of cultural or natural significance, fragile areas, and areas of highest environmental value;
- (h) construction techniques and materials for light weight structures (but not transportable structures) that are capable of being disassembled and removed from the site and re-established elsewhere with the site being returned to its natural state;
- (i) using construction techniques and materials which limit human and environmental exposure to hazards, wastes or residues of a toxic nature (in particular, timber treatments, paints and resins, insulating materials, termite, insect and vermin control, and underground petroleum storage tanks);
- (j) using indigenous or locally sourced materials, where practical and where such materials are not scarce, rare or endangered;
- (k) siting and design of buildings, fences, structures and earthworks (including dams and levees) so as to minimise interference with the natural overland water flow, watercourses or established wildlife corridors for movement of native birds and animals; or
- (l) minimising the impact of the motor vehicle on the visual and ambient qualities by placing roadways and parking areas in unobtrusive locations.

101 Tourism development outside townships should minimise any impacts on the natural environment or rural character, and in particular, should:

- (a) be sited and designed so as not to intrude upon significant landscape features or environmental qualities;
- (b) be of a scale and form, and incorporate essential design elements, which reflect the character and quality of the landscape and the natural environment and creatively capture the features and qualities of the land;
- (c) be located unobtrusively and utilise natural landscape features such as vegetation and landforms to enclose the space around the development and reduce its exposure to public roads and prominence from view points, adjoining properties and the coast;
- (d) be located where the loss of existing native or significant vegetation is minimised;
- (e) not give rise to pest plant infestation of areas of native vegetation;
- (f) avoid disturbance to biodiversity, particularly threatened species and ecological communities, existing natural landforms through excessive excavation and/or filling of the land; and
- (g) utilise materials, colours and finishes which complement the natural surrounds.

102 Development should minimise energy requirements, maximise efficient use of energy and reduce greenhouse gas emission through:

- (a) promoting the use of renewable energy sources in development;

- (b) siting and design that maximises solar access through both allotment and building/roof orientation to allow to enable effective use of solar collectors;
 - (c) providing adequate thermal comfort for occupants while minimising the need for fossil fuel sources of energy for heating and cooling; and
 - (d) using low embodied energy materials, and materials which enable development to be climate responsive. Eg enable good thermal performance.
- 103** Tourism Development should promote sustainable use of water supplies based on the principles of avoidance, reduction, re-use and appropriate disposal.
- 104** Tourism Development should be designed and constructed and take place in a manner which:
- (a) minimises impacts on biodiversity both on site and in surrounding localities (eg invasion of pest species and fire management);
 - (b) enhances the longer term protection and management of biodiversity;
 - (c) provides linkages and corridors between areas of native vegetation;
 - (d) rehabilitates degraded areas and uses local indigenous species in landscaping; and
 - (e) protects the conservation values of adjacent coastal and marine environments.
- 105** Suitable access should be provided to dams and other open water supplies to be utilised for fire fighting purposes.
- 106** Tourism development should be sited and designed to ensure the natural features of the land form are an integral part of the design and function of the development. Regard for the special character or "sense of place" should be incorporated into the detailed design of tourism development.
- 107** Establishment of an integrated built form of high standard of design with particular attention given to achieving low profile built form, relative to:
- (a) topography;
 - (b) remnant vegetation; and
 - (c) other physical features of the land.
- 108** The scale, siting, design, height, mass, intensity, colour, materials, paving, landscaping and orientation of buildings and structures should be complementary to the natural environment so as to achieve a co-ordinated development where there is low density site coverage, set within an attractive and preserved natural environment.
- 109** The architectural design elements that are of importance in planning for tourism development including regard for micro climatic effect, seasonal adaptability, cultural interpretation, local values, creation of spaces and vistas, and overall ambience, should be incorporated into the design and siting of development.
- 110** Buildings should be of a high standard of external appearance and be designed, sited, orientated and landscaped, to minimise disturbance to adjoining properties through noise, light spillage, car parking, intrusion on privacy or interference with general farming activities.
- 111** Development should make use of local materials where possible, and use materials with colours that are muted or recessive, have low reflective qualities and blend with the natural landscape.
- 112** Building elements should be broken up to avoid large flat surfaces with a horizontal emphasis or steep rooflines. This can be achieved by stepping facades and roofs horizontally and vertically.

113 Design and siting of buildings and structures should take account:

- (a) ground conditions, including suitability of soils for building sites, suitable sites for waste disposal;
- (b) vegetation type, species and distribution, particularly with regard to natural wind breaks, dense screens for privacy, potential fire hazards;
- (c) animal tracks, nests, breeding areas and habitats to establish areas suitable and unsuitable for development;
- (d) conservation of biodiversity including ecological processes;
- (e) disturbed or degraded areas where existing conditions will be improved as a result of such a development.

114 Where possible accommodation should utilise existing 'character' buildings.

115 Tourist accommodation and support facilities outside townships should be set-back:

- (a) a minimum distance of 100 metres from public roads unless set behind, or within an existing building and 100 metres from adjoining allotment boundaries;
- (b) a minimum distance of 100 metres from the high water mark of any coastal or waterfront area;
- (c) from a water course – a minimum of 25 metres for buildings and 50 metres for associated waste disposal areas (from a watercourse identified on a current 1:50 000 topographic map (SA Government published)) and not on flood prone land;
- (d) adjoining primary producers (other than where used for grazing) a minimum of 300 metres except:
 - (i) where the development provides adequate protection to noise sensitive activities such as habitable rooms of tourism accommodation through acoustic treatment, building orientation and design, or other means
 - (ii) where the development incorporates suitable landscape treatment so as to adequately protect against spray drift and dust from adjoining properties
- (e) from intensive animal keeping/rural industries – a minimum of 1000 metres – a greater or lesser distance may be appropriate to provide adequate separation, given topographic or prevailing climatic conditions.

116 Development, including access roads and driveways, should require minimal earthworks, be designed to minimise pavement areas and be unobtrusive.

117 Tourist accommodation should be located in cleared or semi-cleared locations to ensure clearance of remnant indigenous vegetation is minimised.

118 Outdoor advertising associated with tourism development should be designed and located to:

- (a) complement the rural and natural character of the area;
- (b) be concise and efficient in communicating with the public; and
- (c) be low key identification and directional signage.

119 Tourist, education and recreational facilities should be located within townships, but where such development is proposed elsewhere it should:

- (a) be provided with appropriate services including an adequate and reliable water supply;

- (b) incorporate safe and convenient road access;
- (c) exhibit a high standard of development;
- (d) provide sufficient off-street parking and loading areas;
- (e) incorporate adequate landscaping using locally indigenous species, particularly in parking areas; and
- (f) not impair the landscape.

Intensive Animal Keeping

PRINCIPLES OF DEVELOPMENT CONTROL

120 Intensive animal keeping should not become concentrated in any locality.

121 Intensive animal keeping development should be located in such a way as to:

- (a) prevent noise, dust and odour problems;
- (b) prevent any adverse impact on the natural environment or amenity of the area;
- (c) prevent any adverse impact on adjoining land uses;
- (d) prevent any adverse impacts on the local community;
- (e) prevent the denudation, erosion or pollution of land;
- (f) prevent the pollution of water resources; and
- (g) not be located on waterlogged or in a 1 in 100 year flood plain of a watercourse.

122 Development in the form of intensive animal keeping, including all buildings, yards, pens, and runs should:

- (a) be located, designed and screened in such a way as to be unobtrusive, particularly when viewed from public roads and scenic roads and vantage points;
- (b) be located such that they cause no nuisance to nearby residents; and
- (c) comply with separation distances listed in [Table MtR/5](#).

123 Intensive animal keeping operations, other than piggeries should not be located within:

- (a) one kilometre of a Country Township, Township or Holiday House Zone, Caravan Park, or the Diocesan Centre;
- (b) 500 metres of a Rural Living Zone, or policy area within the Ranges Zone, or the Melrose Showgrounds, Wirrabara Forest School, or Ippinichie Camping Reserve; or
- (c) 500 metres of any occupied dwelling not associated with the operation, or any building open to, or used by the public.

124 Development in the form of intensive animal keeping should demonstrate how all of the operational and management arrangements for intensive animal keeping activities will be addressed and managed in accordance with environmental and health requirements including:

- (a) the containment, treatment and disposal of wastewater (including effluent and contaminated stormwater);

- (b) the prevention of stormwater intrusion into areas likely to be contaminated with faeces, feed and chemicals;
- (c) the collection, storage and appropriate disposal of faeces and other solid wastes;
- (d) the collection, storage and disposal of mortalities;
- (e) the minimisation of noise, dust, and odour, taking meteorological conditions into account;
- (f) the minimisation of transmission of diseases to another intensive animal keeping operation, or any other agricultural/pastoral operation;
- (g) accommodating above normal mortality events (eg a major disease outbreak);
- (h) landscaping; and
- (i) maintenance.

125 Rural industries and associated buildings and structures for the shelter of animals should not be located immediately adjoining towns, particularly large-scale activities, where their presence is likely to detract from the amenity of the area or cause a disturbance to neighbours due to visual impact, noise, odour, dust, flies or pests.

126 Intensive animal keeping should not be located in, or adjoin, any town, residential area or land proposed to be used for residential development.

127 An intensive animal keeping operation should be confined within appropriate pens or enclosures.

128 An intensive animal keeping operation should be located and designed to prevent erosion and the deterioration of soil quality.

129 All effluent and other wastes associated with Intensive Animal Keeping activities shall be properly managed and disposed of without adverse effects on public health and the environment, including water resources. Waste disposal on land must take account of the nutrient load of the waste, and be done in a manner that complies with Environmental Protection Agency guidelines to ensure sustainability of the land and the environment.

Piggeries

130 In addition to [Table MtR/5](#), a piggery or any associated waste storage facilities, or lagoons or areas for the dispersal of piggery effluent, should not be located within:

- (a) three kilometres of a Country Township, Township or Holiday House Zone, Caravan Park, or the Diocesan Centre;
- (b) one kilometre of a Rural Living Zone, or Ranges Policy Area, or the Melrose Show Grounds, Wirrabara Forest School or Ippinichie Camping Reserve;
- (c) 500 metres of any building open to, or used by the public; or
- (d) 100 metres of access points of neighbouring residences.

131 Intensive animal keeping operations, other than piggeries should not be located within:

- (a) one kilometre of a Country Township, Township or Holiday House Zone, Caravan Park, or the Diocesan Centre;
- (b) 500 metres of a Rural Living Zone, or Ranges Policy Area, or the Melrose Showgrounds, Wirrabara Forest School, or Ippinichie Camping Reserve; or

Horse Keeping

132 Horse keeping should not be developed unless provision is made for the management of wastes without environmental, health or water pollution risk.

133 Horse keeping should not detrimentally affect the character or amenity of its locality or cause unacceptable nuisance to community or the environment by way of:

- (a) the disposal of water and waste products;
- (b) any risk to health and well being of the community;
- (c) the generation of noise, dust, odour, effluent, pests and other similar noxious conditions;
- (d) destruction of surface vegetation and soils; and
- (e) inadequate security precautions being taken to prevent straying of animals from the land.

134 Horse keeping should not:

- (a) occur on land exceeding 20 percent slope;
- (b) be located on poorly drained land, when subject to water logging or land when subject to inundation or flooding; or
- (c) result in the removal of native vegetation.

135 All stables, shelters, horse keeping yards and other auxiliary structures (including manure storage areas) should be sited so that:

- (a) they are located at least 25 metres from a watercourse or same;
- (b) they are located at least 30 metres from a dwelling on an adjoining allotment and at least 5 metres from the property boundary if fencing is not provided around the perimeters of the horse keeping yards; and
- (c) they are not located on land subject to inundation or flooding by a 100 year ARI event.

136 Watercourses and dams should be fenced to minimise animal access in catchment areas.

137 Stormwater runoff should be directed around buildings and directed away from horse keeping areas (horse keeping yards, stables and intensive exercise areas).

138 Waste water from wash down areas or stables should be directed onto vegetation filters or to a suitable waste water system.

139 Development in the form of horse keeping that requires stables (enclosed) or shelters (at least one open side) or horse keeping yards should ensure:

- (a) Stable has a floor area of at least 3.6 metres by 3.6 metres;
- (b) Horse keeping yards are at least 3.6 metres wide, have a minimum area of 25 square metres and a maximum of 100 square metres. The yard area may include the floor area of a stable or shelter that is directly adjoining and accessible from the yard. However if the horse will not be exercised daily it is advised that a minimum area of 40 square metres is provided;
- (c) Stable and shelter surfaces are above the natural ground level and suitably constructed for drainage purposes;

- (d) Stables have floors constructed from materials which can be readily cleaned and kept dry by appropriate surfacing;
- (e) Any stable or shelter is internally lined with kick proof material to a minimum height of 1.2 metres;
- (f) Stables are constructed with one square metre of ventilation for each 13 square metres of stable floor area. The vents should be located at least 2.1 metres above the stable floor;
- (g) The roof of stables or horse shelters have a minimum height of 2.75 metres or provide a clearance of at least 60 centimetres for a horse of 19 hands in size in standing upright;
- (h) Are constructed on a prepared site which has a fall of no greater than 1-in-10;
- (i) The horse keeping yards have an impervious base with a minimum gradient of 1-in-100 or a free draining base layer (at least 40cm deep in sand only) and both types of bases topped with an adequate suitable loose surface (eg course sand, shell grit or pine bark) to protect the horse, and retained by a concrete, timber, masonry or other suitable metal product edge barrier;
- (j) The intensive exercise areas are surfaced and managed so that surface does not erode or produce dust when used;
- (k) Grain feed is stored in vermin proof containers;
 - (a) Manure and stable waste is collected daily from stables, horse yards and intensive exercise areas and is stored in areas with no rain or storm water intrusion until disposal; and
 - (b) Vegetation consisting of species unlikely to be stripped by horses is provided along a property boundary where an adjoining dwelling is located within 50 metres of the horse keeping yard.

140 Land used for Horse keeping practices should:

- (a) Provide adequate surface cover (plant residues) over the soil in paddocks to prevent soil eroding. In areas where water erosion occurs surface cover should be at least 70 percent cover and in areas of wind erosion of soil, surface cover should be at least 50 percent;
- (b) Provide provision for the removal or harrowing of manure in paddocks as necessary;
- (c) Provide protection of areas of biodiversity value including vegetation from degradation;
- (d) Provide appropriate and suitable land to accommodate the relocation of horses off paddocks if those paddocks:
 - (i) have less than the required surface cover, or
 - (ii) are water logged or at risk of becoming degraded in any way;
- (e) Provide durable and secure fencing to prevent the horse(s) straying off the land.

Cattle Feed Lots

141 Cattle feedlots should not create any significant adverse impact, including denudation, erosion, pollution of the environment, nuisance, human health risk, cattle welfare problems or loss of visual amenity.

142 Feedlots should be sited, designed and managed to ensure that odour emissions are minimised.

143 Feedlots and associated effluent ponds and waste dispersal areas should be located:

- (a) 200 metres from a major watercourse (a 3rd order or higher stream);
(Note: the ordering of streams begins at the source and increases as further branches add to the network);
- (b) 100 metres from other watercourses (as defined by a blue line on a current 1:50 000 SA Government topographical map); and
- (c) 800 metres from a public water supply reservoir.
- (d) 100 metres of an access points of neighbouring residences; or
- (e) 20 metres from the property boundary of the site in which the facility is located

Emu, Ostrich and Deer Farming

144 Development involving emu, ostrich and deer farming should:

- (a) have a site area of not less than 40 hectares; and
- (b) have a two metre wide landscaped buffer planted with locally indigenous trees and shrubs around proposed buildings; and
- (c) not have buildings or structures in excess of 12 metres in height; and
- (d) contain buildings or structures which are constructed principally of new materials; and
- (e) have adequate provision for the loading and unloading of vehicles on the site; and
- (f) have stock holding area fences constructed of chain mesh or wire of similar strength, to a minimum of 1.8 metres in height; and
- (g) incorporate handling equipment which is able to provide access to transport facilities without placing undue stress on the birds or animals.

Kennels and Dog Keeping

145 The keeping of dogs, and the erection of kennels, should not be undertaken unless:

- (a) adequate yard area for exercise is provided;
- (b) the proposed kennels and associated yards are to be sited more than ten metres from any boundary of the allotment;
- (c) the proposed kennels and associated yards are to be sited more than ten metres from any boundary of the allotment, except a boundary to a National Highway where they are to be sited more than 30 metres from that boundary;
- (d) all yards are fenced to a height of at least 1.5 metres and provided with secure gates;
- (e) the allotment is to be extensively screened by perimeter landscaping using locally indigenous species; and
- (f) no nuisance through the creation of noise or other disturbance is liable to be created.

146 Dog keeping should take place only where a dwelling is permanently occupied on the site.

Rabbit Farming

147 Rabbit Farming operations should be located a minimum distance of:

- (a) 30 metres from any watercourse;

- (b) 50 metres from any sealed or any unsealed public road with more than 50 vehicles per day (excluding rabbit complex traffic);
- (c) 20 metres from any unsealed public road with less than 50 vehicles per day (excluding rabbit complex traffic);
- (d) 150 metres from the nearest dwelling on adjoining/adjacent land;
- (e) 20 metres from a dwelling on the site which includes the rabbit complex;
- (f) 500 metres from the nearest complex of other farmed rabbits; and
- (g) 1000 metres from any township.

148 Rabbit farming operations should be sited, designed and managed to ensure that odour emissions are minimised by:

- (a) orientating the long axis of any buildings associated with the rabbit farming operations east-west to minimise heat load;
- (b) spacing sheds from other buildings or trees by a least five times the height of the nearest building or large structure, to maximise wind ventilation;
- (c) constructing sheds from suitable materials to provide good insulation and allow thorough cleaning;
- (d) retaining Ammonia levels below 15 ppm of air measured at rabbit level;
- (e) including the planting of trees around the housing and complex.

149 All rabbit farming operations must be confined within appropriate fencing to prevent escape of animals.

Land-Based Aquaculture

150 A water supply sufficient for the purpose for which the allotment is to be used must be made available to each allotment.

151 Development not readily capable of connection to a reticulated water supply should provide rainwater storage tanks with a total capacity of not less than 45 000 litres.

152 Provision must be made for the disposal of waste waters, sewage and other effluent from each allotment without risk to health, following permeability testing if soil qualities are unknown.

153 Allotments must be of sufficient area to ensure the satisfactory disposal of waste waters, sewage and other effluent within the confines of each allotment. In addition, the contamination of any water supply, surface or underground water resources or coastal waters must be prevented.

154 Land based aquaculture ponds should be designed and constructed to:

- (a) incorporate a free-board, flood diversion and overflow outlets which are capable of coping with a one in 25 year rainfall event;
- (b) prevent pond leakage from entering any ground water resource and incorporate a minimum buffer of one metre between the bottom of the pond and the water table;
- (c) prevent surface flows from entering the ponds and are not located within the 100 year flood plain of a watercourse, as defined by a blue line on a current 1:50 000 SA Government topographical map; and
- (d) prevent any overflow enabling species being farmed to enter any watercourse or body.

- 155** Excessive levels of silt or sediment should not enter natural waterways during pond construction, or at any subsequent phase of operation.
- 156** Fish processing wastewater should be retained and treated on site or transported to a recognised disposal site. Fish processing waste water should not be permitted to re-enter the sea unless adequately treated.
- 157** Land-based aquaculture development should:
- (a) not be established in natural watercourses;
 - (b) not present a hazard to down stream activities;
 - (c) ensure the appropriate management of effluent from processing and ponds, correct siting of ponds and the prevention of diseases;
 - (d) should recycle water and effluent; and
 - (e) incorporate landscaping with locally indigenous species which serves to enhance the appearance of the development.

Conservation and Heritage

OBJECTIVES

Objective 37: The conservation of the quality of the environment within the Flinders Ranges.

The greater portion of the Flinders Ranges has high scenic value and there are specific localities which are particularly outstanding. It is important that the natural character of these areas be conserved as part of Australia's heritage and all development and activities-whether tourist, recreational, mining or pastoral, should be subordinated to this aim.

Objective 38: The conservation, preservation and enhancement, of scenically attractive areas, including land adjoining water or scenic routes, accepting that wind farms and ancillary development may need to be located within landscape areas or areas of scenic amenity and that the visual impact of the development will need to be managed.

Objective 39: The scenic attractiveness of the coast, the ranges and the open rural landscape protected, accepting that wind farms and ancillary development may need to be located within landscape areas or areas of scenic amenity and that the visual impact of the development will need to be managed.

The landscape of the Flinders Ranges and the shores of Spencer Gulf are examples of areas of visual significance worthy of protection against unsightly development and mismanagement.

Objective 40: The preservation of trees of historical, ecological, or particular visual, significance including hollow-bearing species.

Vegetation is an important factor in the scenic beauty of the ranges. Massive red gums line the watercourses and in the spring, the vivid colours of wildflowers contrast with the sombre stands of native pines.

It should be recognised that when stands of native vegetation are destroyed in this semi-arid region they cannot be regenerated. The ranges have an extensive cover of savannah woodland which is mainly Callitris (Native Pine) but also includes various Eucalypts. The existing stands are generally semi or fully mature and contain dead specimens. Seedlings that appear after rain are eaten mainly by sheep and goats but also by rabbits. Unless effective measures are taken to regenerate the vegetation which grows very slowly these plant communities will be lost on the death of the existing trees.

Red gums which line watercourses on the plains surrounding the ranges provide shade for stock and relieve the otherwise monotonous appearance of the landscape. Roadside vegetation should be retained as far as possible.

In addition to preserving existing native vegetation attention should also be given to creating conditions for its regeneration.

Trees enhance the appearance of towns in this semi-arid region and provide welcome shade during hot summer months. If it is necessary to fell such trees, replanting should proceed.

Objective 41: The preservation of buildings or sites of architectural, historical or scientific interest.

Objective 42: Buildings and places of heritage significance preserved and enhanced.

In addition to buildings or sites of architectural or historic interest, there are also sites of geological interest and areas of outstanding natural beauty. Their preservation is necessary to provide historic links with the past and for scientific study. Preservation could result in substantial economic benefits from tourism.

There are at least 100 sites within the region which contain aboriginal relics. The Flinders Ranges are particularly noteworthy for the number of rock-carvings present, while the surrounding plains include many camping and ceremonial grounds. Many sites are in accessible areas and are being desecrated by vandals and should, therefore, be protected.

Objective 43: The retention of environmentally significant areas of native vegetation.

Objective 44: The retention of native vegetation where clearance is likely to lead to problems of soil erosion, soil slip and soil salinisation, flooding, or a deterioration in the quality of surface waters.

Objective 45: The retention of native vegetation for amenity purposes, for livestock shade and shelter, and for the movement of native wildlife.

Objective 46: Watersheds and underground water resources protected from pollution and exploitation.

Objective 47: Soils protected from degradation, such as erosion or increased salinity.

Objective 48: The coast protected from activities or development causing damage to coastal features.

Objective 49: Native vegetation, particularly within road reserves retained.

Objective 50: Fire risk throughout the district minimised.

PRINCIPLES OF DEVELOPMENT CONTROL

158 Development should conserve and enhance buildings, structures or sites of natural or man-made heritage or of particular architectural merit, especially those listed as State Heritage Items, registered Aboriginal Sites, Geological Monuments or on the Register of the National Estate and those items listed in [Table MtR/1](#).

159 Development likely to adversely affect any area of environmental or scientific significance, such as mangrove or samphire wetlands, important watercourses, or significant bushland, or which would endanger the continued existence of rare, endangered or vulnerable species of flora or fauna, should not be undertaken.

160 Development should be designed and located in such a way that the cutting down, lopping or pruning of River Red Gums and other mature native vegetation is not required.

- 161** Development likely to increase soil erosion, soil salinity or the silting of watercourses should not be undertaken.
- 162** Development should not be undertaken where any wastes produced are likely to contribute to the pollution of surface or underground water resources, or present a risk to health.
- 163** Development should not be undertaken unless served by an adequate water supply and wastewater disposal system.
- 164** Development subject to flooding, or which may aggravate flooding elsewhere should not take place where the risk of flooding is inappropriate to the intended use of the land.
- 165** Development should not take place if it may result in over-exploitation of surface or underground water resources.
- 166** Development requiring the alteration of natural drainage systems should not be undertaken if it is likely to cause adverse impacts on adjoining properties or roads, or a risk of erosion or flooding of existing downstream development.
- 167** Development should be designed and constructed to ensure the disposal of stormwater is carried out without risk or nuisance to adjoining properties.
- 168** Driveways or access roads should be designed and constructed with minimal interference to natural vegetation and landforms.
- 169** Native vegetation should not be cleared if it:
- (a) provides an important habitat for wildlife;
 - (b) has a high plant species diversity or has rare or endangered plant species and plant associations;
 - (c) has high amenity value;
 - (d) contributes to the landscape quality of an area;
 - (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture;
 - (f) is associated with sites of scientific, archaeological, historic, or cultural significance; or
 - (g) is growing in, or is characteristically associated with, a wetland environment.
- 170** Native vegetation should not be cleared if such clearance is likely to:
- (a) create or contribute to soil erosion;
 - (b) decrease soil stability and initiate soil slip;
 - (c) create, or contribute to, a local or regional soil salinity problem;
 - (d) lead to the deterioration in the quality of surface waters; or
 - (e) create or exacerbate the incidence or intensity of local or regional flooding.
- 171** When clearance is proposed, consideration should be given to:
- (a) retention of native vegetation for, or as,
 - (i) corridors or wildlife refuges;
 - (ii) amenity purposes;

- (iii) livestock shade and shelter;
- (iv) protection from erosion along watercourses and the filtering of suspended solids and nutrients from run-off;
- (b) the effects of retention on farm management; and
- (c) the implications of retention or clearance on fire control.

172 Development which would create or be liable to cause:

- (a) unsanitary conditions;
- (b) the unsightly accumulation and storage of materials;
- (c) unsafe conditions;
- (d) degraded appearance of the locality; or
- (e) the unsatisfactory disposal of solid or liquid waste products and materials should not be undertaken.

173 Development should not result in the disturbance or the devaluation of sites of heritage, cultural, scientific or educational significance.

174 Development which is proposed to be located outside of urban and tourist zones should be sited and designed to not adversely affect:

- (a) the natural, rural or heritage character of the area;
- (b) areas of high visual or scenic value;
- (c) views from the coast, near-shore waters, public reserves, tourist routes and walking trails; or
- (d) the amenity of public beaches by intruding into undeveloped areas;

accepting that wind farms and ancillary development may need to be located within such areas and the visual impact of the development will need to be managed.

175 Development within urban and tourist accommodation zones should be designed and sited in sympathy with the existing natural and built character of its locality. It should not be out of scale, of conflicting colour or materials or detract from any natural backdrop to the zone, nor project above the skyline visible from the coast.

Coastal Development

OBJECTIVES

These broad objectives are for the control of any development which could affect coastal areas or could itself be affected by coastal processes and, as such, may be applicable beyond, as well as within, the boundaries of any designated coastal zone.

These objectives apply to all coastal areas excluding off-shore islands. Beaches, sand dunes, cliffs, wetlands, near-shore waters and lands that form part of the coastal landscape, and ecosystems are included. It is not intended to include the whole of coastal catchments.

The policies include objectives and principles to manage hazard risk in coastal areas which may be affected by sea level rise, erosion or other hazards common to coastal areas. They provide a framework for the local policies within specific coastal zones or other zones which may be affected by coastal processes.

Objective 51: Sustain or enhance the natural coastal environment in South Australia.

Much of the coast is subjected to the forces of waves, tides and sea-currents, particularly during storms. 'Soft' coasts develop a balance between the sea and the land which changes with the seasons, a so called dynamic equilibrium. For example, beach and sand dunes built-up during months of relative calm will be eroded during stormy seasons, only to be built-up again after the storms have passed. As well, wave action and currents are continually moving sand along the shore, often resulting in a net drift of material in one direction. Development can either directly or indirectly, interfere with these processes for example by changing surface and groundwater flows, and result in permanent loss of beach and dunes.

Not only may the shore environment be degraded and the amenity and recreation use of the beach be lost, but the development which caused the problem may become at risk. Even though there are policies to avoid public funding for protection of private development, public costs are often incurred on emergency works and protection of affected public land. The protection measures themselves (sea walls) often cause further loss of the beach and detract from public enjoyment of the coast.

Objective 52: Preserve and manage the environmentally important features of coastal areas, including mangroves, wetlands, dune areas, stands of native vegetation, wildlife habitats and estuarine areas.

The interface between sea and land is a very active area for the movement of water and sand or other matter. It is usually very rich in plants and animals, both marine and terrestrial and is an important breeding ground for many species. Such a biologically diverse environment is important in sustaining the biological resource base, particularly of the sea. If necessary the conservation effectiveness of coastal areas can be enhanced by linking them to other natural environments with linear parks.

The area and shape of allotments can be important for facilitating the management of environmentally sensitive areas and minimising the impact of development on them. Linear features such as dunes and lagoons are best managed when they have a single owner. Conservation reserves are best protected when abutting land is not closely divided.

The coast is continually at risk of being badly polluted as it is at the receiving end of land drainage systems. Experience has shown that this poses a significant risk to marine life and sea-food resources. Land based animals and people who eat contaminated sea-food also suffer. Wetlands, which are often found behind sand dunes, and tidal flats not only provide a rich wildlife habitat, and are known to be a valuable natural treatment area for organic matter carried by rivers.

Objective 53: Preserve sites of heritage, cultural, scientific, environmental, educational or landscape importance.

Coastal areas often include sites of aboriginal heritage and were usually those first settled by the nineteenth century immigrants. Seacliffs can provide valuable geological exposures and beaches are often a source of rich and varied biological material which is important for scientific research and education.

The landscape value of the coast is important to both beach-users and people on the sea. Even somewhat distant backdrops to the coast can affect the amenity. Policies for land clearly visible from the beach or near shore waters should reflect this.

Objective 54: Maintain and improve public access to the coast in keeping with other objectives.

Since the first surveys the South Australian coast has been seen as a public resource for the enjoyment of all. It is important that public access to the coast, particularly to beaches, is maintained and improved in a way that is consistent with the other objectives. It is essential that development does not preclude or restrict public access along the coast and that conservation and public reserves are not damaged or alienated by the location or design of abutting development. Where necessary, areas important to public recreation in coastal areas should be zoned accordingly. Unless capable of a dual purpose, conservation reserves should not be used for public access purposes, nor should they be regarded as expendable erosion protection areas.

Spur roads to the coast and lookouts are favoured over esplanades as they usually have less impact on coastal environment. In environmentally suitable parts of coastal areas away from the coast, it may be possible to use loop roads to allow visitors to arrive and depart by different routes.

Objective 55: Development which recognises and allows for hazards to coastal development such as inundation by storm tides or combined storm tides and stormwater, coastal erosion and sand drift; including an allowance for changes in sea level due to natural subsidence and predicted climate change during the first 100 years of the development.

The most common situation in coastal areas is subsidence. Rates of subsidence are significant in some places, especially in low-lying areas where soft sediments may still be compacting. This should be taken into account when estimating the probable changes in relative sea level in a locality over the life of a development. Possible effects of climate change should also be considered. The allowance that should be made for climate change is discussed below.

If the coast is retreating, the foreshore, dunes, and wetlands contained in any coastal reserve could retreat also, unless they are prevented by natural or man-made features. Hence any erosion buffer should be additional to the coastal reserve.

Unstable sand dunes, land in the path of mobile dunes or close to soft erodible cliffs are also likely to be unsuitable for development.

Objective 56: Development located and designed to allow for changes in sea level due to natural subsidence and probable climate change during the first 100 years of the development. This change to be based on the historic and currently observed rate of sea level rise for South Australia with an allowance for the nationally agreed most-likely predicted additional rise due to global climate change.

Objective 57: The protection of the physical and economic resources of the coast from inappropriate development.

Objective 58: Developers bearing the costs of protecting private development from the effects of coastal processes or the environment from the effects of development rather than the community.

Low-lying land which is now or in the future, subject to inundation by storm tides or stormwater should not be zoned or developed for urban/tourist development unless environmentally sound mitigation and protection works are formally and securely guaranteed by the council or the proponents of development.

Erosion mitigation works should only be considered in those instances where:

- (a) a buffer cannot be provided;
- (b) the works will not have an adverse effect on adjacent coastal areas and processes; and
- (c) the works are guaranteed by the council or the proponent.

The storm tide, stormwater and erosion protection requirements need to be based on an anticipated sea level rise due to global warming of 0.3 metres between 1991 and 2050. Development should also be capable of being protected against a further sea level rise, and associated erosion, of 0.7 metres between 2050 and 2100. This rise is based on the historic and currently observed rate of sea level rise for South Australia with an allowance for the nationally agreed most-likely predicted additional rise due to global climate change.

Applications for the development of land which is at risk from storm surge and stormwater flooding or erosion should contain:

- (a) sufficient technical information to demonstrate that the proposed development will be protected from flooding or erosion;

- (b) the design of any coastal protection measures which are to be included and an assessment of the effect of such measures on the beach and adjacent coast; and
- (c) evidence, where appropriate, of financial guarantees or other arrangements to ensure that all future costs (including storm damage, future protection, environmental restoration and site restoration in the event of non-completion) will either be met by the developer or future owners, or have been accepted as a future commitment by a local council or other appropriate agency.

Objective 59: Protect the physical and economic resources of the coast from inappropriate development.

The need for, and opportunities for, location-specific developments such as harbours, jetties and marinas, mining, the harvesting of salt and fish or shell-fish farming (aquaculture) which all have particular physical and/or biological requirements, should be assessed before introducing policies or zonings which would prevent or inhibit such development. There also may be unique features of particular attraction for tourists which require special consideration.

Objective 60: Locate all housing, including holiday houses, tourist accommodation, marinas and rural living located on land zoned for that purpose and for it to be environmentally acceptable and consistent with orderly and economic development.

Objective 61: To re-develop and redesign unsatisfactory coastal living areas which do not satisfy environmental, health or public access standards for coastal areas.

There are numerous urban coastal settlements which have been developed without due regard given to flooding, erosion, public access or environmental requirements. Such areas should only be developed further if they are within a zone of predominantly urban character and satisfy the coastal development policies. Development in unsuitable locations, including holiday houses on public foreshores, may need to be moved to alternative sites in due course.

Objective 62: Manage development in coastal areas to sustain or enhance the natural coastal environment, accepting that wind farms and ancillary development may need to be located within such areas and that the visual impact of the development will need to be managed.

Objective 63: Protect the coast from development that will 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.

Objective 64: Development which does not interfere with environmentally important features of coastal areas, including mangroves, wetlands, dune areas, stands of native vegetation, wildlife habitats and estuarine areas.

Objective 65: Development which does not detract from or reduce the value of sites of ecological, economic, heritage, cultural, scientific, environmental or educational importance.

Objective 66: Preserve areas of high landscape and amenity value including stands of vegetation, exposed cliffs, headlands, islands and hill tops, and areas which form an attractive background to urban and tourist developments, accepting that wind farms and ancillary development may need to be located within landscape areas or areas of scenic amenity and that the visual impact of the development will need to be managed.

Objective 67: Development which maintains or enhances public access to coastal areas in keeping with objectives for protection of the environment, heritage and amenity by provision of:

- (a) planned, appropriate easy to use public access to and along beaches;

- (b) coastal reserves and lookouts;
- (c) convenient and safe public boating facilities at selected locations;
- (d) convenient vehicular access to points near beaches and selected points of interest; and
- (e) adequate car parking.

Objective 68: Development only undertaken on land which is not subject to, or can be appropriately protected from, coastal hazards such as:

- (a) inundation by storm tides or combined storm tides and stormwater;
- (b) coastal erosion; or
- (c) sand drift.

Objective 69: Development which will not require, now or in the future, public expenditure on protection of the development or the environment.

Objective 70: Development of coastal urban settlements, coastal rural living areas, tourist complexes and marinas only in environmentally acceptable areas.

Objective 71: Urban development including housing, holiday houses, tourist accommodation, and rural living, as well as land division for all such purposes, only in the zones specifically created for such developments.

Objective 72: Development of coastal urban settlements, coastal rural living, tourist accommodation and marinas in an orderly and economic manner which provides for a range of sites while ensuring the number of locations and the size of the zones do not exceed that which is indicated as being required by a realistic assessment of future demand.

Objective 73: Development of the marine environment and in particular the marine aquaculture industry:

- (a) in an ecologically sustainable way;
- (b) in a manner which recognises other users of marine and coastal areas and ensures a fair and equitable sharing of marine and coastal resources;
- (c) to conserve environmental quality, in particular water quality, and other aspects of the coastal environment including sea floor health, visual qualities, wilderness, ecosystems, and biodiversity;
- (d) to minimise conflict between water and land based uses including:
 - (i) aquaculture;
 - (ii) wildfisheries;
 - (iii) recreational fishing;
 - (iv) passive and active recreation activities (eg. boating, skiing, sailing, swimming, diving, sightseeing, enjoyment of coastal wilderness);
 - (v) farming;
 - (vi) residential, other urban development, and holiday areas;
 - (vii) tourism;
 - (viii) industrial development;

- (ix) defined national and conservation parks, and wilderness areas;
- (x) mining and areas with significant mineral deposits;
- (e) to maintain adequate safety standards, including navigational safety;
- (f) to minimise the risk of pollution from external sources and activities;
- (g) so that onshore support facilities and activities are appropriately designed and located;
- (h) to maintain public access to the foreshore and coastal waters;
- (i) to minimise adverse impact on the visual amenity of the coastal environment, and unspoilt views adjacent to the coast;
- (j) to minimise any adverse impacts on sites of ecological, economic, cultural, heritage or scientific significance such as:
 - (i) Indigenous, Non-indigenous or Natural Heritage sites;*
 - (ii) National Parks, Conservation Parks and reserves;
 - (iii) Recreation reserves;
 - (iv) Marine Parks and reserves;
 - (v) Sites of scientific importance;
 - (vi) Mineral reserves;
 - (vii) Areas of high public use;
 - (viii) Areas valued for their beauty or amenity;
 - (ix) Breeding grounds for both marine and terrestrial species; and
- (k) in a manner which recognises the social and economic benefits to the community.

*Note: Heritage sites are recorded under the Register of the Aboriginal Heritage Act, 1988, the Register of the Heritage Act, 1993, the Register of the Historic Shipwrecks Act, 1976 (Commonwealth of Australia), and the Register of the Historic Shipwrecks Act, 1981, (South Australia).

PRINCIPLES OF DEVELOPMENT CONTROL

The following principles of development control are applicable to all development which could impact on coastal areas, affect coastal processes or be subject to the effect or hazard from coastal processes now or in the future, whether or not the development is located in a designated coastal zone.

- 176** Development, including flood, erosion and wave protection measures, should not adversely affect the ecology of coastal areas, the seabed or coastal waters by pollution, significant loss of habitat, interference with coastal processes or any other means.
- 177** Development should not be located in delicate or environmentally sensitive coastal features such as sand dunes, wetlands or important remnants of native vegetation.
- 178** Development should not, nor be likely in the future to, adversely affect the ecology and stability of environmentally sensitive coastal features.
- 179** 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.

180 Land should only be divided in such a way that:

- (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 remnant vegetation are maintained in single parcels;
- (c) the number of allotments abutting directly onto the coast or onto a reserve for conservation purposes is minimised; and
- (d) outside of urban, tourist-accommodation and rural living zones it will not result in allotments with frontages to the coast or coastal reserve shorter than the depth of the allotment (or less than the square root of the area for irregular shaped allotments).

181 Development should be designed for solid or fluid wastes and stormwater run-off to be disposed of so that it will not cause pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.

182 Effluent disposal systems incorporating soakage trenches or a similar system should be located not less than 100 metres or greater where it is necessary to avoid effluent migration onto the inter-tidal zone, the 100 metres to be measured from:

- (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 one metre; or
- (b) the nearest boundary of any erosion buffer determined in accordance with principle of development control numbered 207,

whichever is the greater. Except where SA Health Commission standards can be met by a lesser set-back.

183 Development should preserve natural drainage systems and should not significantly increase or decrease the volume of water flowing to the sea. Where necessary it should incorporate stormwater management schemes including:

- (a) on-site harvesting of water and land based disposal systems;
- (b) retention basins to facilitate settlement of pollutants and to regulate water flow; and
- (c) infiltration.

184 Development should not cause deleterious effects on the quality or hydrology of groundwater.

185 Development proposed to include or create confined, coastal waters (whether partially or wholly), including water subject to the ebb and flow of the tide, should ensure the quality of such waters is maintained at an acceptable level.

186 Development should not preclude the natural geomorphological and ecological adjustment to changing climate, sea level or other conditions. For example landward migration of coastal wetlands should not be prevented by embankments. Development should be designed to allow for new areas to be colonised by mangroves and wetland species and for removal of existing embankments where practical.

Marine Aquaculture and other Offshore Development

187 Marine aquaculture should be located, sited, designed, constructed and managed to be ecologically sustainable, to minimise interference and obstruction to the natural processes of the marine environment, and to allow maintenance of the environmental quality of the foreshore, coastline, ocean and ocean bed. Marine aquaculture should be developed and undertaken:

- (a) in areas which will not contaminate the product for human consumption;

- (b) at a suitable distance from pollution sources including country townships, urban and residential areas, established shack areas, industrial development, stormwater or other drainage outlets, sewage treatment facilities and outfall;
- (c) at a sufficient height above the sea floor and in a manner to minimise seabed damage, and in areas with adequate water current to disperse sediments to prevent the build up of waste (except where waste can be removed);
- (d) to avoid damage to sensitive ecological areas, creeks, estuaries, wetlands and significant seagrass and mangrove communities;
- (e) to avoid the risk of pollution to and from external sources including any accidental discharge of pollutants;
- (f) to ensure satisfactory removal and disposal of litter, disused material, shells, debris, detritus, faecal matter, and dead animals from the farm to prevent fouling of waters, publicly owned wetlands, or the nearby coastline;
- (g) so as not to involve the discharge of human waste on the site, or any adjacent land, or into nearby waters (if required, sanitary facilities should be provided);
- (h) to avoid adverse impacts to wildlife (marine and terrestrial, plants and animals), and on breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species;
- (i) to minimise harm or destruction of marine predators such as seals, dolphins and birds;
- (j) to facilitate relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered waterflows;
- (k) at a suitable distance from any tidal creek to ensure that adverse impacts are minimised; and
- (l) of a sufficient standard of construction to ensure that structures can withstand normal marine conditions.

188 Marine aquaculture and other offshore development should:

- (a) minimise adverse impacts on the visual amenity or natural character of the coast and foreshore, particularly in areas of outstanding beauty or areas of high public use; and
- (b) avoid adverse impacts on:
 - (i) National Parks, Conservation Parks and Conservation Reserves;
 - (ii) Marine Parks and Reserves;
 - (iii) Recreation Reserves;
 - (iv) Indigenous, Non-Indigenous and natural heritage sites including shipwrecks;*
 - (v) Sites of scientific importance including geological monuments and habitats of rare species;
 - (vi) Mineral reserves;
 - (vii) Areas valued for their outstanding beauty or amenity.

*Note: Heritage sites are recorded under the Register of the Aboriginal Heritage Act, 1988, the Register of the Heritage Act, 1993, the Register of the Historic Shipwrecks Act, 1976 (Commonwealth of Australia), and the Register of the Historic Shipwrecks Act, 1981, (South Australia).

189 Marine aquaculture and other offshore development should be located at least:

- (a) 550 metres from a proclaimed shipwreck; and
- (b) 1000 metres seaward from the boundary of any reserve under the National Parks and Wildlife Act, unless a lesser distance is agreed with the Minister responsible for that Act.

190 Racks, floats and other farm structures associated with marine aquaculture or other offshore development should be as visually unobtrusive as possible, apart from those required by the relevant authority for navigational safety. Development should:

- (a) blend visually with the environment and have a low profile;
- (b) be constructed of non reflective materials;
- (c) use uniform, subdued colours throughout a development, suited and in keeping with the local surrounding features;
- (d) use feed hoppers which are painted in subdued colours, and suspended as low as possible above the water;
- (e) design and locate structures in relation to surrounding features;
- (f) position structures to protrude the minimum distance practicable above water; and
- (g) not jeopardise the attainment of visual amenity provisions by incorporating unnecessary shelters and structures above cages and platforms.

191 Marine aquaculture and other offshore development should:

- (a) be located to minimise adverse impacts on public access to beaches, public watercourses, or the foreshore;
- (b) be located to take into account the requirements of traditional fishing grounds;
- (c) in ocean waters be located a minimum of 100 metres seaward of high water mark;
- (d) be located not to obstruct nor interfere with navigation channels, access channels, frequently used natural launching sites, safe anchorage areas, known diving areas, , commercial shipping movement patterns or activities associated with existing jetties and wharves;
- (e) be developed to maintain existing rights of way within or adjacent to a site; and
- (f) where possible use existing and established roads, tracks, ramps and paths to or from the sea.

192 Marine aquaculture access, launching and maintenance facilities wherever possible should be developed co-operatively, and co-located to serve the needs of the industry and community as a whole, and where necessary may be located on the foreshore.

193 Marine aquaculture development should minimise its impact on navigational safety and:

- (a) be suitably marked for navigational purposes;
- (b) be sited to allow an adequate distance between farms for safe navigation;
- (c) be located at least 250 metres from a commercial shipping lane;
- (d) comprise structures secured and/or weighted to prevent drifting;

- (e) ensure that structures and materials used are maintained to prevent hazards to people and wildlife; and
- (f) provide for rehabilitation of sites no longer operational.

194 Marine aquaculture development should:

- (a) be carried out in a manner which ensures a fair and equitable sharing of marine and coastal resources and minimises conflict between legitimate users of the marine resource, both commercial and recreational; and
- (b) not significantly obstruct or adversely affect:
 - (i) areas of high public use;
 - (ii) areas established for recreational activities;
 - (iii) areas of outstanding visual, environmental, commercial or tourism value; or
 - (iv) sites used for recreational activities such as swimming, fishing, skiing and sailing and other water sports, including beaches.

Maintenance of Public Access

PRINCIPLES OF DEVELOPMENT CONTROL

- 195** Development adjacent to the coast should not be undertaken unless it has or incorporates the provision of a public reserve, not including a road or erosion buffer provided in accordance with principle of development control numbered 206, of at least 50 metres width between such development and the toe of the primary dune or the top edge of the escarpment, unless the development relates to small-scale infill development in a predominantly urban zone.
- 196** Development which abuts or includes a coastal reserve for scenic, conservation or recreational purposes should be located and designed in such a way as to have regard to the purpose, management and amenity of the reserve and to prevent illegal incorporation of reserve land into private land.
- 197** Development, including marinas, should be located and designed to allow public access along the waterfront, to beaches, and to coastal reserves, except where public safety reasons preclude.
- 198** Access to beaches and reserves should be, by means of walkways and roads suitably designed and constructed to meet the environmental objectives and principles of development control for coastal areas.
- 199** Access roads to the coast and lookouts should preferably be spur roads. Tourist routes may be loop roads but should be located back from the coast and only where the road will not detract from the amenity of the area or lead to management problems.

Open Space

Objective 74: The conservation and preservation of biodiversity and scenery and the creation of recreation areas by establishing parks and reserves.

Sanctuaries should be provided to assist in the conservation of the yellow footed rock wallaby. Goats are a serious threat to the yellow footed rock wallaby because they prefer the same habitat and compete directly for food. Some action to control goats is required. The conservation of other animal species should present little problem in a properly managed environment.

Wherever appropriate, unallotted Crown Lands or those which are no longer required for the original purpose should not be alienated but dedicated for conservation or recreational purposes.

Hazard Risk Minimisation

PRINCIPLES OF DEVELOPMENT CONTROL

- 200** Development should not occur on land where the risk of flooding is unacceptable having regard to personal and public safety and to property damage.
- 201** For the purposes of assessing coastal developments the standard sea-flood risk level for a development site is defined as the 100-year average return interval extreme sea level (tide, stormwater and associated wave effects combined), plus an allowance for land subsidence for 50 years at that site.
- 202** Land should not be divided for commercial, industrial or residential purposes unless a layout can be achieved whereby roads, parking areas and adequate 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 protected in accordance with principle of development control numbered 205.
- 203** Commercial, industrial or residential development should only be undertaken where:
- (a) building floor-levels are at least 0.25 metres above the minimum site level of principle of development control numbered 202 (ie: 0.55 metres above the standard sea-flood risk level), unless the development is or can be protected in accordance with principle of development control numbered 205; and
 - (b) there are practical measures in accordance with principle of development control numbered 205 available to the developer, or subsequent owners, to protect the development against a further sea level rise of 0.7 metres above the minimum site level determined by principle of development control numbered 202.
- 204** Buildings to be located 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.
- 205** Development which 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 which may require protection or management measures in the future, should only be undertaken if:
- (a) the measures themselves will not have an adverse effect on coastal ecology, processes, conservation, public access and amenity;
 - (b) the measures do not now, or in the future require community resources, including land;
 - (c) the risk of failure of measures such as sand management, levee banks, flood gates, valves or stormwater pumping, is appropriate to the degree of the potential impact of a failure; and
 - (d) adequate financial guarantees are in place to cover future construction, operation, maintenance and management of the protection measures.
- 206** Development should be set-back a sufficient distance from the coast to provide an erosion buffer which will allow for at least 100 years of coastal retreat for single buildings or small-scale developments, or 200 years of retreat for large-scale developments such as new towns, unless:
- (a) the development incorporates private coastal works to protect the development and public reserve from the anticipated erosion, and the private coastal works comply with principle of development control numbered 205; or
 - (b) the council is committed to protecting the public reserve and development from the anticipated coastal erosion.
- 207** Where a coastal reserve exists, or is to be provided in accordance with principle of development control numbered 195, it should be increased in width by the amount of buffer required.

208 The width of an erosion buffer should be based on:

- (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 over the next 50 years on coastal processes and storms; and
- (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.

209 Where there is inadequate area to provide the necessary erosion buffer to development on land at risk from long-term coastal erosion (for example small-scale infill development including land division), such development should not occur unless:

- (a) the council has committed itself to erosion protection measures which may be necessary along this section of the coast; or
- (b) a legally binding agreement is included on the freehold certificate(s) of title(s) that protection measures will not be built and that any building will be transportable and will be removed when threatened by erosion or storm surge flooding; or
- (c) a legally binding agreement is included on the freehold certificate(s) of title(s) that protection measures that comply with principle of development control numbered 205 for coastal development will be built by the land owner(s) when required.

210 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 100-year average return interval extreme sea level event, adjusted for 100 years of sea level rise.

Protection of Physical and Economic Resources

PRINCIPLES OF DEVELOPMENT CONTROL

211 Development outside of urban zones should not take place if there is the potential for significant conflict with likely development which benefits the wider community based on any of the special economic or physical resources of coastal areas such as:

Tourist Attractions
 Harbour and Jetty Sites
 Aquaculture Sites
 Marina Sites
 Mineral Deposits of State or National importance.

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

Ecological Sustainable Development

OBJECTIVES

Objective 75: To ensure development and revitalisation is consistent with the principles of ecologically sustainable development.

PRINCIPLES OF DEVELOPMENT CONTROL

Energy

213 Development should minimise energy requirements and reduce greenhouse gas emissions through:

- (a) being sited and designed to maximise solar access through both lot orientation, and roof orientation/pitch to enable effective use of solar collectors;
- (b) providing adequate thermal comfort for occupants while minimising the need for fossil fuel sources of energy for heating and cooling; and
- (c) using low embodied energy materials, and materials which enable development to be climate responsive (eg, enable good thermal performance).

Biodiversity

214 Development design, construction and the use of land should take place in a manner which:

- (a) provides buffer areas to protect habitats and physical features of nature conservation significance;
- (b) minimises interference with biodiversity on the land and in surrounding localities;
- (c) enhances the longer term protection and management of biodiversity;
- (d) provides linkages and corridors between key areas of native vegetation;
- (e) rehabilitates degraded areas that are an intrinsic component of the nature conservation network; and
- (f) ensures that land to be dedicated for Open Space purposes by developers is acceptable for nature conservation or open space use, and is complementary to the identified open space system.

Water Use

215 The conservation of water resources and the protection of natural drainage catchments, river systems and water bodies to maintain and enhance water quality by:

- (a) minimising disturbance to surface drainage, water courses, tidal and ground water movement;
- (b) supporting the retention of native riparian vegetation, and to encourage its rehabilitation where it has been degraded by previous land uses; and
- (c) encouraging the reuse of stormwater and effluent in a manner which does not contaminate water resources.

Natural Systems

216 The protection and maintenance of the health of natural systems and the community by:

- (a) reducing the amount and number of airborne pollutants that contribute to unhealthy air quality standards, greenhouse gases and ozone depletion;
- (b) reducing per capita consumption of non-renewable resources for energy and associated emissions;
- (c) reducing the amount of erosion and contamination of productive soils caused by inappropriate management of land, water courses, steep slopes and use of chemicals; and

- (d) encouraging the recycling of renewable and non-renewable resources at all levels of consumption (including residential, commercial, industrial and rural activities).

Energy Use and Greenhouse Emissions

217 The achievement of a land use pattern throughout the City which helps reduce per capita energy demands and greenhouse gas emissions by the development of an urban form and design that:

- (a) reduces the need to travel and reduces trip length;
- (b) reduces private motor vehicle dependency by favouring alternative transit modes;
- (c) promotes development that is designed for energy efficient use; and
- (d) promotes the use of lower greenhouse gas emission energy sources and renewable energy sources in new development.

Water Resource Management

PRINCIPLES OF DEVELOPMENT CONTROL

- 218** Protection of the supply and quality of water resources and the maintenance of natural hydrological systems and environmental flows.
- 219** Management of surface run-off to minimise soil erosion, protect life and property and protect water quality.
- 220** Development should take place in a manner which will not compromise the utilisation, conservation or quality of water resources or capacity for natural systems to restore or maintain water quality.
- 221** Development should occur in a manner which will not result in an over-exploitation of surface or underground water resources.
- 222** Development should occur in a manner which will not have an adverse impact on water resources, both on the surface and underground, including environmental flows.
- 223** Development should only take place where it will not obstruct or interfere with watercourses.

Waste Disposal (Landfill)

OBJECTIVES

- Objective 76:** The orderly and economic development of landfill facilities in appropriate locations.
- Objective 77:** Minimisation of environmental impacts from the location, operation, closure and post management of landfill facilities.
- Objective 78:** Landfill facilities to be protected from incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 224** Landfill facilities should be located, sited, designed and managed to minimise adverse impacts on surrounding areas due to surface water and ground water pollution, traffic, noise, fumes, odour, dust, vermin, weeds, litter, landfill gas and visual impact.
- 225** Landfill facilities should not be located in existing or future urban, township, living, residential, commercial, centre, office, business, industry or institutional zones or environment protection, conservation, landscape, open space or similar zones, or in a Water Protection Area.

- 226** Landfill facilities should be appropriately buffered to minimise adverse impacts on the surrounding area and land uses.
- 227** Land uses and activities which are compatible with a landfill facility may be located within any separation distances established.
- 228** Land uses and activities which are not compatible with a landfill facility should not be located within any separation distances established.
- 229** Where appropriate, landfill facilities may include resource recovery facilities, provided there is a sufficient separation distance between potentially incompatible land uses and activities.
- 230** Landfill and associated facilities for the handling of waste should be located at least a distance of 500 metres from the boundaries of the landfill site. A lesser distance may be provided within the landfill site where the landfill facility is considered compatible with the surrounding area, land uses and activities so that an effective separation distance of 500 metres can be provided and maintained between the landfill facility and potentially incompatible land uses and activities.
- 231** The area of landfill operations on a site should:
- (a) be located a minimum distance of 100 metres from any creek, river, inlet, wetland or marine estuarine area and not within the area of 1-in-100-year flood event;
 - (b) not be located on areas with ground slopes of greater than 10 percent except where the site incorporates a disused quarry;
 - (c) not be located on land subject to land slipping; and
 - (d) not be located within three kilometres of an airport used by commercial aircraft. If located closer than three kilometres the landfill facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 232** The landfill site should be landscaped using locally indigenous species to screen views of the landfill facilities and operational areas.
- 233** Sufficient area should be provided on a landfill site to ensure on-site containment of potential ground water contaminants and for the diversion of stormwater.
- 234** Where necessary an acoustic buffer should be provided between any excessive noise generating part of the landfill facility and any development on an adjacent allotment to mitigate potential noise pollution.
- 235** Litter control measures which minimise the incidence of windblown litter should be provided on the site of a landfill facility.
- 236** Leachate from landfill should be contained within the property boundary of the landfill facility site and should not contaminate surface water or ground water.
- 237** The interface between any engineered landfill liner and the natural soil should be:
- (a) greater than 15 metres from unconfined aquifers bearing ground water with a water quality of less than 3000 milligrams per litre of total dissolved salts; or
 - (b) greater than five metres from ground water with a water quality between 3000 milligrams per litre of total dissolved salts and 12 000 milligrams per litre of total dissolved salts; or
 - (c) greater than two metres from ground water with a water quality exceeding 12 000 milligrams per litre of total dissolved salts.
- 238** Surface water run-off from landfill should not cause unacceptable sediment loads in receiving waters.

- 239** Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should sustainably utilise landfill gas emissions. For smaller landfill activities, if the sustainable utilisation of the landfill gas emissions is not practically feasible then flaring is appropriate to avoid gases being vented directly to the air.
- 240** Chain wire mesh or pre-coated painted metal fencing to height of two metres should be erected on the perimeter of a landfill site to prevent access other than at appropriate site entries.
- 241** Plant, equipment or activities that could cause a potential hazard to the public within a landfill site should be enclosed by a security fence.
- 242** Landfill sites should not be located where access to the site using non-arterial roads in adjoining residential areas is required or likely.
- 243** Landfill facilities should be accessed by an appropriately constructed and maintained road.
- 244** Traffic circulation movements within the landfill facility should be adequate in dimension and construction to support all vehicles hauling waste and to enable forward direction entry to and exit from the site.
- 245** Suitable access for emergency vehicles to the landfill site should be provided.
- 246** A proposal to establish, extend or amend a landfill facility should include an appropriate Landfill Environment Management Plan that addresses the following:
- (a) the prevention of ground water and surface water contamination;
 - (b) litter control, dust control, noise control, the control of fumes and odours, and sanitary conditions generally;
 - (c) the monitoring or management of landfill gas;
 - (d) fire safety;
 - (e) security;
 - (f) maintenance of landscaping and the general condition of the site;
 - (g) the post closure monitoring and maintenance of the facility to ensure compatibility with the surrounding landscape and to enable a suitable after use of the site. This should include a final contour plan, surface water diversion and drainage controls, the design of the final cover, the monitoring of groundwater, surface water, leachate and landfill gas; and
 - (h) conservation of biodiversity

Outdoor Advertisements

OBJECTIVES

Objective 79: An urban environment and rural landscape not disfigured by advertisements.

Objective 80: Advertisements in retail, commercial and industrial urban areas, and centre zones, designed to enhance the appearance of those areas.

Objective 81: Advertisements not hazardous to any person.

PRINCIPLES OF DEVELOPMENT CONTROL

247 The location, siting, size, shape and materials of construction, of advertisements should be:

- (a) consistent with the desired character of areas or zones as described by their objectives;

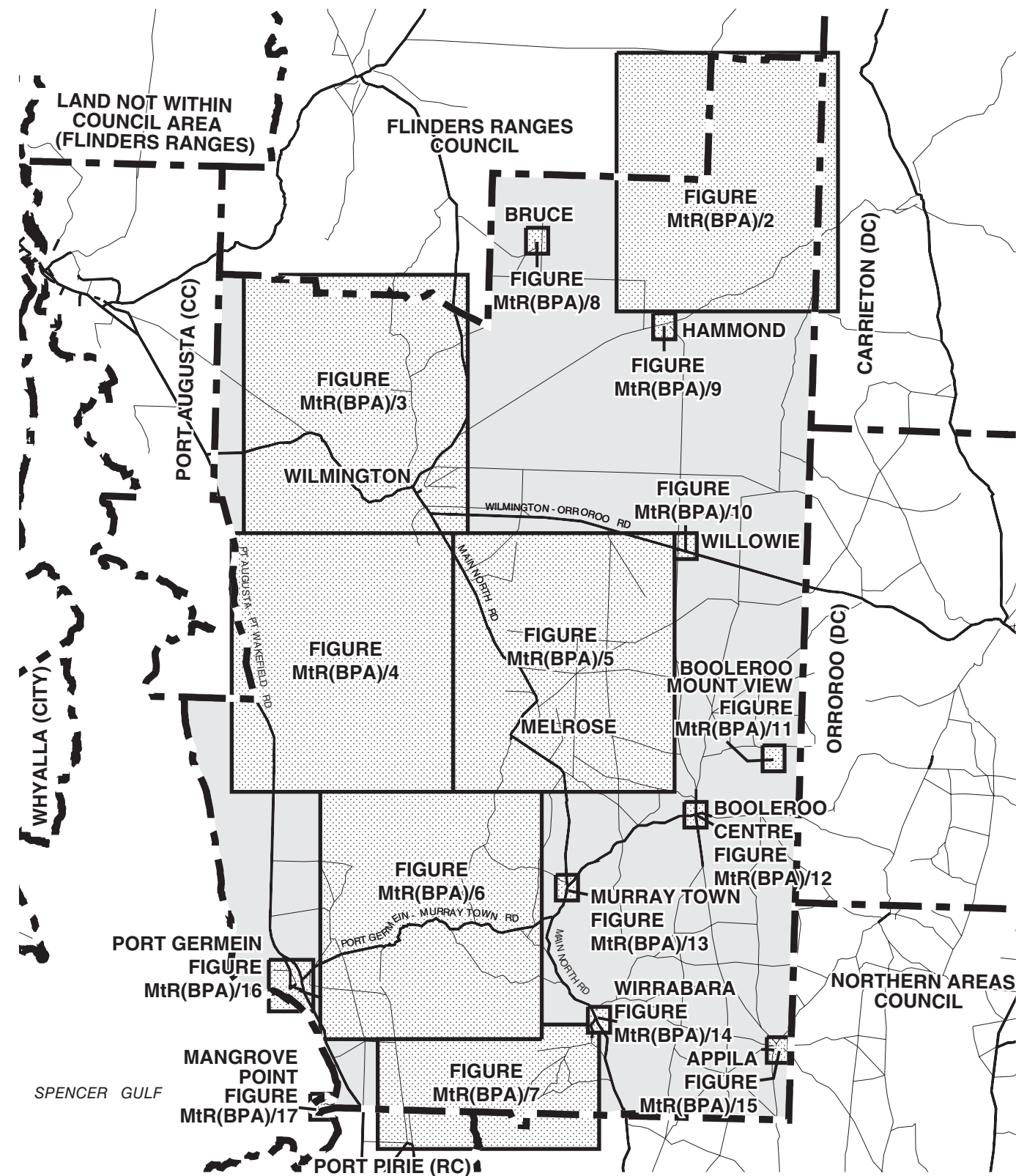
- (b) consistent with the predominant character of the urban or rural landscape; and
 - (c) in harmony with any building or site of historical significance or heritage value in the locality.
- 248** Advertisements should not detrimentally affect by way of their siting, size, shape, scale, glare, reflection or colour the amenity of areas, zones or localities in which they are situated.
- 249** Advertisements should not impair the amenity of areas, zones or localities, in which they are situated by creating, or adding to, clutter, visual disorder and the untidiness of buildings and spaces.
- 250** Advertisements should not obscure views of attractive landscapes or particular trees or groups of trees.
- 251** The scale of advertisements should be compatible with the buildings on which they are situated and with nearby buildings and spaces.
- 252** Advertisements should be constructed and designed in a workmanlike manner.
- 253** Advertisements wholly or partly consisting of bunting, streamers, flags, windvanes and the like, should not detrimentally affect the amenity of areas, zones or localities, in which they are situated.
- 254** Advertisements on buildings that have a single architectural theme but which contain a number of tenancies, should be attached and displayed so as to be coordinated with that theme.
- 255** Advertisements should not be erected in positions close to existing electricity mains so that potentially hazardous situations are created.
- 256** Advertisements should not create a hazard to persons travelling by any means.
- 257** Advertisements should not obscure a driver's view of other road vehicles, of rail vehicles at or approaching level crossings, of pedestrians and of features of the road such as junctions, bends, changes in width, traffic control devices and the like, that are potentially hazardous.
- 258** Advertisements should not be so highly illuminated as to cause discomfort to an approaching driver, or create difficulty in his perception of the road, or of persons or objects on it.
- 259** Advertisements should not be liable to interpretation by drivers as an official traffic sign or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals.
- 260** Advertisements should not distract drivers from the primary driving task at a location where the demands on driver concentration are high.

Bushfire Protection

Bushfire Protection Objectives and principles of development control apply to the General, Medium and High Bushfire Risk areas shown on Bushfire Protection Area [Figures MtR\(BPA\)/1 to 20](#), except where exempted.

OBJECTIVES

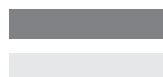
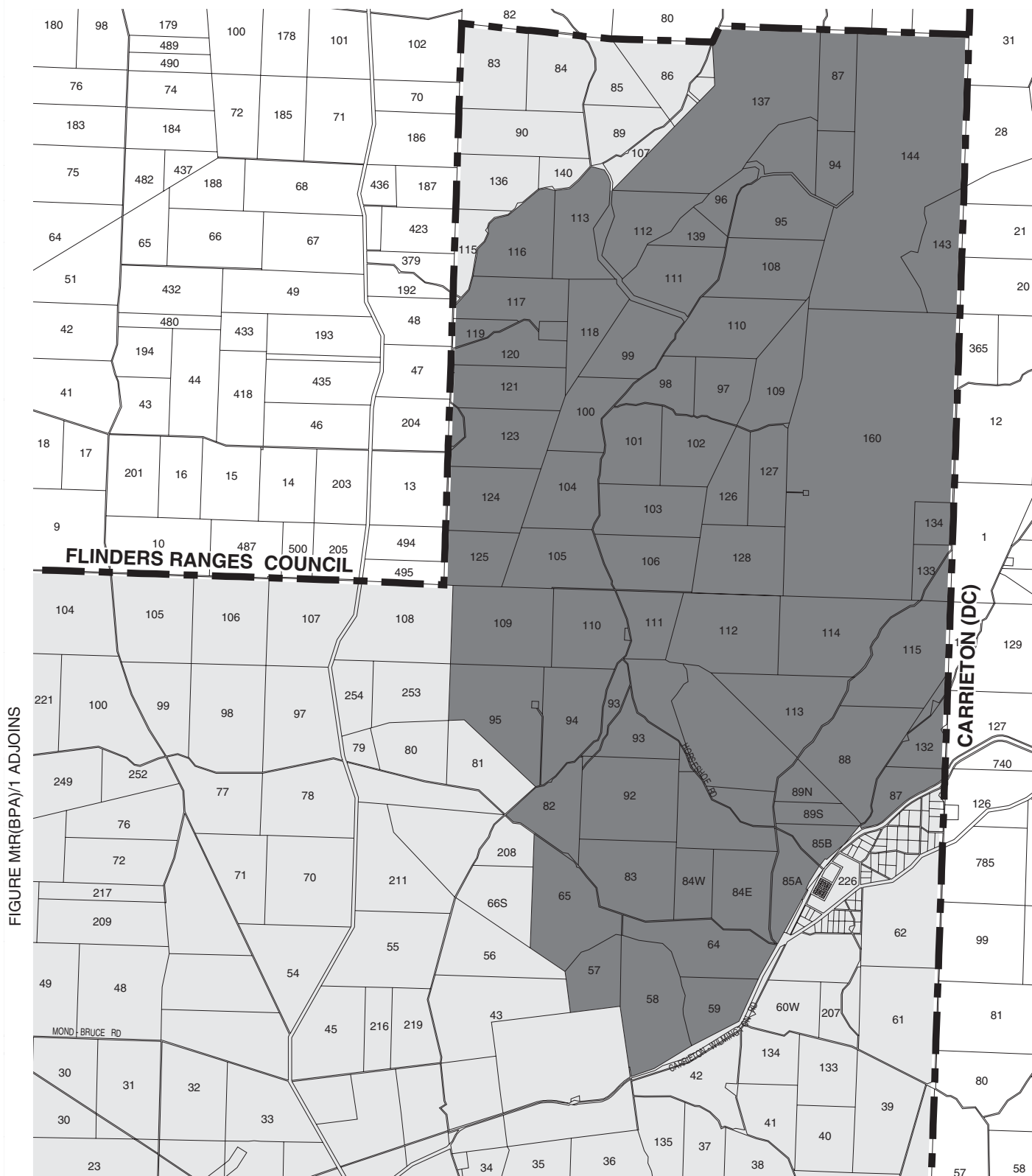
- Objective 82:** Development should minimise the threat and impact of bushfires on life and property while protecting the natural and rural character.
- Objective 83:** Buildings and the intensification of non-rural land uses directed away from areas of high bushfire risk.



MOUNT REMARKABLE (DC) **INDEX TO** **BUSHFIRE PROTECTION AREA** **FIGURE MtR(BPA)/1**

General Bushfire Risk

Development Plan Boundary



High Bushfire Risk

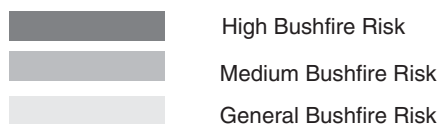
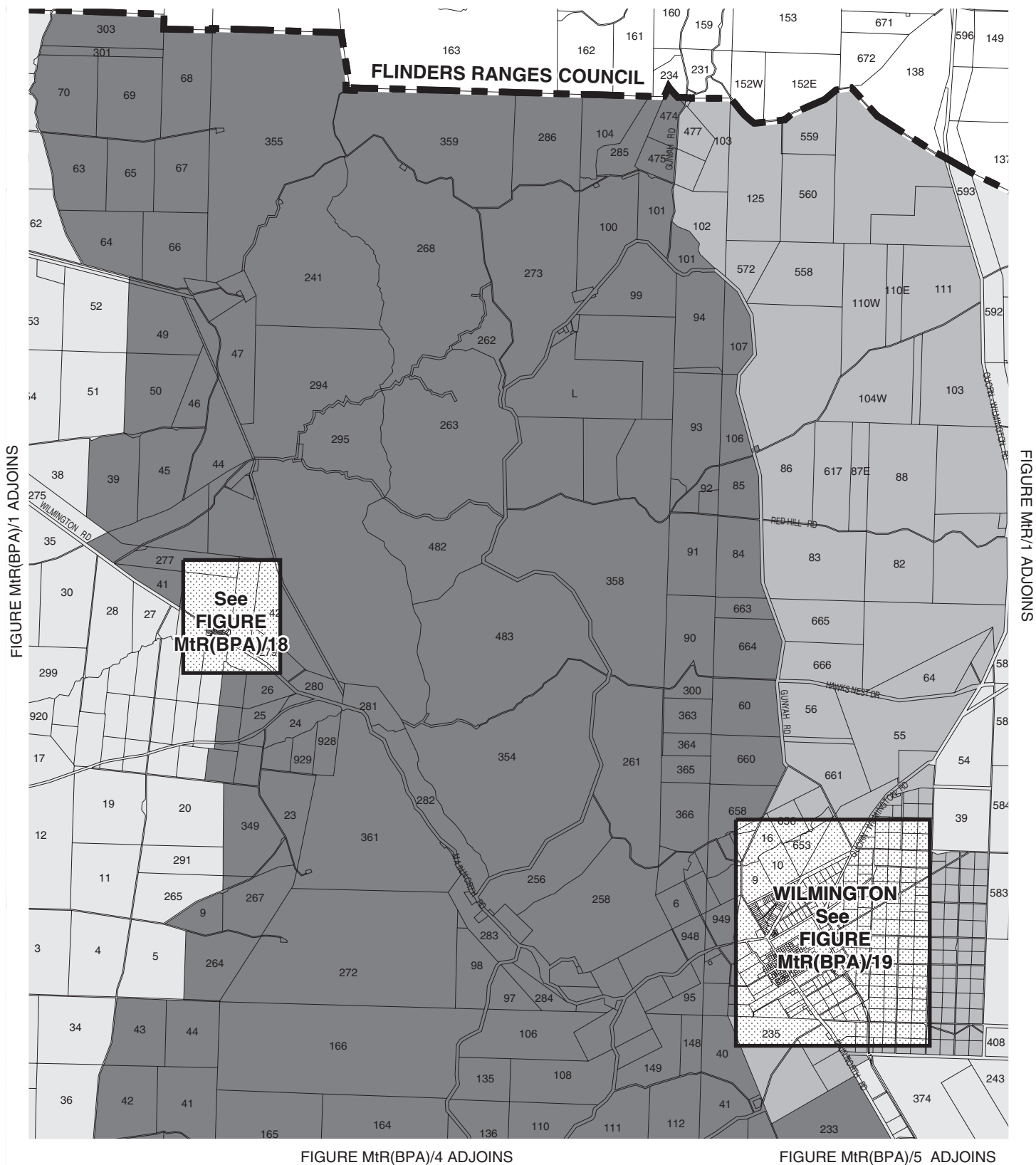
General Bushfire Risk



Development Plan Boundary

MOUNT REMARKABLE (DC) **BUSHFIRE PROTECTION AREA** **FIGURE MtR(BPA)/2**

Consolidated - 22 March 2012



Development Plan Boundary

Scale 1:100000



MOUNT REMARKABLE (DC) **BUSHFIRE PROTECTION AREA** **FIGURE MtR(BPA)/3**

Consolidated - 22 March 2012

FIGURE MtR(BPA)/3 ADJOINS

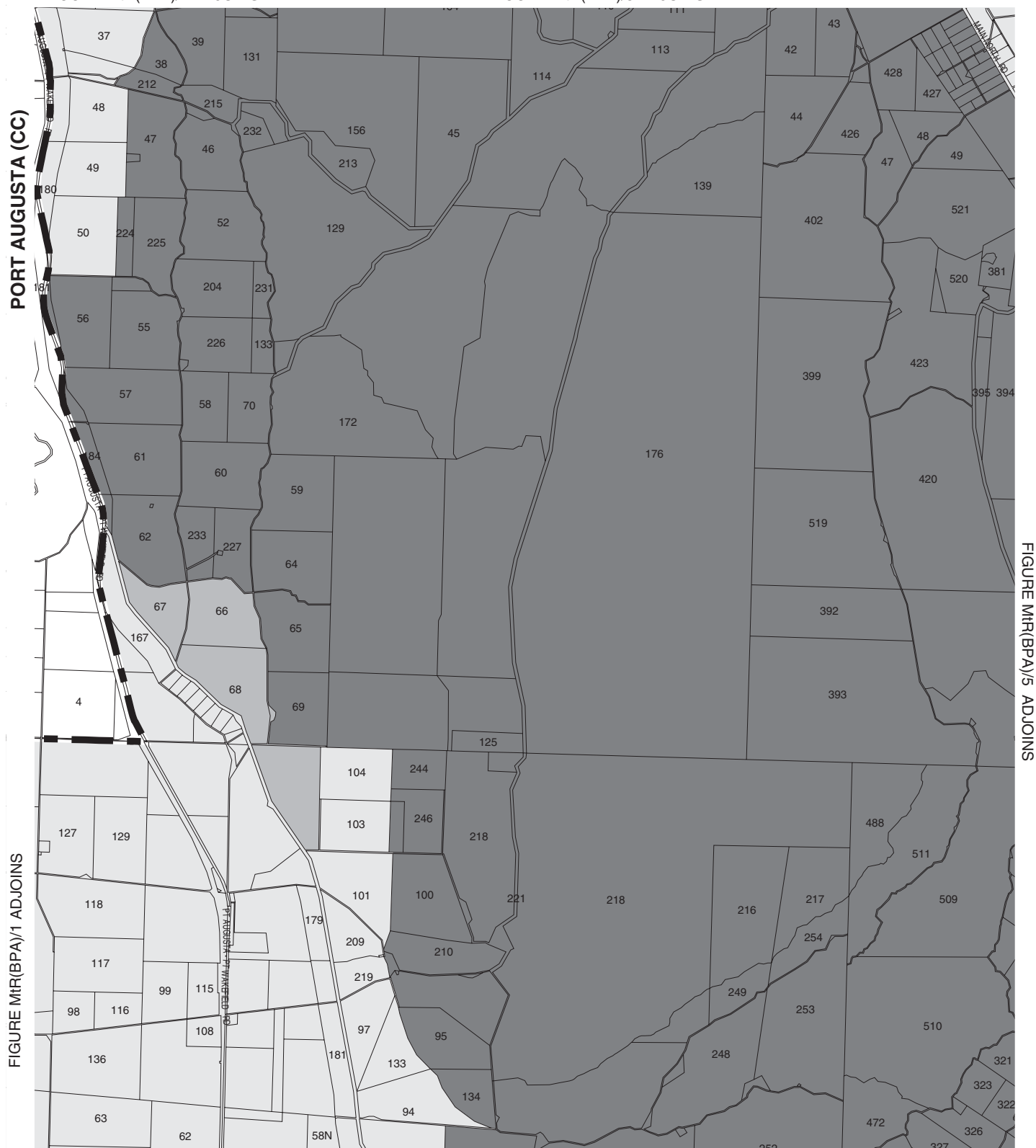
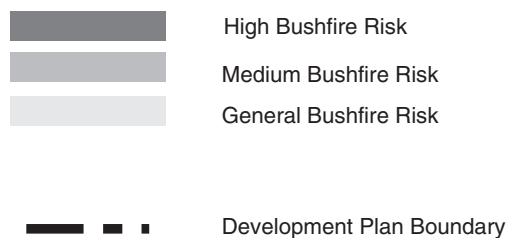


FIGURE M1R(BPA)/5 ADJOINS

FIGURE MtR(BPA)/1 ADJOINS

FIGURE MtR(BPA)/6 ADJOINS



Medium Bushfire Risk

General Bushfire Risk

Development Plan Boundary

Scale 1:10000



5km

**MOUNT REMARKABLE (DC)
BUSHFIRE PROTECTION AREA
FIGURE MtR(BPA)/4**

BUSHFIRE PROTECTION AREA

FIGURE MtR(BPA)/4

Consolidated - 22 March 2012

FIGURE MtR(BPA)/3 ADJOINS

FIGURE MtR(BPA)/1 ADJOINS

FIGURE MtR(BPA)/10 ADJOINS

FIGURE MtR(BPA)/1 ADJOINS

FIGURE MtR(BPA)/4 ADJOINS



FIGURE MtR(BPA)/6 ADJOINS

FIGURE MtR(BPA)/1 ADJOINS



High Bushfire Risk
Medium Bushfire Risk
General Bushfire Risk



Development Plan Boundary



Scale 1:100000



MOUNT REMARKABLE (DC) BUSHFIRE PROTECTION AREA FIGURE MtR(BPA)/5

Consolidated - 22 March 2012

FIGURE MtR(BPA)/4 ADJOINS

FIGURE MtR(BPA)/5 ADJOINS

FIGURE MtR(BPA)/1 ADJOINS

FIGURE MtR(BPA)/1 ADJOINS

FIGURE MtR(BPA)/7 ADJOINS

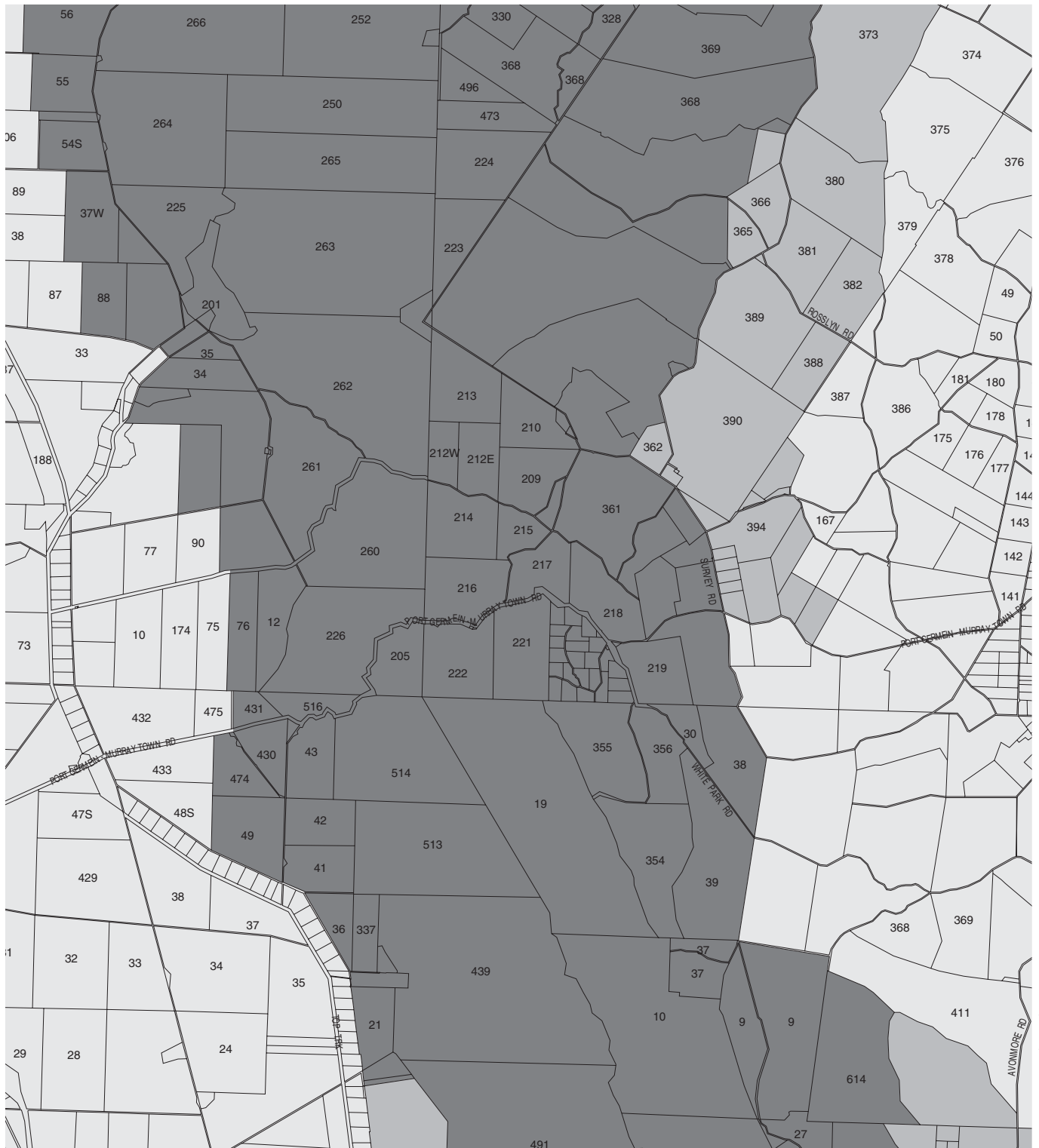
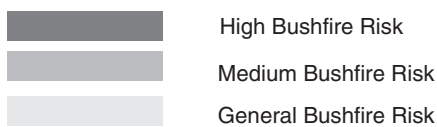


FIGURE MtR(BPA)/1 ADJOINS

FIGURE MtR(BPA)/7 ADJOINS



 Development Plan Boundary

Scale 1:100000



MOUNT REMARKABLE (DC) BUSHFIRE PROTECTION AREA FIGURE MtR(BPA)/6

Consolidated - 22 March 2012

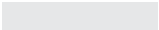


FIGURE MtR(BPA)/1 ADJOINS



BRUCE

Scale 1:10000

0 500metres

-  General Bushfire Risk
-  Excluded Area from Bushfire Protection Planning Provisions
-  Development Plan Boundary

MOUNT REMARKABLE (DC) **BUSHFIRE PROTECTION AREA** **FIGURE MtR(BPA)/8**

Consolidated - 22 March 2012

FIGURE MtR(BPA)/2 ADJOINS

FIGURE MtR(BPA)/1 ADJOINS

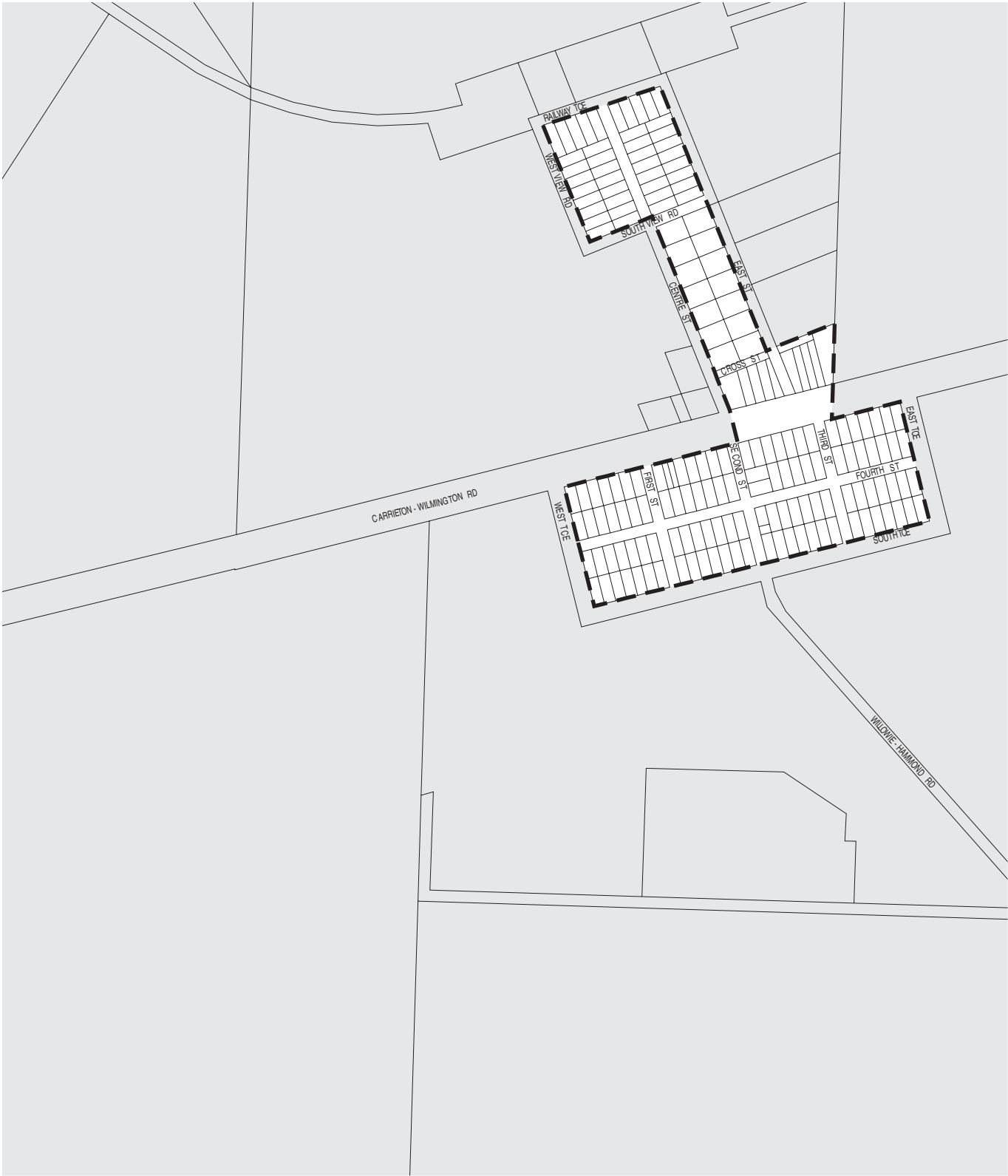


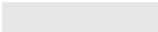


FIGURE MtR(BPA)/1 ADJOINS

FIGURE MtR(BPA)/1 ADJOINS

HAMMOND

Scale 1:10000



-  General Bushfire Risk
-  Excluded Area from Bushfire Protection Planning Provisions
-  Development Plan Boundary

**MOUNT REMARKABLE (DC)
BUSHFIRE PROTECTION AREA
FIGURE MtR(BPA)/9**

FIGURE MtR(BPA)/1 ADJOINS

FIGURE MtR(BPA)/5 ADJOINS

FIGURE MtR(BPA)/1 ADJOINS

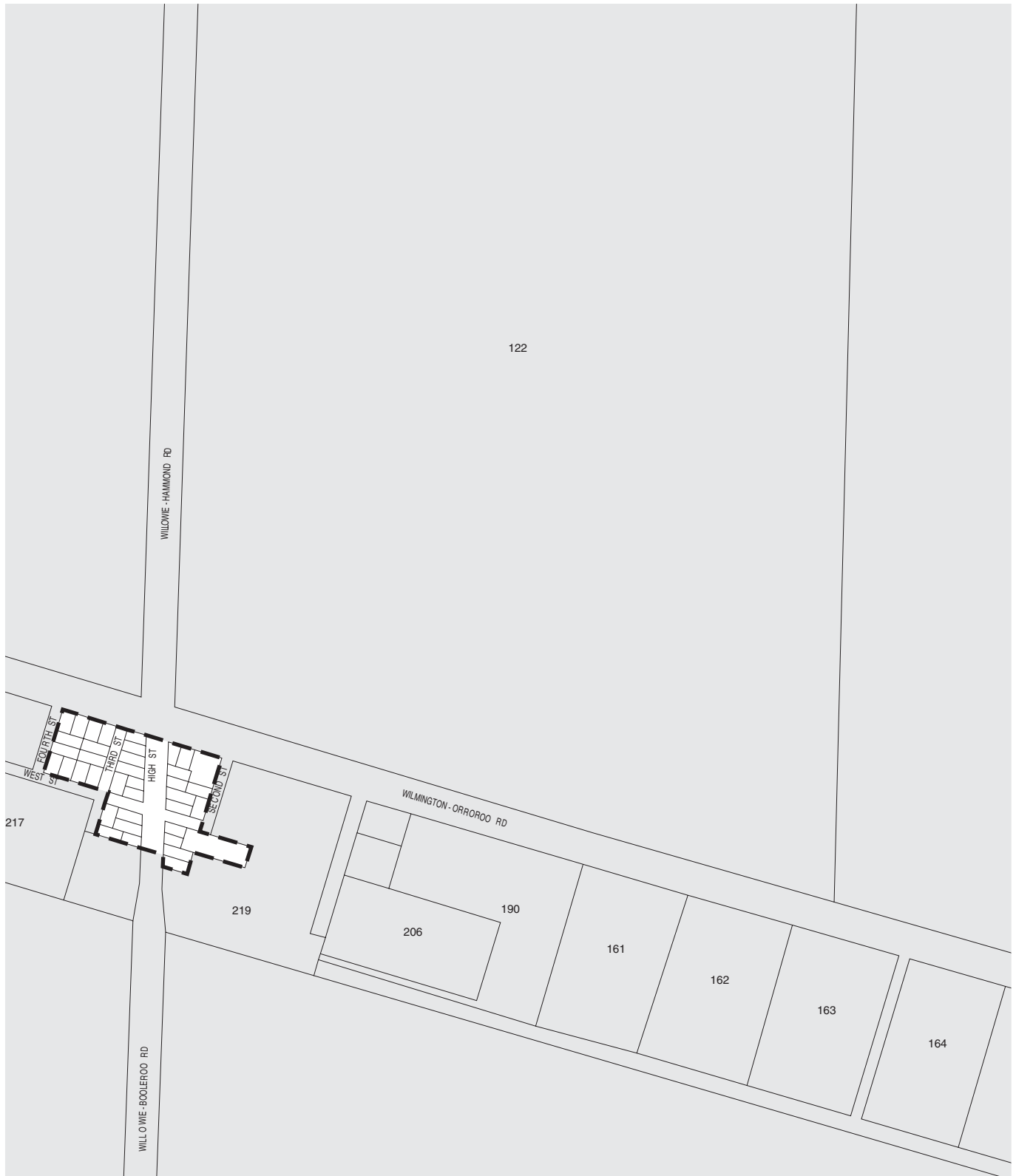


FIGURE MtR(BPA)/1 ADJOINS

WILLOWIE

Scale 1:10000

0 500metres



General Bushfire Risk

Excluded Area from Bushfire Protection Planning Provisions

Development Plan Boundary

MOUNT REMARKABLE (DC) BUSHFIRE PROTECTION AREA FIGURE MtR(BPA)/10

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FIGURE MtR(BPA)/1 ADJOINS

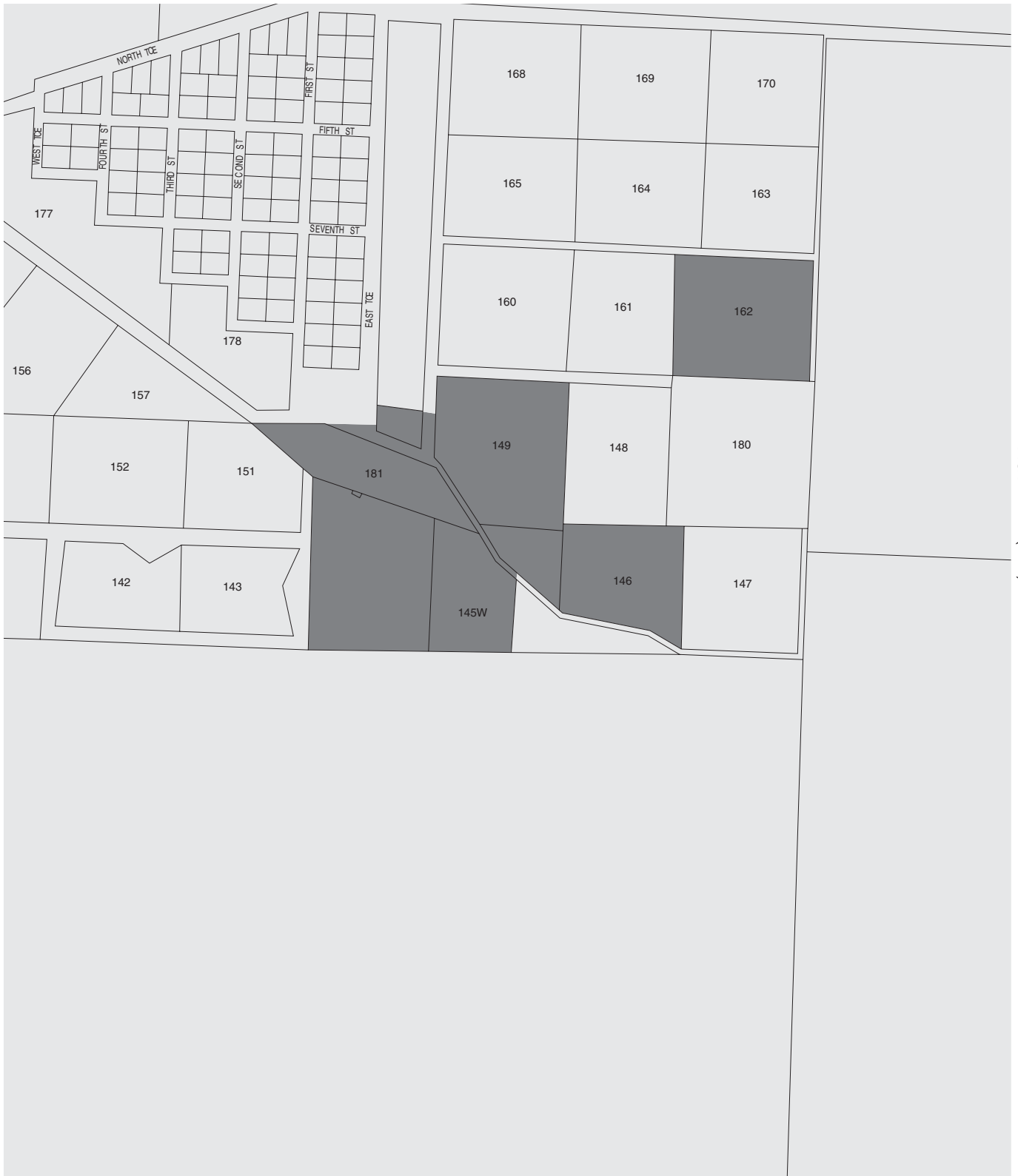


FIGURE MtR(BPA)/1 ADJOINS

BOOLEROO MOUNT VIEW

Scale 1:10000



0 500metres



High Bushfire Risk

General Bushfire Risk



Development Plan Boundary

MOUNT REMARKABLE (DC) BUSHFIRE PROTECTION AREA FIGURE MtR(BPA)/11

Consolidated - 22 March 2012

FIGURE MtR(BPA)/1 ADJOINS

FIGURE MtR(BPA)/1 ADJOINS

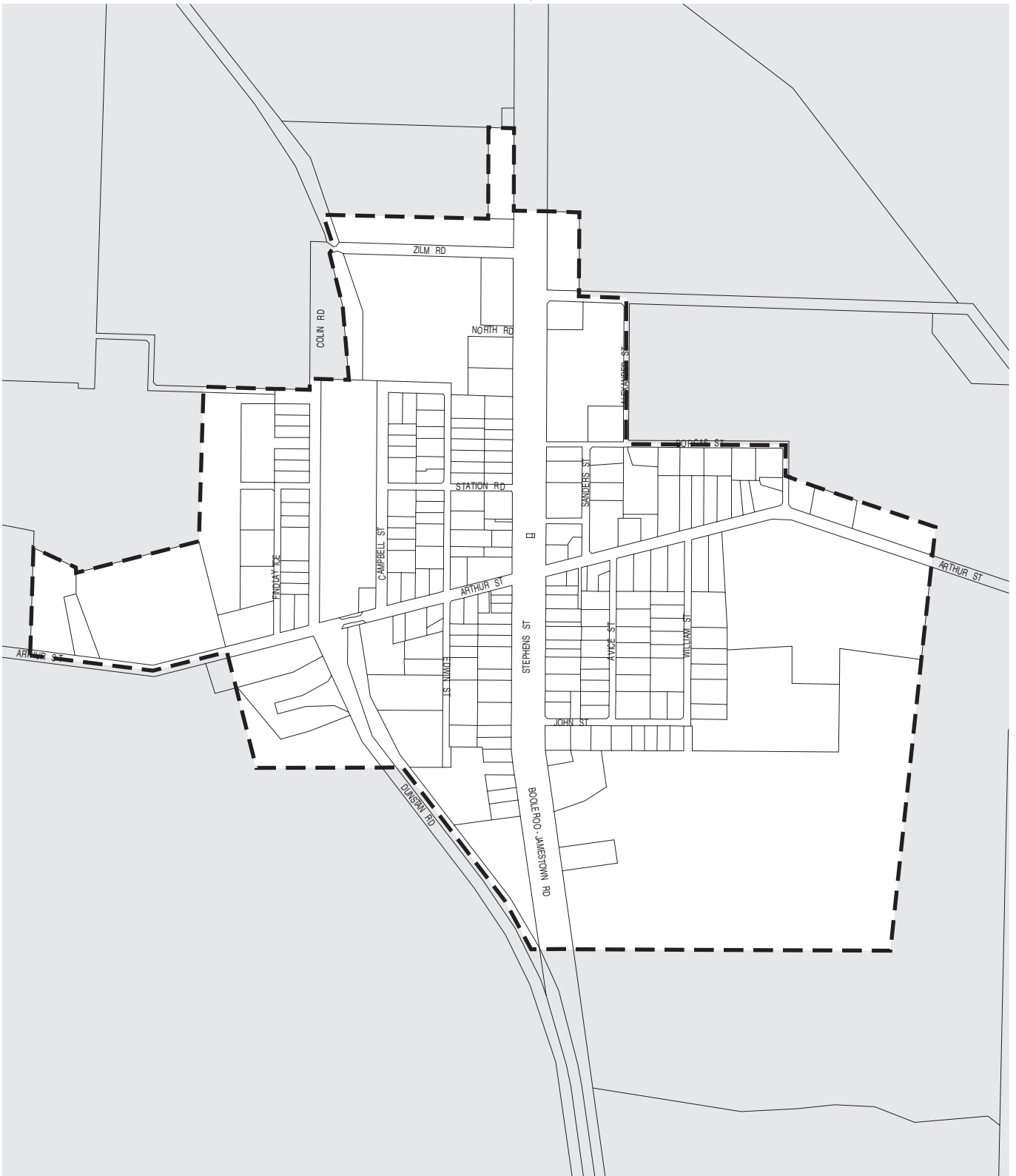


FIGURE MtR(BPA)/1 ADJOINS

FIGURE MtR(BPA)/1 ADJOINS

BOULEROO CENTRE



- General Bushfire Risk
- Excluded Area from Bushfire Protection Planning Provisions
- Development Plan Boundary

Scale 1:10000

0 500metres



MOUNT REMARKABLE (DC) BUSHFIRE PROTECTION AREA FIGURE MtR(BPA)/12

Consolidated - 22 March 2012

FIGURE MtR(BPA)/1 ADJOINS

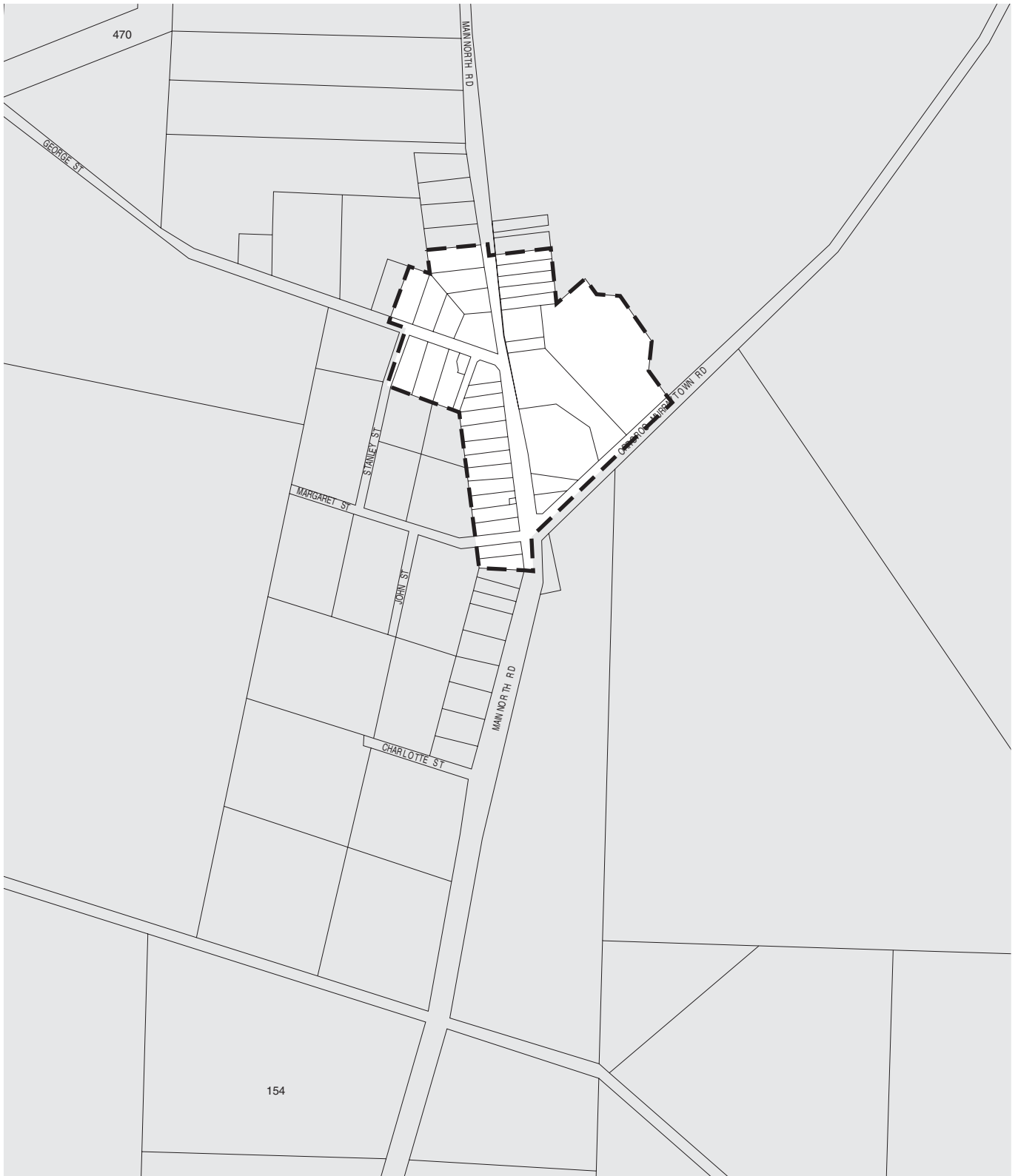


FIGURE MtR(BPA)/1 ADJOINS

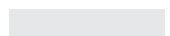
FIGURE MtR(BPA)/1 ADJOINS

FIGURE MtR(BPA)/1 ADJOINS

MURRAY TOWN

Scale 1:10000

0 500metres



General Bushfire Risk



Excluded Area from Bushfire Protection
Planning Provisions



Development Plan Boundary

MOUNT REMARKABLE (DC) BUSHFIRE PROTECTION AREA FIGURE MtR(BPA)/13

Consolidated - 22 March 2012

FIGURE MtR(BPA)/1 ADJOINS

FIGURE MtR(BPA)/1 ADJOINS

FIGURE MtR(BPA)/7 ADJOINS

FIGURE MtR(BPA)/1 ADJOINS

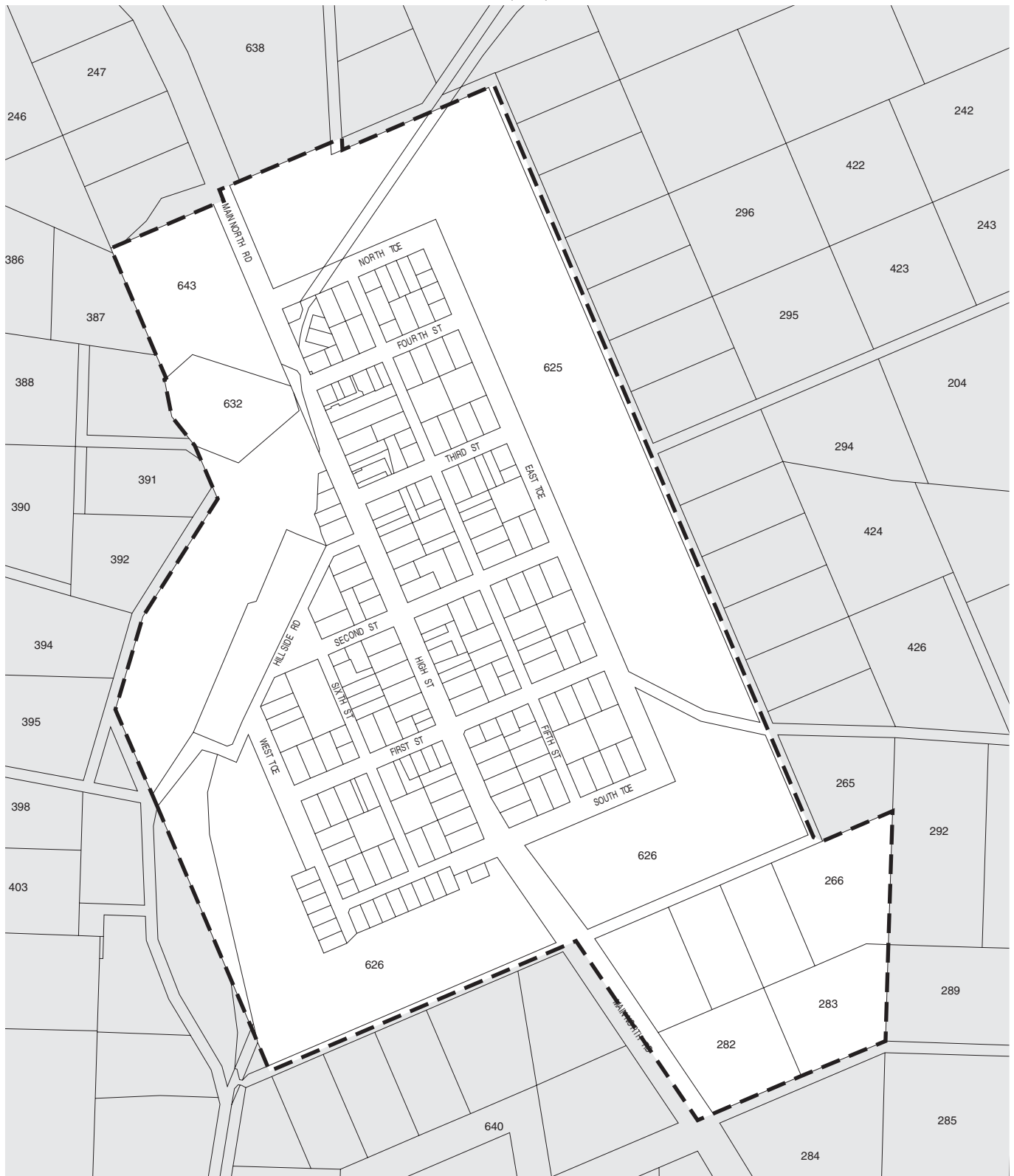
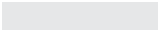




FIGURE MtR(BPA)/7 ADJOINS

FIGURE MtR(BPA)/1 ADJOINS

WIRRABARA

-  General Bushfire Risk
-  Excluded Area from Bushfire Protection Planning Provisions
-  Development Plan Boundary

MOUNT REMARKABLE (DC) BUSHFIRE PROTECTION AREA FIGURE MtR(BPA)/14

Scale 1:10000

0 500metres



FIGURE MtR(BPA)/1 ADJOINS

FIGURE MtR(BPA)/1 ADJOINS

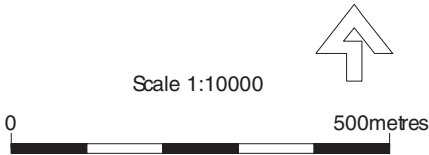





FIGURE MtR(BPA)/1 ADJOINS

FIGURE MtR(BPA)/1 ADJOINS

APPILA

Scale 1:10000



-  General Bushfire Risk
-  Excluded Area from Bushfire Protection Planning Provisions
-  Development Plan Boundary

MOUNT REMARKABLE (DC) BUSHFIRE PROTECTION AREA FIGURE MtR(BPA)/15

FIGURE MtR(BPA)/1 ADJOINS

FIGURE MtR(BPA)/1 ADJOINS

FIGURE MtR(BPA)/1 ADJOINS

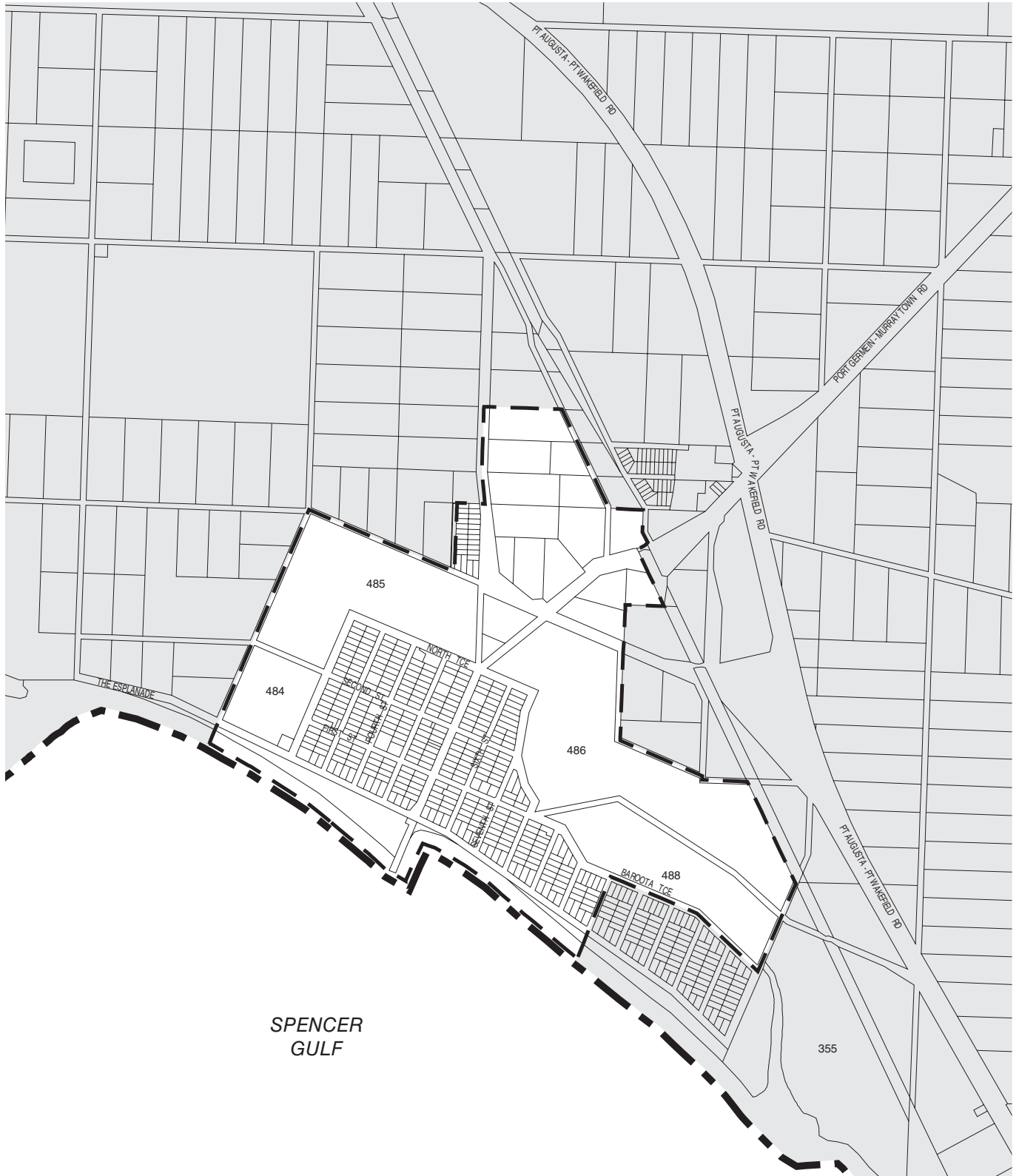


FIGURE MtR(BPA)/1 ADJOINS

PORT GERMEIN

Scale 1:20000



- General Bushfire Risk
- Excluded Area from Bushfire Protection Planning Provisions
- Development Plan Boundary

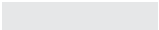


MOUNT REMARKABLE (DC) **BUSHFIRE PROTECTION AREA** **FIGURE MtR(BPA)/16**

Consolidated - 22 March 2012



FIGURE MTR(BPA)/1 ADJOINS

MANGROVE POINT

-  General Bushfire Risk
-  Excluded Area from Bushfire Protection Planning Provisions
-  Development Plan Boundary

Scale 1:10000

0 500metres



MOUNT REMARKABLE (DC) BUSHFIRE PROTECTION AREA FIGURE Mtr(BPA)/17

Consolidated - 22 March 2012

FIGURE MtR(BPA)/3 ADJOINS

FIGURE MtR(BPA)/3 ADJOINS

FIGURE MtR(BPA)/3 ADJOINS



FIGURE MtR(BPA)/3 ADJOINS



MOUNT REMARKABLE (DC) BUSHFIRE PROTECTION AREA FIGURE MtR(BPA)/18

Consolidated - 22 March 2012

FIGURE MtR(BPA)/3 ADJOINS

FIGURE MtR(BPA)/3 ADJOINS

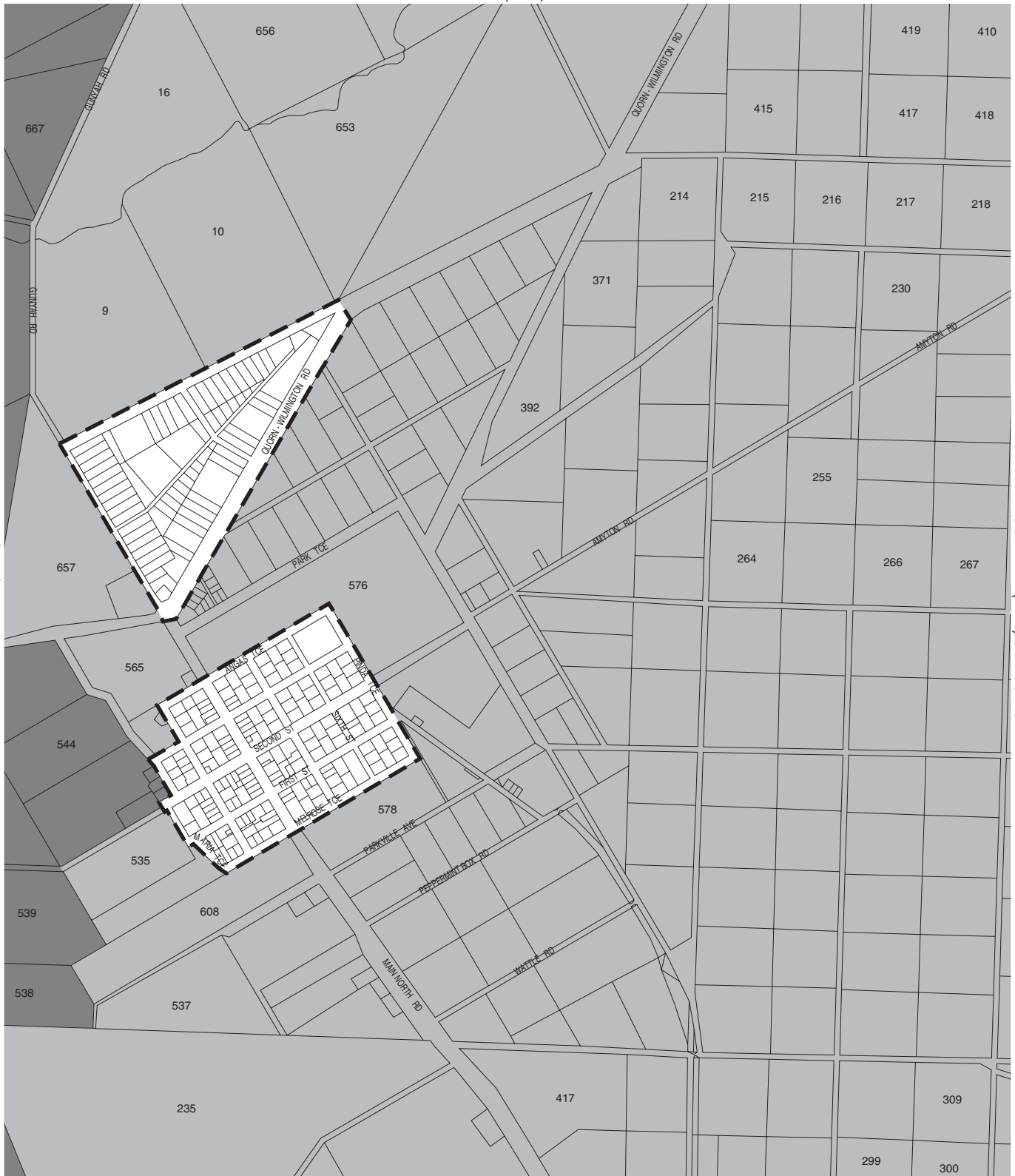


FIGURE MtR(BPA)/3 ADJOINS

FIGURE MtR(BPA)/3 ADJOINS

WILMINGTON



High Bushfire Risk
Medium Bushfire Risk
Excluded Area from Bushfire Protection Planning Provisions

Development Plan Boundary

Scale 1:20000



MOUNT REMARKABLE (DC) BUSHFIRE PROTECTION AREA FIGURE MtR(BPA)/19

Consolidated - 22 March 2012

FIGURE MtR(BPA)/5 ADJOINS



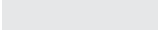
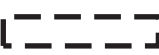

FIGURE MtR(BPA)/5 ADJOINS



FIGURE MtR(BPA)/5 ADJOINS

FIGURE MtR(BPA)/5 ADJOINS

MELROSE

-  High Bushfire Risk
-  Medium Bushfire Risk
-  General Bushfire Risk
-  Excluded Area from Bushfire Protection Planning Provisions
-  Development Plan Boundary

Scale 1:20000



MOUNT REMARKABLE (DC) BUSHFIRE PROTECTION AREA FIGURE MtR(BPA)/20

Consolidated - 22 March 2012

PRINCIPLES OF DEVELOPMENT CONTROL

261 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; or
- (e) inability to provide an adequate supply of water for fire-fighting purposes.

262 Residential, tourist accommodation and other habitable buildings should:

- (a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect;
- (b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing hazardous vegetation; and
- (c) have a dedicated water supply available at all times for fire fighting which:
 - (i) is located adjacent to the building or in another convenient location on the allotment accessible to fire fighting vehicles,
 - (ii) comprises a minimum of 5000 litres in areas shown as General or Medium Bushfire Risk on Bushfire Protection Area figures; or
 - (iii) comprises a minimum of 22 000 litres in areas shown as High Bushfire Risk on Bushfire Protection Area figures.

263 Extensions to existing buildings, outbuildings and other ancillary structures should be located and constructed using materials to minimise the threat of fire spread to residential, tourist accommodation and other habitable buildings in the event of bushfire.

264 Buildings and structures should be designed and configured to reduce the impact of bushfire through using simple designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.

265 Land division for residential or tourist accommodation purposes within areas of high bushfire risk should be limited to those areas specifically set aside for these uses.

266 Where land division does occur it should be designed to:

- (a) minimise the danger to residents, other occupants of buildings and fire fighting personnel;
- (b) minimise the extent of damage to buildings and other property during a bushfire;
- (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire; and
- (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.

267 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to:

- (a) facilitate safe and effective operational use for fire-fighting and other emergency vehicles and residents; and
- (b) provide for two-way vehicular access between areas of fire risk and the nearest public road.

268 Development in a Bushfire Protection Area should be in accordance with those provisions of the *Minister's Code: Undertaking development in Bushfire Protection Areas* that are designated as mandatory for Development Plan Consent purposes.

Telecommunications Facilities

OBJECTIVES

Objective 84: Telecommunications facilities provided to meet the needs of the community.

Objective 85: Telecommunications facilities located and designed to minimise visual impact on the amenity of the local environment.

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL:

269 Telecommunications facilities should:

- (a) be located and designed to meet the communication needs of the community;
- (b) utilise materials and finishes that minimise visual impact;
- (c) have antennae located as close as practical to the support structure;
- (d) primarily be located in industrial, commercial, business, office, centre, and rural zones;
- (e) incorporate landscaping using locally indigenous trees, shrubs and ground cover to screen the development, in particular equipment shelters and huts;
- (f) be designed and sited to minimise the visual impact on the character and amenity of the local environment, in particular visually prominent areas, main focal points or significant vistas; and
- (g) Constructed with minimal impacts on ecological processes, threatened species, ecological communities and regional biodiversity.

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

- 271** Telecommunications facilities in areas of high visitation and community use should utilise, where possible, innovative design techniques, such as sculpture and art, where the facilities would contribute to the character of the area.
- 272** Telecommunications facilities should only be located in residential zones if sited and designed so as to minimise visual impact by:
- (a) utilising screening by existing buildings and vegetation;
 - (b) where possible being incorporated into, and designed to suit the characteristics of an existing structure that may serve another purpose; and
 - (c) taking into account existing size, scale, context and characteristics of existing structures, land forms and vegetation so as to complement the local environment.
- 273** Telecommunications facilities should not detrimentally affect the character or amenity of Historic Conservation Zones or Policy Areas, Local Heritage Places, State Heritage Places, or State Heritage Areas.

Renewable Energy

OBJECTIVES

- Objective 86:** Location, siting, design and operation of renewable energy facilities as essential infrastructure that benefits the environment, the local community and the State.
- Objective 87:** The development of renewable energy facilities, such as wind farms and ancillary development, in areas that provide the opportunity to harvest natural resources for the efficient generation of electricity, accepting that such facilities will often need to be sited in visually prominent locations.
- Objective 88:** Location, siting, design and operation of renewable energy facilities to avoid or minimise adverse impacts on the natural environment.

PRINCIPLES OF DEVELOPMENT CONTROL

- 274** Renewable energy facilities, including wind farms and ancillary developments, should be located in areas that maximise efficient generation and supply of electricity.
- 275** Wind farms and ancillary development such as substations, maintenance sheds, access roads, wind monitoring masts and connecting power-lines (including to the National Electricity Grid), should be sited, designed and operated to:
- (a) manage the visual impact of the development by achieving the following:
 - (i) a setback of at least 1 kilometre of a wind turbine from a dwelling that is not associated with the development;
 - (ii) vegetated buffers to mitigate short to medium range visual impacts;
 - (iii) regular spacing of wind turbines in open/flat landscapes where vegetation is orderly;
 - (iv) irregular spacing in hilly/rugged landscapes where vegetation is varied;
 - (v) ensure that blades on wind turbines rotate in the same direction;
 - (vi) ensure that all wind turbines have uniformity in terms of colour, size and shape;
 - (b) avoid or minimise the potential for adverse impact on areas of native vegetation, conservation, the natural environment, geological, tourism or built or natural heritage significance;

- (c) avoid or minimise the following impacts on nearby property owners and/or occupiers, road users and wildlife:
 - (i) shadowing, flickering, reflection or blade glint impacts;
 - (ii) excessive noise;
 - (iii) interference with television and radio signals;
 - (iv) modification of vegetation, soils and habitats;
 - (v) striking of birds or bats.

276 Renewable energy facilities, including wind farms and ancillary development, should be 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.

TOWNSHIPS

Introduction

The objectives and proposals that follow apply to the townships of Wilmington, Wirrabara, Melrose, Booleroo Centre, Appila and Murray Town shown on the Council Wide Structure Plan [MtR/1 \(Overlay 1\)](#). They are additional to those expressed for the whole of the council area and the relevant zones in each township.

Wilmington (Township)

OBJECTIVES

Form of Development

Objective 1: Development in accordance with the Wilmington Structure Plan, [MtR/1\(Overlay 1\) ENLARGEMENT A](#).

The township of Wilmington is located at the foot of Mount Maria at the edge of the Willochra Plain. The town has convenient road access to the city of Port Augusta via Horrocks Pass and to other towns to the north and east, such as Quorn and Orroroo, and functions as a service centre for the surrounding agricultural and pastoral district as well as providing for tourists.

Wilmington is characterised by wide streets, a number of buildings of heritage significance, and importantly, a substantial amount of mature vegetation within the town and its immediate surrounds. A large number of "working-men's" allotments east of the township could, if sold individually, create pressure for rural living development. This would be desirable only where appropriate services could be provided and where the orderly and staged release of land occurred.

It is intended that future development of the town occur through the infilling of existing vacant allotments, with future residential expansion being undertaken on gently rising farmland west of the town. The working-men's allotments surrounding the town are suitable for rural living development, whilst commercial, business, community and tourist related developments could be established on urban land adjoining the Main North Road. Industrial areas at the southern boundary of the country township and around the existing railway facilities at the eastern corner of the township are intended for future industrial development.

The Wilmington Structure Plan, [MtR/1\(Overlay 1\) ENLARGEMENT A](#), shows in general terms the form and future development of Wilmington based on the following measures:

- (a) business, community, retail and tourist service development concentrated on land abutting the Main North Road within the township;
- (b) the allocation of areas for industrial development and recognition of the refuse depot;
- (c) the allocation of areas suitable for further residential development once in-fill development has occurred;
- (d) protection of the main road approaches to the town from unsightly development by carefully landscaping and siting development;
- (e) identification of some of the working-men's allotments for rural living purposes;
- (f) recognition of the drainage function of the watercourses and preservation of the mature vegetation which enhances the town's setting and environment;
- (g) recognition of the town's principal recreational and tourist accommodation facilities;
- (h) creation of a fringe area around the town in which control over the nature and intensity of development seeks to reinforce the town's character; and

- (i) delineation of the preferred site for the town effluent lagoons.

Objective 2: Residential development occurring initially by the in-filling of vacant allotments and secondly, by compact extension immediately west of the township.

Objective 3: Retention of the townscape character and delineation of orderly car parking and vehicular movement within, and through, the town centre.

Objective 4: Containment of linear development adjacent to the main road approaches to the town.

Melrose (Township)

OBJECTIVES

Form of Development

Objective 1: Development in accordance with the Melrose Structure Plan, [MtR/1\(Overlay 1\) ENLARGEMENT B](#).

Objective 2: Retention of the urban streetscape and associated features in accordance with [MtR/1\(Overlay 1\) ENLARGEMENT B](#).

The township of Melrose lies at the foot of Mount Remarkable and is the oldest town within the Flinders Ranges. Its picturesque setting is enhanced by the buildings, trees and other features within the township which contribute to its historic character and unique townscape. In particular, several streets and approaches to the township are enhanced by these significant features which should be preserved to maintain the existing streetscapes.

The township was founded following the discovery of copper in the area but was eventually developed mainly as a centre servicing the northern agricultural and pastoral areas. It continues to function as a minor rural service centre, and increasingly, as a focus for tourism. The old divided township of Harrow to the south-west remains in agricultural use largely due to the generally steep terrain. Willochra Creek and the lower slopes of Mount Remarkable provide a picturesque setting to the township but restrict westward expansion, although the caravan park and camping area, and recreational facilities benefit from this attractive setting.

It is desirable that further development of the town occur by the infilling of existing subdivided areas in combination with minor extensions mainly to the north-east. A substantial increase in residential development is not envisaged, although some increase in the provision of tourist facilities is likely.

Small-scale and low-intensity tourist uses and cottage crafts should be encouraged to utilize and restore wherever possible, disused buildings which contribute to the town's historic character.

Future land division should create allotments sufficiently large to enable the satisfactory disposal of effluent within the confines of each allotment.

Further urban development should be encouraged to reinforce the historic significance and streetscape character of Melrose.

The Melrose Structure Plan, [MtR/1\(Overlay 1\) ENLARGEMENT B](#), shows in general terms the form and future development of Melrose based on the following measures:

- (a) business and community development concentrated around the junction of Nott Street and Stuart Streets;
- (b) identification of the tourist accommodation and recreational areas adjacent to the Willochra Creek;

- (c) identification of individual items contributing to the townscape significance of Melrose and the recognition of the township and adjacent fringe areas as a significant urban conservation area (See [Table MtR/1](#));
- (d) the delineation of areas suitable for residential infilling and expansion;
- (e) recognition of the scenic importance of Willochra Creek and the lower slopes of Mount Remarkable as a setting to the township;
- (f) identification of streets and roads of special visual or historic significance; and
- (g) delineation of the preferred site for the town effluent lagoons.

Objective 3: Development of Melrose as a local service centre for the rural community and as a focus for tourist facilities and attractions which harmonize with the townscape qualities within Melrose.

Objective 4: Preservation of the townscape and individual buildings, trees and other items of conservation significance within the township, and of the lower slopes of Mount Remarkable and Willochra Creek.

Objective 5: Protection of the Willochra Creek from pollution.

Objective 6: Containment of linear development along the main road approaches to the town.

Objective 7: Residential development occurring initially, by the infilling of vacant allotments and secondly by compact extension of existing developed areas.

Objective 8: Concentration of shopping, office, community, business and tourist facilities adjacent to Nott and Stuart Streets.

Objective 9: New tourist accommodation and associated facilities focussed within the township.

Objective 10: Development of an agricultural machinery and stock route around the township.

Booleroo Centre (Township)

OBJECTIVES

Form of Development

Objective 1: Development in accordance with the Booleroo Centre Structure Plan, [MtR/1\(Overlay 1\) ENLARGEMENT C](#)

The township of Booleroo Centre is situated in the eastern part of the district and functions principally as a service centre for the surrounding rural community. The town is well served with community, recreational, educational and industrial development related to agriculture, and is supported by a stable and gradually increasing residential base.

The location of the town within an agriculturally productive district will ensure its continued growth and function, as a service centre.

It is intended that future development of the town occur by a combination of infilling of vacant allotments within existing subdivided areas, and by expansion of residential development to the south-east and industrial development to the north and north-west.

The Booleroo Centre Structure Plan, [MtR/1\(Overlay 1\) ENLARGEMENT C](#), shows in general terms the form and future development at Booleroo Centre based on the following measures:

- (a) a range of business and community activities concentrated at the intersection of Arthur and Stephens Streets;
- (b) educational and hospital activities focussed on Stephens Street in the northern part of the township;
- (c) identification of existing recreational areas and expansion of these facilities where necessary;
- (d) identification of existing and proposed areas for expansion of commercial and industrial development;
- (e) identification of the railway line, secondary arterial roads and the preferred north-south agricultural and heavy machinery by-pass route; and
- (f) delineation of the preferred site for the town effluent lagoons.

Objective 2: Residential development occurring by compact, contiguous land division and orderly infilling of existing large allotments.

Objective 3: Concentration of shopping, office and related business activities focussed at the intersection of Arthur and Stephens Streets.

Objective 4: Commercial and industrial development accommodated on land west of the railway.

Objective 5: Containment of linear development along the main road approaches to the township.

Objective 6: Provision of an agricultural machinery town by-pass route adjacent to the railway and extending Edwin Street to connect with this by-pass.

Murray Town (Township)

OBJECTIVES

Form of Development

Objective 1: Development in accordance with the Murray Town Structure Plan, [MtR/1 \(Overlay 1\) ENLARGEMENT D](#).

Objective 2: Development occurring on existing allotments within the defined township with retail and business related activities focussed near the Booleroo Centre road junction.

Objective 3: Further development of recreational and oval related facilities.

Murray Town is a small service town east of the South Flinders Ranges and situated on the highway (Main North Road), midway between Melrose and Wirrabara. Because of the township's location near Port Germein Gorge and the turn-off to Booleroo Centre there may be an increased demand for facilities and services as traffic volumes increase on the highway. However, future development within the township is likely to be of a minor infilling nature although any extension of ribbon development adjacent to the main road should be avoided.

The townships oval is the main focus for recreational activities in the area.

Wirrabara (Township)

OBJECTIVES

Form of Development

Objective 1: Development in accordance with the Wirrabara Structure Plan, [MtR/1\(Overlay 1 ENLARGEMENT E](#).

The township of Wirrabara is located in the southern part of the district. It functions as an important service centre for the surrounding rural community and forestry activities. The town has an attractive setting but is affected by physical features such as terrain, drainage gullies, the Rocky River, the railway and the Main North Road.

As a centre for forestry, apiculture, agriculture and other activities, it has established a strong industrial and service function, the demands of which need to be satisfied in a manner which does not detract from the town's character and amenity.

Future development of the town should occur by a combination of in-filling on land suited to such development and further expansion to the south-west on elevated land presently forming part of the parklands. New industrial development should be isolated from the town, and be located to the south-east of the town.

Rocky River provides a physical restraint to westward urban expansion, but the area adjoining the river has been developed for recreational and tourist related development.

The Wirrabara Structure Plan, [MtR/1\(Overlay 1 ENLARGEMENT E](#), shows in general terms the form and future development of Wirrabara based on the following measures:

- (a) business, community, office and minor commercial development concentrated on land abutting West Terrace and North High Street;
- (b) the delineation of residential development and its extension on elevated land south-west of the township;
- (c) identification of the parklands/recreational areas and their partial replacement by township expansion adjacent to the Main North Road to the south-west;
- (d) identification of an industrial area to the south-east of the township and within the township, this latter area incorporating the existing timber mill;
- (e) identification of Rocky River as a significant landscape feature and the principal constraint to the town's westward extension;
- (f) identification of a fringe area around the town; and
- (g) delineation of the preferred site for the town effluent lagoons.

Objective 2: Residential development occurring by orderly infilling of suitable vacant allotments and future extension occurring in a south-westerly direction, based on replacement of the parklands area which has been resumed.

Objective 3: Concentration of shopping, office and related business and community facilities adjacent to West Terrace and North High Street.

Objective 4: Recreational activities further developed to the north and north-west of the town.

Objective 5: Exclusion of development on flood prone land adjoining Rocky River.

Objective 6: Commercial and industrial development located within the designated industrial area to the south-east.

Appila (Township)

OBJECTIVE

Form of Development

Objective 1: Development in accordance with the Appila Structure Plan, [MtR/1\(Overlay 1\) ENLARGEMENT F](#).

Appila is a local service centre situated in the south-eastern extremity of the district. Despite its proximity to the larger towns of Booleroo Centre and Wirrabara, it has retained its township status and should continue to do so, whilst recognising the role of the larger towns in providing a wider range of services.

There are a substantial number of vacant residential sized allotments within the township, typical of the design of traditional "park-land" towns. Although numerous small acreage allotments extend beyond the parklands belt around the township, rural living demand is not significant and they should continue to be used for agricultural purposes.

The Appila Structure Plan, [MtR/1\(Overlay 1\) ENLARGEMENT F](#), shows in general terms the form of future development of Appila based on the following measures:

- (a) township development contained within the township area and incompatible activities relocated;
- (b) centre type development focussed the junction of the Jamestown to Laura and Appila to Booleroo Centre roads; and
- (c) recognition of the parklands as a recreational resource and setting for the township area.

ZONES

COUNTRY TOWNSHIP ZONE

Introduction

The principles of development control that follow apply in the Country Township Zone shown on [Maps MtR/12 to 27](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A zone accommodating a range of low density residential development appropriate to a country township.
- Objective 2:** A zone accommodating community facilities serving the surrounding rural area.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development within the Country Township Zone should provide for a range of urban development which will assist the township to serve the local community.
- 2 Non-residential development should be appropriately located and be of a scale and intensity which does not impair significant townscape features, the character of the township or the amenity of nearby residential development.
- 3 Development should not result in pollution of watercourses, cause a health hazard, or generate any significant noise, smell, dust, vibration, electrical interference, glare or other impact on adjoining development or township amenities.
- 4 The keeping and grazing of animals, other than domestic pets, should not be undertaken within the Country Township Zone.
- 5 Land division for residential purposes should create allotments of not less than 1200 square metres unless the allotment so created is of sufficient size to allow the disposal of all effluents or other wastes likely to be generated by the development entirely within the proposed allotment.
- 6 Development should conserve and enhance buildings and items of heritage significance, including those buildings and items which contribute to the townscape character of the towns, particularly those items listed in [Table MtR/4](#).
- 7 Buildings and structures should be sited, constructed, and landscaped in a manner which contributes to township amenity.
- 8 Development should neither create, nor aggravate, hazardous road or traffic conditions.
- 9 Development within 300 metres of facilities for the transportation, handling and storage of farm commodities in bulk, should:
 - (a) not prejudice the continued operation of those facilities; or
 - (b) be designed, sited and developed having regard to the potential environmental impact arising from the operation of the bulk transportation, handling and storage facilities.

Complying Development

- 10 The following kinds of development are **complying** in the Country Township Zone subject to compliance with the conditions contained within [Table MtR/1](#) and conditions comprising, where applicable:

- (a) no building being erected, so that any portion of such building is constructed nearer to the existing boundary of a road than eight metres;
- (b) the external walls of any detached dwelling or semi-detached dwelling being principally composed of masonry, brick, stone, or timber;
- (c) no building being elevated on posts or lacking a solid brick, stone, concrete block base or timber slats upon the perimeter footings enclosing the space between the floor of the building and the ground surface;
- (d) not more than one dwelling being erected on an allotment;
- (e) where a building is built over two allotments, then the Certificates of Title being amalgamated;
- (f) no dwelling being less than 65 square metres in total floor area; and
- (g) the dwelling (or dwellings) being located in an area shown as 'Excluded Area from Bushfire Protection Planning Provisions' on a **Bushfire Protection Area** [Figure MtR\(BPA\)/1 to 20](#).

Detached Dwelling
 Domestic Outbuilding
 Swimming pools, verandahs and carports, all ancillary to a detached dwelling.
 Semi-detached Dwelling

Non-complying Development

- 11** The following kinds of development are **non-complying** in the Country Township Zone:

General Industry
 Horse Keeping
 Intensive Animal Keeping
 Junk Yard
 Pig Keeping
 Prescribed Mining Operation
 Special Industry
 Stock Slaughter Works

Public Notification

- 12** The kinds of development prescribed in [Table MtR/3](#) are assigned Category 1 or Category 2 for the purpose of public notification.

TOWNSHIP ZONE (PORT GERMEIN)

The following maps apply: [Maps MtR/20 and 21](#).

OBJECTIVES

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

DESIRED CHARACTER

This zone comprises the small coastal township of Port Germein and its surrounding parklands. It is one of seven principal towns within the District Council of Mount Remarkable and is located a short distance from National Highway 1. The town provides a service focus for the rural community west of the South Flinders Ranges and is of prime recreational importance to the district as a water-based focus for beach, recreational and fishing activities.

Land within the zone is flat and low-lying with a levee surrounding the township. A large number of undeveloped allotments south of the levee on Eleventh Street are subject to inundation during high tides. Maintenance and protection of the levee bank system and the coastal vegetation should continue as a means of minimising tidal inundation. Future township development should be undertaken within the levee protected areas of the town.

The zone has been substantially developed with low density housing comprising of detached dwellings on large allotments. A hotel and retail activities are located on or in close proximity to High Street which has the character of a "main street" due to its wide carriageway and being the key entrance to the town. High Street also provides a key vista to the Port Germein Jetty, an important historical landmark and tourist attraction within the town which is listed on the South Australian Heritage Register. High Street and the Esplanade should be the focus of future business, community and other centre development. The zone should also continue to support a range of community, tourism, educational and recreational facilities.

Small scale industrial activities that serve the local community and visitors may be appropriate within the town where the development is located designed and/or sited to protect residents from any potential adverse impacts.

The zone is characterised by a mix of housing styles comprising a mix of bungalows built in the mid 1920's and contemporary and conventional house styles constructed post World War 2, including recent transportable dwellings. The mix of housing styles contributes to the area's informal character with generous proportions of open space surrounding dwellings and wide and spacious streetscapes.

The character of the zone should continue to reflect its small coastal township context where low density development and a mix of built-form dominate.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- Community facilities
- Domestic outbuilding in association with a dwelling
- Domestic structure

Dwelling
 Dwelling addition
 Educational establishment
 Small-scale tourist development
 Supported accommodation
 Recreation area
 Shops where the gross leasable area is less than 250 square metres

- 1 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 2 Residential development should be mainly in the form of low-density detached dwellings, with a limited range of increased density development.
- 3 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.
- 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 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	4 metres
Minimum setback from side boundaries (other than for common wall)	
Single Storey	1 metres
Two Storey	4 metres
Minimum setback from back boundary	4 metres
Maximum site coverage	50 percent
Maximum building height (from natural ground level to top of ridge)	8 metres (2 storeys)
Minimum area of private open space	80 square metres
Minimum number of on site car parking spaces (One of which should be covered)	2

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

Parameter	Value
Maximum floor area	90 square metres
Maximum building height	5 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	1 metres
Minimum setback from a public road or public open space area	No closer than the dwelling with which it is associated

- 9 Sheds, garages and similar outbuildings should be externally finished with pre-coated coloured cladding.

Land Division

- 10** Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the zone and should have:
- (a) an area of not less than 1000 square metres; and
 - (b) an average width of at least 20 metres.

PROCEDURAL MATTERS

Complying Development

- 11** Complying developments are prescribed in schedule 4 of the Development Regulations 2008. In addition, the following forms of development are designated as **complying** subject to the conditions contained in [Table MtR/1](#).

Additions to an existing dwelling in the form of a carport, pergola, swimming pool or verandah
 Detached Dwelling
 Domestic Outbuilding

Non-complying Development

- 12** The following kinds of development are **non-complying** in the Township Zone (Port Germein):

Crematorium
 Dairy
 Fuel Depot
 General Industry
 Horse Keeping
 Intensive Animal Keeping
 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 it is in the form of a recycling collection depot
 Wrecking Yard

Public Notification

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

INDUSTRY ZONE

Introduction

The objective and principles of development control that follow apply in the Industry Zone shown on [Maps MtR/14,15, 19, 20, 21 and 25](#). They are additional to those expressed for the whole of the council area.

OBJECTIVE

Objective 1: A zone primarily accommodating industrial and commercial development.

Industry zones occur adjacent to the townships of Wilmington, Wirrabara and Booleroo Centre, and is intended to accommodate varying requirements of the community at both the local and regional level. The zone adjoins the township of Booleroo Centre where it primarily serves the farming community; Wirrabara providing for a diversity of industrial uses with emphasis on forest related products and associated industries; and Wilmington, where it services the transport and farming community.

The zone has been defined having regard to available and suitable land, convenient main road access, the provision of services, drainage and, where possible, isolation from potentially conflicting township activities.

Within those parts of the zone exposed to view from primary or secondary arterial roads, it is desirable that a landscaped buffer area be established on the periphery of the zone to provide a visual barrier between the roads and existing and/or future development within the zone.

It is desirable that a range of allotment sizes be provided so as to accommodate the varying needs of industrial and commercial development. The provision of appropriate services and roads is important and is necessary for new industrial development.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development in this zone should primarily be for industrial and commercial purposes.
- 2 General industries should not be located near the perimeter of the zone where they are liable to impair the amenity of an adjoining zone or locality.
- 3 Buildings should occupy no more than 50 percent of the area of any allotment.
- 4 The division of land should create a range of allotment sizes with a minimum area of 1000 square metres.
- 5 Development should have a sufficient and reliable water supply and waste waters should be disposed of in a satisfactory manner.
- 6 Development should make adequate provision for vehicular access and for the manoeuvring and loading of unit and articulated commercial vehicles so as to ensure the safety of the public and the free flow of traffic in the locality.
- 7 Car parking areas, service areas, and areas for storage of goods and materials should be sited and suitably screened with appropriate fencing and landscaping designed to reduce the visual impact of such development from adjoining or nearby roads.
- 8 Direct access to the primary and secondary arterial roads shown on [Map MtR/1 \(Overlay 1\)](#) should not be provided.
- 9 Development adjacent to the primary and secondary arterial roads shown on [Map MtR/1\(Overlay 1\)](#) should be undertaken only if provision is made for a landscaped buffer of sufficient width to allow for effective screening of the development.

- 10 Development adjacent to the Rural Living Zones should be screened from those zones by appropriate landscaping using locally indigenous species.
- 11 Development should minimise the emission of noise, smells, gases, fumes, smoke and other disturbances.
- 12 Dwellings, other than caretakers residences that are ancillary to the operation of the industrial and commercial purpose of the site, should not be erected.
- 13 Development within 300 metres of facilities for the transportation, handling and storage of farm commodities in bulk, should:
 - (a) not prejudice the continued operation of those facilities; or
 - (b) be designed, sited and developed having regard to the potential environmental impact arising from the operation of the bulk transportation, handling and storage facilities.

Complying Development

- 14 The following kinds of development are **complying** in the Industry Zone subject to compliance with the conditions contained within [Table MtR/1](#) and conditions comprising, where applicable:
 - (a) no building being erected on any land so that any portion of such building is constructed nearer to the existing boundary of a road than eight metres;
 - (b) no development having direct access to the primary and secondary arterial roads shown on [Map MtR/1 \(Overlay1\)](#) and
 - (c) the design and location of access points must comply with Australian Standard 2890 (all parts).

Builder's Yard
 Light Industry
 Motor Repair Station
 Service Industry
 Store
 Timber Yard
 Warehouse

Non-complying Development

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

Camping Area
 Caravan Park
 Community Centre
 Consulting Room
 Detached Dwelling
 Hotel
 Intensive Animal Keeping
 Multiple Dwelling
 Prescribed Mining Operations
 Residential Flat Building
 Row Dwelling
 Semi-detached Dwelling
 Shop or group of shops with a gross leasable area of greater than 450 square metres
 Special Industry

Public Notification

- 16 The kinds of development prescribed in [Table MtR/3](#) are assigned **Category 1** or **Category 2** for the purpose of public notification.

COMMERCIAL (BULK HANDLING) ZONE

Introduction

The objectives and principles of development control that follow apply in the Commercial (Bulk Handling) Zone shown on [Maps MtR/15, 19, 22 and 24](#). They are additional to those expressed for the whole of the council area.

The Commercial (Bulk Handling) Zone affects land utilised for the purpose of bulk grain handling.

OBJECTIVE

Objective 1: A Zone in which farm commodities are received, stored and dispatched in bulk.

Facilities for the transportation, handling and storage of farm commodities in bulk, are an essential component of the rural economy. The country townships of Booleroo Centre, Melrose, Wilmington and Wirrabara contain essential infrastructure for the bulk handling and storage of farm commodities.

The facilities are integral to the rural economy and should be protected from encroachment by incompatible development or activities likely to be affected by continued operation of them.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development within 300 metres of facilities for the transportation, handling and storage of farm commodities in bulk, should:
 - (a) not prejudice the continued operation of those facilities; or
 - (b) be designed, sited and developed having regard to the potential environmental impact arising from the operation of the bulk transportation, handling and storage facilities.
- 2 Development in the zone should be complementary to the need for bulk handling storage and transportation facilities to be subjected to the extended operation during the grain harvest.
- 3 Landscaping using locally indigenous species should be provided and maintained to create a screen from public view, adjacent residential development and to soften the appearance of large developments and paved areas.
- 4 Development other than for storage purposes should be of an appropriate scale and intensity, incorporating suitable design and landscape using locally indigenous species, to avoid incompatibility with the surrounding land uses. Light industrial uses not directly related to agricultural activities are not appropriate.
- 5 Development of facilities for the handling, transportation and storage of farm commodities, in bulk, should have:
 - (a) adequate area set aside on the site of the development for the marshalling of vehicles attending the site;
 - (b) roadways and parking areas surfaced in a manner sufficient to have dust emission from the site reduced to a level appropriate to the locality;
 - (c) landscaping established using locally indigenous species around the perimeter and within the site for the purpose of providing shade and shelter and to assist with screening and dust filtration;
 - (d) vehicular circulation between elements on the site, restricted to the site of the development;
 - (e) materials and finishes appropriate to the locality of the development; and

(f) appropriate dust management procedures in place to reduce dust generation from unsurfaced roadways.

(g) minimal adverse impacts on biodiversity, including native vegetation.

6 The following kind of development should predominate in the Commercial (Bulk Handling) Zone:

Grain Storage and Handling

Complying Development

7 The following kind of development are **complying** in the Commercial (Bulk Handling) Zone:

Maintenance Shed less than 36 square metres in area

Staff Room

Amenities

Non-complying Development

8 The following kinds of development are **non-complying** in the Commercial (Bulk Handling) Zone.

Community Centre

Dwelling

Fuel Depot

General Industry

Hotel

Intensive Animal Keeping

Junk Yard

Motel

Motor Repair Station

Petrol Filling Station

Primary School

Restaurant

Retail Showroom

Service Industry

Service Trade Premises

Shop

Special Industry

Stock Slaughter Yards

Take-Away Food Outlet

Waste Disposal Depot

Waste Transfer Station

Public Notification

9 The following kinds of development are assigned **Category 2** for the purpose of public notification:

Storage facility for handling grain and other commodities in bulk.

FRINGE ZONE

Introduction

The objectives and principles of development control that follow apply in the Fringe Zone shown on [Maps MtR/5, 12 to 18 and 22 to 25](#). These provisions are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A zone surrounding the Country Township Zone at Wilmington, Wirrabara and Melrose and primarily accommodating a range of activities compatible with adjoining township development.
- Objective 2:** A zone to be utilised for future township development should the need arise.
- Objective 3:** A zone providing a rural or natural setting to townships where:
 - (a) ribbon development adjacent to main roads is avoided;
 - (b) the orderly and non-intensive development of small rural sections adjacent to the townships occurs so as not to prejudice future urban expansion;
 - (c) where the rural character is enhanced; and
 - (d) the scenic setting of Melrose township is kept free from urban development.

This zone comprises a mixture of small land parcels and "broad-acre" farming accommodating a diversity of development. Whilst the zone provides in effect, a future land bank, it also provides a buffer between the township and rural activities. Care should be exercised to ensure that the nature and intensity of development in the zone maintains a pleasant rural character and does not prejudice options for future urban development.

At Wilmington, the zone provides potential for further rural living development and control of development of the existing "working-men's" allotments. In a similar way, control of development in the small sections in and around the townships of Melrose and Wirrabara is achieved. The crisp country township-rural boundary provides for the economic and convenient provision of services and orderly town development yet allows rural activities which are not adversely affected by township development, to be promoted. However, the Fringe Zone may accommodate urban related uses, such as a common effluent lagoon, in suitable locations.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be primarily for low-intensity rural-related activities which do not prejudice the future orderly urban development of land within the zone.
- 2 Development should have a sufficient and reliable water supply and waste waters should be disposed of in a satisfactory manner.
- 3 Development within this zone should preserve significant mature trees and not involve the filling or altering of defined watercourses.
- 4 Buildings and other structures should be sited, constructed and landscaped using locally indigenous species so as to enhance the rural character and town setting which the zone provides.

Complying Development

- 5 The following kind of development is **complying** in the Fringe Zone:

Farming

Non-complying Development

- 6 The following kinds of development are **non-complying** in the Fringe Zone:

Advertising hoardings and advertisements which are located within 500 metres of the centre-line of any primary, arterial or secondary arterial road, or major local road, with the exceptions of:

- (a) advertisements within a 50km/h, 60 km/h or 80 km/h speed zone; or
- (b) an advertisement which is no larger than two square metres in size and relates to a lawful use being conducted from the same site as the advertisement; and

not more than two advertisements are erected per allotment.

Camping Area

Caravan Park

General Industry

Hotel

Intensive Animal Keeping (excluding dairy, kennels for not more than four adult dogs, and stables for not more than three horses)

Junk Yard

Land Division

Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the Environment Protection Act 1993

Motel

Motor Repair Station

Petrol Filling Station

Pig Keeping

Road Transport Terminal

Shop

Special Industry

Used Car Lot

Warehouse

Public Notification

- 7 The kinds of development prescribed in [Table MtR/3](#) are assigned **Category 1** or **Category 2** for the purpose of public notification.

RURAL ZONE

Introduction

The objectives and principles of development control that follow apply to the Rural Zone shown on [Maps MtR/3 to 13, 15 to 27 and 34](#). They are additional to those expressed for the whole of the council area. The zone incorporates a Water Protection Area shown on [Figure Ru\(WP\)/1](#) which delineates that part of the Baroota Reservoir catchment and Spring Creek within the Rural Zone.

Part of the Zone is affected by Policy Area 1, as shown on [Maps MtR/33 and 34](#).

OBJECTIVES

Form of Development

Objective 1: Development in accordance with the District Structure Plan, [Map MtR/1 \(Overlay 1\)](#).

The Rural Zone includes most of the council area and contains a diversity of physical features and agricultural, pastoral and rural related activities. The range of soil types, rainfall and terrain provide the basis for broadacre pastoral activities in the northern part of the zone, cereal growing and grazing primarily on the plains, and dairying, horticulture, agriculture and other forms of farming adjacent to the South Flinders Ranges.

A dominant feature and setting to the Rural Zone are the South Flinders Ranges which are wholly contained within the Ranges Zone. This significant feature is complemented by the coast which forms the western boundary of the council area. Numerous creeks lined with mature vegetation enhance the district's rural character. These features should be preserved. The Rural Zone is traversed by several important roads and railways, including the important National Route 1.

A mixture of allotment sizes prevail throughout the zone, including the large number of smaller rural sections in proximity to townships. Many of these allotments have not developed to any significant extent. A further feature within the zone is the underground water resources, particularly the Willochra basin and the Pirie-Torrens basin and the Baroota Restricted Area.

It is desirable that the zone continues to maintain a diversity of activities suited to the terrain, rainfall and capability of the land. Retention of the agricultural productivity within the zone by preserving or increasing rural property holdings should be an important consideration in ensuring that the established rural character is maintained. It is desirable that development adjacent to primary and secondary arterial roads be established and developed in a manner which preserves this rural character.

Objective 2: Development of a wide range of pastoral, agricultural, horticultural and forestry activities complementary to the land capability of the zone, provided productive agricultural land is not further fragmented through land division.

Objective 3: The settlements of Hammond, Bruce, Mambray Creek, Wongyarra and Willowie, providing minor service functions appropriate to development within the immediate settlement or its locality.

Many small settlements and unoccupied government towns exist throughout the Rural Zone, some of which were established as roads or railways extended throughout the rural area. A large number of allotments and small sections occur within these towns and surrounding areas but serve no useful function and could desirably be amalgamated and returned to pastoral or agricultural use.

Objective 4: Wind farms and ancillary development located in the zone, accepting that they may need to be sited in visually prominent locations to take advantage of natural resources such as wind.

Wind farms and ancillary development are an envisaged form of development within the zone. Such facilities may be of a large scale, comprise a number of components and require an extended and/or dispersed development pattern. 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, may be located in visually prominent locations.

Objective 5: The preservation and where appropriate, the restoration of homesteads, buildings and associated features, which contribute to the district's history.

The Rural Zone contains old dwellings and other buildings of heritage significance and the restoration and retention of such dwellings and buildings is a desirable feature, even where such owners may be absent for the majority of the time. These old dwellings and buildings contribute to the district's heritage and character and it is desirable that these features be retained and wherever possible, restored and new owners encouraged to reside within these dwellings. In this way such features can be preserved and the population encouraged to return to the district. This may well be more practical on the western side of the range where such dwellings are within commuting distance of the major employment centres occurring at Port Pirie and Port Augusta.

Objective 6: Retention of the open rural character of the zone as enhanced by tree lined creeks, roadside vegetation and the ranges to the north-east.

Bulk Handling Facilities

Objective 7: Development of facilities where farm commodities are received, handled, transported and stored in bulk, and are sited and designed so as to not have an adverse impact on primary industries and the character and amenity of the locality.

Facilities for the transportation, handling and storage of farm commodities in bulk, are an essential and integral component of the rural economy. Facilities should be protected from encroachment by incompatible development or activities likely to be affected by continued operation of them.

Water Resources

Objective 8: The construction and management of dams, water diversion mechanisms in watercourses and drainage paths in a manner which:

- (a) protects the needs of downstream users;
- (b) protects water quality and quantity; and
- (c) protects ecosystems dependent on these resources.

Objective 9: Protection of land within the Water Protection Area shown on [Figure Ru\(WP\)/1](#) from development which could contribute to the pollution of surface water resources.

Objective 10: Protection and enhancement of biodiversity including native vegetation, reserves, waterways and scattered trees.

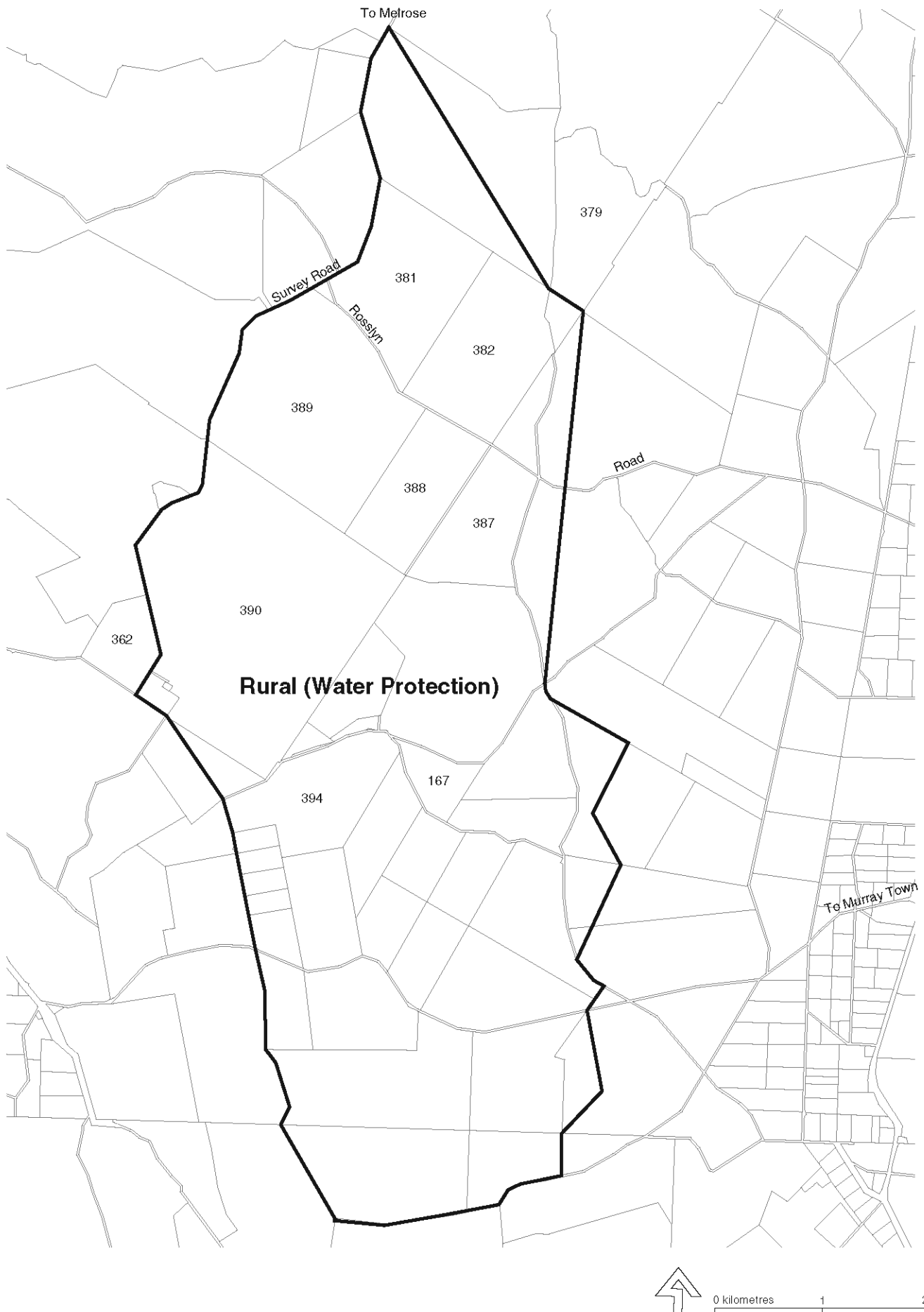
The Water Protection Policy Area shown on [Figure Ru\(WP\)/1](#) delineates part of the Baroota Reservoir catchment. It is desirable that activities liable to cause deterioration in water quality are not established in the area.

Objective 11: Protection of underground water resources from exploitation.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development undertaken within the zone should maintain the diversity of agricultural, horticultural, pastoral, forestry and rural related activities complementary to land capability and to the conservation of biodiversity.



— Rural (Water Protection Area)

MOUNT REMARKABLE (DC) WATER PROTECTION AREA Fig Ru(WP)/1

- 2 Wind farms and ancillary development should be located in areas which provide the opportunity to harvest the wind resource for the efficient generation of electricity and as result it is appropriate for such development to be located:
 - (a) in visually prominent locations in the landscape;
 - (b) close to roads and not to be subject to the setback requirements of other forms of development.
- 3 The visual impact of wind farms and ancillary development should be managed in accordance with the Renewable Energy policies contained in the Council-Wide section.
- 4 Development within the settlements of Hammond, Bruce, Mambray Creek, Wongyarra and Willowie should provide for the restoration and enhancement of buildings of heritage significance or character.
- 5 Development involving buildings of heritage or historic significance within settlements, redundant townships, or rural areas should lead to the restoration of the heritage character and features in those settlements or areas.
- 6 The design, siting, construction and landscaping of building development readily visible from the primary and secondary arterial roads and scenic road shown on [Map MtR/1\(Overlay 1\)](#) should ensure that the rural character is not impaired by such development, accepting that wind farms and ancillary development may need to be located within the rural areas and that the visual impact of the development will need to be managed.
- 7 Buildings and structures in the vicinity of Moockra Tower should not impair the natural character of the locality.
- 8 Development sensitive to industrial land uses should not occur in that part of the Zone shown as Policy Area 1 in [Maps MtR/33 and 34](#).

Land Division

- 9 Rural land should not be divided unless:
 - (a) the resulting allotments are for farming, horticulture, commercial forestry or intensive animal keeping and will be for the purpose of maintaining or improving the efficiency and viability of an existing agricultural holding;
 - (b) the division will rationalise existing boundaries to improve the efficiency and viability of farming, horticulture, commercial forestry or intensive animal keeping activities without creating any additional allotments; or
 - (c) the division will create an allotment not greater than one hectare to contain a habitable dwelling existing prior to 2 April 1987 and the balance of the allotment has been, and is likely to continue to be used for primary production.
- 10 Rural land should not be divided where the new allotment boundaries would pass through native vegetation or where the proposed or likely use(s) of the resultant allotments would be likely to disturb natural biodiversity.
- 11 The division of land into separate urban size allotments should not be undertaken within sparsely developed settlements and redundant townships where appropriate community and township services are not available.

Bulk Handling Facilities

- 12 Buildings and structures should:
 - (a) be designed of a scale and appearance and sited to enhance the positive environmental qualities, built form and character of the locality;

- (b) where practicable be located in unobtrusive locations and screened from public roads and adjoining properties by:
 - (i) natural land forms;
 - (ii) existing vegetation; or
 - (iii) the planting of appropriate species of vegetation;
 - (c) involve minimal excavation or filling of land;
 - (d) not necessitate the removal of existing vegetation; and
 - (e) be grouped together.
- 13** Development on land situated between National Highway 1 and the Ranges Zone and Main North Road and the Ranges Zone should be designed and sited to ensure the natural view of the ranges is not impaired.
- 14** Landscaping should be provided and maintained to create a screen from public view, adjacent residential development and to soften the appearance of large structures and hard surface areas.
- 15** Development of facilities for the handling, transportation and storage of farm commodities, in bulk, should have:
- (a) adequate area set aside on the site of the development for the marshalling of vehicles attending the site;
 - (b) roadways and parking areas surfaced in a manner sufficient to have dust emission from the site reduced to a level appropriate to the locality;
 - (c) landscaping established within the site for the purpose of providing shade and shelter and to assist with screening and dust filtration;
 - (d) vehicular circulation between elements on the site, restricted to the site of the development;
 - (e) materials and finishes appropriate to the locality of the development; and
 - (f) appropriate dust management procedures in place to reduce dust generation from unsurfaced roadways
- 16** Development within 300 metres of facilities for the transportation, handling and storage of farm commodities in bulk, should:
- (a) not prejudice the continued operation of those facilities.
 - (b) be designed, sited and developed having regard to the potential environmental impact arising from the operation of the bulk transportation, handling and storage facilities.

Water Resources

- 17** The location and construction of dams should:
- (a) occur off-stream;
 - (b) not take place in ecologically sensitive areas prone to erosion;
 - (c) provide for low flow by-pass mechanisms;
 - (d) not result in the exploitation of water resources;

- (e) minimise the loss of soil from the site through soil erosion and siltation;
- (f) minimise the removal or destruction of in-stream or riparian vegetation; and
- (g) incorporate features to improve water quality and enhance biodiversity.

Complying Development

18 The following kinds of development are **complying** in the Rural Zone subject to compliance with the conditions contained within [Table MtR/1](#) and the following condition, where applicable:

- (a) no building being erected on any land so that any portion of such building is constructed nearer than 50 metres to the existing boundary of a primary or secondary arterial road or scenic road shown on [Map MtR/1\(Overlay 1\)](#):

Commercial Forestry
Farm Building
Farming

Non-complying Development

19 Except within that part of the Rural Zone identified as Policy Area 1 shown on [Maps MtR/33 and 34](#), the following kinds of development are **non-complying** in the Rural Zone:

Advertising hoardings and advertisements which are located within 500 metres of the centre-line of any primary, arterial or secondary arterial road, or major local road, with the exceptions of:

- (a) advertisements within a 50km/h, 60 km/h or 80 km/h speed zone; or
- (b) an advertisement which is no larger than two square metres in size and relates to a lawful use being conducted from the same site as the advertisement; and
- (c) not more than two advertisements are erected per allotment.

Camping Area
Caravan Park
Hotel
Horticulture

Intensive Animal Keeping within the Water Protection Policy Area shown on [Figure Ru\(WP\)/1](#) but not including poultry, battery, dairy, kennel and stable
Junk Yard

Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the Environment Protection Act 1993, except where:

- (a) the proposed landfill operation is located on a site outside the Baroota Water Protection Area; and
- (b) other than on the site of a disused quarry, the proposed landfill is located on a site with ground slopes of no greater than 10 percent; and
- (c) the land to be used for the deposition of the landfill and the operation of the waste handling facilities is at least a distance of 500 metres from the boundaries of the landfill site; and
- (d) the proposed landfill operation is located a minimum of three kilometres from the boundary of any airport used by commercial aircraft; and
- (e) the proposed landfill operation is located a minimum distance of 100 metres from any creek, river, inlet, wetland or marine estuarine area and not within the area of a 1-in-100-year flood event; and

- (f) the interface between any engineered landfill liner and the natural soil is:
- (i) greater than 15 metres from unconfined aquifers bearing ground water with a water quality of less than 3000 milligrams per litre of total dissolved salts; or
 - (ii) greater than five metres from ground water with a water quality between 3000 milligrams per litre of total dissolved salts and 12 000 milligrams per litre of total dissolved salts; or
 - (iii) greater than two metres from ground water with a water quality exceeding 12 000 milligrams per litre of total dissolved salts

Motel
 Motor Repair Station
 Multiple Dwelling
 Petrol Filling Station
 Residential Flat Building
 Row Dwelling
 Semi-detached Dwelling
 Shop, or group of shops with a gross leasable area of less than 450 square metres but not including, within the settlements of Hammond, Bruce, Willowie, Mambray Creek and Wongyarra
 Special Industry within the Water Protection Policy Area
 Stock Slaughter Works within the Water Protection Policy Area
 Used Car Lot
 Warehouse

- 20** All kinds of development are **non-complying** in that part of the Rural Zone identified as Policy Area 1 shown on [Maps MtR/33 and 34](#), except for:

Farming
 Farm Building
 Horse keeping
 Horticulture

Public Notification

- 21** The following kinds of development and those prescribed in [Table MtR/3](#) are classified as **Category 1** development:

Bed and Breakfast where the total number of tourist accommodation beds does not exceed 6
 Commercial forestry where the total aggregate area is less than 25 percent of the total cleared area of the land subject to development.
 Farming
 Farm Building
 Horticulture (excluding olive orchards) where the minimum set-back from any dwelling is 100 metres

- 22** The following kinds of development are classified as **Category 2** development:

Bed and Breakfast where the total number of tourist accommodation beds exceeds 6
 Commercial forestry where the total aggregate area is greater than 25 percent of the total cleared area of the land subject to development
 Horticulture

Tourist Accommodation other than Bed and Breakfast where:

- (a) the total number of tourist accommodation units, existing and proposed, does not exceed 50;
- (b) the total number of tourist accommodation beds, existing and proposed, does not exceed 100;

- (c) buildings and structures do not exceed a height of six metres above natural ground level or a height greater than one storey;
- (d) the total floor area of all tourist related buildings, existing or proposed, does not exceed 15 percent of the total site area; and
- (e) tourist development is set-back from public roads and adjoining allotments a minimum distance of 100 metres.

Wind farms or wind monitoring masts, and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid), where the base of any wind turbine is located 2 kilometres or more from the boundary of the Development Plan area (other than where adjoining the Land Not Within A Council Area Coastal Waters Development Plan) or any of the following zones and policy area:

- (a) Country Township Zone
- (b) Township (Port Germein) Zone
- (c) Fringe Zone
- (d) Holiday House Zone
- (e) Rural Living Zone
- (f) Rural Living (Port Germein) Zone
- (g) Rural Living Policy Area.

RANGES ZONE

Introduction

The objectives and principles of development control that follow apply to the Ranges Zone shown on [Maps MtR/4 to 10, 12, 14, and 16 to 18](#), and, where relevant, to the Conservation, Agricultural, Rural Living, and Water Protection Policy Areas within that zone shown on [Maps MtR/ 28 to 33](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

Form of Development

- Objective 1:** Preservation of the natural character, and the scenic, scientific and heritage features of the Southern Flinders Ranges, whilst maintaining water quality and accommodating a diversity of established pastoral, agricultural and forestry activities.

Because of their soils and rainfall, the South Flinders Ranges feature an intensive pattern of traditional land uses. The ranges support a mixture of primary production including, grazing, mixed farming, cropping, forestry, horticulture and agriculture, with potential for other crops, depending on rural economics. There are extensive water catchments in the Ranges Zone which require careful management.

The land settlement pattern based on this mixed land use has resulted in generally freehold land, small holdings and some demand for land division, as well as a demand for a range of buildings and structures associated with established rural activities.

Telowie Gorge Conservation Park and Mount Remarkable National Park, together with the forest reserves west of Wirrabara, comprise a large component of the natural, well-vegetated part of the Southern Flinders Ranges.

Although tourists frequent the parks and established caravan parks in the zone, the extent of freehold land minimises the problems of tourist trespass.

The conservation of the scenic, scientific and heritage features of the South Flinders Ranges environment is intended as the paramount objective when assessing future development proposals in the Ranges Zone. There has been a long-standing, harmonious balance between the needs of conservation and rural activities in this part of the ranges and it is intended that this should continue and not be put at risk by new forms of development.

It is important that policies determined for the Ranges Zone recognise that ongoing primary production is a worthy and integral component of the South Flinders Ranges environment.

- Objective 2:** Development in accordance with the district Structure Plan, [Map MtR/1](#).

- Objective 3:** Wind farms and ancillary development located in the zone, accepting that they may need to be sited in visually prominent locations to take advantage of natural resources such as wind.

Wind farms and ancillary development are an envisaged form of development within the zone. Such facilities may be of a large scale, comprise a number of components and require an extended and/or dispersed development pattern. 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, may be located in visually prominent locations.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development should be in accordance with the objectives for the Ranges Zone and for each relevant area within the zone as defined on [Maps MtR/4 to 10, 12, 14, and 16 to 18](#).

- 2 The development of exotic forest plantations should not be undertaken in the zone if they would alter the character or significance of natural landscapes such as Mount Remarkable.
- 3 The design, siting and maintenance of buildings and structures should ensure that the natural character and scenic beauty of the Ranges Zone is maintained, accepting that wind farms and ancillary development may need to be located within landscape areas or areas of scenic amenity and that the visual impact of the development will need to be managed.
- 4 Wind farms and ancillary development should be located in areas which provide the opportunity to harvest the wind resource for the efficient generation of electricity and as result it is appropriate for such development to be located:
 - (a) in visually prominent locations in the landscape;
 - (b) close to roads and not to be subject to the setback requirements of other forms of development.
- 5 The visual impact of wind farms and ancillary development should be managed in accordance with the Renewable Energy policies contained in the Council-Wide section.
- 6 Agricultural and pastoral buildings and structures should be grouped together wherever possible and sensitively sited and screened to minimise their visual impact.
- 7 Access tracks should be kept to the minimum necessary for efficient bushfire management and should be sited so they do not unduly disturb landforms, biodiversity including vegetation or wildlife, or cause erosion.
- 8 Pipelines and transmission lines should not be routed through the Ranges Zone unless no practical alternative exists.
- 9 One sign or advertisement is permissible on a property in this zone provided it:
 - (a) identifies a property or an activity on the property on which the sign is located;
 - (b) provides directions for public, community or tourist facilities; and
 - (c) is not more than one square metre in area.

Tourism Development

- 10 Within the Ranges Zone, the following forms of sensitive, low volume tourist development are encouraged, such as:
 - (a) hikers huts with limited services accommodating up to, and no more than 6 persons,
 - (b) small scale eco-style accommodation.
- 11 Tourist developments should be single storey and should utilise natural materials such as stone or timber, and be of a design and colour that blends with the surrounding landscape or dominant local features.

Land Division

- 12 Land should not be divided except where an owner of land wishes to readjust the Certificate of Title boundaries to improve the agricultural efficiency and productivity of the property and there is no increase in the number of allotments.

Mining

- 13 Mining operations should not be undertaken in the Ranges Zone unless the deposits concerned are of State or National significance and their utilisation is of overall benefit to the community, outweighs any loss of amenity or other resource, and no practical alternative source is available.

- 14 Mining operations in the Ranges Zone should be subject to stringent safeguards to protect the landscape and other natural features of the environment.

Complying Development

- 15 No development is **complying** within the Ranges zone.

Non-complying Development

- 16 The following kinds of development are **non-complying** in the Ranges Zone:

Advertising hoardings and advertisements which are located within 500 metres of the centre-line of any primary, arterial or secondary arterial road, or major local road, with the exceptions of:

- (a) advertisements within a 50km/h, 60 km/h or 80 km/h speed zone; or
- (b) an advertisement which is no larger than two square metres in size and relates to a lawful use being conducted from the same site as the advertisement; and
- (c) not more than two advertisements are erected per allotment.

Airfield

Bank

Builders Yard

Caravan Park and Camping Reserve

Camping Area, not within Mount Remarkable National Park or Melrose Caravan Park Section
507, Hundred of Wongyarra

Community Centre

Consulting Room

Education Facilities

Exotic Forest Plantations

Fuel Depot

General Industry

Hotel

Intensive Animal Keeping within the Water Protection Policy Area

Junk Yard

Land Division within the Water Protection Policy Area and which results in a greater number of allotments than the number of allotments that would exist but for the division

Light Industry

Motel

Motor Repair Station

Office

Petrol Filling Station

Refuse Disposal Site

Recreational Facilities

Retail Plant Nursery

Road Transport Terminal

Service Industry within the Water Protection Policy Area

Shop

Special Industry

Stock Saleyards

Stock Slaughter Works

Store

Used Car Lot

Timber Yard

Tourist Accommodation with the exception of:

- (a) tourist development comprising hikers huts for up to 4 to 6 persons
- (b) small scale eco-style accommodation

Used Car Lot

Warehouse

Public Notification

- 17 The kinds of development prescribed in [Table MtR/3](#) are assigned **Category 1** or **Category 2** for the purpose of public notification.

The Ranges Zone has been divided into four components, viz:

- (1) Conservation Policy Area - The scenic uplands comprising mainly National and Conservation Parks and grazing lands.
- (2) Agricultural Policy Area - Comprising predominantly farming areas east of the uplands.
- (3) Rural Living Policy Area - The existing areas of Bangor and Little Spring Creek which have been divided into relatively small allotments.
- (4) Water Protection Policy Area - Comprising the Baroota Reservoir and Spring Creek catchments.

Conservation Policy Area

OBJECTIVE

- Objective 1:** An area retained primarily for the conservation of its natural character, scenery, scientific and heritage features with grazing activities carefully related to the maintenance of the natural attributes of the area.

This area is of high environmental value and includes outstanding scenery. It embraces National and Conservation Parks, scenic lookouts, gorges and includes some large grazing properties in freehold ownership. In preserving the environment of this area, farming activities and buildings need to be sensitive to its landscape and scientific and heritage features, accepting that wind farms and ancillary development may need to be located within landscape areas or areas of scenic amenity and that the visual impact of the development will need to be managed.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development that is not a necessary part of conservation or pastoral activities should not be undertaken in the Conservation Area to ensure that the natural character and the scenic, scientific, and heritage features of the area are maintained, accepting that wind farms and ancillary development may need to be located within landscape areas or areas of scenic amenity and that the visual impact of the development will need to be managed.
- 2 Borrow pits should not be developed in the Conservation Policy Area and should, if opened in any other area within the Ranges Zone, be unobtrusively sited to retain the scenic amenity and natural qualities of the zone.

Agricultural Policy Area

OBJECTIVE

- Objective 1:** An area retaining its scenic landscape and other environmental features with a variety of rural developments continuing in harmony with the environment, accepting that wind farms and ancillary development may need to be located within landscape areas or areas of scenic amenity and that the visual impact of the development will need to be managed.

This area, which has been mainly cleared for rural production, includes the foothills and open range hills which provide an attractive foreground to the more spectacular ranges behind. The area is characterised by a mixture of rural activities such as cropping and grazing, horticulture, and forestry, which reflect the superior soils and rainfall of this part of the Flinders Ranges.

PRINCIPLE OF DEVELOPMENT CONTROL

- 1 Only that development necessary for agricultural activities should be undertaken in the Agricultural Area to ensure the conservation of the scenic landscape and rural character, and the scientific and heritage features of the area, accepting that wind farms and ancillary development may need to be located within landscape areas or areas of scenic amenity and that the visual impact of the development will need to be managed.

Rural Living Policy Area**OBJECTIVE**

- Objective 1:** Rural living developed at Bangor and Little Spring Creek in a manner which does not adversely affect the surrounding rural character.

This area recognises the existing small sections at Bangor and Little Spring Creek, which have a history of settlement, have sealed road access and provide alternative living environments at suitable locations. The settlements at Wirrabara Forest and Terka are retained.

PRINCIPLE OF DEVELOPMENT CONTROL

- 1 Detached dwellings and small-scale agricultural activities which will not impair the rural character or scenic beauty of adjoining areas should be accommodated on existing rural allotments in the Rural Living Area.

Water Protection Policy Area**OBJECTIVE**

- Objective 1:** Protection of this area from development which could contribute to the pollution of surface and underground water resources.

The Water Protection Policy Area delineates the recharge area for water from the Spring Creek mine shaft and weir, which is the source of Wilmington's water supply and the catchment area for Baroota Reservoir.

It is desirable that activities liable to cause deterioration in water quality are not established in the area.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development within the Water Protection Policy Area should be compatible with its use as a groundwater and surface water catchment and storage area.
- 2 Developments which produce strong organic or other wastes or which include the storage of excessive quantities of chemicals, should not be established or undertaken within the Water Protection Policy Area.

HOLIDAY HOUSE ZONE

Introduction

The objectives and principles of development control that follow apply in the Holiday House Zone shown on [Map MtR/11](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

Objective 1: A zone intended primarily to accommodate dwellings and recreational facilities for residents and holiday makers.

Objective 2: Enhancement of the existing character and features within the zone.

Port Flinders/Weerona Island has developed with a mix of holiday houses and permanent dwellings together with shack development on Department of Lands Miscellaneous Leases. Port Flinders/Weerona Island is only accessible to the mainland via a causeway road which is subject to inundation and requires continual upgrading. The Island itself is a headland and provides panoramic and scenic views across Port Germein Bay and south to Port Pirie. Its coastal attraction and protected waters has encouraged development for permanent residents and also for recreational housing, particularly for the fishing fraternity.

The Island continues to suffer from a lack of a reliable and adequate water supply and this problem is likely to remain given the high costs necessary to provide a reticulated supply. Development at Port Flinders/Weerona Island should ensure that it leads to an upgrading of existing conditions.

The shack area is in the life tenure classification.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development at Port Flinders/Weeroona Island should be primarily for detached dwellings.
- 2 Detached dwellings should be provided with rain water tanks capable of holding an adequate supply of water for domestic use.
- 3 Additional allotments should not be created within the zone unless an adequate reticulated water supply is available for connection to the allotments.
- 4 Buildings and structures should be designed and constructed so as to improve the character and standard of existing development.

Complying Development

- 5 The following kinds of development are **complying** in the Holiday House Zone subject to compliance with the conditions contained within [Table MtR/1](#) and the following conditions:
 - (a) the external walls of any detached dwelling, or any addition or alteration to a detached dwelling, being composed principally of brick, stone, slate, timber or rendered masonry;
 - (b) no detached dwelling being elevated on posts, or lacking a solid brick, stone, concrete block base or timber slats upon the perimeter footings enclosing the space between the floor of the building and the ground surface;
 - (c) rain water tanks being provided capable of holding an adequate supply of water for domestic use;
 - (d) no building of more than ten metres in height being erected;
 - (e) no building being erected on any land so that any portion of such building is constructed nearer to the existing boundary of a road than eight metres; and

- (f) not more than one dwelling being erected on any one allotment:

Detached Dwelling

Outbuildings less than 6.1 metres by 9.1 metres and 3.0 metres high

Swimming pools, verandahs and car-ports, all ancillary to a detached dwelling

Non-complying Development

- 6** The following kinds of development are **non-complying** in the Holiday House Zone:

Builder's Yard

Farming

Farm Building

General Industry

Intensive Animal Keeping

Junk Yard

Light Industry

Motor Repair Station

Prescribed Mining Operations

Road Transport Terminal

Service Industry

Shop or group of shops with a gross leasable area of greater than 450 square metres

Special Industry

Public Notification

- 7** The kinds of development prescribed in [Table MtR/3](#) are assigned **Category 1** or **Category 2** for the purpose of public notification.

RURAL LIVING ZONE

Introduction

The objectives and principles of development control that follow apply in the Rural Living Zone shown on [Maps MtR/12, 13 and 15](#). These provisions are additional to those expressed for the whole of the council area.

OBJECTIVES

Objective 1: A zone primarily accommodating detached dwellings in association with small-scale farming and related rural activities of a minor nature on various sized allotments.

This zone comprises land at the eastern fringes of the township of Wilmington and which is already divided into small rural sections. The general setting and environment is attractive and is suitable for rural living activities in proximity to a range of community and town services. Access through Horrocks Pass provides a convenient link with Port Augusta and it is anticipated that the demand for rural living development within this location will continue to increase.

The mature vegetation and generally level terrain enhances the area's suitability for rural living, however the drainage function of the watercourses must be protected.

Rural living activities providing an alternative living environment to township accommodation should be encouraged to establish within this zone. In this way the fragmentation of rural land required for agriculture and pastoral activities should be discouraged.

Objective 2: The zone developed in a manner which preserves mature vegetation and creeks whilst providing for rural residential development in a park-like setting.

Objective 3: A zone where rural activities accompanying residential development are of a non-intensive nature compatible with residential development and the existing amenity.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development within the Rural Living Zone should be for detached dwellings and complementary small scale rural-related activities.
- 2 Development for the purpose of keeping or breeding of animals and birds should not be undertaken if it is likely to detrimentally affect the amenity of the zone.
- 3 Development should have a sufficient and reliable water supply and waste waters should be disposed of in a satisfactory manner within the confines of each allotment.
- 4 Development within the zone should not be undertaken if it detrimentally effects biodiversity, for example, through removing native vegetation, and will adversely effect existing drainage systems, or is liable to affect detrimentally the amenity of the locality.
- 5 Buildings and other structures should be sited, constructed and landscaped using locally indigenous species so as to enhance the rural character and amenity of the locality.
- 6 The boarding or stabling of animals should not be undertaken where such activities are liable to adversely affect the character and amenity of adjacent residential areas.
- 7 Development within 300 metres of facilities for the transportation, handling and storage of farm commodities in bulk, should:
 - (a) not prejudice the continued operation of those facilities.

- (b) be designed, sited and developed having regard to the potential environmental impact arising from the operation of the bulk transportation, handling and storage facilities.

Complying Development

- 8** The following kinds of development are **complying** in the Rural Living Zone subject to compliance with the conditions contained within [Table MtR/1](#) and conditions comprising, where applicable:
- (a) no building being erected, so that any portion of such building is constructed nearer to the existing boundary of a road than eight metres; and
 - (b) no building being elevated on posts or lacking a solid brick, stone, concrete block base or timber slats upon the perimeter footings enclosing the space between the floor of the building and the ground surface:

Farm Buildings less than nine metres by eight metres and three metres high

Farming (excluding pig keeping)

Outbuildings less than eight metres by six metres and 2.5 metres high, swimming pools verandahs and carports, all ancillary to a detached dwelling

Non-complying Development

- 9** The following kinds of development are **non-complying** in the Rural Living Zone:

Advertising hoardings and advertisements which are located within 500 metres of the centre-line of any primary, arterial or secondary arterial road, or major local road, with the exceptions of:

- (a) advertisements within a 50km/h, 60 km/h or 80 km/h speed zone; or
- (b) an advertisement which is no larger than two square metres in size and relates to a lawful use being conducted from the same site as the advertisement; and
- (c) not more than two advertisements are erected per allotment.

Camping Area

Caravan Park

Fuel Depot

General Industry

Hotel

Intensive Animal Keeping (excluding dairy, kennel and stable)

Junk Yard

Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the Environment Protection Act 1993

Land Division

Motel

Motor Repair Station

Multiple Dwelling

Petrol Filling Station

Prescribed Mining Operations

Residential Flat Building

Row Dwelling

Semi-detached Dwelling

Shop

Special Industry

Stock Saleyard

Stock Slaughter Works

Public Notification

- 10** The kinds of development prescribed in [Table MtR/3](#) are assigned **Category 1** or **Category 2** for the purpose of public notification.

RURAL LIVING ZONE (PORT GERMEIN)

The following maps apply: [Maps MtR/8, 20 and 21](#).

OBJECTIVES

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

DESIRED CHARACTER

The zone comprises ten allotments to the north of the Port Germein township. The land provides a transition between the township and the Rural Zone and is in close proximity to a range of community and town services.

The land is to be developed for low density detached dwellings with associated rural activities and is to maintain a spacious, open character. Further division of the land should be discouraged.

Where access to a water main is unavailable, an independent water supply sufficient for the purposes for which the allotment is to be used should be provided.

Development on land fronting the Old Port August Access Road should enhance the road's function as an entry to the Port Germein township by:

- (a) consistent building setbacks
- (b) outbuildings should be co-ordinated with dwellings in terms of building materials and design
- (c) site fencing to be of open appearance and not solid prominent materials
- (d) vehicular access and driveways to each allotment should be limited.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the Rural Living Zone:

- Detached dwelling
- Domestic outbuilding in association with a detached dwelling
- Domestic structure
- Dwelling addition
- Farming
- Farm building
- Outbuilding
- Stable

- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 There should be no more than one dwelling per allotment.
- 4 The keeping of animals should be ancillary to and in association with the residential use of the land.
- 5 The keeping of horses should only be undertaken if the horses are hand fed and are accommodated within a stable or shelter.

Form and Character

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

Land Division

- 7 Land should not be divided except where the division is a readjustment of property boundaries and no additional allotments will result from the division.

PROCEDURAL MATTERS

Complying Development

- 8 Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development are designated as complying subject to the conditions contained in [Table MtR/1](#).

Additions to an existing dwelling in the form of a carport, pergola, swimming pool or verandah
Domestic Outbuilding

Non-complying Development

- 9 The following kinds of development are **non-complying** in the Township Zone (Port Germein):

Advertisement and/or advertising hoarding except where:

- (a) adjacent to a road within an 80 km/h speed restriction or less; or
- (b) the development has an advertisement area of 2 square metres or less; and
 - (i) the message contained thereon relates entirely to a lawful use of land; and
 - (ii) the advertisement is erected on the same site as the use it seeks to advertise; and
 - (iii) the advertisement will not result in more than two advertisements on the allotment.

Amusement Machine Centre
Crematorium
Dairy
Dwelling except detached dwelling
Fuel Depot
General Industry
Hotel
Intensive Animal Keeping
Land Division except where no additional allotments are created as a result of the division
Major Public Service Depot
Motor Repair Station
Petrol Filling Station
Restaurant
Road Transport Terminal
Service Trade Premises
Shop or group of shops
Special Industry
Stock Sales Yard
Stock Slaughter Works
Store
Warehouse
Waste reception, storage, treatment or disposal
Wrecking Yard

Public Notification

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

COASTAL ZONE

Introduction

The objectives and principles of development control that follow apply in the Coastal Zone shown on [Maps MtR/6, 8, 11, 20, 21 and 34](#). They are additional to those expressed for the whole of the council area.

There are however, specific exemptions affecting the following development in the Coastal Zone. They are:

- (a) the alteration of, addition to, or replacement of a dwelling and associated accessory buildings existing as at 12 December 1994 on Crown land, or land owned by the Crown or a Minister of the Crown; or
- (b) land division creating an allotment to accommodate an existing dwelling currently on Crown land, or land owned by the Crown or a Minister of the Crown.

The provisions specifically exempted in relation to the above development are:

Objectives 5, 19, 49, 53, 55, 58 and 59.

Council Wide: Objectives 2, 30, 32, 46, 54, 62, 63, 64, 65, 66, 67 and 68 and Principles of Development Control 1, 4, 6, 7, 8, 20, 21, 22, 125, 171, 174, 175, 176, 182, 183, 184, 185, 186, 187, 188, 190, 193, 201, 202, 233, and 256

Coastal Zone: Principles of Development Control 2, 3, 4 and 5.

Part of the Zone is affected by Policy Area 1, as shown on [Map MtR/34](#), which forms part of the buffer area around the Magnesium Facility and Gas-fired Power Station site proposed in the Port Pirie Regional Council. Forms of development that are incompatible with these industrial activities are not desired or appropriate in the Policy Area.

OBJECTIVES

Conservation

- Objective 1:** Protection of coastal features from development, including mining, liable to impair its scenic attractiveness or adversely affect its conservation significance, accepting that wind farms and ancillary development may need to be located within landscape areas or areas of scenic amenity and that the visual impact of the development will need to be managed.
- Objective 2:** Restriction of access to defined locations where the potential impact as a result of such access can be minimised.
- Objective 3:** Low-intensity recreational uses in suitable locations where environmental impacts on the coast will be minimised.
- Objective 4:** Wind farms and ancillary development located in the zone, accepting that they may need to be sited in visually prominent locations to take advantage of natural resources such as wind.

This zone includes all the coastal and low-lying land generally west of the railway line and the coastal road reserve. In general terms, the zone had been kept free from development, however it has suffered from the effects of off-road vehicles, the removal of shellgrit and the dumping of refuse.

The lack of readily available public access has contained the extent of impact, however as a coastal resource of significance to the district and the Spencer Gulf, further restriction on access and controls on undesirable activities are necessary. The few sandy beaches within this part of the coast provide for the recreational needs of the district and the local use of such beaches for recreational use should be recognised.

The barriers provided by the railway and National Highway No. 1 provide relatively easily defined boundaries. It is desirable that the zone be retained for its conservation and environmental significance and for its recreational value, and that indiscriminate access and intensive activities which conflict with the preservation of these values be discouraged.

Wind farms and ancillary development are an envisaged form of development within the zone. Such facilities may be of a large scale, comprise a number of components and require an extended and/or dispersed development pattern. 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, may be located in visually prominent locations.

Objective 5: The upgrading of existing dwellings to assist environmental improvements.

State Government policy supports the upgrading of dwellings situated along the coastline of the State and existing as at 12 December 1994 on Crown land, or land owned by the Crown or a Minister of the Crown. Proposals for upgrading will be required to meet various criteria in order to assist environmental improvements, including the provision of approved waste control systems and effluent disposal, building set-backs and site coverage requirements, the raising of living areas above the level of hazard risk or to reduce the level of hazard risk, and other environmental considerations.

Land Division

Objective 6: Land division enabling security of tenure for existing dwellings on Crown land, or land owned by the Crown or a Minister of the Crown.

State Government policy supports land division creating an allotment to accommodate a dwelling situated on Crown land, or land owned by the Crown or a Minister of the Crown, along the coastline of the State. Proposals for land division will be required to meet various criteria, including in relation to approved waste control systems and effluent disposal, direct access to a public road, land division requirements, public access to the waterfront, the creation of waterfront reserves for conservation purposes, and other environmental considerations.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development generating intensive human and vehicular activities should not be undertaken within the zone.
- 2 Buildings and structures should mainly be for essential purposes, such as shelters and toilet facilities associated with public recreation, navigation purposes or necessary minor public works, as well as for wind farms and ancillary development.
- 3 Dwellings should not be erected in the zone unless required to meet the needs of primary producers working existing properties within the zone.
- 4 Development should not be undertaken if it is likely to adversely affect coastal features or processes, prevent public access or despoil native vegetation or significant views, accepting that wind farms and ancillary development may need to be located within landscape areas or areas of scenic amenity and that the visual impact of the development will need to be managed.
- 5 Development should not be undertaken on coastal dune systems.
- 6 Development involving the reclamation of swamp land and/or the removal of mangroves should not be undertaken.
- 7 Development involving the removal of shellgrit or sand or the disposal of domestic and industrial waste, should not be undertaken.
- 8 Buildings and structures should be designed, sited, constructed, and landscaped to ensure that their appearance is in harmony with the coastal landscape, accepting that wind farms and ancillary development may be of a large scale, comprise a number of components and require an extended and/or dispersed development pattern. 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, may be located in visually prominent locations.

- 9** Buildings and structures should be designed, sited, constructed, and landscaped to ensure that their appearance is in harmony with the coastal landscape.

Land Division

- 10** No land is to be divided unless the division is:

- (a) for the purpose of creating an allotment to accommodate an existing dwelling currently on Crown land, or land owned by the Crown or a Minister of the Crown; or
- (b) for the purpose of creating a public road or a public reserve; or
- (c) for a minor adjustment of allotment boundaries to remove an anomaly in the current boundaries; or
- (d) for the purpose of better management of farming or rural activities on the land.

- 11** Land division for the purpose of creating an allotment to accommodate an existing dwelling should:

- (a) result in only one allotment being created for each existing dwelling, of a size appropriate to its residential use;
- (b) result in allotments of a suitable size and shape to accommodate existing and likely future development without detrimental impact to adjoining development or land;
- (c) result in allotments being so proportioned as to permit the efficient management and utilisation of the land;
- (d) occur in an orderly and economic manner, resulting in the creation of a safe, convenient and pleasant environment and the efficient use of infrastructure and services;
- (e) not occur unless stormwater is capable of being drained safely and efficiently from each allotment and in such a manner as to prevent erosion or pollution of surface or underground water resources;
- (f) result in allotment boundaries being located where interference with trees and other vegetation is minimal;
- (g) result in each allotment having safe and convenient vehicular access which causes minimum impact to the environment;
- (h) result in any new roads being located behind the existing dwellings, not between the existing dwellings and the public waterfront reserve; and
- (i) result in the provision of a reserve of up to 30 metres in width, from mean high water mark on the sea shore at spring tide, along the water frontage, and where this is not practicable, the maximum possible width of reserve from mean high water mark on the sea shore at spring tide along the water frontage should be provided.

Land Division and Upgrading of Dwellings on Crown Land

The following Principles of Development Control numbered 12 to 21 inclusive apply only to the development of dwellings located on Crown land, or land owned by the Crown or a Minister of the Crown as at 12 December 1994.

Land Division of Dwellings on Crown Land

- 12** Land division for the purpose of creating an allotment to accommodate an existing dwelling should not occur unless:

- (a) the requirements of the South Australian Health Commission and Local Government for waste water and effluent disposal for permanent occupation of a dwelling are met or provided for in the development application; and
- (b) direct frontage to a public road is available or provided for in the development application for each allotment.

Upgrading of Dwellings on Crown Land

- 13** Not more than one dwelling should be erected on an allotment.
- 14** Where there is an existing dwelling on an allotment, the number of ancillary buildings should be limited to:
 - (a) one garage or one shed; and
 - (b) rainwater tank(s) and tank stand(s).
- 15** Dwellings generally should not exceed one-storey in height (excluding the elevation to minimise the potential for personal or property damage as a result of inundation).
- 16** Development, in the form of the alteration of, addition to, or replacement of an existing dwelling should be sited and designed to minimise obstruction to, or loss of views from, other dwellings.
- 17** The alteration of, addition to, or replacement of an existing dwelling should not occur closer to the waterfront than any part of the existing dwelling.
- 18** The alteration of, addition to, or replacement of an existing dwelling must not occur unless the requirements of the South Australian Health Commission and Local Government for waste water and effluent disposal for permanent occupation of dwellings are met. In this regard, the alteration of or addition to a dwelling does not include:
 - (a) a carport; or
 - (b) a verandah or a pergola; or
 - (c) external decking; or
 - (d) a garage or a shed; or
 - (e) building work (but excluding alterations to existing toilet, bathroom, or laundry areas) not resulting in a change to the total floor area of the dwelling.
- 19** The alteration of or addition to an existing dwelling should:
 - (a) not impair the amenity of the area; and
 - (b) where the proposed development would increase the existing living area beyond 90 square metres, result in floor levels that are at least 0.55 metres above the standard sea-flood risk level unless the development is or can be protected by approved coast protection works.
- 20** The replacement of an existing dwelling should:
 - (a) not impair the amenity of the area;
 - (b) result in floor levels that are at least 0.55 metres above the standard sea-flood risk level unless the development is or can be protected by approved coast protection works; and
 - (c) result in dwellings being sited to minimise potential damage or hazard from sea level rise or coastal erosion.

21 Garages or sheds (except for agricultural purposes) should:

- (a) be of a size and scale appropriate to an accessory use to a dwelling;
- (b) not increase the number of ancillary buildings used for storage purposes on the allotment; and
- (c) be of a design and size not to impair the amenity of the area.

General

22 Development (including land division where relevant) should:

- (a) be visually compatible with the area in which it is located, accepting that wind farms and ancillary development may need to be located within landscape areas or areas of scenic amenity and that the visual impact of the development will need to be managed;
- (b) not impair the environmental significance of the area;
- (c) not adversely impact upon the ability to maintain the coastal frontage in a stable and natural condition;
- (d) minimise vehicle access to the area the subject of the development;
- (e) avoid adverse impact on the environment by the appropriate location of vehicle access means to the coast;
- (f) provide the maximum possible waterfront reserve between buildings and the water;
- (g) provide or maintain public access routes to waterfront reserves;
- (h) be undertaken in a manner which minimises the effect on natural features, flora and fauna, land adjoining water or scenic routes or scenically attractive areas, accepting that wind farms and ancillary development may need to be located within landscape areas or areas of scenic amenity and that the visual impact of the development will need to be managed;
- (i) not impair the use or management of natural resources for the best interests of the community;
- (j) be designed to minimise potential risk from bushfire hazard;
- (k) not detract from the value or significance within the locality of items, land, buildings and structures of exceptional beauty or aesthetic, architectural, scientific, cultural, historic or other heritage value, including Aboriginal sites of anthropological, archaeological or historic significance;
- (l) be landscaped with locally indigenous species in order to enhance the amenity of the area and to screen buildings from public view; and
- (m) only use second-hand or re-used materials for external cladding for any buildings when it is of sound condition, good quality and painted an appropriate colour to harmonise with the surrounding environment.

23 Development sensitive to industrial land uses should not occur in that part of the Zone shown as Policy Area 1 in [Map MtR/34](#).

Non-complying Development

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

Advertising hoardings and advertisements which are located within 500 metres of the centre-line of any primary, arterial or secondary arterial road, or major local road, with the exceptions of:

- (a) advertisements within a 50km/h, 60 km/h or 80 km/h speed zone; or
- (b) an advertisement which is no larger than two square metres in size and relates to a lawful use being conducted from the same site as the advertisement; and
- (c) not more than two advertisements are erected per allotment.

Camping Area
 Caravan Park
 Detached Dwelling (on an allotment already containing a dwelling)
 Fuel Depot
 General Industry
 Group Dwelling
 Hotel
 Intensive Animal Keeping
 Junk Yard
 Light Industry
 Motel
 Motor Repair Station
 Multiple Dwelling
 Office
 Refuse Disposal Site
 Residential Flat Building
 Road Transport Terminal
 Row Dwelling
 Semi-detached Dwelling
 Service Industry
 Shop
 Special Industry
 Stock Saleyard
 Stock Slaughter Works

- (ii) Alteration of, addition to, or replacement of a dwelling existing as at 12 December 1994 on Crown land, or land owned by the Crown or a Minister of the Crown, unless the requirements of principle of development control numbered 18 are in place or provided for in the development application.
- (iii) Land Division for the creation of an allotment to accommodate an existing dwelling on Crown land, or land owned by the Crown or a Minister of the Crown, unless the requirements of principle of development control numbered 12 are in place or provided for in the development application.

Public Notification

- 25** The kinds of development prescribed in [Table MtR/3](#) are assigned **Category 1** or **Category 2** for the purpose of public notification.

TABLE MtR/1**Conditions Applying to Complying Development**

Kind of Development	Conditions							
Bed and Breakfast	<p>1 Setback from Coast The bed and breakfast building being set-back from the high water mark of any coastal area a minimum distance of 100 metres.</p> <p>2 Car Parking One car parking space being provided for each bedroom able to be used as part of the bed and breakfast facility.</p> <p>3 Road Setback The bed and breakfast building being setback at least 8 metres from the primary road frontage and 4 metres from a secondary road frontage.</p> <p>4 Height The building height not exceeding 6 metres above natural ground level.</p>							
	<p>1 Site Area and Dimensions The site of a detached dwelling having an area and dimensions not less than the following:</p> <table data-bbox="651 1093 1219 1216"> <tr> <td>Area of site (square metres)</td><td>600</td></tr> <tr> <td>Width of frontage (metres)</td><td>15</td></tr> <tr> <td>Average width of site (metres)</td><td>15</td></tr> <tr> <td>Average depth of site (metres)</td><td>30</td></tr> </table> <p>2 Height The dwelling to be of single storey construction.</p> <p>3 The external walls of any dwelling, or of any additions or alteration to a dwelling, to be of masonry, brick, stone, timber, rendered masonry.</p> <p>4 The dwelling is not of a relocatable or transportable nature or elevated on posts.</p> <p>5 Car Parking At least two parking spaces to be provided per dwelling, and one space to be covered.</p> <p>6 Side and Rear Boundary Setbacks Every part of any external wall of the dwelling, excluding eaves and footings being not less than 1 metre from a side or rear boundary.</p> <p>7 Road Setbacks The dwelling being setback at least 8 metres from the primary road frontage and 4 metres from a secondary road frontage.</p> <p>8 Open Space A minimum private outdoor open space area of 100 square metres which:</p>	Area of site (square metres)	600	Width of frontage (metres)	15	Average width of site (metres)	15	Average depth of site (metres)
Area of site (square metres)	600							
Width of frontage (metres)	15							
Average width of site (metres)	15							
Average depth of site (metres)	30							

Kind of Development	Conditions
Semi-detached Dwelling within the Country Township Zone	(a) has a minimum dimension of 4.0 metres; and
	(b) does not incorporate driveways, parking spaces or domestic outbuilding.
	1 Site Area and Dimension The site of a detached dwelling having an area and dimensions not less than the following:
	Area of site (square metres) 450
	Width of frontage (metres) 10
	Average width of site (metres) 10
	Average depth of site (metres) 30
	2 Height The dwelling to be of single storey construction.
	3 The external walls of any dwelling, or of any additions or alteration to a dwelling, are of masonry, brick, stone, timber, rendered masonry.
	4 No dwelling is of a relocatable or transportable nature or is elevated on posts.
Domestic Outbuilding	5 Car Parking At least two parking spaces to be provided per dwelling, and one space to be covered.
	6 Side and Rear Boundary Setbacks Every part of any external wall of the dwelling, excluding eaves and footings being not less than one metre from a side or rear boundary, except for the common wall.
	7 Road Setbacks The dwelling being setback at least 8 metres from the primary road frontage and 4 metres from a secondary road frontage.
	8 Open Space A minimum private outdoor open space area of 80 square metres which:
	(a) has a minimum dimension of 4.0 metres; and
	(b) does not incorporate driveways, parking spaces or a domestic outbuildings.
	1 Being setback a minimum of eight metres from the road frontage and being no closer to the road than the dwelling to which it relates.
	2 Having a maximum floor area of 54 square metres.
	3 Having a maximum height to eaves of 3.0 metres.
	4 The building being accessory to a dwelling.
	5 The floor area of the domestic outbuilding, together with other buildings that already exist on the land, occupying not more than 50 percent of the site.

Kind of Development	Conditions
Farm Building	<ol style="list-style-type: none"> 1 No farm building being erected which exceeds a height of ten metres from existing ground level to the top of the roofline. 2 The external cladding or walling material and roof sheeting being comprised of new materials, or used materials where the soundness and uniform appearance of the materials is not in anyway damaged or holed. 3 The planning authority being satisfied that conditions A B and C at the end of Table MtR/1 have been complied with.
Light Industry, General Industry, Service Industry, Store, Warehouse	<ol style="list-style-type: none"> 1 Any buildings erected shall: <ol style="list-style-type: none"> (a) not exceed ten metres in height from existing ground level to the top of the roofline; and (b) not exceed 40 percent coverage of the total site area. 2 The planning authority being satisfied that: <ol style="list-style-type: none"> (a) a suitable area is to be provided for the loading and unloading of service and commercial vehicles; and (b) a suitable area is to be provided for the storage and collection of refuse. 3 The planning authority being satisfied that conditions A, B, C, D, E and F at the end of Table MtR/1 have been complied with.
Petrol Filling Station, Fuel Depot, Motor Repair Station, Road Transport Terminal, Motor Showroom, Used Car Lot	<ol style="list-style-type: none"> 1 Fuel pumps and other service facilities being so located on the site of the development that there is no reasonable possibility that any part of any vehicle being serviced will encroach onto a public road. 2 Vehicular crossings providing access to a public road, from the site of the development being so located that every part of a vehicular crossing is not less than nine metres from any part of any other vehicular crossing. 3 No building being erected which exceeds a height of ten metres from existing ground level to the top of the roofline. 4 The planning authority being satisfied that conditions A, B, C, D, E and F at the end of Table MtR/1 have been complied with.
Recreation Area	<ol style="list-style-type: none"> 1 No nuisance or annoyance being created or caused to the occupiers of any land in the vicinity of that recreation area. 2 The planning authority being satisfied that conditions A, B and C at the end of Table MtR/1 have been complied with.
Warehouse	See "Light Industry"

CONDITION A - ACCESS TO ROADS

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

CONDITION B - PARKING AREA DESIGN

- (a) A car parking area being established on the site at a rate not less than that prescribed in [Table MtR/2](#).
- (b) The layout of the parking area being established in accordance with the relevant Australian Standard and to ensure the safety of the public and the free flow of traffic in the locality.
- (c) Adequate identification being provided to ensure that the location of the parking area is readily apparent to visitors.

CONDITION C - LANDSCAPING

Suitable landscaping of the site being provided for in plans and drawings, which may be the plans and drawings of the building work required to be submitted to the council for Development Approval and such landscaping would be satisfactory if implemented in accordance with the plans and drawings within twelve months of the granting of consent and maintained in the form and to the standard shown on the plans and drawings, and provided that such landscaping shall include the portions of the site which are:

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

CONDITION D - STORMWATER DISPOSAL

Stormwater must be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in a satisfactory manner.

CONDITION E - WATER SUPPLY

A water supply sufficient for the purpose for which the allotment is to be used must be made available to each allotment.

CONDITION F - DISPOSAL OF WASTE WATER

Provision must be made for the disposal of wastewater including, sewage and other effluents from each allotment without nuisance and risk to human health. Where not connected to a common effluent drainage scheme, allotments must be of sufficient area as determined by permeability tests, for the disposal of septic tank effluent or other such effluents using an aerobic wastewater treatment system in accordance with the requirements of the South Australian Health Commission.

TABLE MtR/2**Car Parking Requirements**

Column 1 Kind of Development	Column 2 Minimum Number of Car Parking Spaces Required
Aged Persons' Home	One per 10 residents plus one per 2 staff plus one per 5 residents (for visitors).
Billiard Saloon	One per 15 square metres floor area of the billiard saloon.
Boarding House	One per 3 beds.
Bowling Alley	One per 15 square metres floor area of the bowling alley.
Bowling Club	Twenty per bowling green.
Clubroom	One per 15 square metres floor area of the clubroom.
Community Centre	One per 15 square metres total floor area.
Concert Hall	One per 7 seats.
Consulting Rooms	Two for each surgery.
Dance Hall	One per 15 square metres floor area of the dance hall.
Dwelling (as cabins available for rent)	One per dwelling.
Exhibition Hall	One per 15 square metres floor area of the hall.
Funeral Parlour	One per 7 chapel seats plus provision for vehicles operated by parlour.
General, Light, Service or Special Industry	One per 150 square metres total floor area or one per 3 employees (whichever provides the larger parking area)
Guest House	One per 3 beds.
Gymnasium	One per 15 square metres floor area of the place.
Hospital	One per 3 beds
Hostel	One per 3 beds
Hotel	One per 3 square metres of bar floor area plus one per 9 square metres of lounge bar or beer garden floor area or one per 5 guest rooms (whichever provides the larger parking area).
Meeting Hall	One per 7 seats.
Motel	One per 3 guest rooms or residential units plus one per 15 square metres total floor area of restaurant. (if provided).
Multiple Dwelling, Residential Flat Building	One per dwelling unit, plus one per 3 dwelling units for visitor parking.
Nursing Home	One per 3 beds.

Column 1 Kind of Development	Column 2 Minimum Number of Car Parking Spaces Required
Office	One per 35 square metres of floor area providing office accommodation with the minimum of two car parking spaces.
Place of Worship	One per 7 seats.
Plant Nursery (Retail)	One per 200 square metres total floor area or car parking area equal to eight percent of the site (whichever provides the larger area)
Public Meeting Hall (other than mentioned elsewhere)	One per 15 square metres floor area of the place.
Reception Hall	One per 6 square metres floor area devoted to reception area.
Restaurant	One per 15 square metres total floor area.
Service Station	Seven spaces for customer and employee use.
Shops	One per 25 square metres total floor area.
Showroom	One per 150 square metres total floor area.
Stadium	One per 20 square metres of floor area of the stadium.
Store	One per 150 square metres total floor area or one per 3 employees (whichever provides the larger parking area)
Squash Courts	Two per court
Theatre	One per 7 seats.
Warehouse	One per 150 square metres total floor area or one per 3 employees (whichever provides the large parking area)

NOTE: "Seats" means the number of seats provided or able to be provided.

TABLE MtR/3

Public Notice Categories
(Schedule 9 of Development Act, 1993)

Category 1 Development*

- 1 Any development classified as a *complying* development under these regulations or the relevant development plan, or which would be a *complying* development if it were to meet the conditions associated with the classification where the failure to meet those conditions is, in the opinion of the relevant authority, of a minor nature only.
- 2 Except where the development is classified as non-complying under the relevant Development Plan, any development which comprises:
 - (a) the construction of:
 - (i) a detached dwelling, or of single storey dwelling (or single storey dwellings); or
 - (ii) a two storey semi-detached or row dwelling; or
 - (b) the alteration of, or addition to, a building so as to preserve the building as, or to convert it to, a building of a kind referred to in paragraph (a); or
 - (c) a change in the use of land to residential use that is consequential on the construction of, or conversion of a building to, a building of a kind referred to in paragraph (a), or on the resumption of use of such a building; or
 - (d) the construction of a farm building on land used for farming, or the alteration of or addition to, a building on land used for farming that preserves the building as, or converts it to, a farm building; or
 - (e) the division of land which creates not more than four additional allotments; or
 - (f) a kind of development which, in the opinion of the relevant authority, is of a minor nature only and is unlikely to be the subject of reasonable objection from the owners or occupiers of land in the locality of the site of the development.
- 3 Any development classified as non-complying under the relevant Development Plan which comprises:
 - (a) the alteration of, or addition to, a building which, in the opinion of the relevant authority, is of a minor nature only; or
 - (b) the construction of a building to be used as ancillary to or in association with an existing building and which will facilitate the better enjoyment of the purpose for which the existing building is being used, and which constitutes, in the opinion of the relevant authority, development of a minor nature only; or
 - (c) the division of land where the number of allotments resulting from the division is equal to or less than the number of existing allotments.
- 4 The division of land by way of strata plan under the Community Titles Act 1996 or the Strata Titles Act 1988.

* The assignment of various forms of development to Category 1 does not extend to developments that involve, or are for the purposes of, any activity specified in Schedule 22 (see Regulation 32).

- 5 The division of land (including for the construction of a road or thoroughfare) where the applicant proposed to use the land for a purpose which is, in the opinion of the relevant authority, consistent with the objective of the zone or area under the Development Plan, other than where the division will, in the opinion of the relevant authority, change the nature of function of an existing road.
- 6 Any development which consists of any of the following, other than where the site of the development is adjacent to land in a zone under the Development Plan which is different to the zone that applies to the site of the development:
- (a) the construction of, or change in use to, a shop or bank in a Local Shopping, District Shopping or Specialty Goods Centre zone delineated in the Development Plan; or
 - (b) the construction of, or change in use to, a petrol filling station in a Commercial, District Commercial, Local Commercial, Industry, Light Industry or General Industry zone delineated in the Development Plan; or
 - (c) the construction of, or change in use to, a warehouse, store, timber yard or service industry or in a District Commercial, Industry, Light Industry, or General Industry zone delineated in the Development Plan; or
 - (d) the construction of, or change in use to, a bank, office or consulting room in a Local Office, Commercial, Local Commercial or District Commercial zone as delineated in the Development Plan; or
 - (e) the construction of, or change in use to, a shop, office, consulting room or bank in a Business zone as delineated in the Development Plan; or
 - (f) the construction of, or change in use to, a motor showroom, used car lot or auction room in a District Commercial zone as delineated in the Development Plan; or
 - (g) the construction of a building for the purpose of, or change of use to, light industry or motor repair station in a Industry, Light Industry or General Industry zone as delineated in the Development Plan; or
 - (h) the construction of, or change in use to, a General Industry in a General Industry zone as delineated in the Development Plan; or
 - (i) any kind of development within a Local Centre, Town Centre, City Centre, Neighbourhood Centre, District Centre, Regional Centre or District Business Zone, as delineated in the Development Plan; or
 - (j) the construction of, or change in use to, an educational establishment or pre-school in an Educational zone as delineated in the Development Plan; or
 - (k) the construction of, or change in use to, tourist accommodation (and accessory activities) in a Tourist Accommodation zone as delineated in the Development Plan.
-

Category 2 Development

- 1 Except where the development is classified as Category 1, or is classified as non-complying development under the relevant Development Plan, any development which consists of the construction of the following, or a change of land use consequent on the construction of the following:
 - (a) a building of two storeys comprising dwellings; or
 - (b) a building in a situation referred to in Clause 6 (Category 1) of this table where the site of the proposed development is adjacent land to land in a zone under the relevant Development Plan which is different to the zone that applies to the site of the development.

 - 2 Except where the development is classified as non-complying development under the Development Plan, the division of land where the applicant proposes to use the land for a purpose which is, in the opinion of the relevant authority, consistent with the zone or area under the Development Plan and where the division will, in the opinion of the relevant authority, change the nature or function of an existing road.

 - 3 Within the Rural Zone, Ranges Zone and Coastal Zone wind farms or wind monitoring masts, and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid), where the base of any wind turbine is located 2 kilometres or more from the boundary of the Development Plan area (other than where adjoining the Land Not Within A Council Area Coastal Waters Development Plan) or any of the following zones and policy area:
 - (a) Country Township Zone
 - (b) Township Zone (Port Germein)
 - (c) Fringe Zone
 - (d) Holiday House Zone
 - (e) Rural Living Zone
 - (f) Rural Living Zone (Port Germein)
 - (g) Rural Living Policy Area
-

TABLE MtR/4**Buildings of Historic Significance**

1	Puddy's Cottage Pt 11 (C.T.4070/466)
2	Kloss Cottage (C.T. 519/11) Lot 13 of 5 New Melrose
3	Prosser's Cottage (C.T. 4148/247) Lot 6 of 5 New Melrose
4	Bakehouse & Cottage/Shop (C.T. 1260/183) Pt 1 of 5 New Melrose
5	Serendipity-shop, Stuart Street (C.T. 4091/905) Sublot 4 of FP1570 of Pt Lot 1 of 5 New Melrose
6	A.N.Z. Bank (C.T. 360/133) Lot Pt 2 of 5 New Melrose
7	Mount Remarkable Hotel (C.T. 3685/85) Pt 3 of 5 New Melrose
8	Blacksmith's Shop (C.T. 4201/46) Lot 100 of FP17019 New Melrose
9	Masonic Lodge (C.T. 4203/448) Pt 6 New Melrose
10	Ey's House, Pt Sec. 196, Hd. Wongyarra (C.T. 4044/926)
11	A. Vogelsang Sec. 228, Hd. Wongyarra (C.T. 4057/129)
12	Primary School (School Reserve) Sec. 486, Hd Wongyarra
13	Court House/Cells (Nat. Trust Reserve) Sec. 483, Hd. Wongyarra (State Heritage Register)
14	Post Office Lot 1 of FP12264 of Sec. 477, Hd. Wongyarra (C.T. 4212/625)
15	Council Chambers Sec. 514, Hd. Wongyarra (C.T. 724/124)
16	Melrose Hall Sec. 501, Hd. Wongyarra (C.T. 173/7)
17	North Star Hotel Pt Sec. 2, 3 & 16 Melrose (C.T. 4128/321)
18	Alaparinga Cottage (C.T. 1706/179) Lot 18 Melrose
19	Lawrie Willington's Cottages (C.T. 4077/877) Lot Pt 2 "B" Melrose
20	Amsberg's (C.T. 923/158) Pt Lot 1 Melrose
21	Jacka's (C.T. 923/159) Lot Pt 1 Melrose
22	Brewery (C.T. 1925/47) Lot 20 Melrose
23	Woolshed (C.T. 1925/47) Lot 20 Melrose
24	Cottage Hospital (C.T. 396/241) Lot 10 Harrow
25	Anglican Church (C.T. 2437/161) Pt Lot 34 Melrose
26	Methodist Church (C.T. 4003/836) Pt Lot 22 Melrose
27	Girdham (C.T. 4068/131) Pt Lot 23 Melrose
28	Keatings Cottage (C.T. 2363/64) Lot 32 Melrose
29	Davis' Cottage (C.T. 2013/195) Part Block 202 Sec. 100, Hd. Wongyarra
30	War Memorial Section 500 Hd. Wongyarra
31	Melrose Mine Lot 249 of Pt Sec. 100, Hd. Wongyarra
32	Lello's Cottage (C.T. 2651/44) Sec. 199, Hd. Wongyarra

Trees of historic significance

33	Brewery Street tree
34	Paradise Square tree
35	Hedge Rows (Arthur's) Main North Road Sec.402 Hd. Wongyarra
36	Lello's olive tree and pepper trees (C.T. 2651/44) Sec.199, Hd. Wongyarra

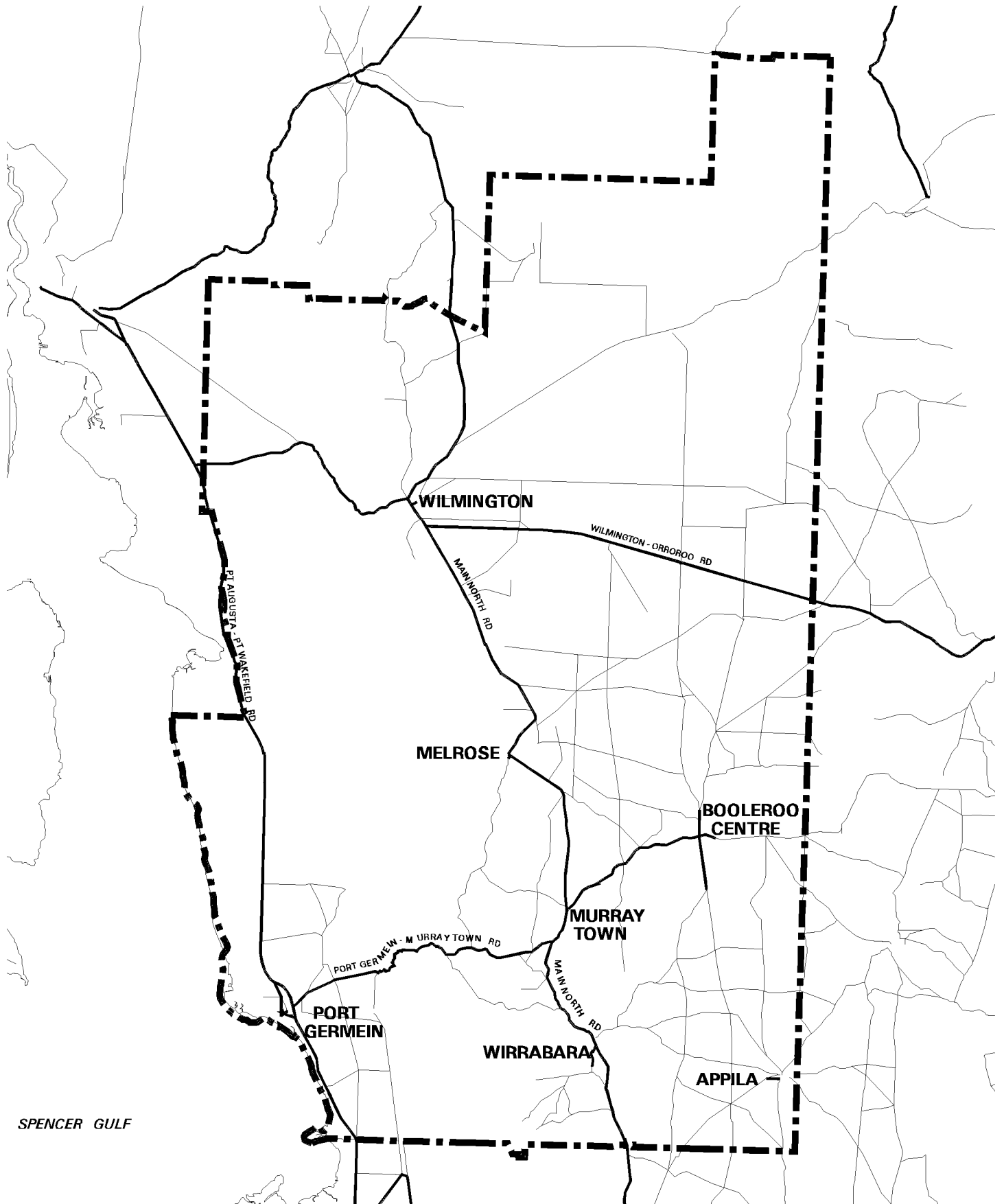
Buildings or natural features which enhance the townscape

- 37 Clucas' Cottage (C.T. 4070/465) Lot 19 of 10 Pt Sec. 11
 - 38 Pt 11 (Behind Puddy's) Pt Sec. 11, Hd. Wongyarra
 - 39 O'Neill's (C.T. 3042/47) Lot Pt 16 of 10 New Melrose
 - 40 Clucas' (C.T. 1192/73) Pt 15 of 10 New Melrose
 - 41 Stutley (C.T. 1218/73) Pt 15 of 10 New Melrose
 - 42 Joe Murer (C.T. 1153/105) Pt 9 of 5 New Melrose
 - 43 Lambert's butcher shop (C.T. 3464/27) Pt 9 of 5 New Melrose
 - 44 M. Coad's (C.T. 4200/262) Pt 6 Jacka St., New Melrose
 - 45 E. Bishop's (C.T. 988/174) Pt 6 Stuart St., New Melrose
 - 46 Clarke's (C.T. 165/119) Lot 25 of 7 New Melrose
 - 47 S. Fuller's (C.T. 2370/104) Lot 28 of 7 New Melrose
 - 48 Jones' (C.T. 2143/143) Lot 29 of 7 New Melrose
 - 49 Stone shed (G.T. 2201166) Pt 227, Hd. Wongyarra
 - 50 S. Hunt's (C.T. 1321/81) Pt Sec. 226, Hd. Wongyarra
 - 51 L. Coad's (C.T. 1321/82) Pt Sec. 226, Hd. Wongyarra
 - 52 H. Ey's Humpy (C.T. 4044/926) Pt Sec. 196, Hd. Wongyarra
 - 53 R.S.L. Sec. 468, Hd. Wongyarra (C.T. 1677/31)
 - 54 Lawrie Bishop's (C.T. 121/152) Lot 38A Melrose
 - 55 Willoughby's (C.T. 583/14) Lot 44 New Melrose
 - 56 Whalan's (C.T. 1101/21) Pt Lot 5 Melrose
 - 57 Sjostrom's (C.T. 1794/189) and (C.T. 1800/85) Pt 5 Melrose
 - 58 Mollie's (C.T. 2335/166) Pt 4 Melrose
 - 59 Jones' (C.T. 1217/72) Pt 4 Melrose
 - 60 Kelsh's (C.T. 3761/143) Pt 3 Melrose
 - 61 Arthur's (C.T. 4158/387) Sec. 402, Hd. Wongyarra
 - 62 Willochra Creek
 - 63 Mount Remarkable as a backdrop landform and land cover, particularly mature eucalypts.
-

TABLE MtR/5**Minimum Fixed Separation Distances for Intensive Animal Keeping**

Activity	Land Use/Activity/Landscape Element	Required Separation Distance (metres)
Poultry Sheds	Urban residential zone/rural living zone	1000
	Dwelling on another property	500
	Dwelling on same property	100
	Another poultry farm (including free range poultry), ostrich and emu farms	1000
	National Highway	1000
	Public Road	250
	Side or rear boundary	300
Piggeries	Public road (except as below)	200
	Public road (unsealed with less than 50 vehicles per day excluding piggery traffic)	50
	Dairy	100
	Slaughter house	100
	Neighbouring rural residence	200
	Property boundary	20
	Major watercourse (a 3 rd order or higher stream)	200
	Other watercourse (as defined by a blue line on a current 1:50000 SA Government topographical map)	100
Cattle Feedlot	Major water reservoir	800
	Public Road (except as below)	200
	Public road (unsealed with less than 50 vehicles per day excluding piggery traffic)	50
	Property boundary	50
	Major watercourse (a 3 rd order or higher stream)	200
	Other watercourse (as defined by a blue line on a current 1:50 000 SA Government topographical map)	100
	Major water reservoir	800

Activity	Land Use/Activity/Landscape Element	Required Separation Distance (metres)		
Rabbit Farm		Wet System	Dry System	Pond & Irrigation Areas
	Public Road (except as below)	50	20	50
	Public road (unsealed with less than 50 vehicles per day excluding rabbit complex traffic)	20	10	20
	Nearest dwelling on adjoining/adjacent land	150	60	150
	A dwelling on site which includes rabbit complex	20	10	20
	Nearest complex for other farmed rabbits	500	500	500
	Any township	1000	500	1000
	Any watercourse	30	15	30
Ratite Industries (Ostrich and Emu)	Public road – except as below	50		
	Public road – unsealed with less than 50 vehicles per day excluding ostrich or emu traffic	30		
	Nearest dwelling on adjoining/adjacent land	200		
	A dwelling on site which includes ostrich or emu complex	50		
	Nearest complex for other farmed avian species	500		
	Any township	1000		
	Any Watercourse on flat land < 10 percent slope	30		
	Any watercourse on steep land > 10 percent slope	50		
Stockyards Saleyards	Dwellings or urban residential zone/rural living zone	500		



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

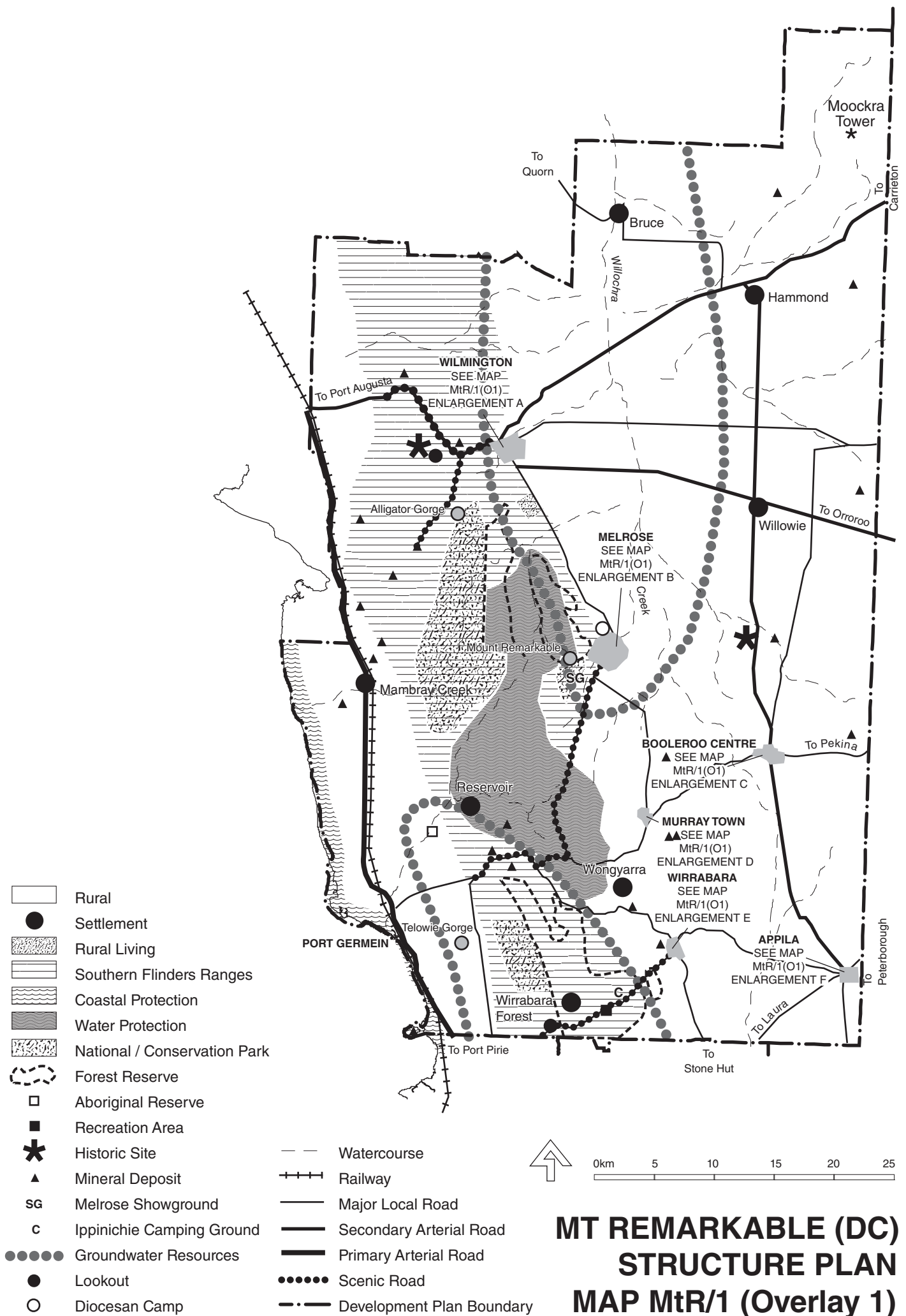


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












MOUNT REMARKABLE (DC)

MAP MtR/1

— ■ Development Plan Boundary



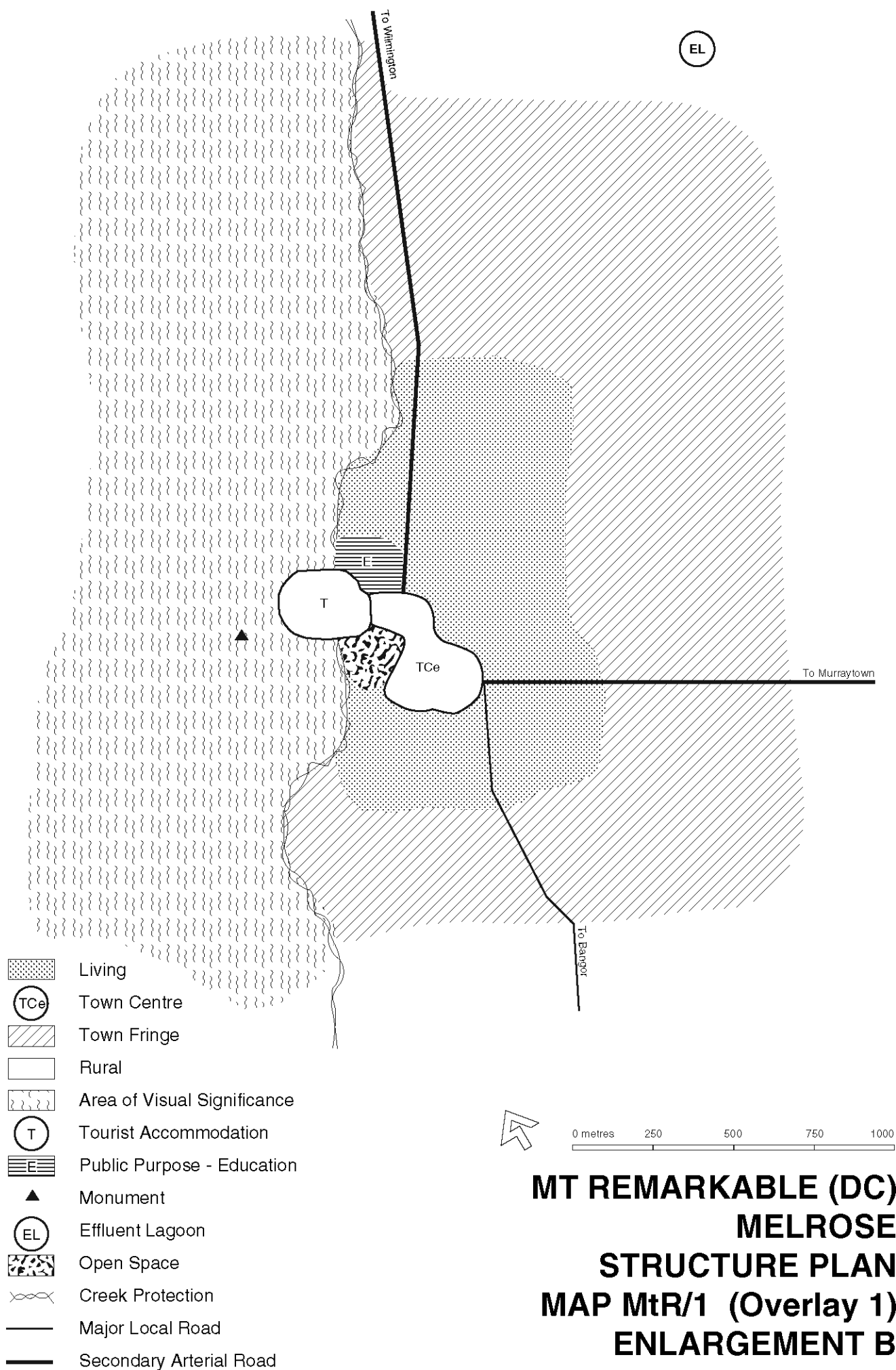


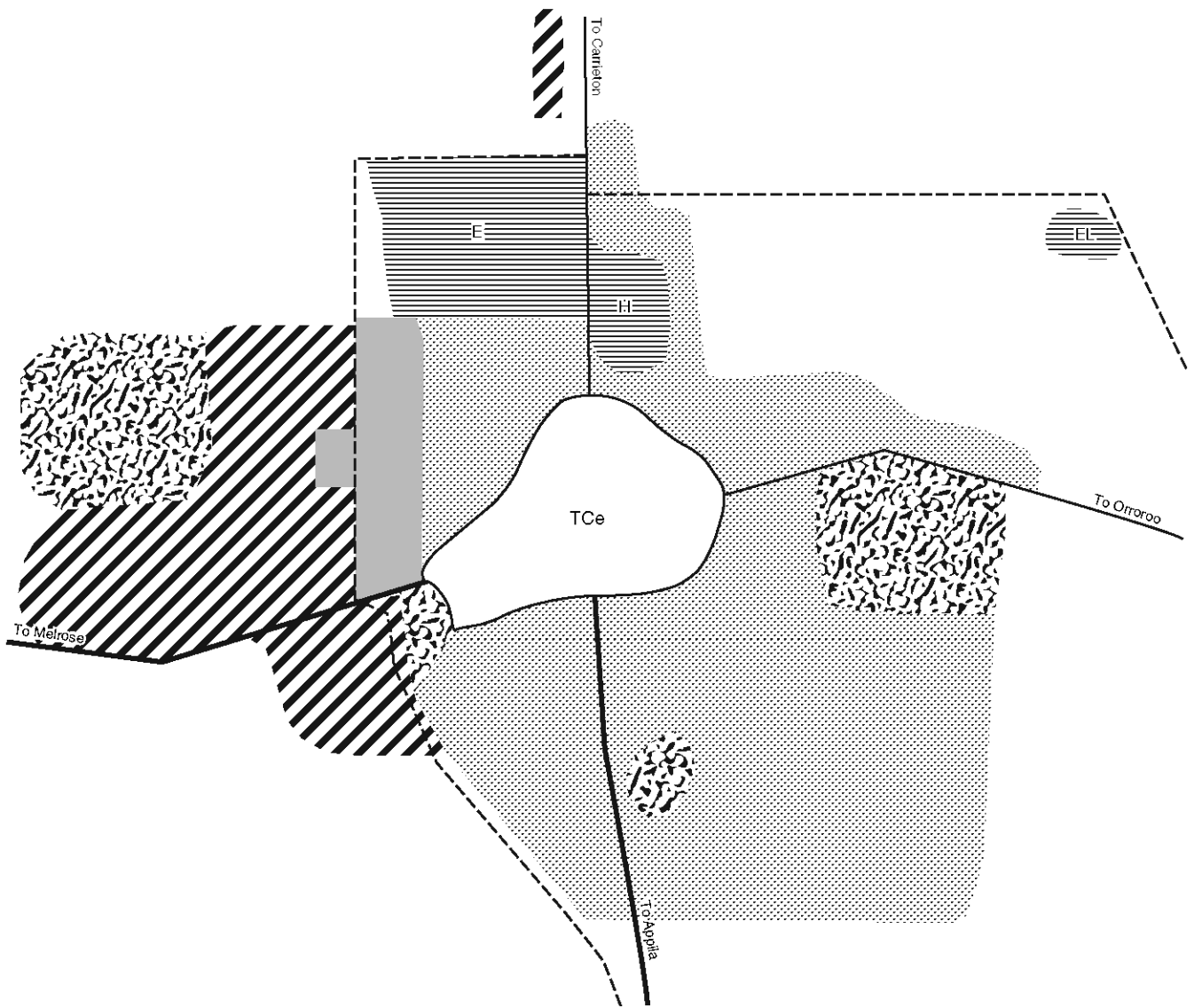
-  Living
-  Town Centre
-  Industrial
-  Rural
-  Rural Living
-  Rural Fringe
-  Effluent Lagoon
-  Refuse Depot
-  Education
-  Cemetery
-  Airfield
-  Historic Feature
-  Tourist Accommodation
-  Open Space
-  Creek Protection
-  Scenic Route
-  Major Local Road
-  Secondary Arterial Road















0 kilometres 1 2 3

MT REMARKABLE (DC) WILMINGTON STRUCTURE PLAN MAP MtR/1 (Overlay 1) ENLARGEMENT A



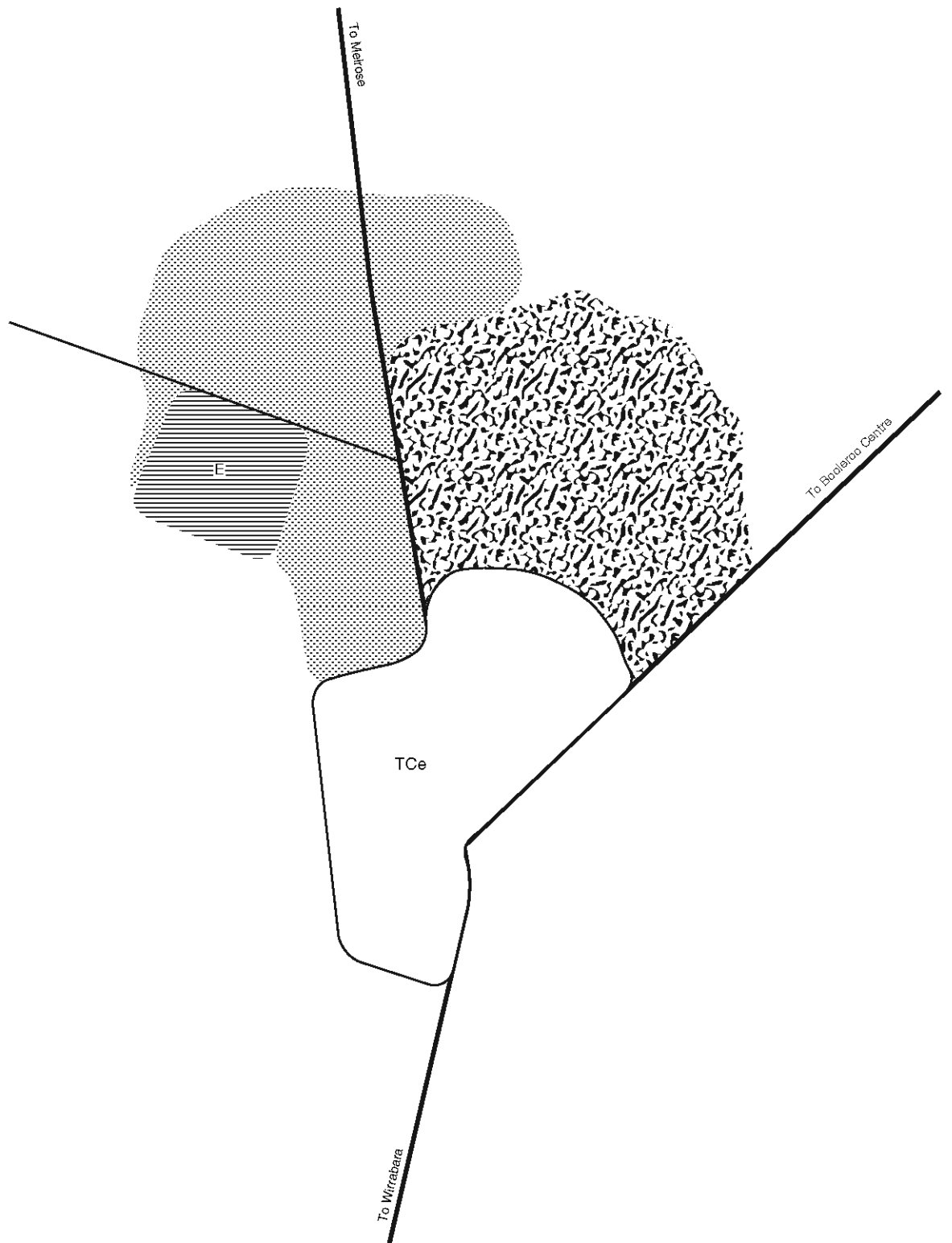






-  Living
-  Town Centre
-  Industrial
-  Rural
-  Public Purpose - Education
-  Public Purpose - Hospital
-  Public Purpose - Effluent Lagoon
-  Commercial Bulk Handling
-  Open Space
-  Agricultural Machine Bypass
-  Major Local Road
-  Secondary Arterial Road



0 metres 250 500 750

MT REMARKABLE (DC) BOOLEROO CENTRE STRUCTURE PLAN MAP MtR/1(Overlay 1) ENLARGEMENT C

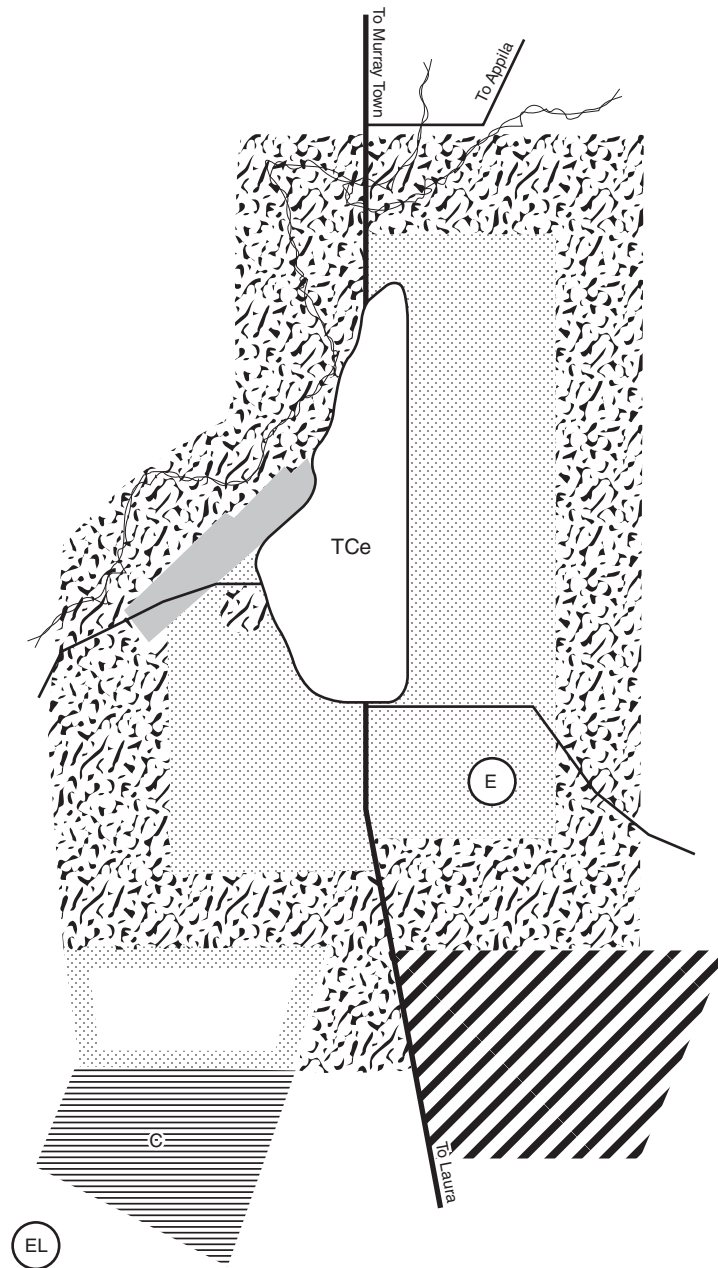















-  Living
-  Town Centre
-  Rural
-  Public Purpose - Education
-  Open Space
-  Major Local Road
-  Secondary Arterial Road



0 metres 100 200 300

MT REMARKABLE (DC) **MURRAY TOWN** **STRUCTURE PLAN** **MAP MtR/1 (Overlay 1)** **ENLARGEMENT D**

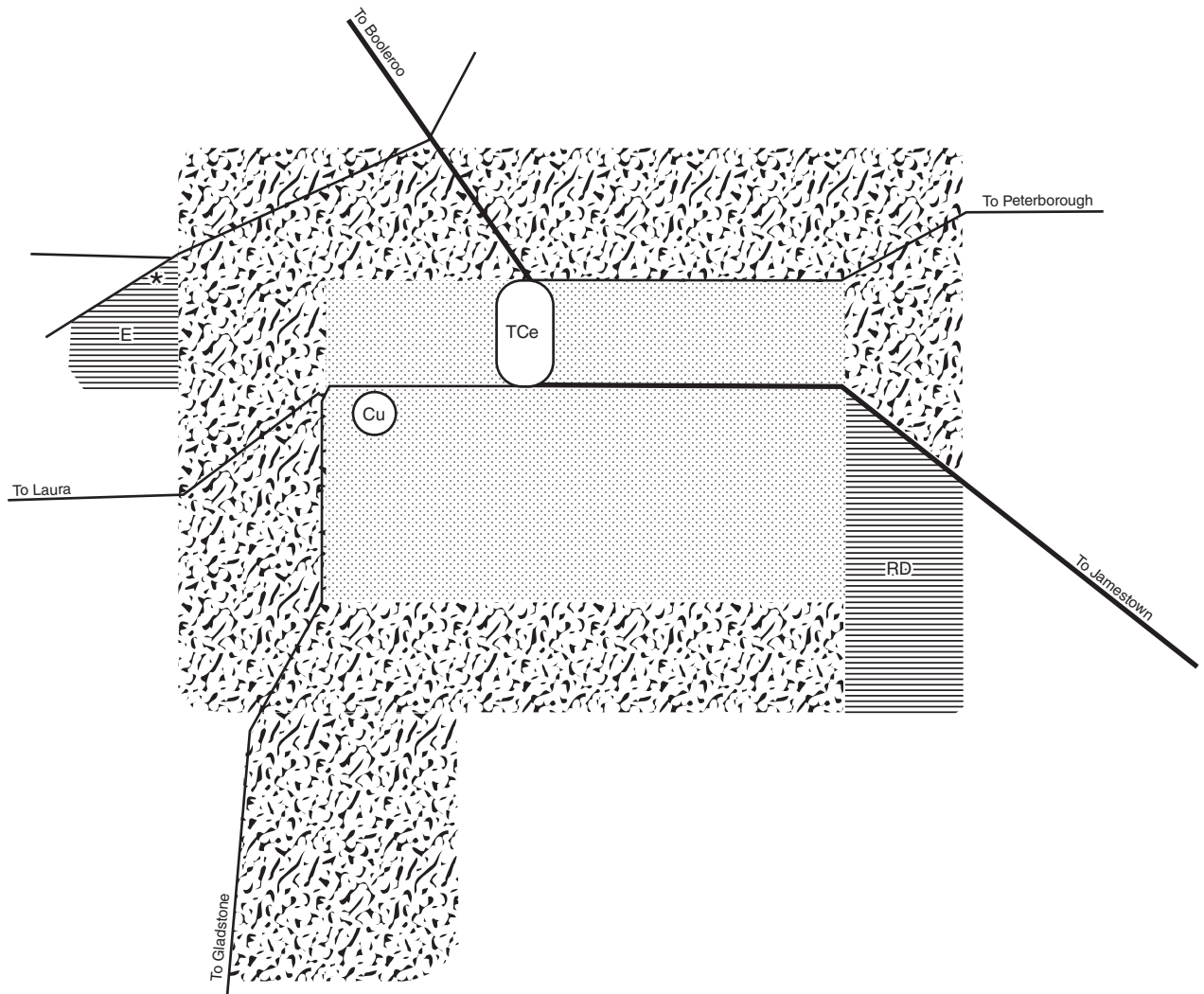












-  Living
-  Future Living
-  Town Centre
-  Industrial
-  Rural
-  Public Purpose - Cemetery
-  Education
-  Effluent Lagoon
-  Commercial Bulk Handling
-  Open Space
-  Creek Protection
-  Major Local Road
-  Secondary Arterial Road



0 metres 200 400 600 800 1000

MT REMARKABLE (DC) WIRRABARA STRUCTURE PLAN MAP MtR/1 (Overlay 1) ENLARGEMENT E

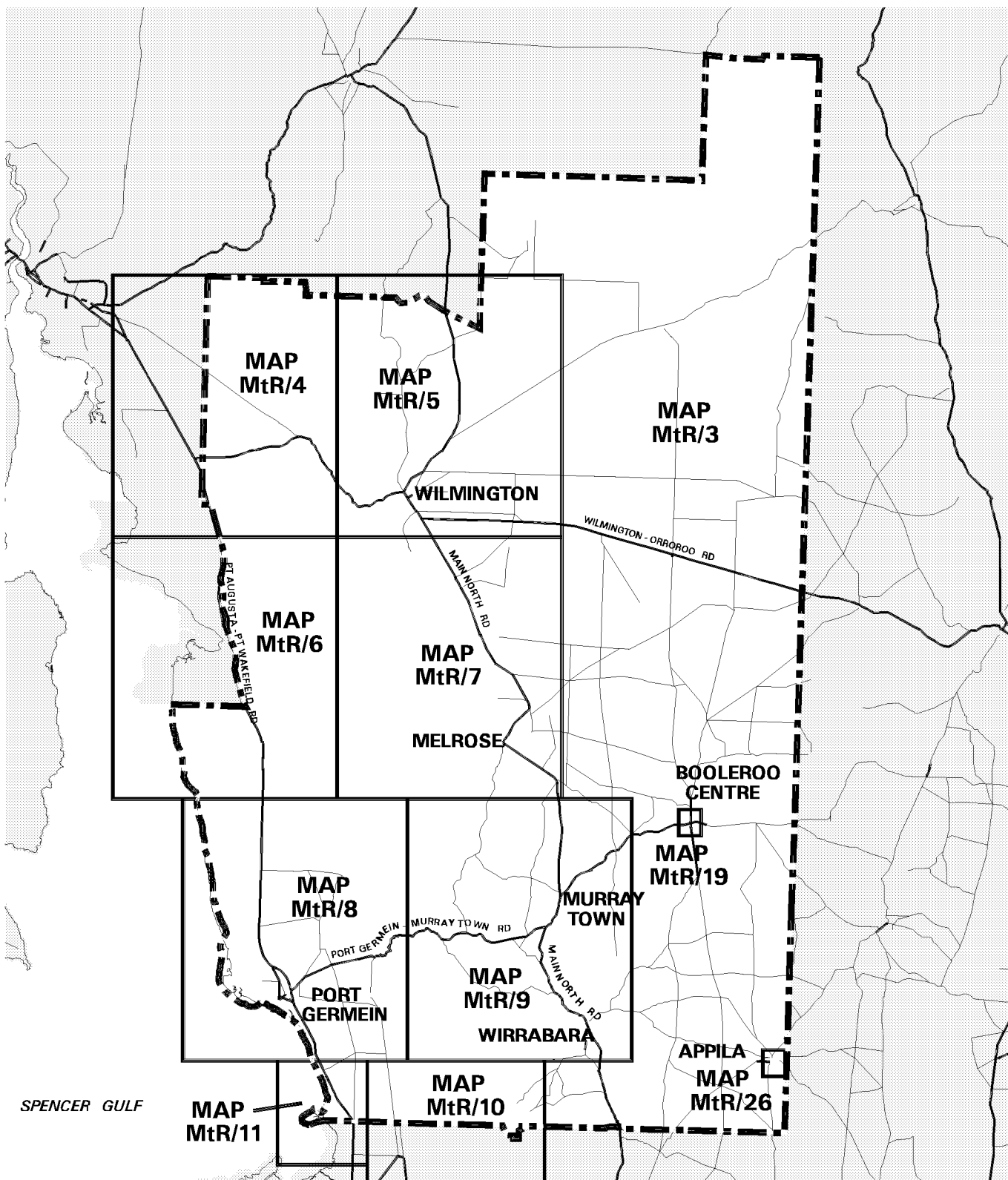


-  Living
-  Town Centre
-  Rural
-  Community Use
-  Public Purpose - Education
-  Public Purpose - Refuse Depot
-  Historic Feature
-  Open Space
-  Major Local Road
-  Secondary Arterial Road

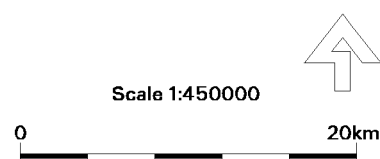


0 metres 250 500 750

MT REMARKABLE (DC) APPILA STRUCTURE PLAN MAP MtR/1 (Overlay 1) ENLARGEMENT F

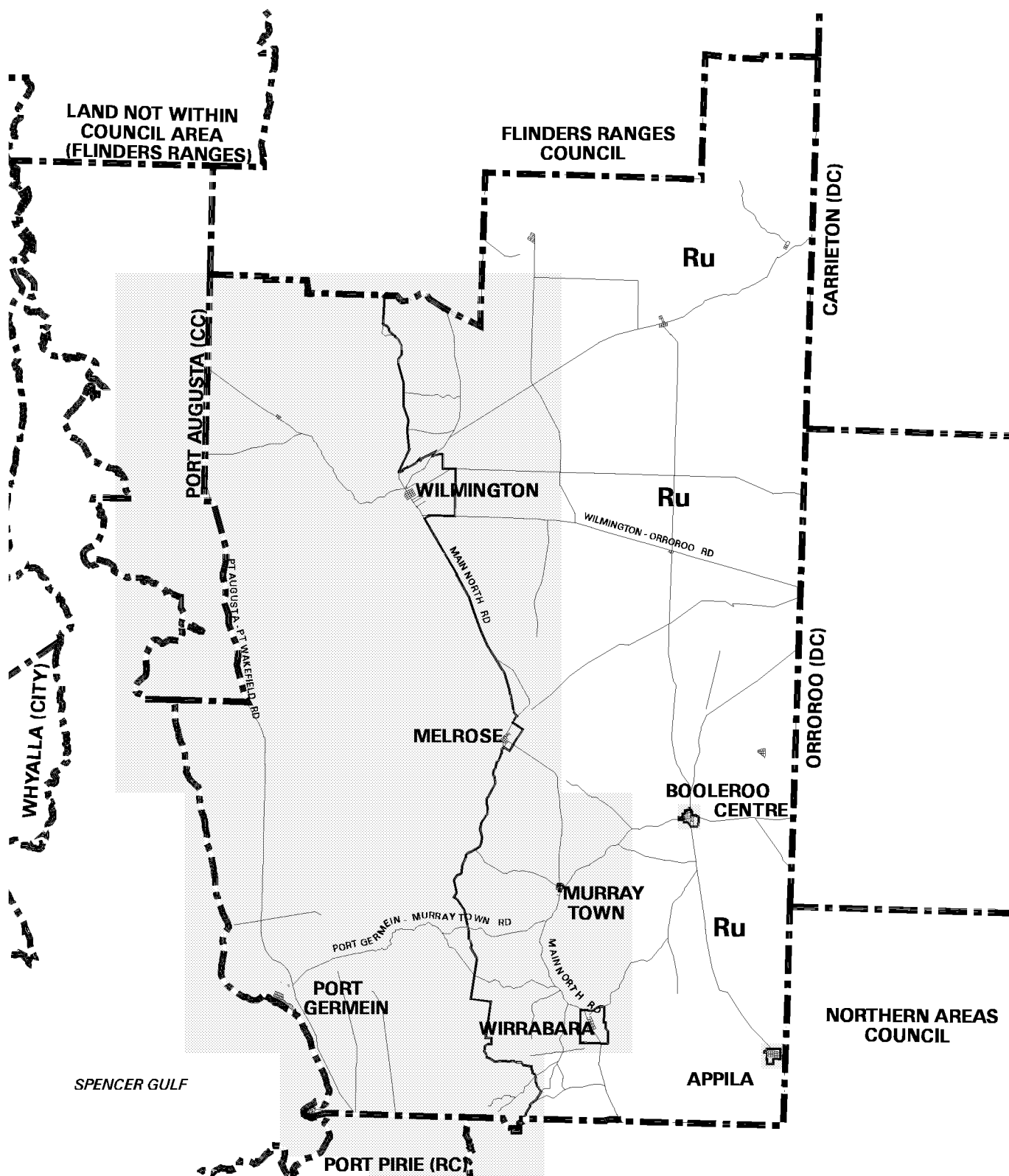


For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps MtR/3 to MtR/34 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area boundaries are shown or otherwise as indicated.



MOUNT REMARKABLE (DC) **INDEX** **MAP MtR/2**

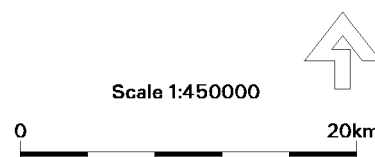
— — — Development Plan Boundary



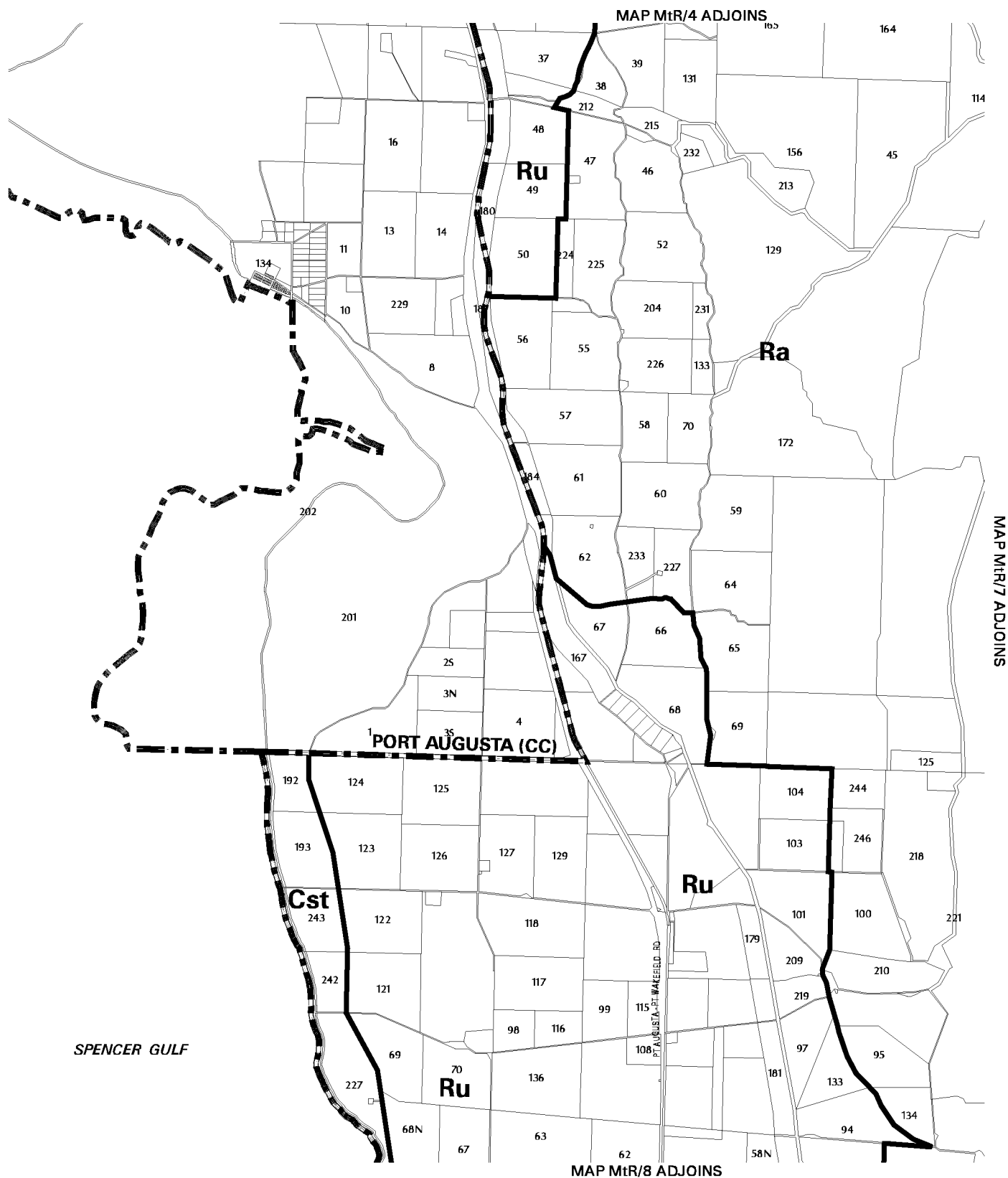
NOTE : See Index Map MtR/2 for shaded areas

Ru Rural

— Zone Boundary
 - - - Development Plan Boundary



MOUNT REMARKABLE (DC) ZONES MAP MtR/3

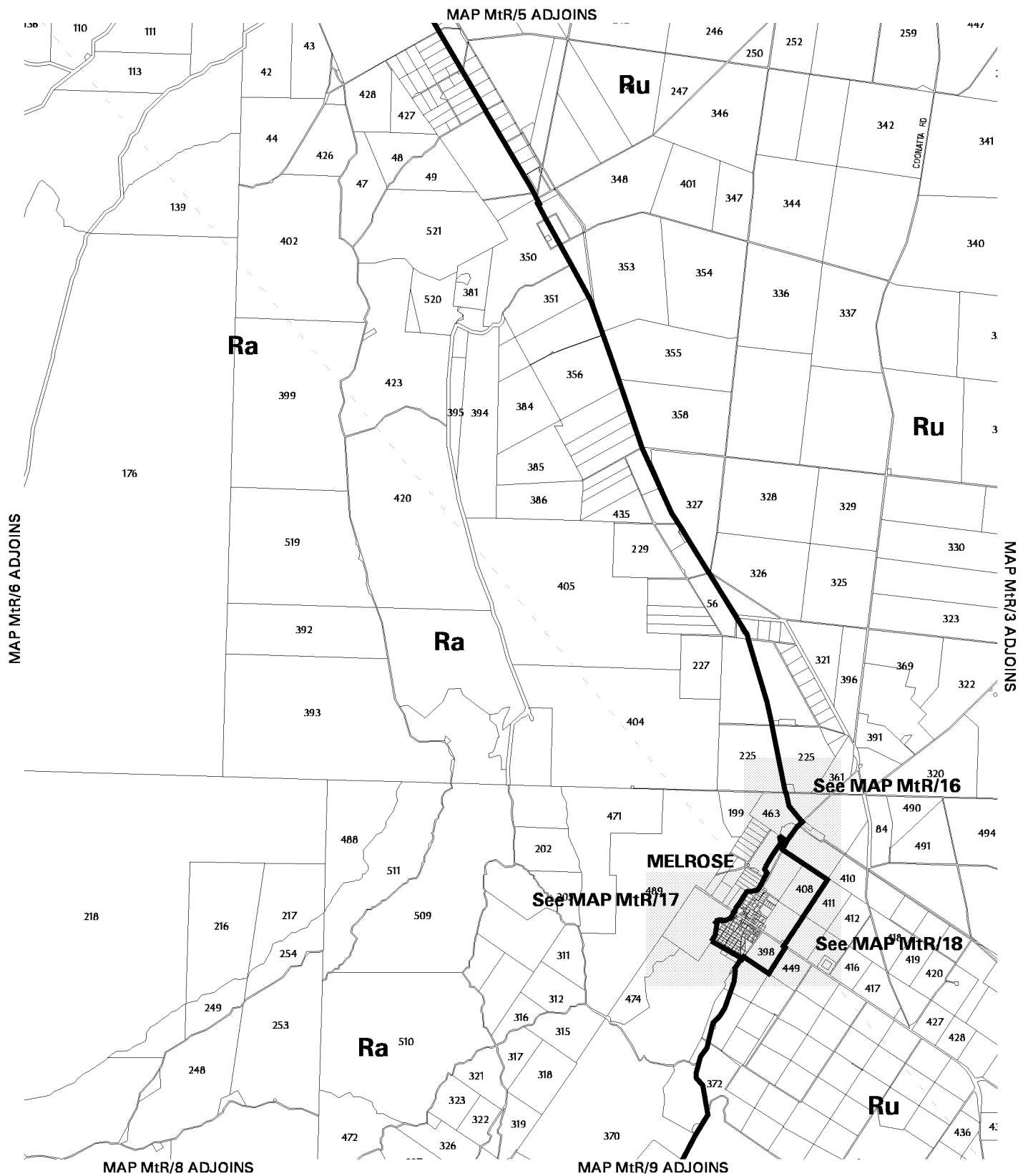


Note: For Policy Area See MAP MtR/29

Cst Coastal
Ra Ranges
Ru Rural

— Zone Boundary
- - - Development Plan Boundary

MOUNT REMARKABLE (DC) ZONES MAP MtR/6



Note: For Policy Area See MAP MtR/30

Ra Ranges
Ru Rural

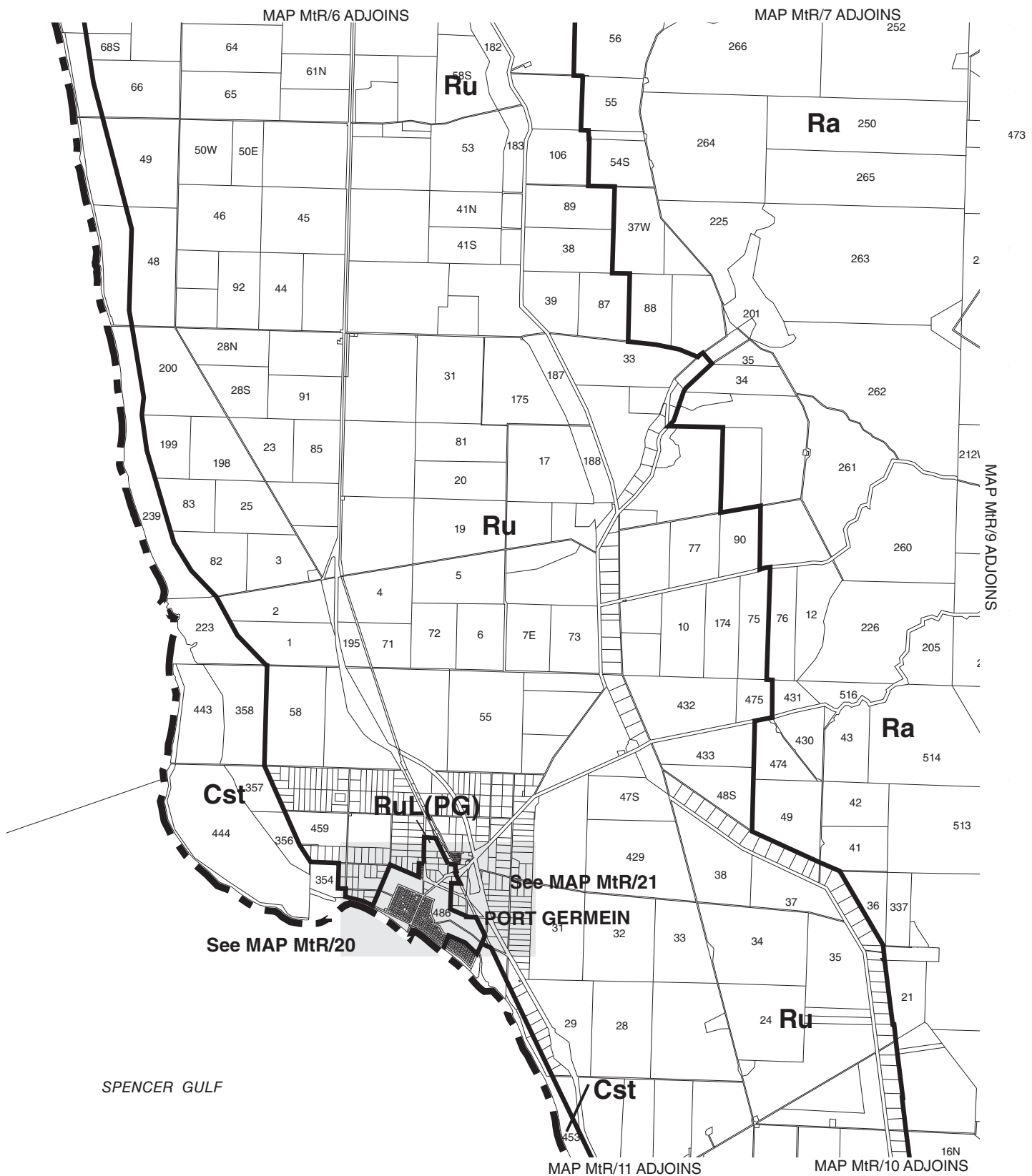


Scale 1:100000



MOUNT REMARKABLE (DC) **ZONES** **MAP MtR/7**

Zone Boundary

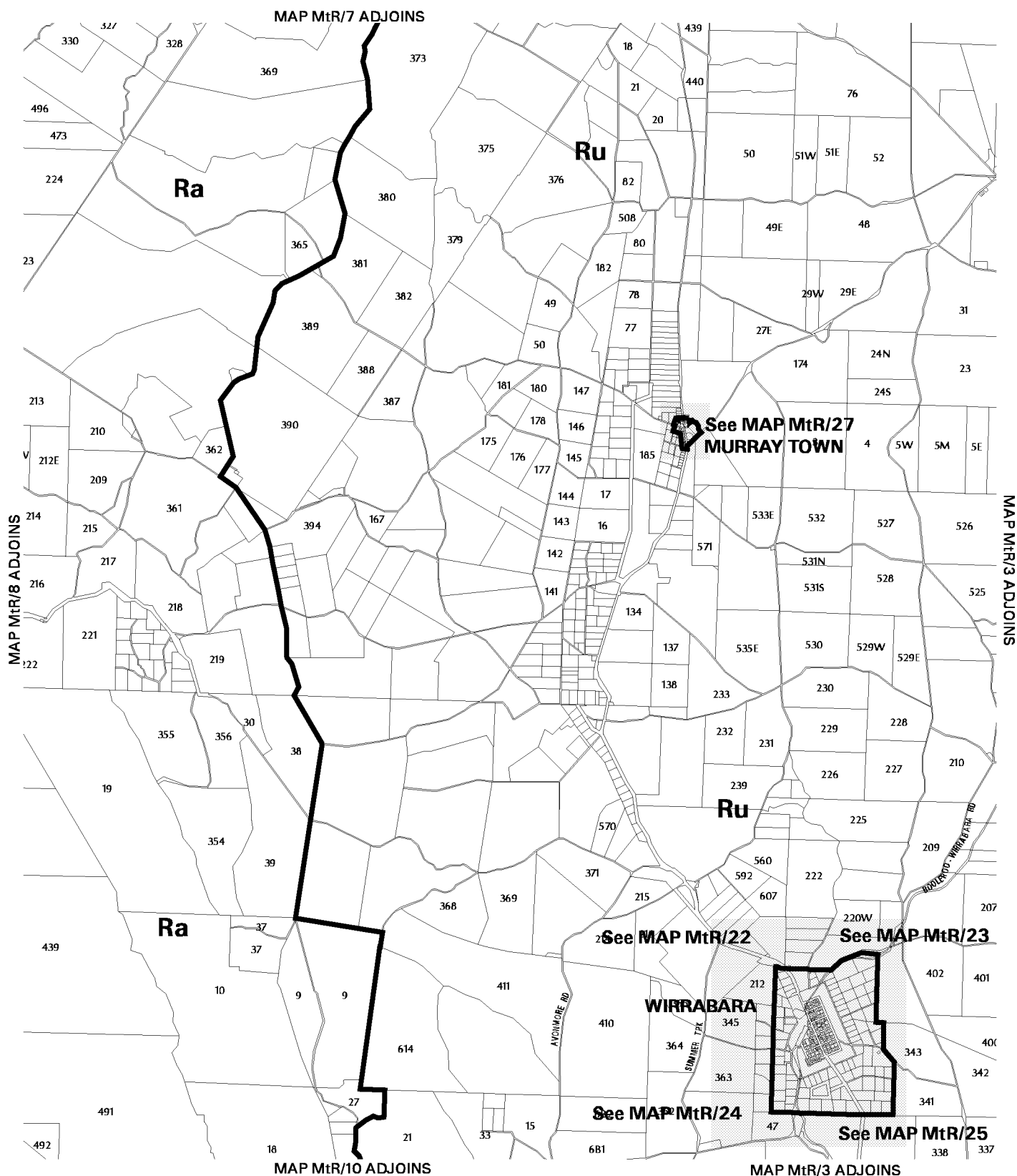


Note: For Policy Area See MAP MtR/31

Cst	Coastal
Ra	Ranges
Ru	Rural
RuL(PG)	Rural Living (Port Germein)

	Zone Boundary
	Development Plan Boundary

MOUNT REMARKABLE (DC) **ZONES** **MAP MtR/8**



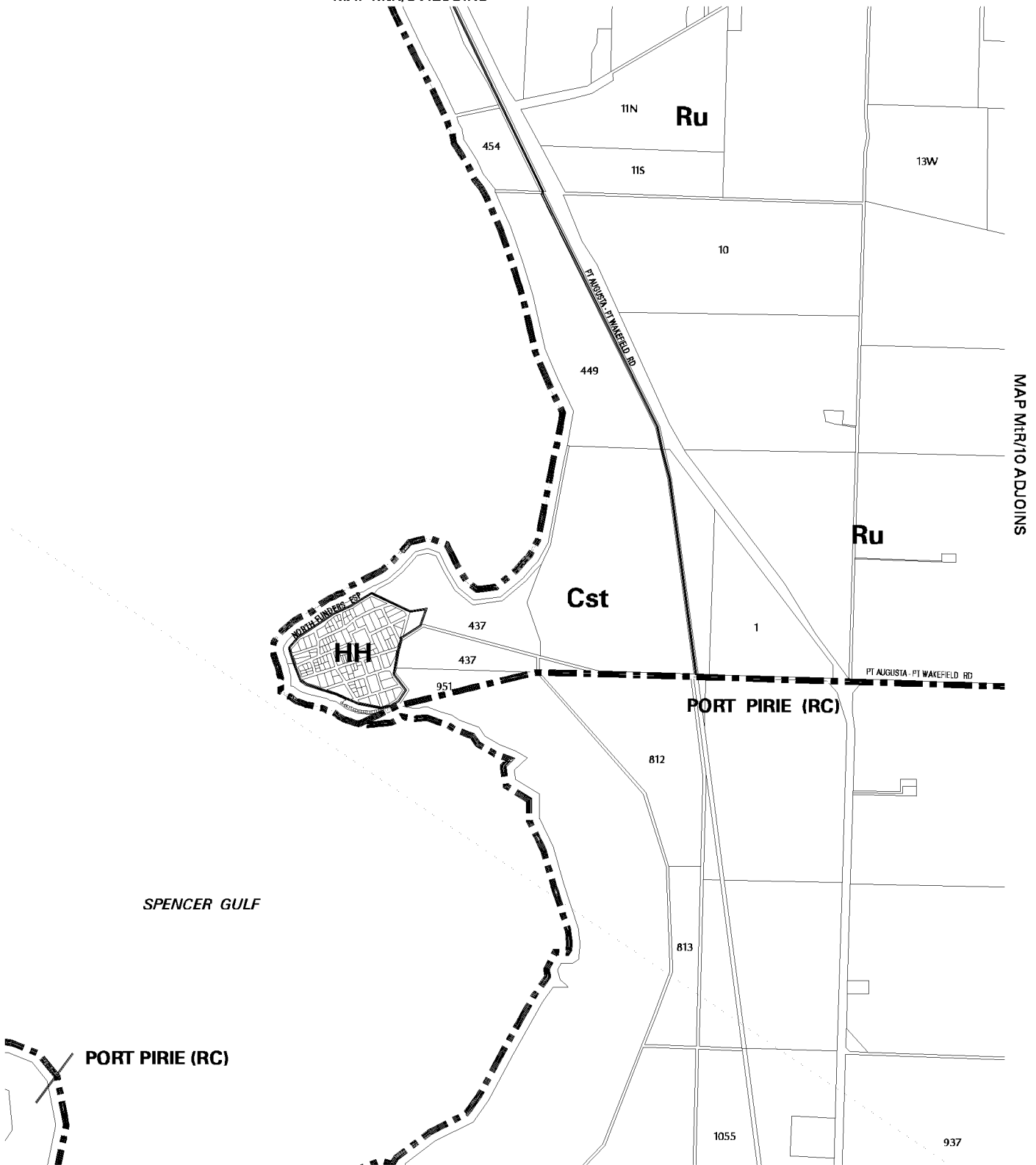
Note: For Policy Area See MAP MtR/32

Ra Ranges
Ru Rural

Zone Boundary

MOUNT REMARKABLE (DC) ZONES MAP MtR/9

MAP MtR/8 ADJOINS



Note: For Policy Area See MAP MtR/34

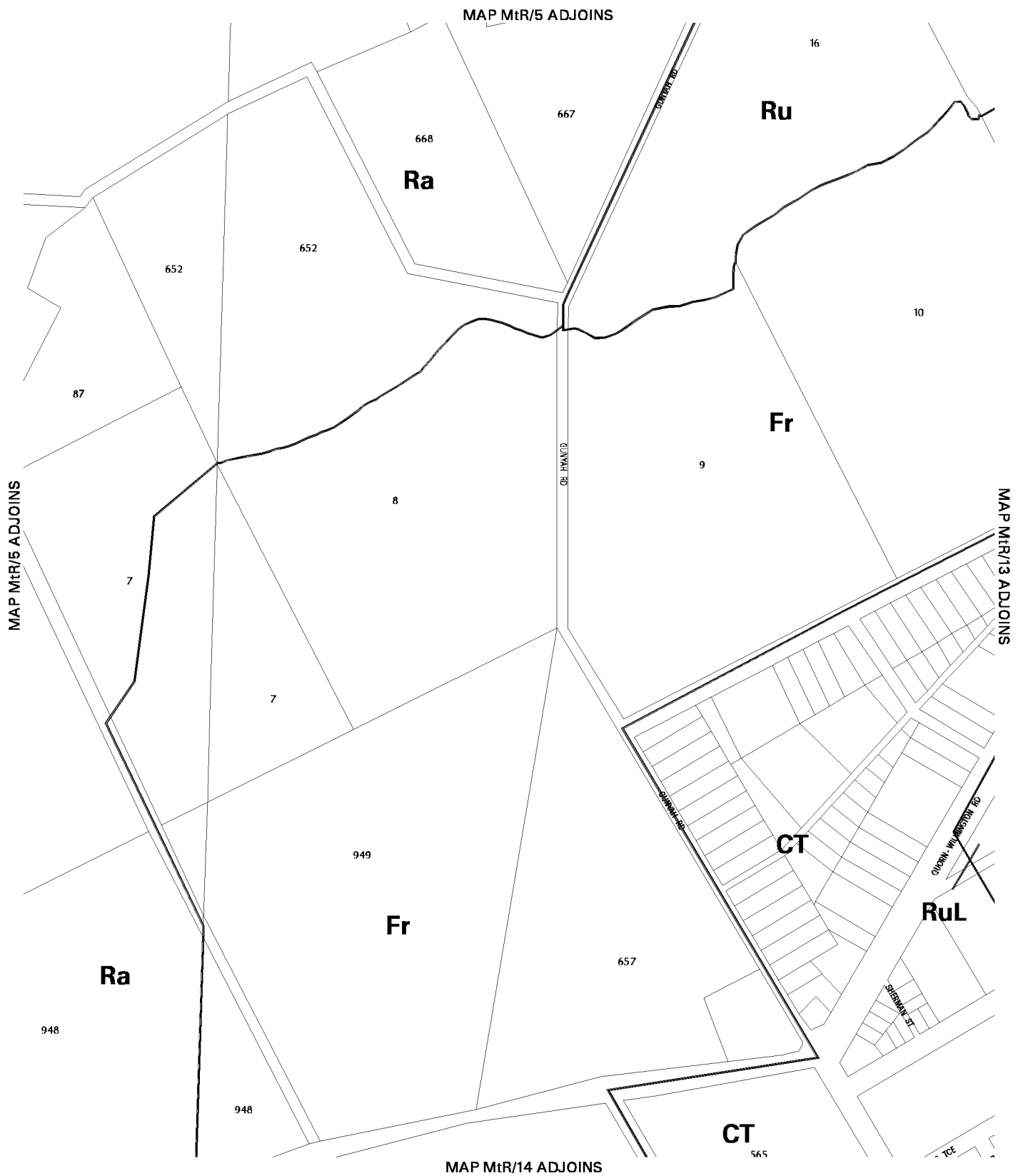
Cst Coastal
HH Holiday House
Ru Rural

— Zone Boundary
- - - Development Plan Boundary

Scale 1:40000

0 2km

MOUNT REMARKABLE (DC) ZONES MAP MtR/11



WILMINGTON

CT Country Township
 Fr Fringe
 Ra Ranges
 Ru Rural
 RuL Rural Living



Scale 1:10000



MOUNT REMARKABLE (DC) ZONES MAP MtR/12

— Zone Boundary

MAP MtR/5 ADJOINS



WILMINGTON

CT Country Township
Fr Fringe
Ru Rural
RuL Rural Living

Scale 1:10000

0 500metres



**MOUNT REMARKABLE (DC)
ZONES
MAP MtR/13**

Zone Boundary

MAP MtR/12 ADJOINS

MAP MtR/5 ADJOINS

MAP MtR/15 ADJOINS

MAP MtR/5 ADJOINS

WILMINGTON

CT	Country Township
Fr	Fringe
In	Industry
Ra	Ranges

Zone Boundary

Scale 1:10000

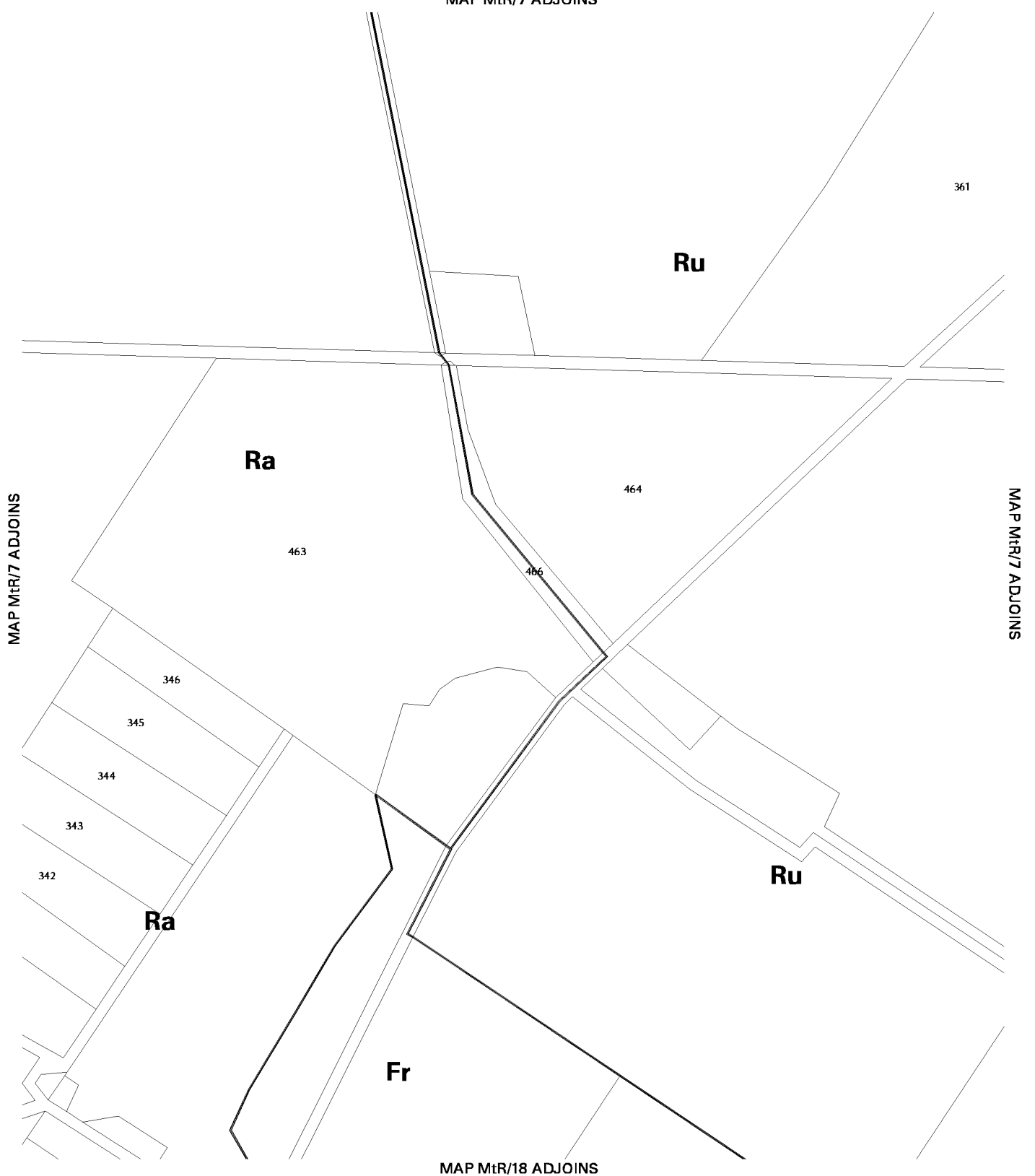
0 500metres

**MOUNT REMARKABLE (DC)
ZONES
MAP MtR/14**

Consolidated - 22 March 2012



MAP MtR/7 ADJOINS



MELROSE

Fr Fringe
Ra Ranges
Ru Rural



Scale 1:10000

0 500metres

**MOUNT REMARKABLE (DC)
ZONES
MAP MtR/16**

— Zone Boundary

MAP MtR/7 ADJOINS

MAP MtR/7 ADJOINS

MAP MtR/18 ADJOINS



MAP MtR/7 ADJOINS

MELROSE

CT Country Township
Fr Fringe
Ra Ranges
Ru Rural



Scale 1:10000

0 500metres

**MOUNT REMARKABLE (DC)
ZONES
MAP MtR/17**

— Zone Boundary

MAP MtR/16 ADJOINS



MELROSE

CT	Country Township
Fr	Fringe
Ra	Ranges
Ru	Rural



Scale 1:10000

0 500metres

**MOUNT REMARKABLE (DC)
ZONES
MAP MtR/18**

— Zone Boundary

MAP MtR/8 ADJOINS



PORT GERMEIN

Cst	Coastal
Ru	Rural
RuL(PG)	Rural Living (Port Germein)
T(PG)	Township (Port Germein)

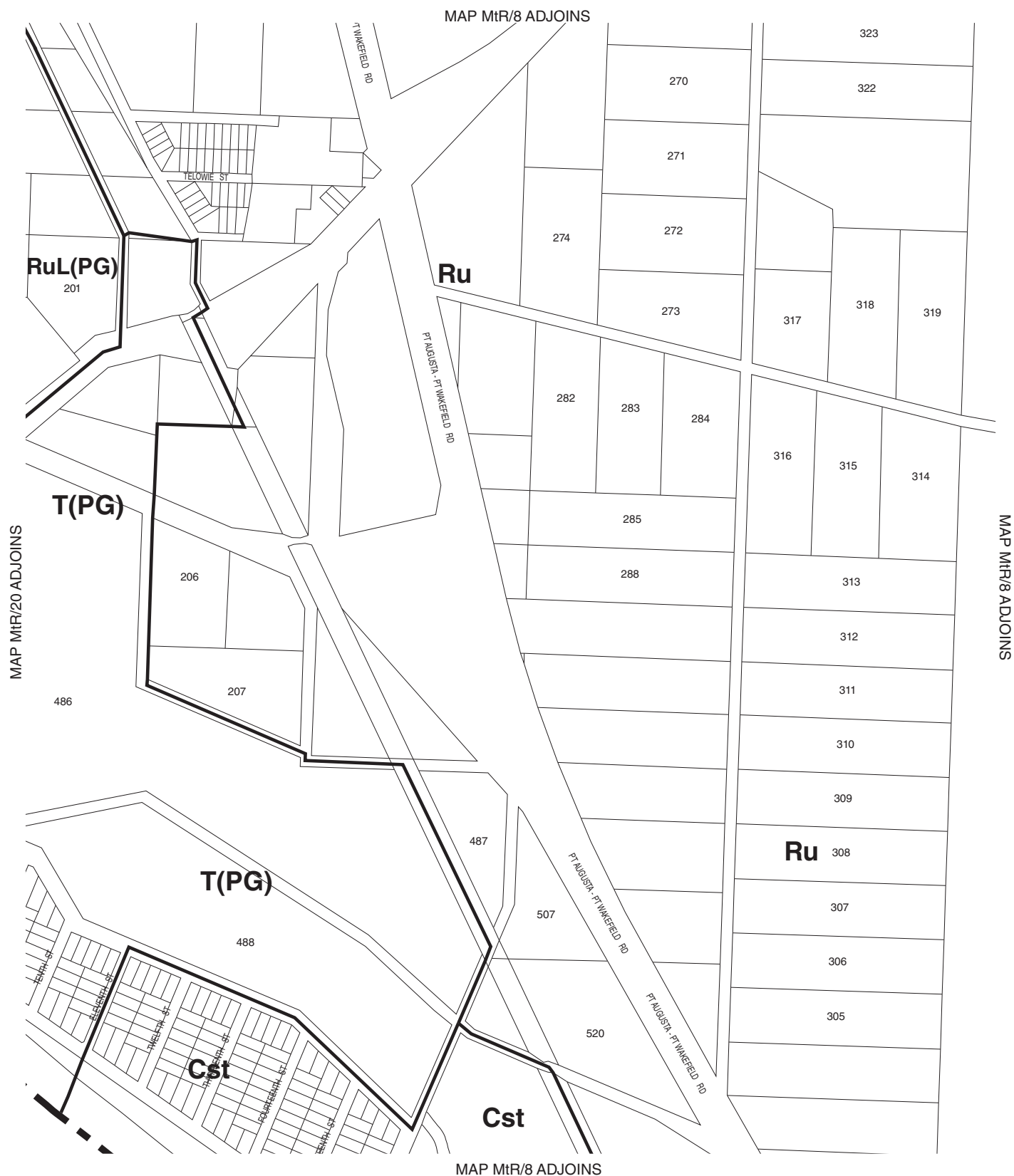
	Zone Boundary
	Development Plan Boundary

Scale 1:10000

0 500metres

MOUNT REMARKABLE (DC) ZONES MAP MtR/20

Consolidated - 22 March 2012



PORT GERMEIN

Cst	Coastal
Ru	Rural
RuL(PG)	Rural Living (Port Germein)
T(PG)	Township (Port Germein)

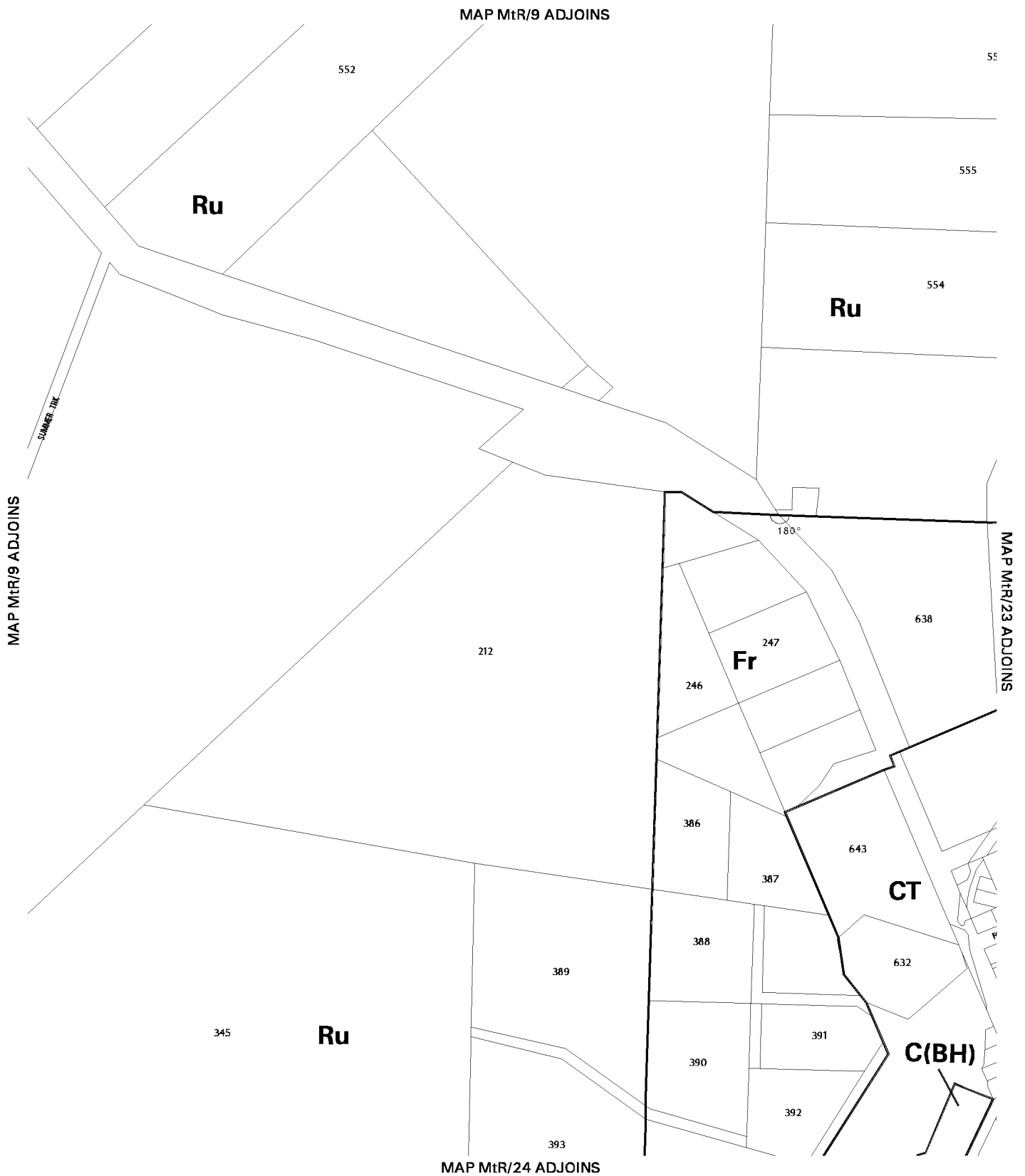
	Zone Boundary
	Development Plan Boundary

Scale 1:10000

0 500metres



MOUNT REMARKABLE (DC) ZONES MAP MtR/21



WIRRABARA

C(BH) Commercial (Bulk Handling)
CT Country Township
Fr Fringe
Ru Rural

Scale 1:10000

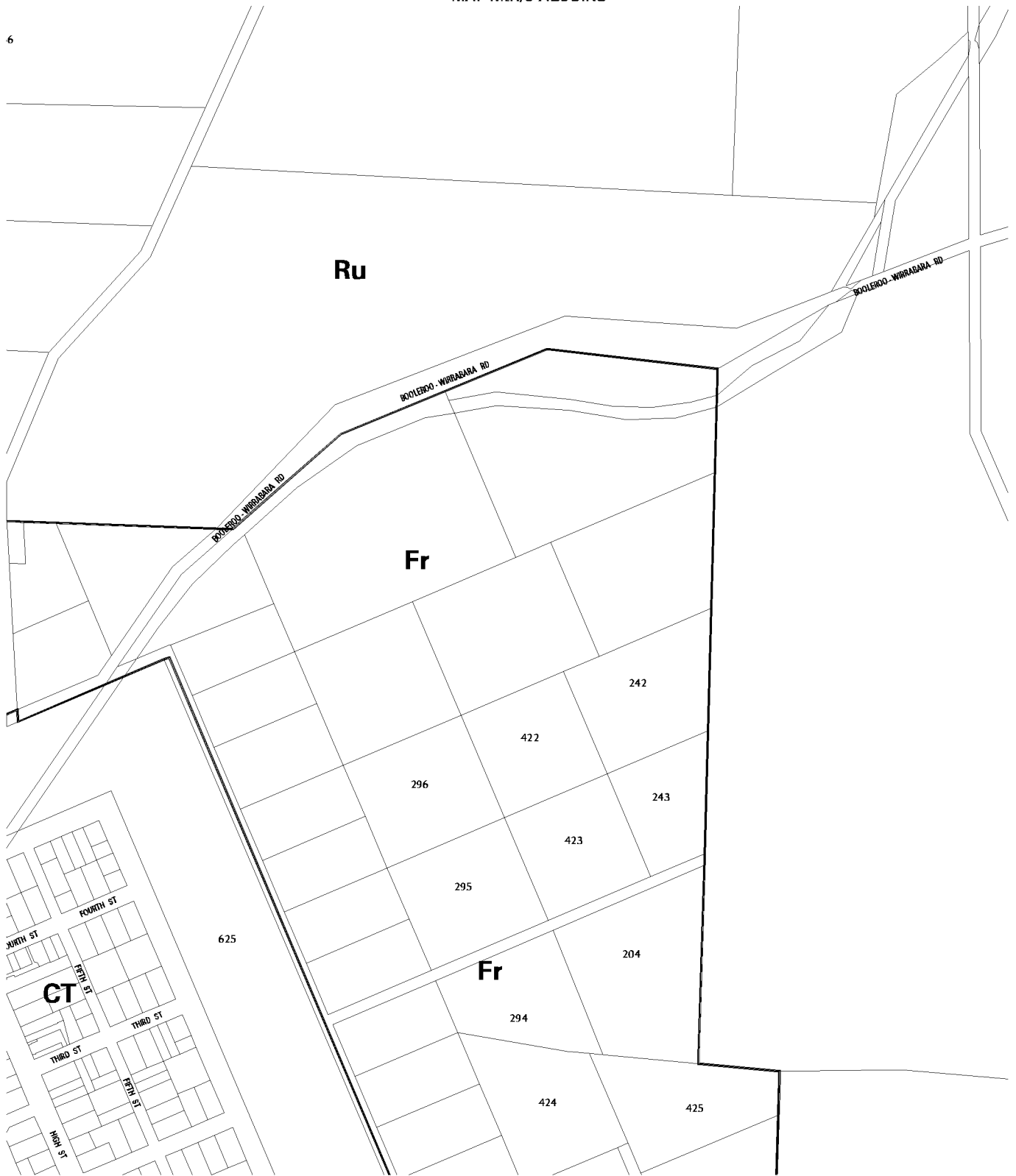
0 500metres

MOUNT REMARKABLE (DC) **ZONES** **MAP MtR/22**

Zone Boundary

MAP MtR/22 ADJOINS

MAP MtR/9 ADJOINS



MAP MtR/25 ADJOINS

WIRRABARA

CT Country Township
Fr Fringe
Ru Rural



Scale 1:10000



**MOUNT REMARKABLE (DC)
ZONES
MAP MtR/23**

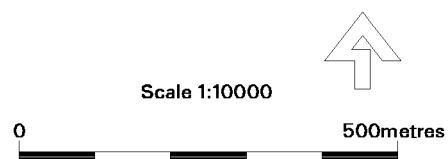
— Zone Boundary



WIRRABARA

C(BH) Commercial (Bulk Handling)
CT Country Township
Fr Fringe
Ru Rural

— Zone Boundary



MOUNT REMARKABLE (DC) **ZONES** **MAP MtR/24**



WIRRABARA

CT Country Township
 Fr Fringe
 In Industry
 Ru Rural



Scale 1:10000



MOUNT REMARKABLE (DC) ZONES MAP MtR/25

— Zone Boundary

MAP M+R/3 ADJOINS

MAP MTR/3 ADJOINS

APPILA
CT
Ru

Country Township
Rural

Scale 1:10000



0 500metres

Zone Boundary

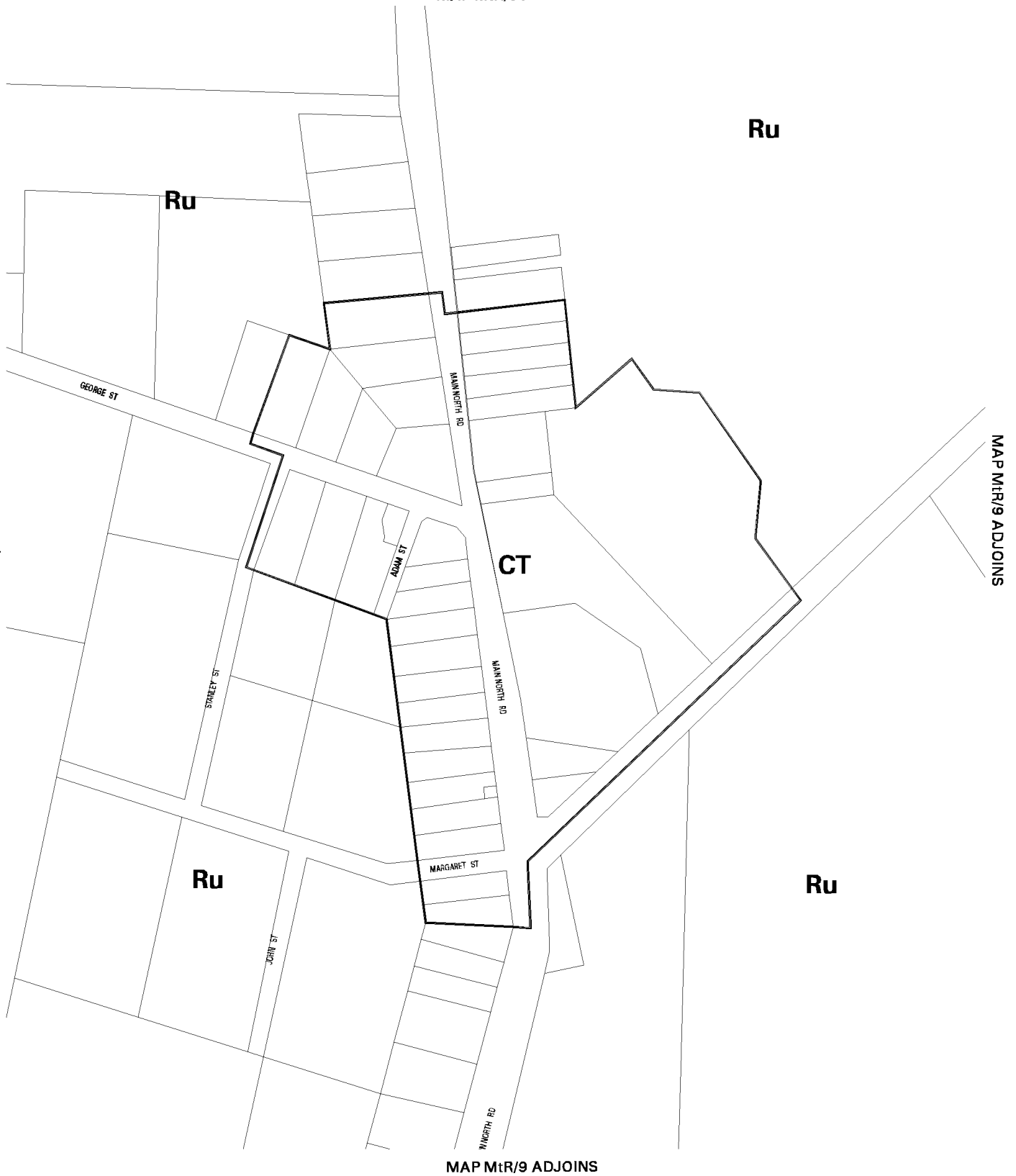
MOUNT REMARKABLE (DC) ZONES MAP MtR/26

Consolidated - 22 March 2012

MAP MtR/9 ADJOINS

MAP MtR/9 ADJOINS

MAP MtR/9 ADJOINS



MURRAY TOWN

CT Country Township
Ru Rural

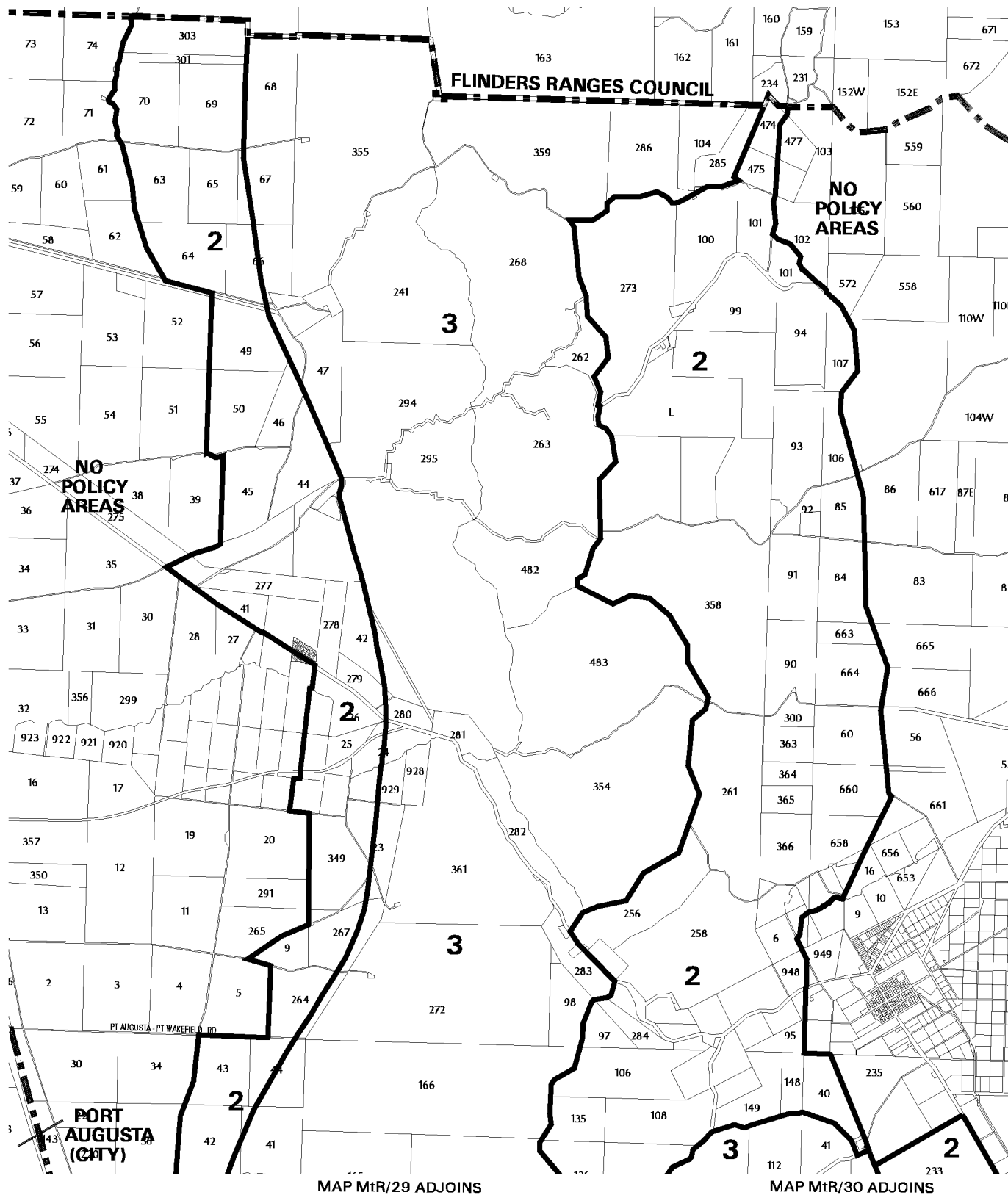
Scale 1:5000

0 200metres



**MOUNT REMARKABLE (DC)
ZONES
MAP MtR/27**

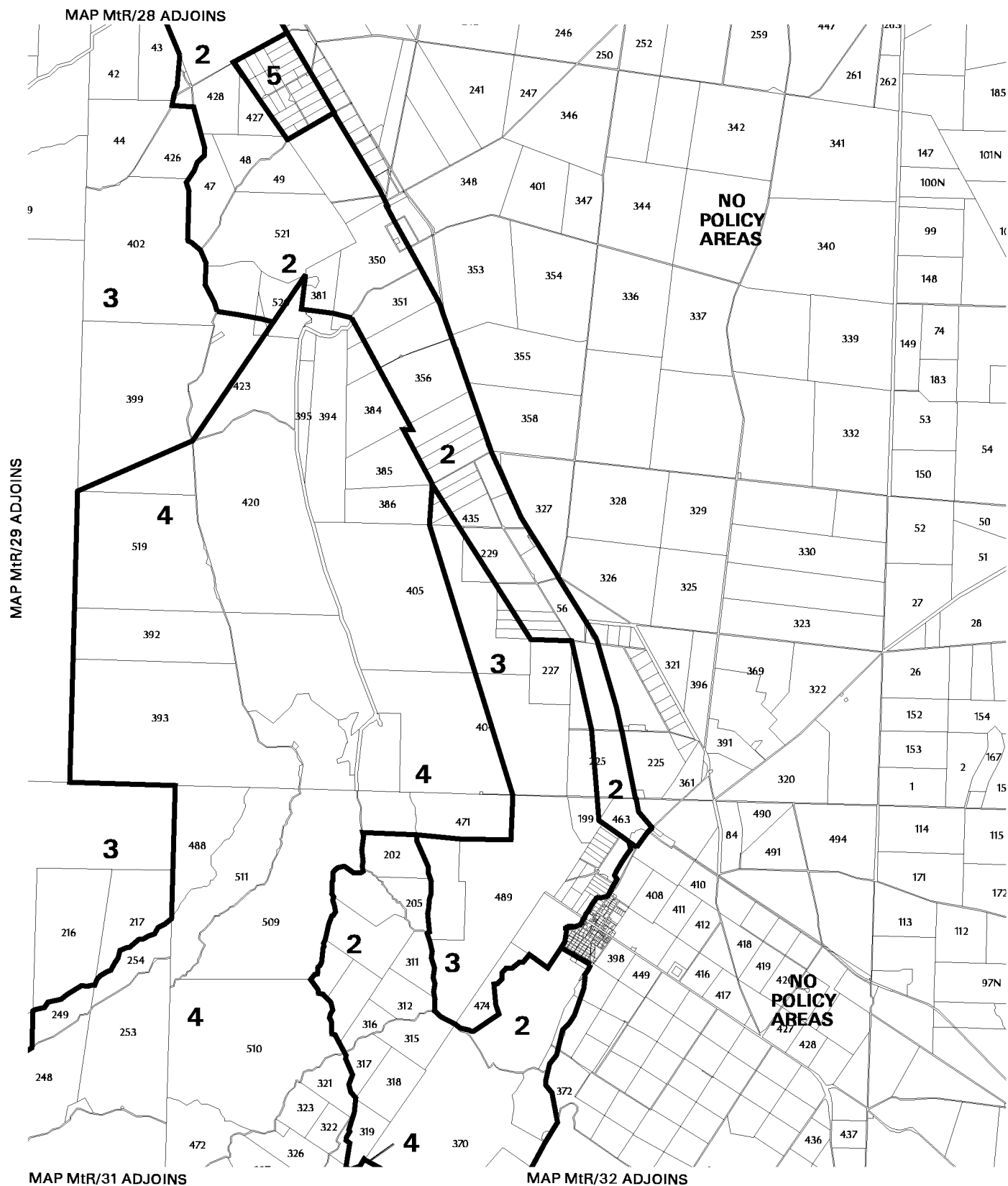
Zone Boundary

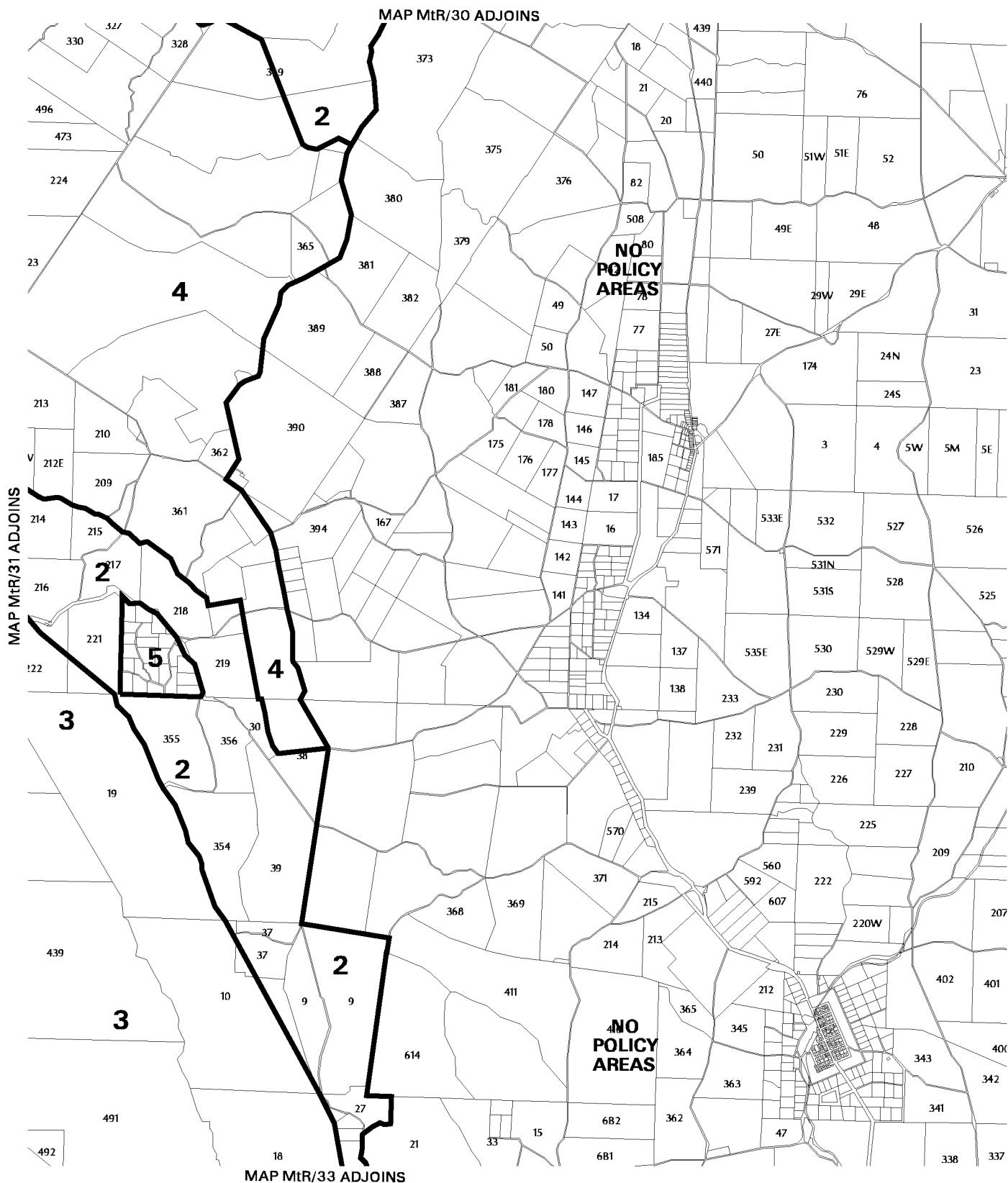


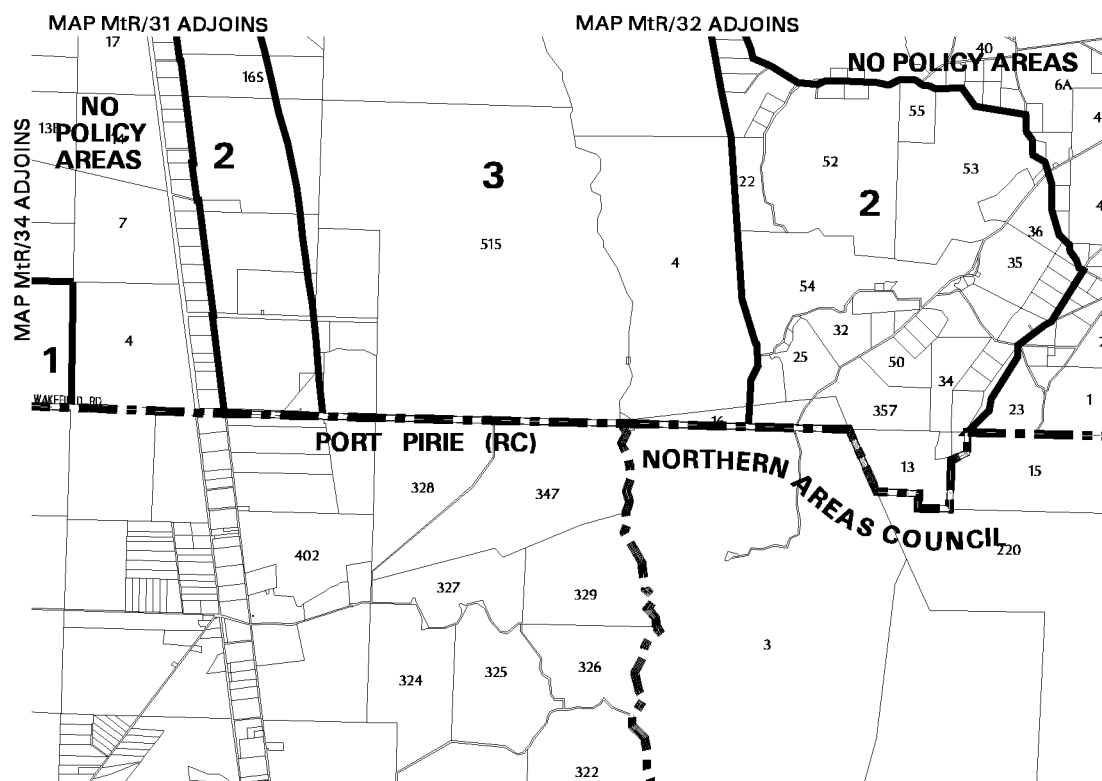
2
3

Ranges (Agricultural) Policy Area
Ranges (Conservation) Policy Area

MOUNT REMARKABLE (DC) POLICY AREAS MAP MtR/28

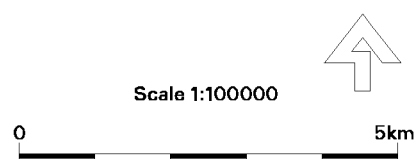






- 1 Policy Area 1
- 2 Ranges (Agricultural) Policy Area
- 3 Ranges (Conservation) Policy Area

———— Policy Area Boundary
 - - - - - Development Plan Boundary



MOUNT REMARKABLE (DC) **POLICY AREAS** **MAP MtR/33**

