

Development Plan

Elliston (DC)

Consolidated – 7 February 2013

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

The following table is a record of authorised amendments and their consolidation dates for the Elliston (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]
28 August 1997	Statewide Marine Aquaculture and Offshore Development PAR (<i>Ministerial</i>) – [5 June 1997]
13 August 1998	General Review PAR – [13 August 1998]
18 November 1999	Waste Disposal (Landfill) PAR (<i>Ministerial</i>) – [19 August 1999]
15 June 2000	Section 29(2)(b) Amendment – [15 June 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) (<i>Ministerial</i>) – [31 August 2000]
6 September 2001	Telecommunications Facilities State-wide Policy Framework PAR (<i>Ministerial</i>) – [30 August 2001]
11 September 2003	Wind Farms PAR (<i>Ministerial</i>) – [24 July 2003]
3 November 2005	General Review PAR – [3 November 2005]
7 December 2006	Bushfire Management (Part 1) PAR – [9 November 2006]
14 January 2010	Bushfires (Miscellaneous Amendments) DPA (Interim) (<i>Ministerial</i>) – [10 December 2009]
13 January 2011	Bushfires (Miscellaneous Amendments) DPA (<i>Ministerial</i>) – [9 December 2010]
1 December 2011	Statewide Wind Farms DPA (Interim) (<i>Ministerial</i>) – [19 October 2011]
7 February 2013	Termination of the Statewide Wind Farms DPA (<i>Ministerial</i>) and its removal from the Elliston (DC) Development Plan – [18 October 2012] Statewide Wind Farms DPA (<i>Ministerial</i>) – [18 October 2012] Section 29(2)(c) Amendment – [29 November 2012]

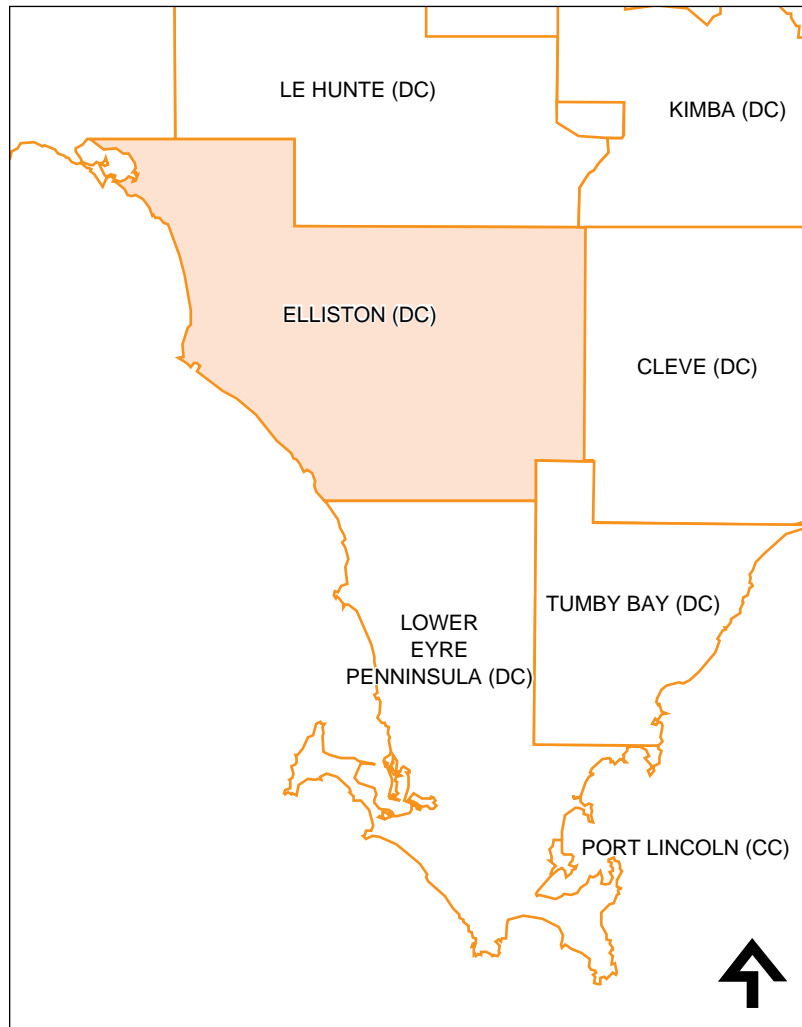
Consolidated: The date of which an authorised amendment to a Development Plan was consolidated (incorporated into the published Development Plan) pursuant to section 31 of the *Development Act 1993*.

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*.

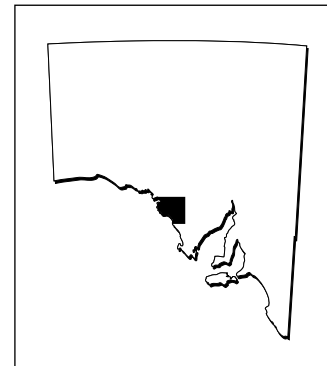
Preface

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

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



Enlargement Map



Location Map

TABLE OF CONTENTS

COUNCIL-WIDE.....	6
GENERAL.....	7
Form of Development.....	7
Land Division.....	9
Transportation (Movement of People and Goods).....	12
Rural Development.....	13
Public Utilities.....	14
Bushfire Protection.....	15
Airport Safety.....	40
Outdoor Advertisements.....	41
LAND USE.....	42
Residential Development.....	42
Centres and Shops.....	48
Safety and Security.....	48
Industrial and Commercial Development.....	48
Mining.....	49
Tourist Facilities.....	50
Aquaculture.....	54
Animal Keeping.....	58
Waste Disposal.....	61
Telecommunications Facilities.....	64
ENVIRONMENTAL.....	65
Open Space.....	65
Conservation and Heritage.....	66
Appearance of Land and Buildings.....	67
Water Resources.....	68
Vegetation and Soils.....	69
Renewable Energy Facilities.....	71
Coastal Areas.....	72
RESIDENTIAL ZONE.....	80
TOWN CENTRE ZONE.....	83
COMMERCIAL INDUSTRY ZONE.....	86
COMMERCIAL (BULK HANDLING) ZONE.....	91
PARKLANDS ZONE.....	93
COASTAL MIXED USE ZONE.....	95
AQUACULTURE COASTAL ZONE.....	101
AIRPORT ZONE.....	104
RURAL FRINGE ZONE.....	107
RURAL LIVING ZONE.....	109
PRIMARY INDUSTRY ZONE.....	111
COASTAL ZONE.....	123
CONSERVATION ZONE.....	127
TOURIST ACCOMMODATION ZONE.....	129
COUNTRY TOWNSHIP ZONE.....	132
Residential Policy Area – Venus Shores.....	135
WATER PROTECTION ZONE.....	136

TABLES

TABLE EII/1	139
TABLE EII/2	140
TABLE EII/3	146
TABLE EII/4	148
TABLE EII/5	150
TABLE EII/6	151
TABLE EII/7	152
TABLE EII/8	153

MAPS

Map EII/1	155	Map EII/17	177
Map EII/1 (Overlay 1)	156	Map EII/18	178
Map EII/1 (Overlay 1) Enlargement A	157	Map EII/19	179
Map EII/1 (Overlay 1) Enlargement B	158	Map EII/20	180
Map EII/1 (Overlay 1) Enlargement C	159	Map EII/21	181
Map EII/1 (Overlay 2)	160	Map EII/22	182
Map EII/2A - Index	161	Map EII/23	183
Map EII/2B - Index	162	Map EII/24	184
Map EII/3	163	Map EII/25	185
Map EII/4	164	Map EII/26	186
Map EII/5	165	Map EII/27	187
Map EII/6	166	Map EII/28	188
Map EII/7	167	Map EII/29	189
Map EII/8	168	Map EII/30	190
Map EII/9	169	Map EII/31	191
Map EII/10	170	Map EII/32	192
Map EII/11	171	Map EII/33	193
Map EII/12	172	Map EII/34	194
Map EII/13	173	Map EII/35	195
Map EII/14	174	Map EII/36	196
Map EII/15	175	Map EII/37	197
Map EII/16	176		

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COUNCIL-WIDE

Introduction

The objectives and principles of development control that follow, apply to the whole of the area of the District Council of Elliston. Provisions in relation to particular zones, identified on [Maps Ell/3 to 37](#) are located in the Zone Provisions section of the Development Plan.

Background

The District Council of Elliston is principally developed as a grain and wool producing area, although the fishing industry also contributes to the district's economy. Topographically the area is undulating with prominent outcrops such as Mount Wedge. The coastline overall, with its extensive sand dune systems, long sandy beaches and contrasting high rugged cliffs, is also an important feature of the district and a major tourist asset.

Elliston is the main coastal township of the district whilst the township of Lock is the main centre for the eastern section of this very large council district. Venus Bay and Elliston are recognised as the main holiday accommodation areas, both having caravan parks together with holiday houses and holiday cabins for hire.

The district Structure Plan shown on [Map Ell/1 \(Overlay 1 and 2\)](#) shows in general terms the desired strategy for the future development of the district, in accordance with the following measures:

- (a) Control of land division to maintain productive land in agricultural use.
- (b) Establishment of the townships of Elliston and Lock as the main urban centres of the district, with Venus Bay and Port Kenny as minor centres.
- (c) Protection of the sensitive coastal sand dune areas from inappropriate development, intensive recreational activities and sand extraction.
- (d) Preservation of significant stands of native vegetation and areas of landscape beauty including areas adjacent to the coast.
- (e) Designation of a road hierarchy of secondary arterial, major local and tourist roads.
- (f) Protection of areas containing significant mineral deposits.

The economic thrust of the district is considered vital for its long-term viability and for sustaining its close knit community. Every opportunity should be taken to enhance employment opportunities except where they interfere with the environment, particularly the sensitive coastal environment. The strength of the rural economy is recognised and it is not intended to undertake a dramatic shift from these fundamental activities, but rather, extend and enhance where possible through value adding industries, export opportunities, and expanding activities such as intensive animal keeping and aquaculture.

GENERAL

Form of Development

OBJECTIVES

Objective 1: Satisfaction of the social, educational, cultural, employment, recreational and economic needs of people living within the council area.

Objective 2: 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, for example, factories and housing. 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 anticipated growth.

Objective 3: Development of Elliston and Lock as the major service and community centres for the district.

Objective 4: Development in the Elliston and Lock townships in accordance with the Elliston (Town) Structure Plan and Lock (Town) Structure Plan.

The Elliston and Lock Structure Plans shown on [Maps EII/1 \(Overlay 1\) ENLARGEMENTS A, B and C](#) depict in general terms the desired strategy required to achieve the above stated objectives, through the following measures:

- (a) Orderly and economic growth and expansion of urban facilities.
- (b) Allocation of new areas for residential purposes.
- (c) Allocation of land catering for commercial and industrial development.
- (d) Development and management of parklands and other reserves for recreation and open space purposes.
- (e) Provision for further development and enhancement of the central area of each township.
- (f) Protection of the area from undesirable and visually obtrusive development.
- (g) Conservation of buildings, objects and sites of heritage significance.

Objective 5: Encourage and enhance the development of Elliston, Port Kenny and Venus Bay as the main holiday centres within the district.

Objective 6: Encourage and enhance further development of the fishing industry and related facilities within coastal townships.

Objective 7: The proper location of public and community facilities by the reservation of suitable land in advance of need.

Objective 8: The re-development of localities which have a bad or unsatisfactory layout, or unhealthy or obsolete development.

Economic Development

Objective 9: Orderly and economic development.

New housing and other urban development should be contiguous 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 10: To sustain and further extend the rural economic base of the district as the fundamental basis for the character and quality of life of the area.

Objective 11: To create a diverse but integrated competitive economy with emphasis on value added products, aquaculture, tourism and energy resource development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be in accordance with the structure plans for the whole of the council area and for the towns of Elliston and Lock, shown on [Maps EII/1 \(Overlay 1 ENLARGEMENTS A, B and C and Overlay 2\)](#).
- 2 Development should be orderly and economic.
- 3 Division of land for urban or town purposes should be in the nature of infilling or in the form of compact extensions to existing developed areas.
- 4 Extensions of built-up areas should not be in the form of ribbon development along main roads or the coast.
- 5 Urban development should be confined within township boundaries.
- 6 Development in localities having a bad or unsatisfactory layout, or unhealthy or obsolete development should improve or rectify those conditions.
- 7 Development should not be undertaken unless it is compatible with other uses in the locality.
- 8 Development should not occur in a manner that may interfere with or disturb biodiversity conservation, particularly native vegetation including native grasslands, threatened species and ecological communities and the ecosystems and ecological processes of which they form part.
- 9 Development should not compromise existing native vegetation and biodiversity within road reserves.
- 10 Structures should not be erected on land liable to inundation.
- 11 Development should not occur in a manner that may interference with or obstruct a watercourse or natural drainage system, which will cause consequential flooding of existing development due to changes caused to the natural flow of surface water.
- 12 Development should ensure that an adequate water supply sufficient for the intended use of the land is provided.

Building Set-back

- 13 Buildings should be setback from public roads the distance prescribed in [Table EII/5](#).
- 14 Where a building faces two public roads, a lesser set-back may be appropriate to one of those public roads to avoid excessive loss of usable site area, provided the building does not interfere with driver visibility at the corner or detract from the character of development in the adjoining streets.
- 15 A lesser setback distance than that prescribed in [Table EII/5](#) may be appropriate only where:
 - (a) the bulk or height of the proposed building is less than that of the existing development;
 - (b) the proposed building is to be sited on an allotment having two or more boundaries to a road so that no reduction in road safety by restriction of driver visibility will result;

- (c) the set-back of the proposed building is consistent with the existing buildings on adjoining or nearby land;
 - (d) the siting of the proposed building will not diminish the safety of access from the site onto the adjoining roadway; or
 - (e) the subject development is in the form of wind farms and ancillary development
- 16** A lesser setback distance than that prescribed in [Table EII/5](#) may be appropriate along the Sheringa Beach Road and the Flinders Highway in the vicinity of Sheringa if a dense landscaping buffer is provided with a minimum width of ten metres adjacent to the respective road reserves.

Land Division

OBJECTIVES

Objective 12: The division of land for purposes appropriate to the location of the land.

Objective 13: Allotments of a size and configuration which:

- (a) take account of environmental features including solar orientation, biodiversity including native vegetation, existing development and other site constraints; and
- (b) promote efficient infrastructure provision and additional costs associated with infrastructure provision borne by the landowner; and
- (c) discourage inappropriate land uses and avoid land use conflicts.

PRINCIPLES OF DEVELOPMENT CONTROL

General

- 17** Land division creating allotments not conforming with the principles applying within any zone should not be undertaken.
- 18** 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 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 of 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 there under.
- (i) if boundaries of new allotments will cross areas of biodiversity conservation significance or where there would be a detrimental effect to ecological processes, threatened species or ecological communities.

19 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 formed and 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 usable local open space; and
- (i) and the land borders a lake, the land immediately adjoining the lake should become public open space, with a public road fronting the open space.
- (j) new allotments should not require the clearance of native vegetation for a house site, bushfire protection, access tracks and the erection of boundary fences.
- (k) appropriate buffer zones should be designated around areas of biodiversity conservation significance.

- 20** 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.
- 21** Land should not be divided unless suitable for the development proposed thereon or any other development permitted by the principles of development control within the zone.
- 22** Land division in urban or township areas served by an existing common effluent drainage scheme should not be undertaken unless the proposed allotments are to be connected to such a scheme or can be economically connected to a proposed scheme.
- 23** Land division not conforming with the principle of development control expressed in 19(c) above should not be undertaken unless a private form of supply scheme meeting the ongoing requirements of the community served can be provided and relied upon in terms of the quality, quantity and viability of the supply.
- 24** Land division for any purpose liable to prejudice the later extraction of important known mineral resources or construction materials should not be undertaken.

- 25** Land divisions requiring the creation of roads should not be undertaken unless:
- (a) the width of any such proposed road or street is not less than 12.4 metres, or if used by commercial vehicles 21 metres, and not more than 21 metres; and
 - (b) the width of any such proposed road or street at the head of any cul-de-sac is not less than 25 metres or length of not less than 25 metres, and adequate provision is made for the turning of vehicles at the head of each cul-de-sac.
- 26** Land division within an area identified as being an 'Excluded Area from Bushfire Protection Planning Provisions' on Bushfire Protection Area [Figures EII\(BPA\)/1A to 23](#) 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.

Residential Land Division

- 27** The design of a residential land division should be capable of or provide for:
- (a) links with the surrounding urban environment and facilitate shared use of public facilities by adjoining communities;
 - (b) access to public open space through provision of land or linkages to existing areas of open space;
 - (c) protection, where practicable, of biodiversity, significant native vegetation and scattered vegetation of particular historical, conservation, visual or local significance;
 - (d) minimised impact on landform and drainage systems;
 - (e) retention of State and local heritage places;
 - (f) flood prone land being kept free from development;
 - (g) efficient solar access for dwellings and private open space; and
 - (h) minimised risk to personal safety and potential for crime.

Residential Allotments

- 28** Residential allotments should have the appropriate area and dimensions for:
- (a) the siting and construction of a dwelling and ancillary outbuildings;
 - (b) the provision of private outdoor space; and
 - (c) convenient vehicle access and parking.
- 29** Residential allotments should be of varying size to encourage housing diversity appropriate to the zone.
- 30** Allotments should have an orientation, size and dimensions that will facilitate the siting of dwellings to:

- (a) protect natural or cultural features;
- (b) minimise the need for earthworks and retaining walls; and
- (c) address streets and open spaces.

- 31** Residential allotments fronting roads with existing or projected traffic volumes exceeding 6000vpd should be of sufficient width and depth to enable vehicles to enter and exit the allotment in a forward direction.

Pedestrian and Cyclist Facilities

- 32** The design of the land division should enable road reserves to be of sufficient width and longitudinal gradient to enable, when required, provision of footpaths and cycle ways for the safety and convenience of residents and visitors

Street Layout and Design

- 33** Residential road reserves should be of a width and alignment that can:
- (a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users.
 - (b) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street;
 - (c) accommodate street tree planting, landscaping and street furniture;
 - (d) accommodate the location, construction and maintenance of stormwater drainage and public utilities; and
 - (e) provide unobstructed, safe and efficient vehicular access to individual allotments and sites.
 - (f) protect existing native vegetation and biodiversity
- 34** The design of the land division should allow for utility services and stormwater drainage to be efficiently provided within the street reserve.

Stormwater Management

- 35** The design of the land division should facilitate the major storm drainage system having the capacity to safely convey major stormwater flows.

Transportation (Movement of People and Goods)

OBJECTIVES

- Objective 14:** A network of primary arterial and secondary arterial roads to serve local and district traffic.
- Objective 15:** The establishment of a system of scenic routes to improve access to scenic areas along the coast.
- Objective 16:** Scenic and coastal routes should, where practicable, be in the form of loop roads to enable tourists to visit places of interest without having to depart from the same route.
- Objective 17:** The safe and efficient movement of people and goods by road.
- Objective 18:** The free flow of traffic on roads by minimizing interference from adjoining development.

Objective 19: The width of roads and junctions should be adequate for the type and volume of traffic expected on site.

Objective 20: Native vegetation in road reserves should be protected by environmental best practice.

PRINCIPLES OF DEVELOPMENT CONTROL

- 36** Development and associated points of access and egress should not create conditions that cause interference with the free flow of traffic on adjoining roads.
- 37** Development other than the erection of detached dwellings should include an appropriate provision on the site to enable the parking, loading, unloading, turning and fuelling of vehicles.
- 38** Shared parking areas or parking sites located elsewhere other than on site should only be provided where such an arrangement is to the benefit of the community.
- 39** Access points to arterial roads should be rationalised and limited through the use of service roads or direct access to local roads.
- 40** Access to arterial roads should be in safe locations where there is adequate sight distance and distance from side roads, where alternative convenient access to and from local roads is not available.
- 41** Access onto arterial roads should maximise the efficiency of freight movements and accommodate emerging larger and more efficient heavy vehicle combinations.
- 42** Ribbon development should not occur along arterial roads leading into townships.
- 43** Industrial areas should be designed to allow for the movement of 25 metre long B-double trucks where these vehicles are permitted, or likely to be permitted.
- 44** Development with direct access to an arterial road should have provision on-site to enable all vehicles to manoeuvre and exit the site in a forward direction.
- 45** Parking facilities should be designed in accordance with Australian Standard 2890.1 Off-street car parking and Australian Standard 2890.3 Bicycle parking facilities.
- 46** Car parking and service areas should be sited and suitably screened with fencing or landscaping using where possible local indigenous species to enhance the amenity of the locality.
- 47** Car parking areas should be designed and constructed to accommodate all vehicles generated by the development and to permit efficient vehicular movement within the parking area.
- 48** Car parking areas and driveways in towns and settlements should be sealed or otherwise provided with a hard standing surface, be suitably drained, line marked, kerbed, landscaped and illuminated where necessary, and provided with directional signs to facilitate safe and efficient vehicle and pedestrian movement.
- 49** The residential street and path network should encourage walking and cycling and enable provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools and activity centres.

Rural Development

OBJECTIVES

Objective 21: Protection of primary production as the main economic base and preservation of the rural landscape, biodiversity and coastal features of the district.

Objective 22: The retention of rural areas primarily for agriculture, with other appropriate uses including aquaculture, forestry, rural-based industries and energy resource development in suitable locations, recreation and conservation.

Objective 23: The long-term sustainability of rural production in the area ensured through:

- (a) development in accordance with sound land management practices; and
- (b) protection of productive land from unwarranted conversion from agricultural use; and
- (c) Limited division of rural land for non-productive purposes with rural living confined to designated zones.

Objective 24: Aquaculture and other forms of intensive animal keeping developed with minimal impact on the regional community, water resources and the natural environment.

PRINCIPLES OF DEVELOPMENT CONTROL

- 50** Development of rural land should primarily be for primary production and other uses compatible with maintaining rural productivity.
- 51** Development should ensure that agricultural activities and primary production potential are not prejudiced or diminished.
- 52** Development should ensure the sustainable use of land for primary production by the use of sound land management practices.
- 53** Development which would remove productive land from agriculture or diminish its overall productivity for primary production should not be undertaken unless the land is required for essential public purposes.
- 54** Dwellings in rural areas should be located and designed to avoid encroachment on, displacement of, or potential constraints upon rural activities.

Public Utilities

OBJECTIVES

- Objective 25:** All new and existing development to be connected to an approved water reticulation and sewage disposal scheme.
- Objective 26:** The economic and timely provision of infrastructure and other services in an environmentally sensitive manner.
- Objective 27:** Development occurring in an orderly sequence that enables the efficient use and supply of public services and facilities with infrastructure to be provided by developers within development sites.

PRINCIPLES OF DEVELOPMENT CONTROL

- 55** Buildings associated with the supply and maintenance of public utilities should, wherever practicable:
 - (a) be located to avoid visually-sensitive open landscapes;
 - (b) not be obtrusive or untidy in appearance; and
 - (c) have low reflective surfaces and be of colours and materials that blend with the surrounding landscape or streetscape; and
 - (d) be screened by landscaping using local indigenous species where possible.

- 56** In the absence of a reticulated water supply, development should be provided with an independent water supply of a nature, design, quality and capacity sufficient to meet ongoing requirements for domestic, livestock and fire protection purposes.
- 57** Residential and holiday homes, land division or development must be serviced by an appropriate waste control system, sewer or similar communal waste control system.

Bushfire Protection

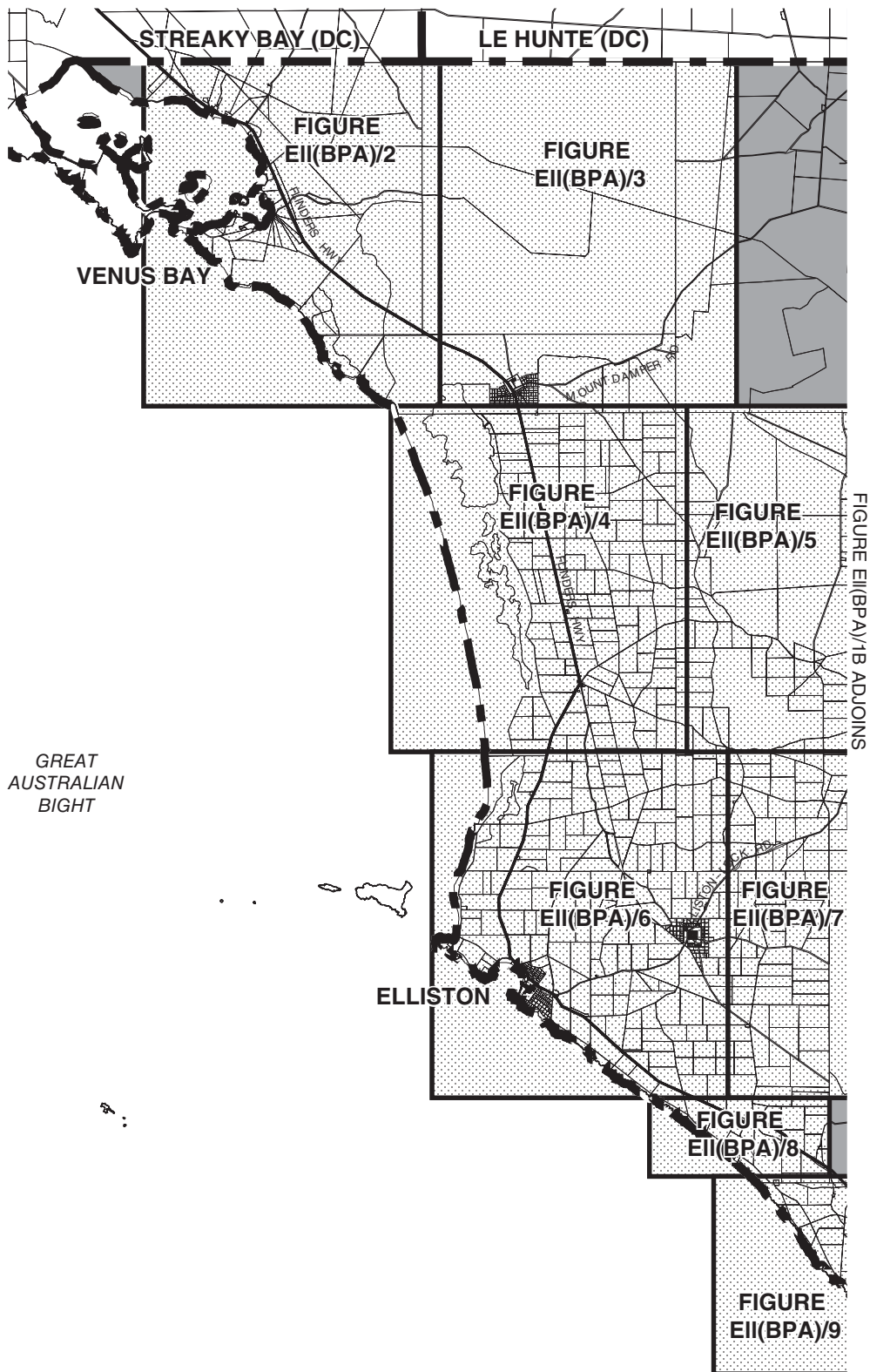
Bushfire Protection Objectives and principles of development control apply to the General, Medium and High Bushfire Risk areas shown on Bushfire Protection Area [Figures EII\(BPA\)/1A to 23](#), except where exempted.

OBJECTIVES

- Objective 28:** Development should minimise the threat and impact of bushfires on life and property while protecting the natural and rural character.
- Objective 29:** Buildings and the intensification of non-rural land uses directed away from areas of high bushfire risk.

PRINCIPLES OF DEVELOPMENT CONTROL

- 58** 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.
- 59** Residential, tourist accommodation and other habitable buildings should:
- (a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect;
 - (b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing hazardous vegetation; and
 - (c) have a dedicated and accessible water supply available at all times for fire fighting.
- 60** 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.
- 61** 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.
- 62** 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.



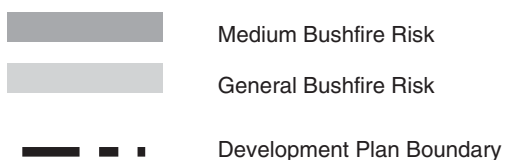
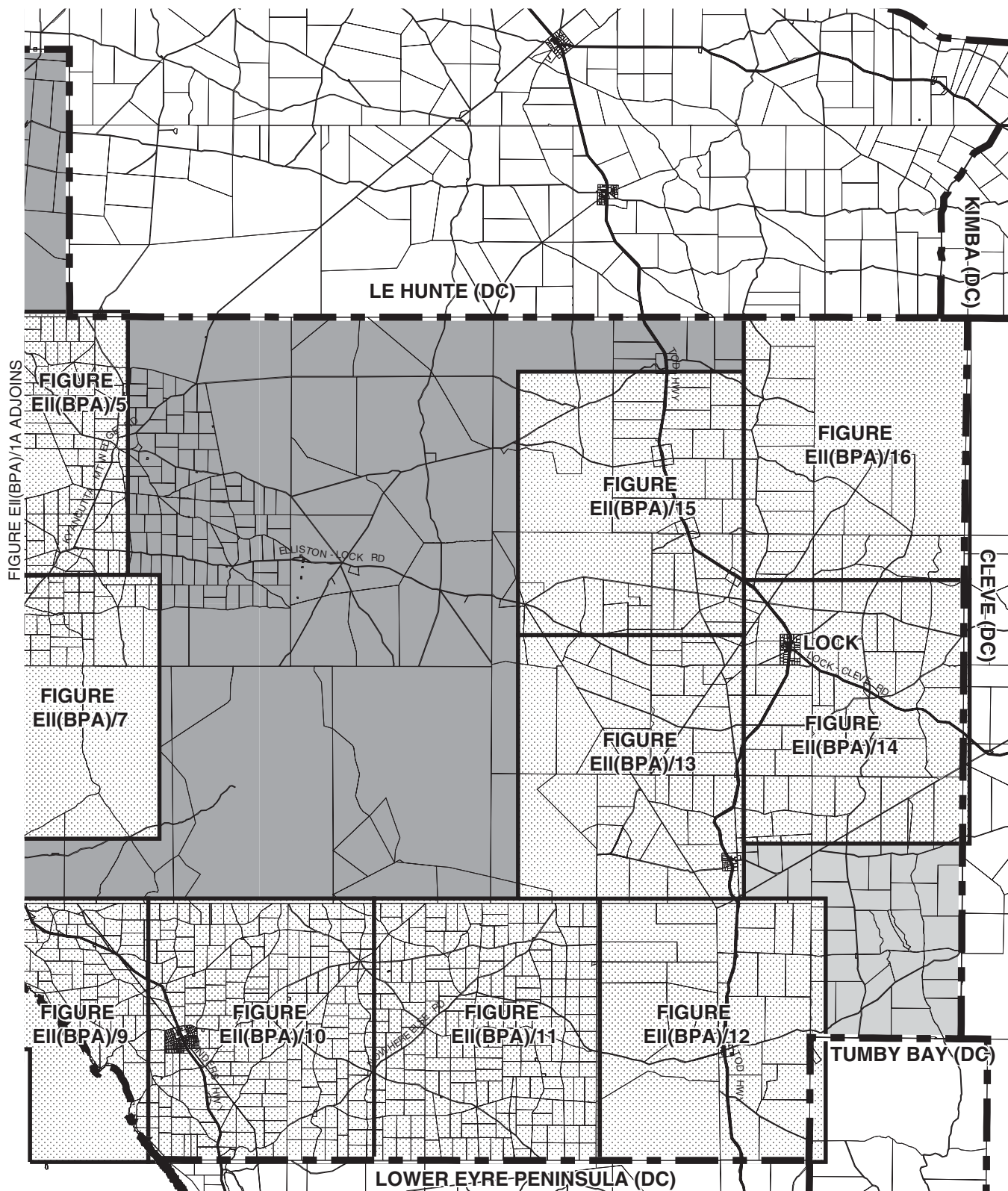
Medium Bushfire Risk



Development Plan Boundary

ELLISTON (DC) **INDEX TO** **BUSHFIRE PROTECTION AREA** **FIGURE EII(BPA)/1A**

Consolidated - 7 February 2013



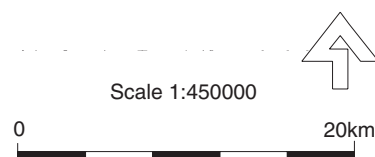
ELLISTON (DC)

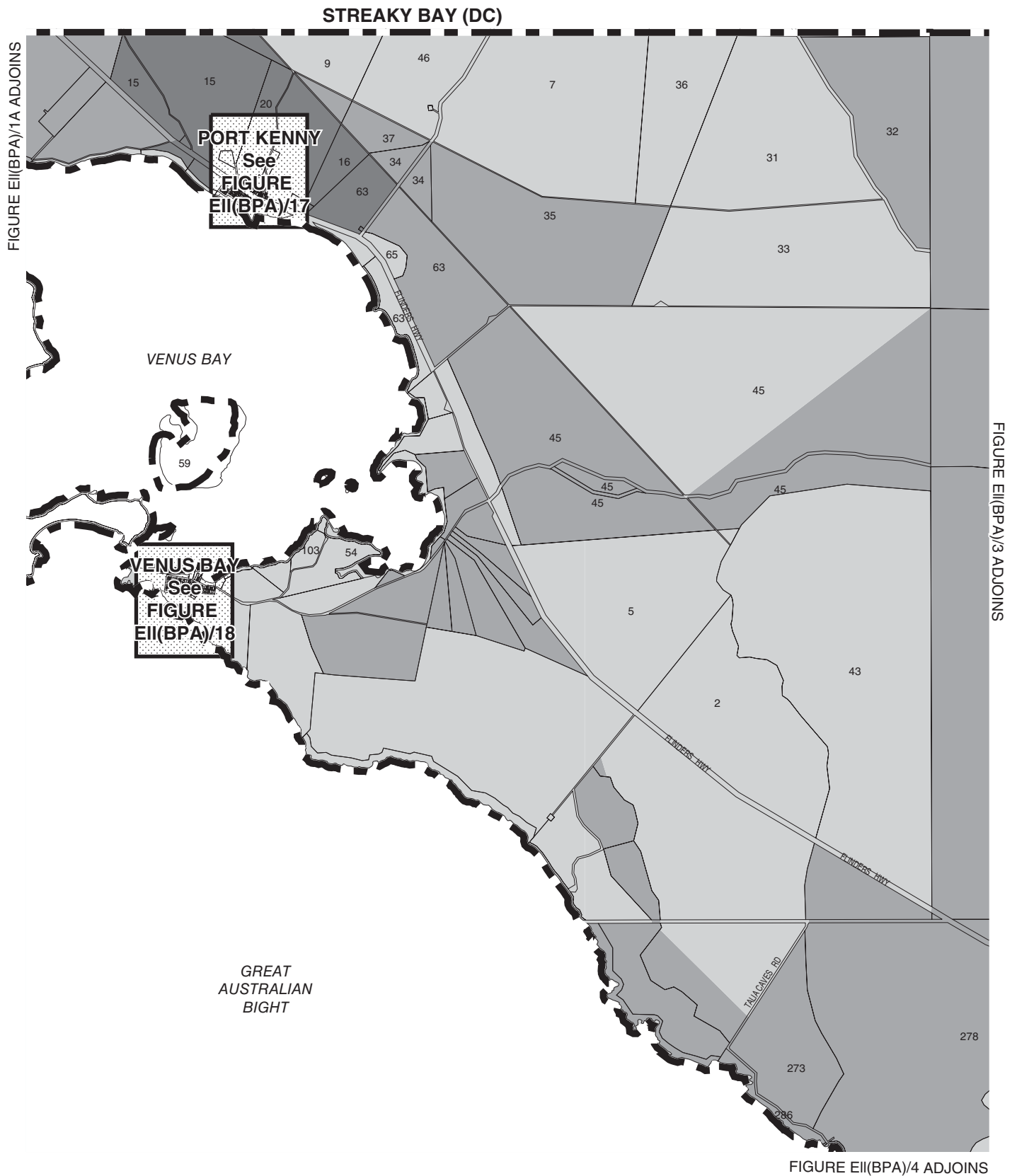
INDEX TO

BUSHFIRE PROTECTION AREA

FIGURE EII(BPA)/1B

Consolidated - 7 February 2013





LE HUNTE (DC)

FIGURE EII(BPA)/2 ADJOINS

FIGURE EII(BPA)/1A ADJOINS

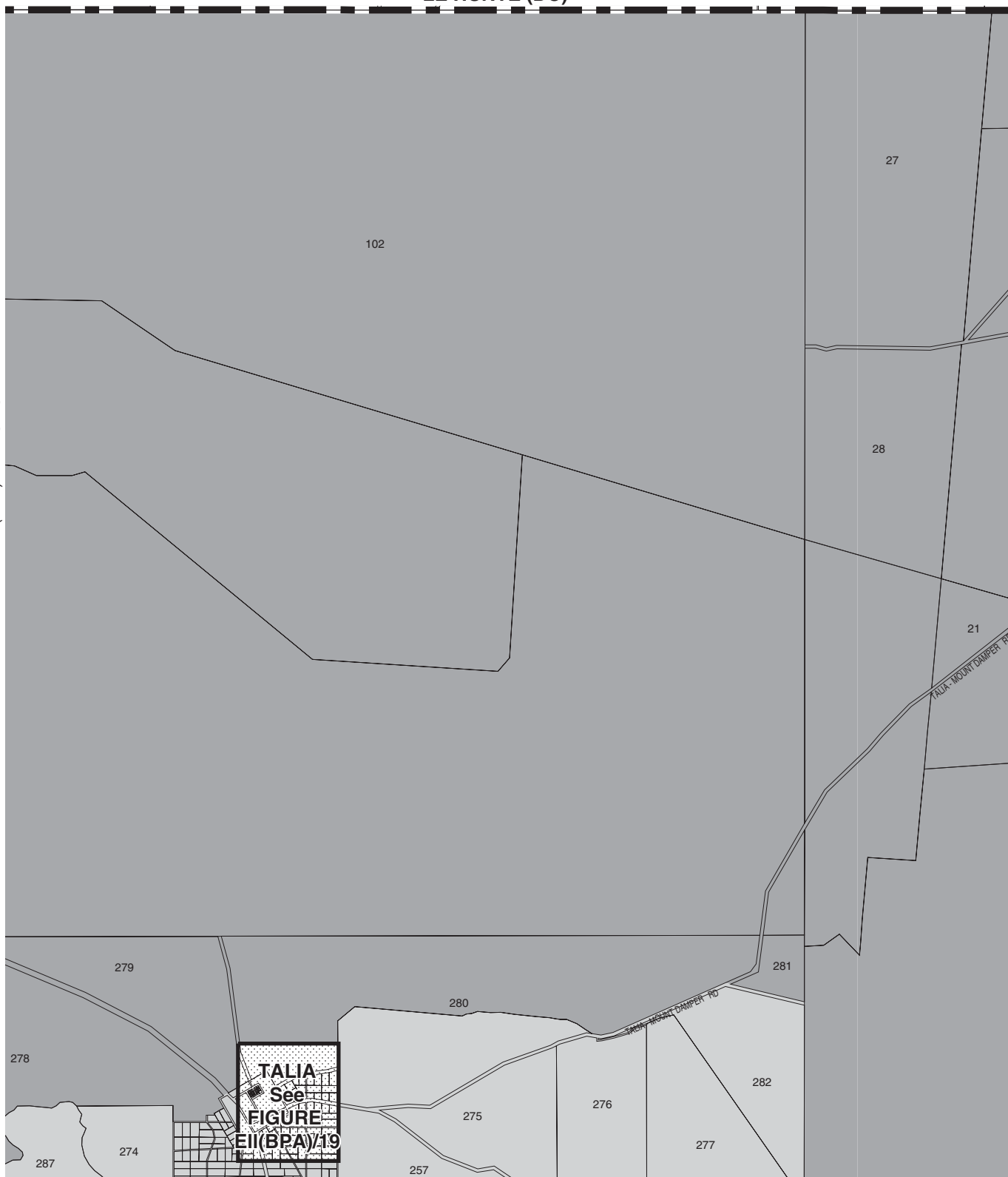


FIGURE EII(BPA)/4 ADJOINS

FIGURE EII(BPA)/5 ADJOINS



Medium Bushfire Risk

General Bushfire Risk



Development Plan Boundary

Scale 1:100000



ELLISTON (DC) BUSHFIRE PROTECTION AREA FIGURE EII(BPA)/3

Consolidated - 7 February 2013

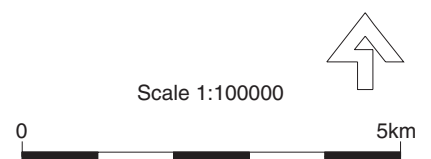
FIGURE EII(BPA)/2 ADJOINS

FIGURE EII(BPA)/3 ADJOINS

FIGURE EII(BPA)/5 ADJOINS

GREAT
AUSTRALIAN
BIGHT

FIGURE EII(BPA)/6 ADJOINS



ELLISTON (DC)

BUSHFIRE PROTECTION AREA

FIGURE EII(BPA)/4

Consolidated - 7 February 2013

FIGURE EII(BPA)/3 ADJOINS

FIGURE EII(BPA)/1A ADJOINS

LE HUNTE (DC)

FIGURE EII(BPA)/4 ADJOINS

FIGURE EII(BPA)/1B ADJOINS

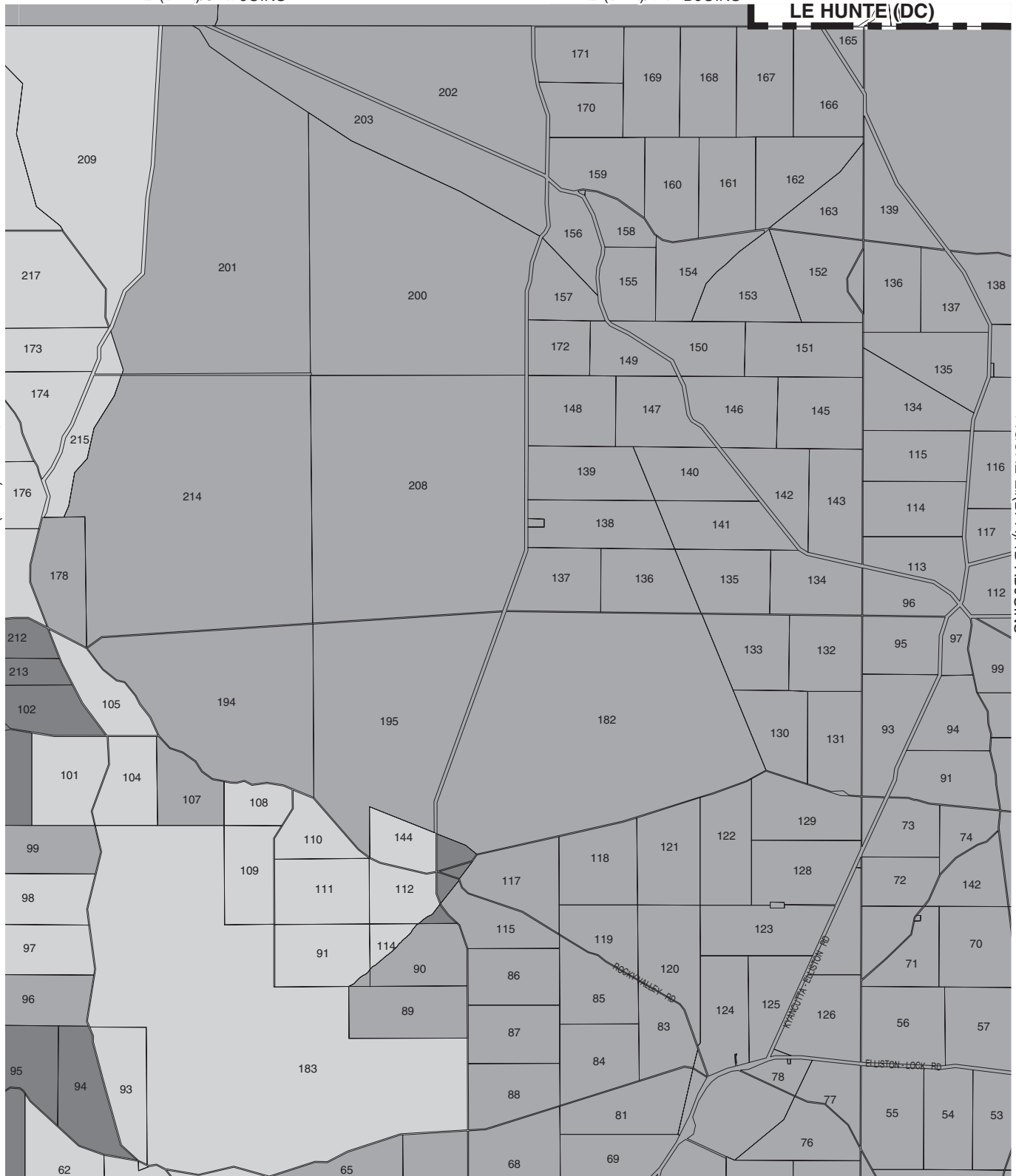
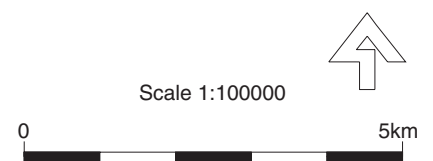


FIGURE EII(BPA)/6 ADJOINS

FIGURE EII(BPA)/7 ADJOINS



ELLISTON (DC) **BUSHFIRE PROTECTION AREA** **FIGURE EII(BPA)/5**

Consolidated - 7 February 2013

FIGURE EII(BPA)/4 ADJOINS

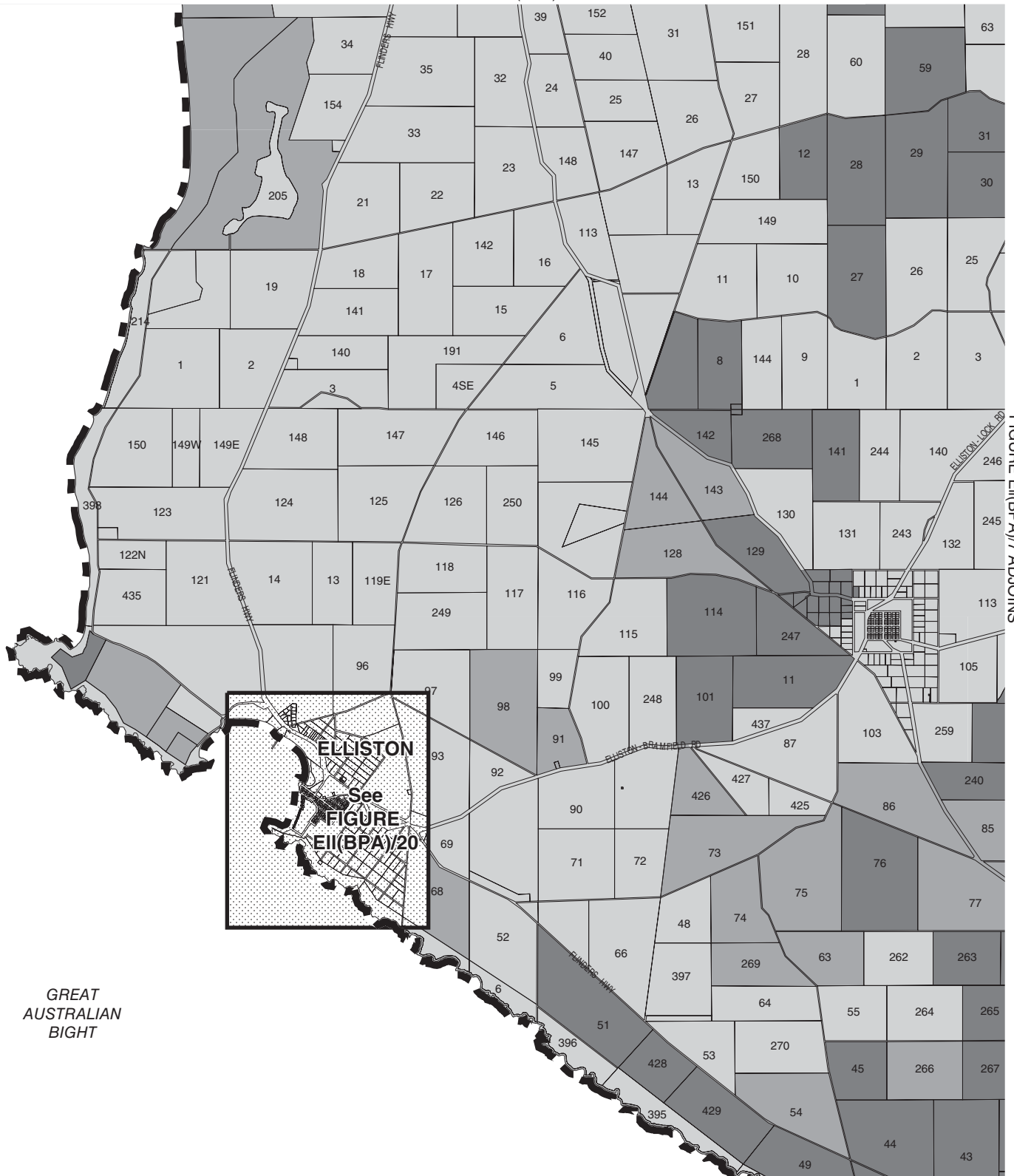
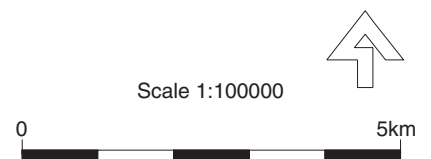


FIGURE EII(BPA)/7 ADJOINS

FIGURE EII(BPA)/8 ADJOINS

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



ELLISTON (DC) **BUSHFIRE PROTECTION AREA** **FIGURE EII(BPA)/6**

Consolidated - 7 February 2013

FIGURE EII(BPA)/5 ADJOINS

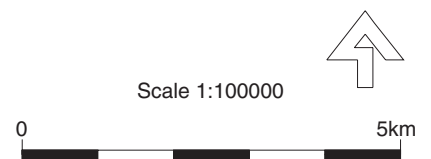
FIGURE EII(BPA)/6 ADJOINS

FIGURE EII(BPA)/1B ADJOINS



FIGURE EII(BPA)/8 ADJOINS

FIGURE EII(BPA)/1B ADJOINS

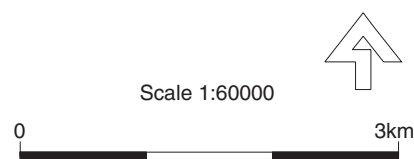
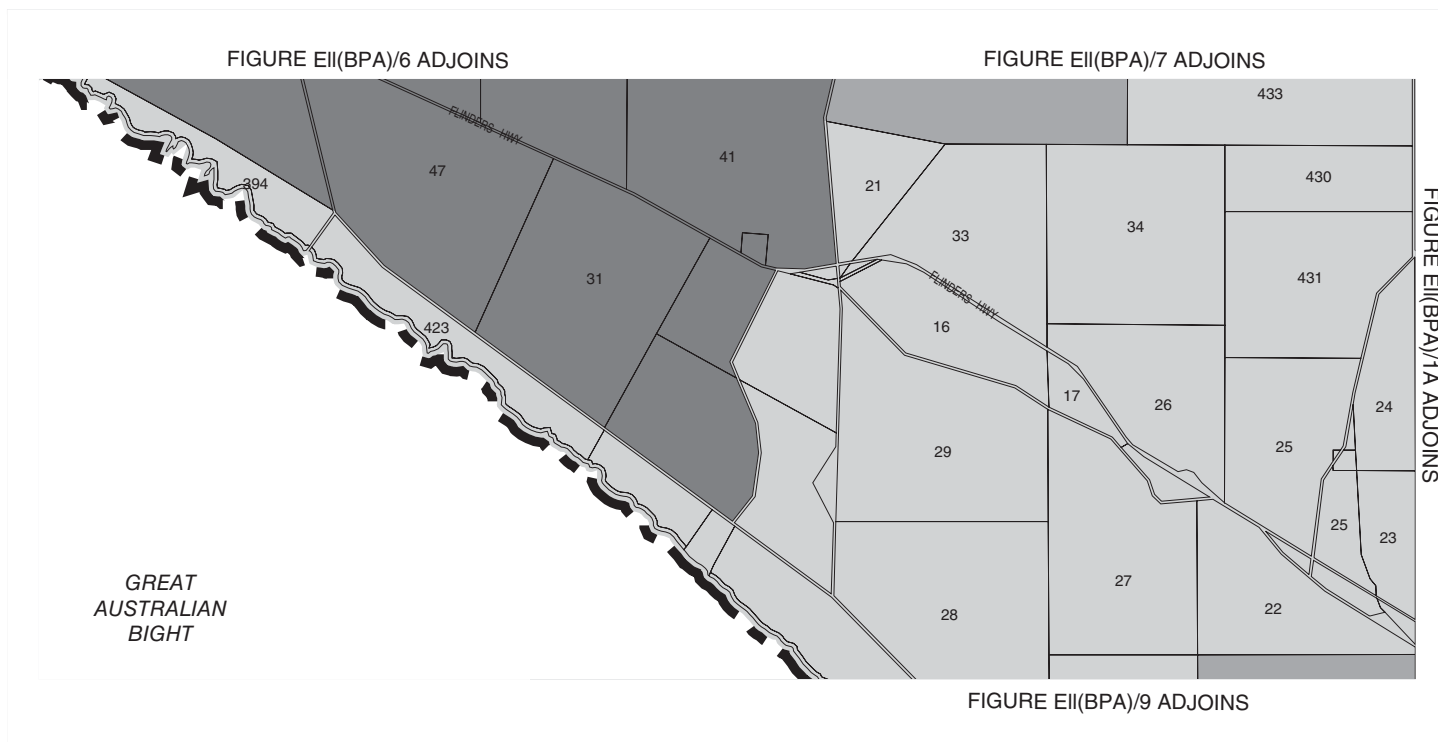


ELLISTON (DC)

BUSHFIRE PROTECTION AREA

FIGURE EII(BPA)/7

Consolidated - 7 February 2013



ELLISTON (DC)

BUSHFIRE PROTECTION AREA

FIGURE EII(BPA)/8

Consolidated - 7 February 2013

FIGURE EII(BPA)/8 ADJOINS

FIGURE EII(BPA)/1B ADJOINS

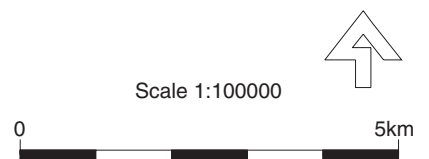
FIGURE EII(BPA)/10 ADJOINS

GREAT
AUSTRALIAN
BIGHT



High Bushfire Risk
Medium Bushfire Risk
General Bushfire Risk

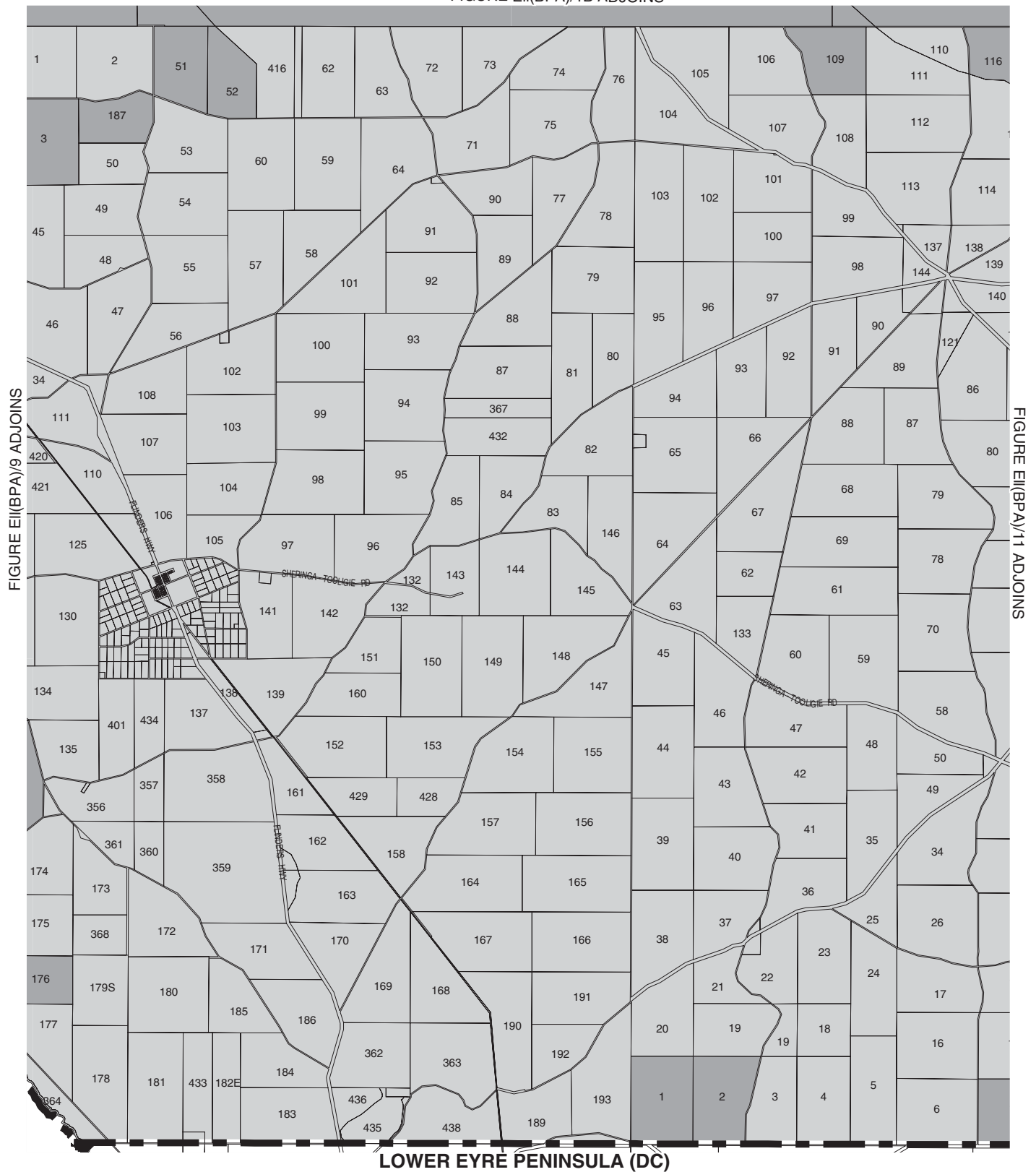
Development Plan Boundary



ELLISTON (DC) BUSHFIRE PROTECTION AREA FIGURE EII(BPA)/9

Consolidated - 7 February 2013

FIGURE EII(BPA)/1B ADJOINS



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

Scale 1:100000

0 5km

ELLISTON (DC) **BUSHFIRE PROTECTION AREA** **FIGURE EII(BPA)/10**

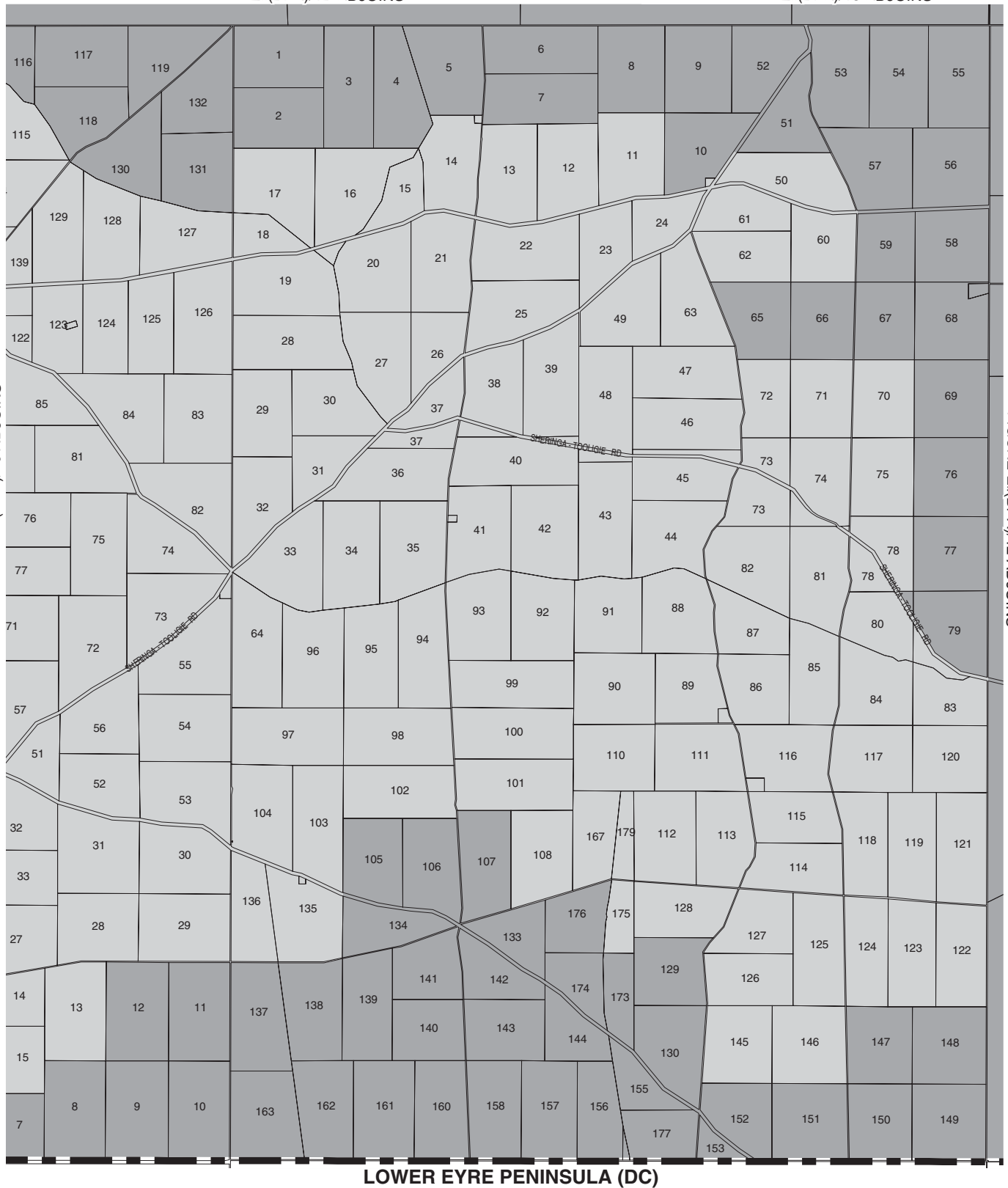
Consolidated - 7 February 2013

FIGURE EII(BPA)/1B ADJOINS

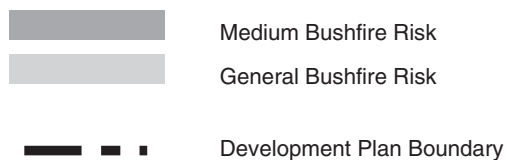
FIGURE EII(BPA)/13 ADJOINS

FIGURE EII(BPA)/10 ADJOINS

FIGURE EII(BPA)/12 ADJOINS



LOWER EYRE PENINSULA (DC)



Scale 1:100000



ELLISTON (DC)

BUSHFIRE PROTECTION AREA

FIGURE EII(BPA)/11

Consolidated - 7 February 2013

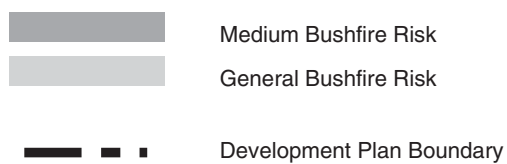
FIGURE EII(BPA)/11 ADJOINS



TOOLIGIE
See
FIGURE
EII(BPA)/21

TUMBY BAY (DC)

LOWER EYRE PENINSULA (DC)



Scale 1:100000



ELLISTON (DC)
BUSHFIRE PROTECTION AREA
FIGURE EII(BPA)/12

Consolidated - 7 February 2013

FIGURE EII(BPA)/15 ADJOINS

FIGURE EII(BPA)/1B ADJOINS

FIGURE EII(BPA)/14 ADJOINS

FIGURE EII(BPA)/1B ADJOINS

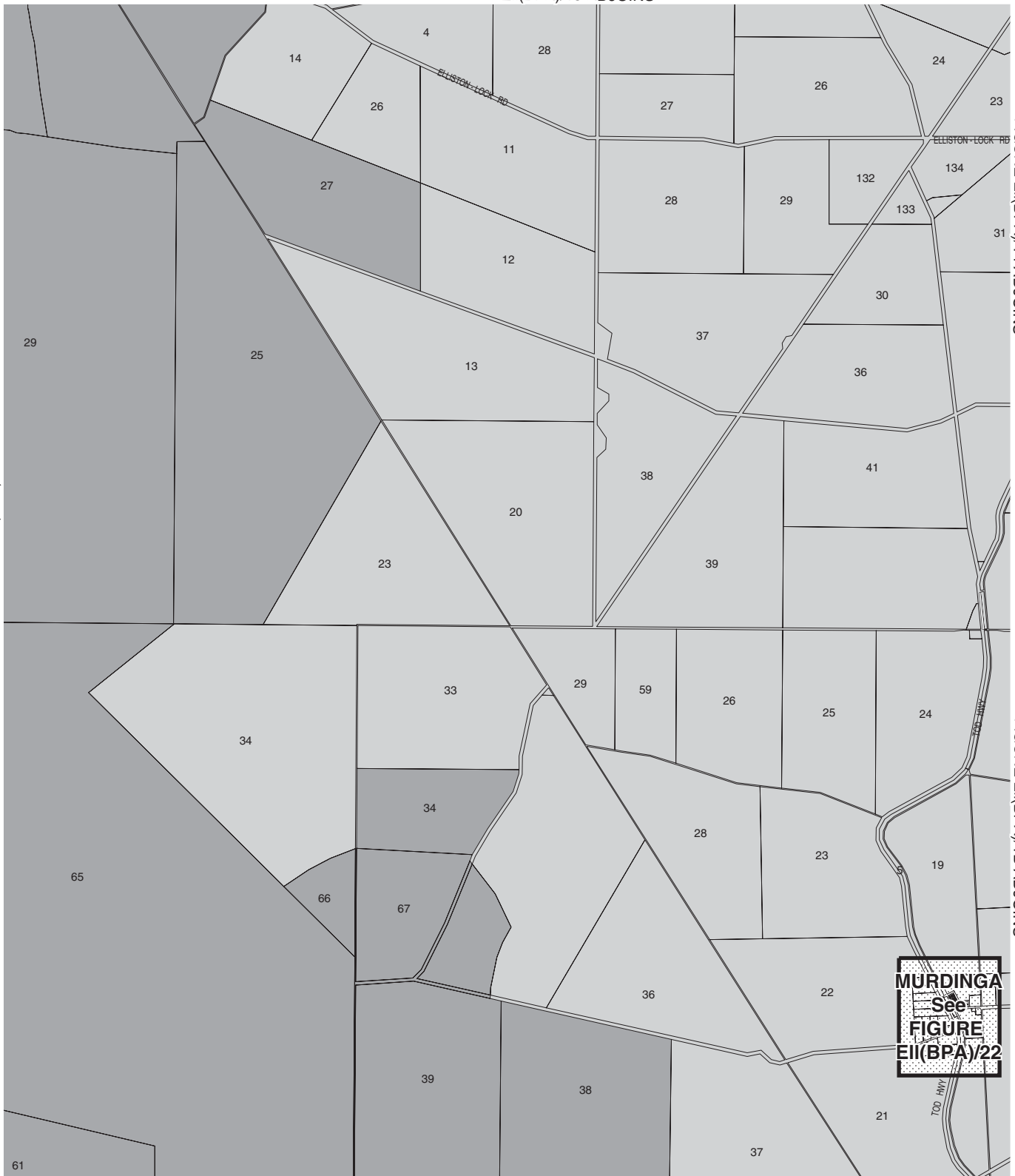
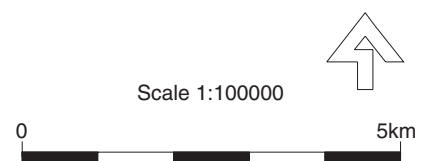
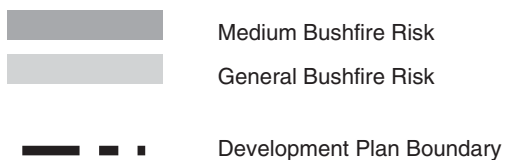


FIGURE EII(BPA)/11 ADJOINS

FIGURE EII(BPA)/12 ADJOINS



ELLISTON (DC) **BUSHFIRE PROTECTION AREA** **FIGURE EII(BPA)/13**

Consolidated - 7 February 2013

FIGURE EII(BPA)/16 ADJOINS

FIGURE EII(BPA)/15 ADJOINS

FIGURE EII(BPA)/13 ADJOINS

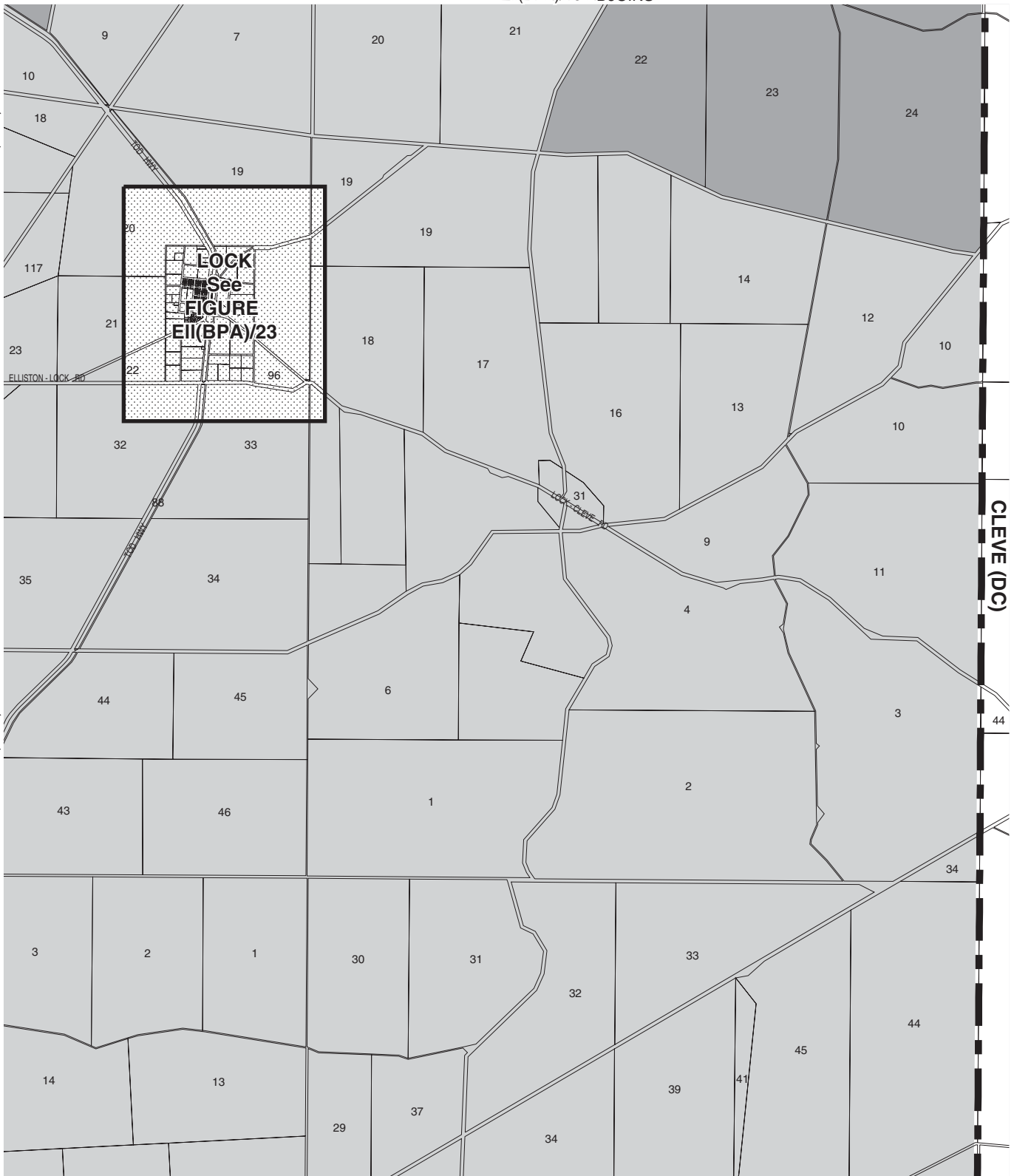


FIGURE EII(BPA)/1B ADJOINS



Medium Bushfire Risk

General Bushfire Risk



Development Plan Boundary



Scale 1:100000



ELLISTON (DC) BUSHFIRE PROTECTION AREA FIGURE EII(BPA)/14

Consolidated - 7 February 2013

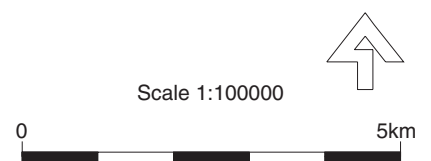
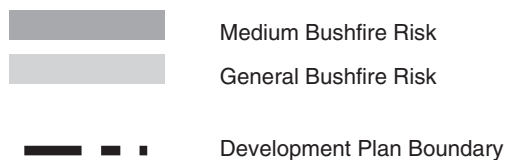
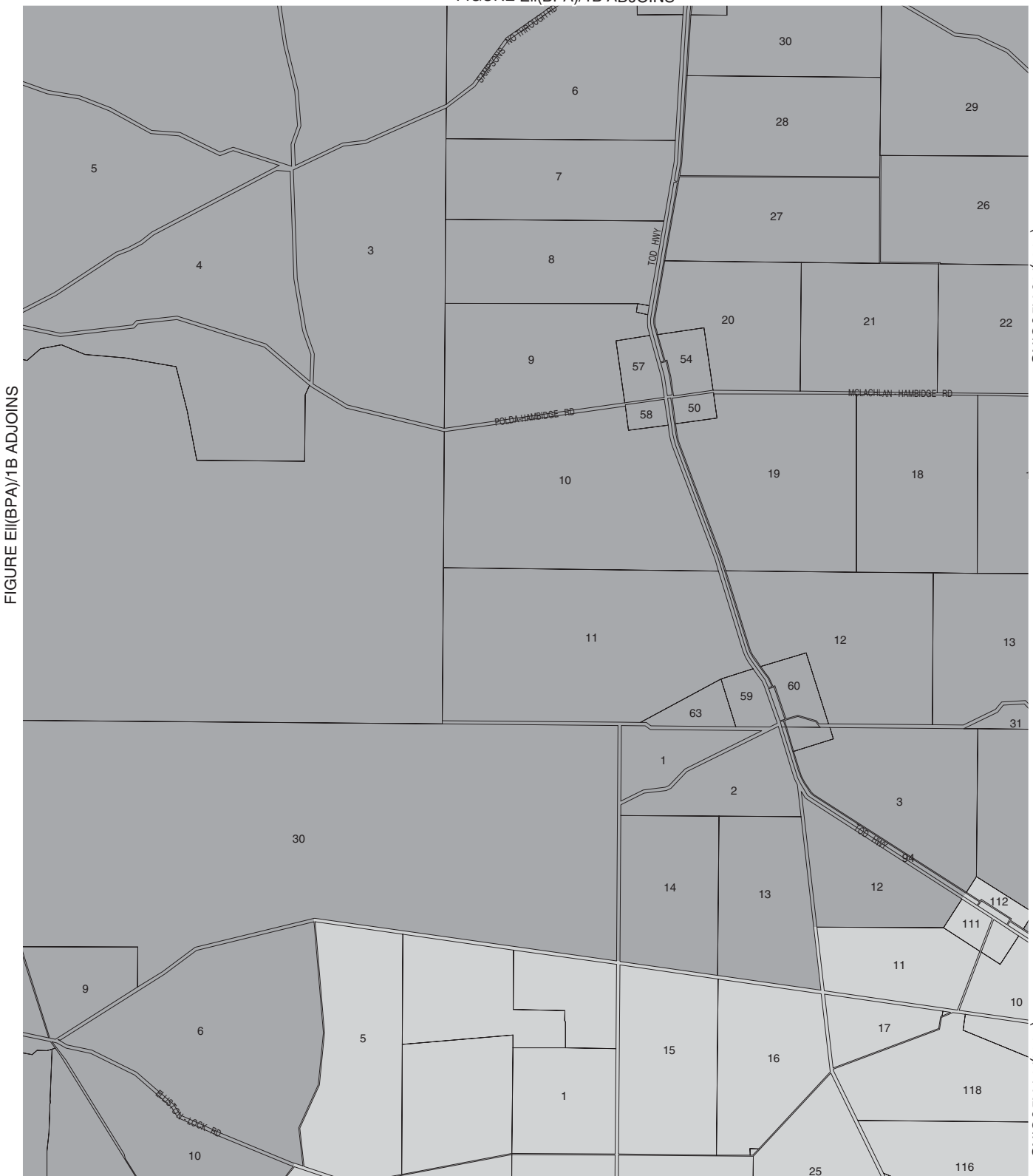
FIGURE EII(BPA)/1B ADJOINS

FIGURE EII(BPA)/1B ADJOINS

FIGURE EII(BPA)/16 ADJOINS

FIGURE EII(BPA)/14 ADJOINS

FIGURE EII(BPA)/13 ADJOINS



ELLISTON (DC)

BUSHFIRE PROTECTION AREA

FIGURE EII(BPA)/15

Consolidated - 7 February 2013

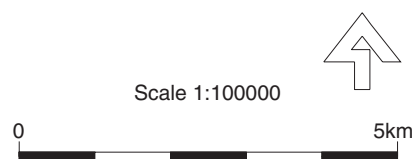
LE HUNTE (DC)

FIGURE EII(BPA)/1B ADJOINS

FIGURE EII(BPA)/15 ADJOINS

CLEVE (DC)

FIGURE EII(BPA)/14 ADJOINS



ELLISTON (DC)

BUSHFIRE PROTECTION AREA

FIGURE EII(BPA)/16

Consolidated - 7 February 2013

FIGURE EII(BPA)/2 ADJOINS

FIGURE EII(BPA)/2 ADJOINS

FIGURE EII(BPA)/2 ADJOINS



PORT KENNY TOWNSHIP

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



ELLISTON (DC) BUSHFIRE PROTECTION AREA FIGURE EII(BPA)/17




Consolidated - 7 February 2013

FIGURE EII(BPA)/2 ADJOINS



FIGURE EII(BPA)/2 ADJOINS

VENUS BAY TOWNSHIP

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

Scale 1:10000

0 500metres



ELLISTON (DC)
BUSHFIRE PROTECTION AREA
FIGURE EII(BPA)/18

Consolidated - 7 February 2013

FIGURE EII(BPA)/3 ADJOINS

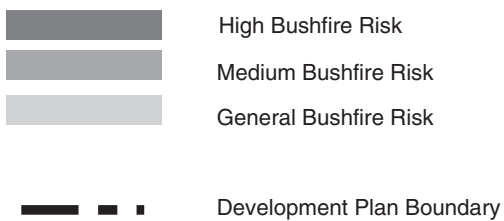
FIGURE EII(BPA)/3 ADJOINS

FIGURE EII(BPA)/3 ADJOINS



FIGURE EII(BPA)/3 ADJOINS

TALIA TOWNSHIP



Scale 1:10000



ELLISTON (DC) BUSHFIRE PROTECTION AREA FIGURE EII(BPA)/19

Consolidated - 7 February 2013

FIGURE EII(BPA)/6 ADJOINS

FIGURE EII(BPA)/6 ADJOINS

FIGURE EII(BPA)/6 ADJOINS

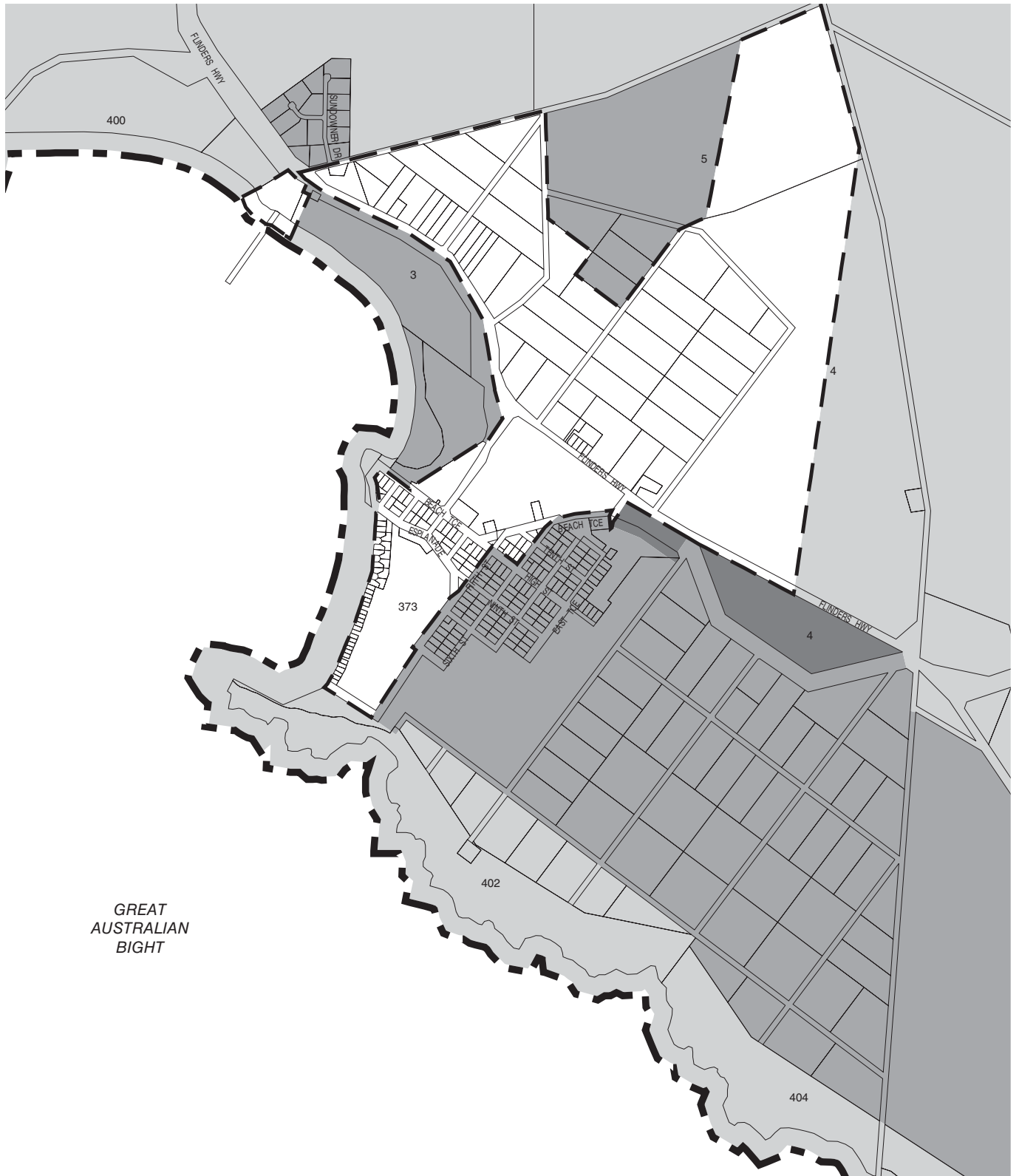


FIGURE EII(BPA)/6 ADJOINS

ELLISTON TOWNSHIP

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

Scale 1:20000



ELLISTON (DC) BUSHFIRE PROTECTION AREA FIGURE EII(BPA)/20

Consolidated - 7 February 2013

FIGURE EII(BPA)/12 ADJOINS

FIGURE EII(BPA)/12 ADJOINS

FIGURE EII(BPA)/12 ADJOINS

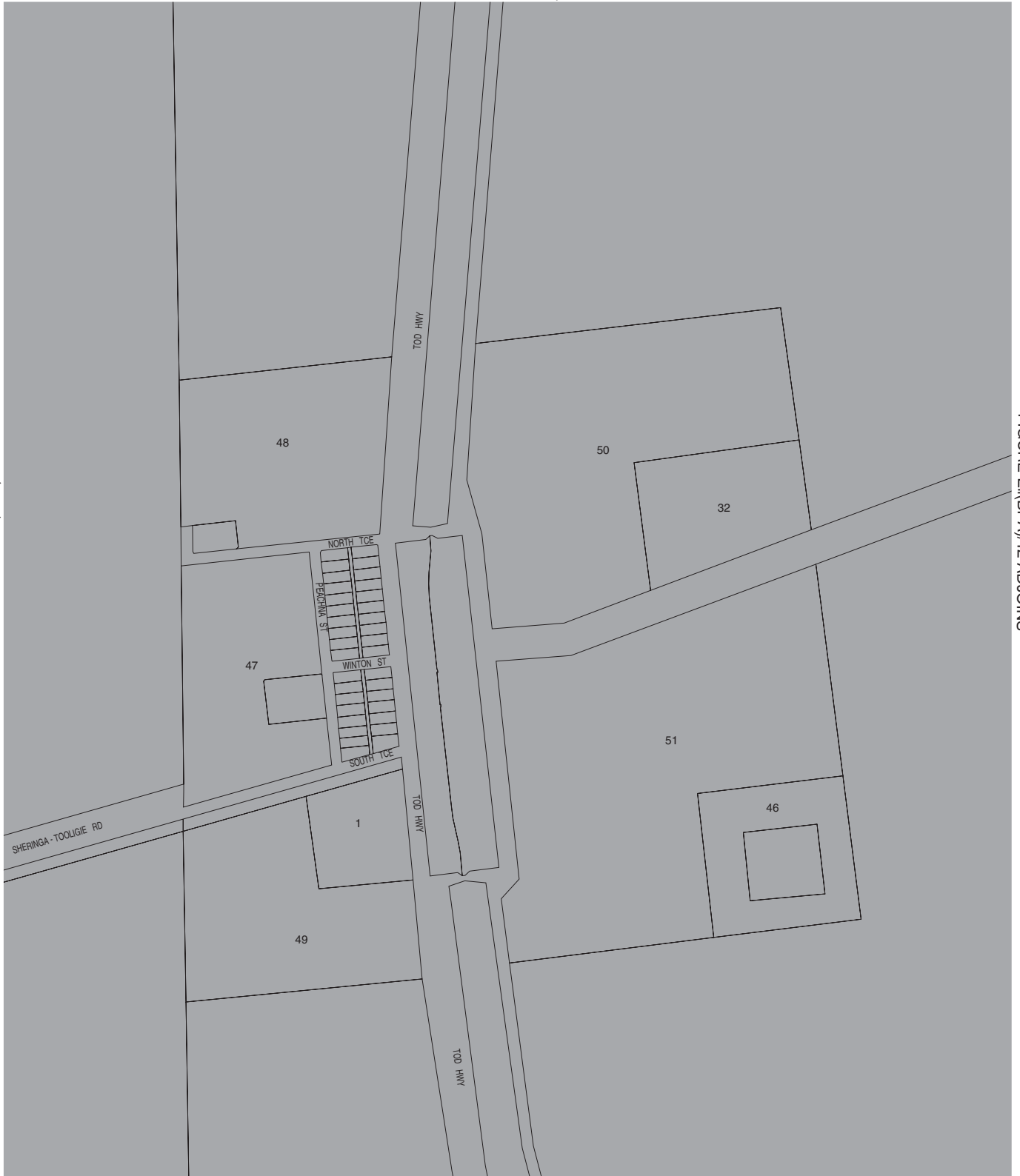


FIGURE EII(BPA)/12 ADJOINS

TOOLIGIE TOWNSHIP



Medium Bushfire Risk



Development Plan Boundary

Scale 1:10000



ELLISTON (DC) BUSHFIRE PROTECTION AREA FIGURE EII(BPA)/21

Consolidated - 7 February 2013

FIGURE EII(BPA)/13 ADJOINS

FIGURE EII(BPA)/13 ADJOINS

FIGURE EII(BPA)/13 ADJOINS



FIGURE EII(BPA)/13 ADJOINS

MURDINGA TOWNSHIP



General Bushfire Risk



Development Plan Boundary

Scale 1:10000



ELLISTON (DC) BUSHFIRE PROTECTION AREA FIGURE EII(BPA)/22

Consolidated - 7 February 2013

FIGURE EII(BPA)/14 ADJOINS

FIGURE EII(BPA)/14 ADJOINS

FIGURE EII(BPA)/14 ADJOINS



FIGURE EII(BPA)/14 ADJOINS

LOCK TOWNSHIP



Medium Bushfire Risk



General Bushfire Risk



Development Plan Boundary

Scale 1:20000



ELLISTON (DC) BUSHFIRE PROTECTION AREA FIGURE EII(BPA)/23

Consolidated - 7 February 2013

- 63** 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.
- 64** 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.
- 65** 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.

Airport Safety

OBJECTIVES

Objective 30: Development should be designed, located and of a height to maintain the safe operational use of the Elliston Aerodrome and so that no undue hazard is created to users of the airport.

PRINCIPLES OF DEVELOPMENT CONTROL

- 66** Development should not adversely affect the safety and continued operational use of the Elliston Airstrip and the safety of air traffic in accordance with the Civil Aviation Authority Regulations, or subsequent relevant regulations by way of:
- (a) location;
 - (b) siting;
 - (c) access;
 - (d) lighting;
 - (e) operation; or
 - (f) height.
- 67** Development should be in accordance with the height restrictions depicted in the Obstacle Limitation Surface Plan, [Fig ASE/1](#).
- 68** Any development not complying with the Obstacle Limitation Surface Plan, [Fig ASE/1](#), or development exceeding 110 metres should be referred to Air Services Australia and should subsequently be designed, sited and lit to their satisfaction.
- 69** Applications for development within the critical obstacle areas identified in [Fig ASE/1](#) should include a topographical map depicting the height above sea level of any buildings and structures.

- 70** The installation of any outdoor lighting in the vicinity of the Elliston aerodrome should not adversely affect the safety of airport operations.

Outdoor Advertisements

OBJECTIVES

- Objective 31:** An urban environment and rural landscape not disfigured by advertisements.
- Objective 32:** Advertisements in retail, commercial and industrial urban areas, and centre zones, designed to enhance the appearance of those areas.
- Objective 33:** Advertisements not hazardous to any person.

PRINCIPLES OF DEVELOPMENT CONTROL

- 71** Outdoor advertising signs should be of a style and size compatible with the associated building and adjacent buildings. Where such buildings are of heritage significance signs should exhibit typographical styles appropriate to their character.
- 72** All signs should be located safely and conveniently so as not to present a hazard to vehicular or pedestrian traffic.
- 73** Outdoor advertising signs should not be sited on the coast, or in areas containing significant remnants of native vegetation or in areas of scenic, wilderness landscapes.
- 74** The location, siting, size, shape and materials of construction, of advertisements should be:
- (a) consistent with the desired character of areas or zones as described by their objectives;
 - (b) consistent with the predominant character of the urban or rural landscape; or
 - (c) in harmony with any building or site of historic significance or heritage value in the locality.
- 75** Advertisements should not detrimentally affect by way of their siting, size, shape, scale, glare, reflection or colour, the amenity or areas, zones or localities, in which they are situated.
- 76** 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.
- 77** Advertisements should not obscure views of attractive landscapes or particular trees or groups of trees.
- 78** The scale of advertisements should be compatible with the buildings on which they are situated and with nearby buildings and spaces.
- 79** Advertisements should be constructed and designed in a workmanlike manner.
- 80** Advertisements wholly or partly consisting of bunting, streamers, flags, wind vanes and the like, should not detrimentally affect the amenity of areas, zones or localities, in which they are situated.
- 81** 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 co-ordinated with that theme.
- 82** Advertisements should not be erected in positions close to existing electricity mains so that potentially hazardous situations are created.
- 83** Advertisements should not create a hazard to persons travelling by any means.

- 84** 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.
- 85** Advertisements should not be so highly illuminated as to cause discomfort to an approaching driver, or create difficulty in the perception of the road, or of persons or objects on it.
- 86** 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.
- 87** Advertisements should not distract drivers from the primary driving task at a location where the demands on driver concentration are high.

Non-complying Development

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

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

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

LAND USE

Residential Development

OBJECTIVES

Objective 34: Residential development should:

- (a) provide safe, pleasant, convenient and efficient neighbourhoods;
- (b) meet the needs and preferences of the community;
- (c) encourage walking, cycling and public transport usage;
- (d) public open space providing diverse recreational opportunities;
- (e) conserve energy and water; and
- (f) protect and enhance eco-systems and natural site features.

PRINCIPLES OF DEVELOPMENT CONTROL

General

- 89** Residential flat buildings, multiple dwellings and row dwellings should not be erected unless:
 - (a) sufficient space is provided for parking of tenant and visitor vehicles at a rate of two car parking spaces per dwelling unit together with sufficient space for manoeuvring of vehicles;

- (b) the building will not cover more than 50 percent of the site;
 - (c) the scale and form of the development is in keeping with that of the existing development within the locality;
 - (d) the development is designed so as to minimize any loss of privacy of adjoining development;
 - (e) adequate private and communal open space is provided together with a screened area for storage of refuse containers and clothes drying facilities; and
 - (f) effective landscaping is undertaken to minimize any adverse impact of the development.
- 90** Vans, caravans or tents should not be used as permanent dwellings on any allotments except in caravan parks and camping grounds. The use of caravans for temporary accommodation on allotments should only be undertaken to enable the construction of a dwelling to proceed where:
- (a) construction of an approved permanent dwelling on the land is proceeding and the footings for the dwelling have been poured;
 - (b) the use of the caravan will be for a period not exceeding 12 months;
 - (c) the caravan is in good repair and condition; and
 - (d) there is a satisfactory toilet system connected or ancillary to the caravan.
- 91** Sheds, garages and other structures ancillary to residential development should not be used as dwellings on any allotments.
- 92** Residential development should not be undertaken within 800 metres of an existing or proposed common effluent drainage lagoon.
- 93** Higher dwelling densities should occur in areas close to centres, public transport and public open space.
- 94** Building height should maintain a compatible scale with adjacent development.
- 95** Building form should not unreasonably restrict existing attractive views available from neighbouring properties, particularly in coastal areas.

Building Appearance and Neighbourhood Character

- 96** Development should:
- (a) protect existing site features, including biodiversity, native vegetation, natural creek lines and items or features of conservation or heritage value.
 - (b) minimise the need for cut and fill; and
 - (c) provide sufficient open space for the planting of trees to enhance the landscape character or screen storage areas.
- 97** Building appearance should be compatible with and not detract from the existing or desired future character of the locality in terms of built form elements such as:
- (a) building height,
 - (b) building mass and proportion;
 - (c) external materials, patterns, textures, colours and decorative elements;

- (d) ground floor height above natural ground level;
- (e) roof form and pitch;
- (f) facade articulation and detailing and window and door proportions;
- (g) verandahs, eaves and parapets; and
- (h) driveway crossovers, fence style and alignment.

98 Buildings should be designed and sited to minimise the impact of building bulk on the private open space of adjacent sites by:

- (a) separating upper storey parts of buildings from neighbouring private open space;
- (b) using articulation, colour, materials and detailing.

99 Garages and carports should:

- (a) not visually dominate the street elevation of the associated dwelling in terms of width;
- (b) have a roof form and pitch, scale, building materials and detailing that complement those of the associated dwelling; and
- (c) be setback behind the facade of the dwelling.

Building Siting

100 Dwelling setbacks from side and rear boundaries should be progressively increased as height increases to:

- (a) minimise the visual impact of buildings from adjoining properties;
- (b) minimise the overshadowing of adjoining properties; and
- (c) maintain adequate daylight to existing and future adjoining dwellings and private open space.

Solar Access and Energy Conservation

101 Dwellings should provide adequate thermal comfort for occupants while minimising the need for mechanical heating and cooling by:

- (a) providing an internal day living area with a north-facing window;
- (b) enabling main living areas to be separately heated and cooled;
- (c) locating, sizing and shading windows to reduce summer heat loads and permit entry of winter sun; and
- (d) allowing for cross ventilation to enable cooling breezes to reduce internal temperatures in summer.

Private Open Space

102 Dwellings should have private open space areas which:

- (a) are of sufficient area, shape and gradient, and appropriately located to be functional for likely occupant needs;
- (b) achieve comfortable year-round use by having a northerly aspect; and
- (c) are directly accessible from the living areas of the dwelling.

103 Private open space should be located to :

- (a) take advantage of natural features of the site;
- (b) minimise overlooking from adjacent buildings; and
- (c) achieve, where possible, separation from bedroom windows on adjoining sites to minimise acoustic impacts.

Visual Privacy

104 Direct overlooking from upper level habitable room windows and external balconies, terraces and decks to habitable room windows and the useable open spaces of other dwellings should be minimised by:

- (a) building layout;
- (b) location and design of windows and balconies;
- (c) screening devices;
- (d) landscaping; or
- (e) adequate separation.

Acoustic Privacy

105 Dwellings close to high-noise sources (e.g. major roads, railway lines, industry) should be designed to locate noise-sensitive rooms and secluded private open spaces away from noise sources, or be protected by appropriate noise shielding techniques.

On-site Car Parking

106 Detached, semi-detached, group and row dwellings should be provided with two on-site parking spaces, one of which is covered.

On-site Stormwater Drainage and Harvesting

107 Site drainage should include, where practicable, scope for on-site retention or detention of stormwater , including the collection and storing of water from roofs and communal car parks in appropriate devices.

108 Site drainage on larger sites (i.e. over 600 square metres) should provide on-site infiltration where practicable, having regard to:

- (a) the availability of unbuilt upon or unsealed areas;
- (b) the ability of soils to absorb and drain water;
- (c) the potential impact on building foundations and footings on or adjacent to the site;
- (d) the potential adverse impacts on the level and quality of groundwater; and
- (e) the ability to safely direct surplus flows to a public street without causing nuisance to adjoining properties.

Safety and Security

109 Dwellings should, wherever reasonably practical, be designed to overlook public and communal streets and public open space to allow casual surveillance.

Dependent Accommodation

110 Accommodation for dependent relatives should only be developed on the site of an existing dwelling where:

- (a) the site of the existing dwelling is greater than 600 square metres;
- (b) the accommodation forms part of the same allotment as the associated dwelling;
- (c) the accommodation has a floor area that does not exceed 60 square metres;
- (d) adequate outdoor space is provided of at least 100 square metres to be shared by both residences;
- (e) an additional car parking space is provided on the site for exclusive use of the occupant of the dependent accommodation; and
- (f) the building is designed to, and consists of colours and materials which will, complement the original dwelling.

Residential Accommodation for Older People and People with Disabilities

111 Residential accommodation for older people and people with disabilities should be:

- (a) located within easy walking distance to essential facilities such as convenience shops, health and community services and public transport;
- (b) located where on-site movement of residents is not unduly restricted by the slope of the land;
- (c) located and designed to promote interaction with other sections of the community, without compromising privacy;
- (d) of a scale and appearance that reflects the residential style and character of the locality; and
- (e) provided with public and private open space and landscaping to meet the needs of residents.

112 Access roads within residential development for older people and people with disabilities should:

- (a) not have steep gradients;
- (b) provide convenient access for emergency vehicles, visitors and residents;
- (c) provide space for car and community bus manoeuvring;
- (d) include kerb ramps and pedestrian crossing points; and
- (e) have level surface passenger loading areas.

113 Car parking associated with accommodation for older people and people with disabilities should:

- (a) be conveniently located on site within easy walking distance to resident units;
- (b) be adequate for residents, staff, service providers and visitors;
- (c) include private parking spaces for independent living units;
- (d) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles;

- (e) include covered and secure car parking for residents vehicles;
- (f) have slip-resistant surfaces with low gradients;
- (g) allow ease of vehicle manoeuvrability;
- (h) be designed to allow the full opening of all vehicle doors; and
- (i) minimise the impact of car parking on adjacent residences due to visual intrusion, noise and emission of fumes.

Outbuildings

114 Outbuildings should not:

- (a) detract from the visual appearance of the site as viewed from neighbouring properties due to their size and location relative to property boundaries;
- (b) result in unreasonable overshadowing or visual impact on habitable room windows of adjacent dwellings; and
- (c) result in a significant loss of private open space.

115 An outbuilding should have:

- (a) a total floor area not exceeding 70 square metres, except in the Primary Industry Zone
- (b) walls not exceeding 3 metres in height above natural ground level;
- (c) walls not exceeding 9 metres in length; and
- (d) a maximum height of 4.5 metres.

Landscaping

116 Landscaping should be designed to:

- (a) enhance attractive site attributes;
- (b) incorporate existing vegetation where practicable;
- (c) complement built form;
- (d) complement existing attractive landscape character and take account of existing street tree planting and landscaping;
- (e) promote safety and opportunities for casual surveillance;
- (f) improve privacy and minimise overlooking;
- (g) contribute to and not compromise energy efficiency and amenity;
- (h) provide a buffer between vehicle accessways and habitable room windows of dwellings;
- (i) provide a buffer between buildings (both on-site and on neighbouring properties);
- (j) minimise maintenance and irrigation requirements.
- (k) use local indigenous species wherever possible.

Centres and Shops

OBJECTIVES

- Objective 35:** Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in the Town Centre Zone at Elliston and Lock and in the Country Township Zone at Venus Bay and Port Kenny.
- Objective 36:** 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

- 117** The townships of Elliston, Lock, Venus Bay and Port Kenny should be the main location for business, retail, community and administrative facilities to serve the surrounding agricultural community and the travelling public.
- 118** Development in the townships of Elliston, Lock, Venus Bay and Port Kenny should be contained within the township boundaries shown in [Maps EII/29, 30, 31, 32, 33, 34, 35, 36 and 37](#).
- 119** Development in the Town Centre Zone of Elliston and Lock and in the Country Township Zone of Venus Bay and Port Kenny should be of a high standard of design and be compatible with the existing built design.
- 120** 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.

Safety and Security

- Objective 37:** A safe, secure, crime resistant environment, which promotes the use of community facilities and public space by:
- (a) ensuring that land uses are integrated and designed to facilitate natural surveillance;
 - (b) promoting building and site security; and
 - (c) promoting visibility through the incorporation of clear lines of sight and appropriate lighting.

Industrial and Commercial Development

OBJECTIVES

- Objective 38:** An adequate supply of suitable and appropriately located land to accommodate current and future industrial and commercial activities.
- Objective 39:** Industrial and commercial land and activities protected from encroachment by incompatible land uses.
- Objective 40:** Development at the interface between industrial activities and sensitive land uses which is compatible with surrounding activities, particularly those in adjoining zones.
- Objective 41:** The development of attractive and functional industrial areas.

PRINCIPLES OF DEVELOPMENT CONTROL

- 121** Land to be divided for industrial development should provide an adequate buffer zone around the development to minimize the effect of any pollution and/or visual impact on adjoining land uses.
- 122** Industrial waste waters should be drained safely and efficiently so as to avoid risk to health and to prevent contamination of any water supply or any surface or underground water resources.
- 123** Commercial and industrial development, and minor service industries, should be located where their impact is not likely to be detrimental to the local environment or to neighbouring development.
- 124** Industrial uses or processes should not generate pollution or offensive conditions that cannot be effectively managed without detriment to the environment.
- 125** Industrial development should be of a high architectural standard.
- 126** Industries should not cause nuisance through the emission of airborne pollutants, excessive noise or light spill to any building located on an adjoining site or within any residential zone.

Mining

The permanent effect of mining operations on the appearance of the landscape should be considered before operations begin and the suitability of alternative sites investigated. After workings are finished, old structures should be removed and the natural cover of the land restored.

Mining operations in existing and proposed conservation and recreation reserves should only take place in the State or national interest, and then under stringent conditions following precise delineation of the sites concerned. Geological investigations should be carried out to provide a scientific evaluation of mineral resources in particular areas.

OBJECTIVES

- Objective 42:** The protection of the landscape from undue damage from quarrying and similar extractive and associated manufacturing industries, and from prospecting and exploring for new resources.
- Objective 43:** The continued availability of metallic and non-metallic minerals by preventing development likely to inhibit their exploitation.
- Objective 44:** The protection of the landscape and biodiversity including native vegetation from damage by mining and quarrying of metallic and non-metallic resources.
- Objective 45:** Mineral resources explored for, mined and developed in a manner that results in a net benefit to the community.
- Objective 46:** Protection of the utility of mineral resources from incompatible development.
- Objective 47:** Management of mining operations to minimise detrimental impact on the social and natural environment.
- Objective 48:** Rehabilitation of mine sites to a condition which will render them safe and suitable for subsequent economic use, or restored to a natural landform with native vegetation cover where appropriate.

PRINCIPLES OF DEVELOPMENT CONTROL

- 127** Mining operations should not be undertaken unless environmental impacts can be minimized and no wider ecological damage will result.

128 Development should not be undertaken in the vicinity of known mineral deposits:

- (a) until the full extent and significance of such deposits has been determined;
- (b) if such development should be incompatible with mining operations; or
- (c) if it would add to the cost of extracting the resource.

129 Mining operations should only be undertaken if:

- (a) the mining of the resource is in the public interest;
- (b) the proposed location is the best alternative site in regard to minimizing pollution and the loss of amenity, or bushland;
- (c) there are a limited number of known reserves of the mineral in the area or elsewhere in the State;
- (d) there are significantly higher costs of extraction and transport of minerals from alternative sites to principal centres of consumption; and
- (e) the site is capable of restoration to ensure that the impact on the landscape is minimal.

130 Mining operations should be conducted in accordance with a development and reclamation 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 or mounding around the site to protect the existing adjoining land users from the effects of the operation;
- (c) provides for 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.

131 An after use appropriate to the site and the locality should be established on the completion of extractive operations and reclamation to as close as possible to the original condition in terms of vegetation cover and composition.

132 New extractive operations should generally not be opened within township boundaries unless for short-term public works programs or other special purposes.

133 Borrow pits for road construction should be worked so as to minimize disturbance to the environment. Workings adjoining public roads should be screened by tree planting and pits restored on the completion of operations.

Tourist Facilities

OBJECTIVES

Objective 49: Establishment of local tourist facilities including development of rest areas appropriately located within the council area.

Objective 50: Sustainable tourism development which:

- (a) accords with the broad objectives of the zone;

- (b) assists in the interpretation of 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 51: 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 or service settlements;
- (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 52: 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

- 134** Tourism development should provide net benefits to the local community and complement and enhance the character of the locality.
- 135** Tourist accommodation facilities should be in the nature of bed and breakfast establishments, host-farms, heritage accommodation and small-scale, well designed hotels and motels or self-contained premises that are in harmony with the character, form, scale and external materials of construction of surrounding buildings.
- 136** Tourism development, including interpretive facilities for tourists and visitors, should be designed and sited so that it is compatible with the predominant character of the locality within which it is proposed, and in particular such development should:
 - (a) if located on an exposed or sloping site, be designed to complement the topography whilst retaining a low profile;
 - (b) incorporate suitable landscaping for screening and aesthetic purposes;
 - (c) incorporate external materials of construction in keeping with the surrounding township or rural character (as the case may be); and
 - (d) install solar collectors to minimise the dependency on fossil fuels and use building materials with good thermal performance.
- 137** Tourism development should provide appropriate and unique visitor experiences, and harness, conserve and support the built and natural character and intrinsic values of the land.
- 138** Tourism development should not be located in agricultural areas where it could prejudice agricultural productivity generally by limiting the application of land management techniques reasonably required to sustain agricultural production.
- 139** Tourism development in publicly owned land, or where located in an area enjoying high public access, should not restrict public access to such places.

- 140** Tourism development in a natural environment should only be developed where its scale and form, and isolation from existing or approved tourism development, would not overwhelm, over commercialise or detract from the intrinsic natural values of the land or its locality, and should not be located adjacent to other similar scale tourist development.
- 141** Tourism development should be serviced or be capable of being 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 provide demand for such services can be limited to appropriate, deliverable levels.

Outside Townships (Rural Areas)

- 142** Tourism development should only be located in rural districts where it:
- (a) has a functional and/or location requirement linked with agricultural production or processing carried out from the land; or
 - (b) involves the interpretation of an attribute of natural, cultural or historical interest; or
 - (c) relies on the features of the land or its setting as an intrinsic basis for its attraction.
- 143** Tourism development outside townships or designated tourism development zones or areas should:
- (a) adapt and upgrade existing buildings in preference to constructing new buildings; and
 - (b) improve conditions in disturbed or degraded areas in preference to locating in pristine areas.
- 144** Buildings associated with tourism development outside townships or tourism development zones or areas should be set back:
- (a) from a public road – a minimum of 100 metres unless set behind, or within an existing building;
 - (b) 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;
 - (c) 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; and
 - (d) from intensive animal keeping/rural industries – a minimum of 1000 metres – a greater or lesser distance may be appropriate to provide adequate separation, give topographic or prevailing climatic conditions.

Within Townships

- 145** 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 of spacing of buildings; and
- (iii) built form, bulk and composition of buildings;
- (b) create buildings of individuality and durable appearance, designed to reflect and harmonise with any built or natural elements or features with which the town or settlement is associated; and
- (c) utilise and adapt existing structurally sound and appealing buildings in preference to developing new sites to assist in revitalisation and economic use of existing building stock and to minimise new and potentially discordant building elements.

146 Township-based tourism development should promote the compact infill of closely settled areas rather than expanding the town beyond established town boundaries.

Tourist Accommodation Within Townships – Associated with a Dwelling

147 Tourist accommodation developed on the site of, or as part of, a dwelling or dwelling extension, is an appropriate form of development generally throughout living areas where its built scale and site development (including signage) harmonises with its residential surrounds.

148 Car parking for tourist accommodation associated with a dwelling should be provided at a rate (in excess of that associated with the dwelling) of one additional space for each guest room or suite of rooms, such that:

- (a) guest and resident parking spaces can be accessed independently;
- (b) parking areas are attractively developed and landscaped using locally indigenous species, or screen fenced, and do not dominate the street frontage;
- (c) sensitive rooms, particularly bedrooms of residential neighbours are suitably shielded from noise and headlight glare associated with guest vehicle movements;
- (d) a domestic character is retained through the maintenance of significant trees and site features and the use of low-key domestic paving materials as necessary to provide a suitable all-weather surface; and
- (e) runoff from permeable areas is directed to swales, or sediment and gravel reed beds, before entering bores, aquifers or the stormwater system.

Protection of the Natural Environment, Biodiversity and Character

149 Tourism development outside townships or tourism development zone or areas 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.
- 150** Development should promote sustainable use of water supplies based on the principles of avoidance, reduction, re-use and appropriate disposal.
- 151** Development design, construction and use of the land should 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) provide 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.
- 152** Development should make suitable provision for the storage and disposal of organic and hard waste.
- 153** The holding transport and disposal of all wastes should not affect personal health or environmental conditions nor give rise to odorous, offensive or unsightly conditions, nor impact on stream groundwaters, native wildlife, air quality of the sanitary condition of the land.

Aquaculture

OBJECTIVES

Objective 53: 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) wild fisheries;
 - (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; and
 - (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; and
 - (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

154 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.

155 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; and
 - (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).

156 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.

157 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.

158 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.

159 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.

160 Marine aquaculture development should:

- (a) be carried out in a manner which ensures a fair and equitable sharing of marine and coastal resources and minimizes 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; and
 - (iv) sites used for recreational activities such as swimming, fishing, skiing and sailing and other water sports, including beaches.

161 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 minimize 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.

162 Land-based aquaculture ponds should be designed, constructed and sited to:

- (a) incorporate a freeboard and spillway capable of coping with a 25-year Average Recurrence Interval (ARI) flood event;

- (b) prevent pond leakage that would pollute groundwater;
- (c) provide a minimum buffer of 1 metre between the bottom of the pond and the maximum seasonal water table;
- (d) be outside the 1-in-100 year floodplain of a watercourse;
- (e) prevent surface flows from entering the ponds;
- (f) prevent any overflow that would enable the species being farmed to enter any watercourse or drainage line.

163 Aquaculture processing waste should be retained and treated on-site, disposed of by irrigation in accordance with an approved management procedure, or transported to an appropriately licensed landfill depot.

164 Inlet and outlet pipes associated with aquaculture facilities should be located a minimum distance of one kilometre from an existing marine aquaculture lease or Marine Protection Area.

Animal Keeping

OBJECTIVES

Objective 54: Intensive animal keeping and rural industries located away from towns and town fringes.

Objective 55: Animals stocked at a rate appropriate to the carrying capacity of the land.

PRINCIPLES OF DEVELOPMENT CONTROL

General

165 Animal keeping activities including the keeping of horses, donkeys, goats, cattle, sheep or other livestock should only be developed where the location and site characteristics are such as not to create any significant adverse impacts on the local community and the environment.

166 Animal keeping activities should not be located within townships or urban settlements unless limited to one animal, provided the allotment has minimum area of 5000 square metres and provided the animal is accommodated within a stable or animal shelter and is handfed.

167 Buildings associated with horse keeping or other animal keeping should:

- (a) be of a high standard of design, construction and external appearance, taking into account the nature, suitability, colour and texture of materials used, and the size and siting of buildings and facilities;
- (b) if it involves stables, rearing sheds or other structures intended to be used for breeding, boarding or racing purposes, have floors of impervious materials which can be readily cleaned; and
- (c) not have a detrimental impact on the locality.

168 Horse keeping or other animal keeping should not be developed unless provision is made for the proper storage, collection and disposal of waste without environmental, health or water pollution risk.

169 Horse keeping or other animal keeping activities should not cause any significant nuisance, hazard or damage to nearby residents or property 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, smell, effluent and other similar obnoxious conditions;
 - (d) destruction of surface vegetation and soils; or
 - (e) inadequate security precautions being taken to prevent straying of animals from the land.
- 170** All buildings, runs, holding yards and other auxiliary structures associated with animal keeping should be sited so that they are:
- (a) located to the rear of any existing dwellings on the land; and
 - (b) isolated from, and will not cause a nuisance to, nearby residents; and
 - (c) unobtrusive when viewed from primary, secondary, district or scenic roads.
- 171** Horse keeping or other animal keeping should be provided with secure fencing of a design and construction which does not detract from the appearance of the locality; second-hand or re-used cladding should be of good quality and painted a neutral shade or colour.
- 172** The keeping of horses, other livestock or dogs, for commercial purposes, such as breeding, boarding, training or sale should not occur unless a dwelling exists on the property where the animals are kept and the dwelling is permanently occupied by the person or persons caring for the animals.
- 173** Animal keeping should not be located on land prone to flooding or being waterlogged.
- 174** Rural industries, and any other 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 by their proximity or generation of noise or smell.
- 175** Development in the form of horse keeping and other animal keeping should have an appropriate management plan prepared detailing all management and operational aspects including:
- (a) the treatment of effluent and other wastes;
 - (b) the prevention of pollution of water resources;
 - (c) the minimization of noise, dust and odour, taking local meteorological conditions into account;
 - (d) the minimization of transmission of disease to another animal keeping operation or any other agricultural/pastoral activities;
 - (e) landscaping using locally indigenous species;
 - (f) visual obtrusiveness; and
 - (g) maintenance.

Horsekeeping

- 176** Development of stable and yard areas, per animal, should have dimensions and areas of:
- (a) 3.7 metres by 3.7 metres per stable;
 - (b) 15 square metres per animal per holding yard (standing only); and
 - (c) 35 square metres per animal per holding yard (working only).

177 Development in the form of horse keeping should ensure a minimum area of three hectares per horse.

178 Development in the form of horse keeping should ensure:

- (a) any stable or associated holding yard (standing/working yard) is suitable for the keeping of horses in relation to their well being and the well being of their keepers/carers;
- (b) any stable or associated holding yard (standing/working yard) is not less than 30 metres from a dwelling on the site;
- (c) any stable or associated holding yard (standing/working yard) is not less than 50 metres from the nearest dwelling on adjoining/adjacent land;
- (d) any stable is sited no closer than three metres from the site boundary;
- (e) any stable is constructed of masonry or concrete to a minimum height of 1.2 metres, timber or metal construction up to the roof is permitted above that height;
- (f) that any stable floor is constructed of concrete 100 millimetres thick, graded to the doorway with a fall of 15 millimetres over three metres;
- (g) a concrete drainage apron, at least one metre wide, is provided along the front of the stable;
- (h) feed is stored in approved metal containers, provided with close fitting lids;
- (i) all manure and refuse is removed from the stables and yards daily;
- (j) manure is stored in metal bin(s) with flanged fitting metal lid(s), used for the daily reception of all dung/manure, refuse, including damp stable bedding and feed wastes; and
- (k) all manure storage bins are emptied at least once per week.

Dog Kennels

179 The keeping of dogs, and erection of kennels, should only be undertaken if:

- (a) adequate yard area for exercise is provided;
- (b) adequate weatherproof shelter is provided;
- (c) the proposed kennels and associated yards are to be sited more than ten metres from any boundary of the allotment;
- (d) all yards are fenced to a height of at least 1.5 metres and provided with secure gates; and
- (e) the allotment is to be screened extensively by perimeter landscaping.

Intensive Animal Keeping and Feedlots

180 Intensive animal keeping should be located in rural areas and should not be within 3 kilometres of any town, residential area or land designated for urban, country township, residential or future urban purposes other than in specifically designated zones.

181 All buildings, pens, yards, runs, holding yards, waste management facilities and other ancillary structures should be located as unobtrusively as possible and screened by landscaping using locally indigenous species.

- 182** All buildings, pens, yards, runs, holding yards, waste management facilities and other ancillary structures should be located at a minimum of 100 metres from the wall of any residential building.
- 183** Intensive animal keeping developments other than aquaculture and activities ancillary to aquaculture should not become concentrated in any locality so that:
- (a) the possible transmission of disease to other intensive animal keeping developments or other agricultural/pastoral activities is minimised; and
 - (b) possible noise, odour and pollution sources are not concentrated.
- 184** All building, yards, pens, runs, waste management facilities and other structures associated with intensive animal keeping other than aquaculture and activities ancillary to aquaculture and feedlots 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 no less than 500 metres from any building on adjacent land;
 - (c) be located no less than three metres from the site boundary;
 - (d) be located to the rear of any existing dwellings on the site and no closer than 100 metres; and
 - (e) be located such that they cause no nuisance to nearby residents.
- 185** Intensive animal keeping development, including water storage facilities and disposal sites, should be designed and managed in such a way as to:
- (a) confine animals within pens or enclosures which are of a design and construction suitable for the keeping of such animals for their well being and the well being of their keepers/carers;
 - (b) not cause erosion or the deterioration of soil quality or surface vegetation or biodiversity;
 - (c) not cause offence or nuisance to the public in respect of odour, dust, noise, pollution or public health;
 - (d) minimise the possible transmission of diseases;
 - (e) ensure that the number of animals kept is in accordance with the capacity of the waste disposal system;
 - (f) ensure that any waste ponding system prevents overflow or seepage;
 - (g) ensure that any solid waste storage facilities are bunded to prevent seepage or surface run-off;
 - (h) ensure that the system for the disposal of dead animals is safe and efficient; and
 - (i) ensure that the rate of any waste water irrigation is such that no ponding or surface run-off of waste water occurs.

Waste Disposal

OBJECTIVES

Objective 56: The orderly and economic development of landfill facilities in appropriate locations.

Objective 57: Minimisation of environmental impacts from the location, operation, closure and post management of landfill facilities.

Objective 58: Landfill facilities to be protected from incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 186** 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.
- 187** 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.
- 188** Landfill facilities should be appropriately buffered to minimise adverse impacts on the surrounding area and land uses.
- 189** Land uses and activities which are compatible with a landfill facility may be located within any separation distances established.
- 190** Land uses and activities which are not compatible with a landfill facility should not be located within any separation distances established.
- 191** Where appropriate, landfill facilities may include resource recovery facilities, provided there is a sufficient separation distance between potentially incompatible land uses and activities.
- 192** 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.
- 193** The area of landfill operations on a site should:
 - (a) be located a minimum distance of 100 metres from any creek, river, inlet, wetland or marine estuarine area and not within the area of 1-in-100-year flood event; and
 - (b) not be located on areas with ground slopes of greater than 10 percent except where the site incorporates a disused quarry; and
 - (c) not be located on land subject to land slipping; and
 - (d) not be located within three kilometres of an airport used by commercial aircraft. If located closer than three kilometres the landfill facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 194** A landfill site should be landscaped to screen views of the landfill facilities and operational areas.
- 195** 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.
- 196** 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.
- 197** Litter control measures which minimise the incidence of windblown litter should be provided on the site of a landfill facility.
- 198** Leachate from landfill should be contained within the property boundary of the landfill facility site and should not contaminate surface water or ground water.

- 199** 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.
- 200** Surface water run-off from landfill should not cause unacceptable sediment loads in receiving waters.
- 201** 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.
- 202** 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.
- 203** Plant, equipment or activities that could cause a potential hazard to the public within a landfill site should be enclosed by a security fence.
- 204** Landfill sites should not be located where access to the site using non-arterial roads in adjoining residential areas is required or likely.
- 205** Landfill facilities should be accessed by an appropriately constructed and maintained road.
- 206** 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.
- 207** Suitable access for emergency vehicles to the landfill site should be provided.
- 208** A proposal to establish, extend or amend a landfill facility should include an appropriate Landfill Environment Management Plan that addresses the following:
- (a) the prevention of ground water and surface water contamination;
 - (b) litter control, dust control, noise control, the control of fumes and odours, and sanitary conditions generally;
 - (c) the monitoring or management of landfill gas;
 - (d) fire safety;
 - (e) security;
 - (f) maintenance of landscaping and the general condition of the site; and
 - (g) the post closure monitoring and maintenance of the facility to ensure compatibility with the surrounding landscape and to enable a suitable after use of the site. This should include a final contour plan, surface water diversion and drainage controls, the design of the final cover, the monitoring of groundwater, surface water, leachate and landfill gas.
- 209** On-site waste treatment and the spreading or discharging of treated waste on-site should only occur where:

- (a) site conditions including soil type and permeability, soil nutrient levels, crop selection, soil percolation rates, the slope of land, potential for flooding and site drainage, rainfall and depth to water table have been considered and are conducive to waste being spread or discharged on-site; and
- (b) the capacity of the on-site treatment facility is sufficient to accommodate likely daily demands.

210 The methods for, and siting of, effluent and waste treatment and disposal systems should minimise the potential for:

- (a) environmental harm;
- (b) adverse impacts on the quality of surface and groundwater resources;
- (c) adverse impacts on public and worker health

Telecommunications Facilities

OBJECTIVES

Objective 59: Telecommunications facilities provided to meet the needs of the community.

Objective 60: 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

211 Telecommunications facilities should:

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

- 212** Where technically feasible, co-location of telecommunications facilities should primarily occur in industrial, commercial, business, office, centre and rural zones.
- 213** 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.
- 214** 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.
- 215** 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.

ENVIRONMENTAL

Open Space

OBJECTIVES

- Objective 61:** The conservation and preservation of flora, fauna and scenery, and the creation of recreation areas by establishing parks and reserves.
- Objective 62:** Public amenities, picnic areas, sporting grounds and camping sites to support recreation and tourism activities should be located in an unobtrusive manner and not developed to impact on areas of natural beauty.
- Objective 63:** Establish and enhance trails and linkages between significant areas of recreational, cultural, tourist, conservation and scenic value.

The declaration of certain areas as parks or reserves should be followed by studies of the intensity and type of use which is desirable, in order to maintain and enhance the particular attributes for which the land has been set aside.

Some of the areas will have a continuing importance for water conservation purposes. The reservation of these areas for public parks and reserves should not prejudice or preclude the retention of existing works and any essential future development of water resources by the SA Water Corporation.

PRINCIPLES OF DEVELOPMENT CONTROL

- 216** Public open space should be of a size dimension and location that will:
- (a) facilitate a range of active and passive recreation activities to meet the needs of the community and visitors to the area;
 - (b) provide for the movement of pedestrians and cyclists;
 - (c) incorporate existing significant vegetation, wildlife habitat and other sites of natural or cultural value;
 - (d) link habitats, wildlife corridors, public spaces and existing recreation facilities by establishing trails;
 - (e) enable effective stormwater management and reuse

Recreation Reserves

- 217** The development of recreation reserves should be undertaken in a manner which enhances the general area in terms of amenity.
- 218** Existing recreation reserves should not be developed for purposes other than recreation, tourism, public facilities and other development ancillary to public recreation development.
- 219** Development within recreation reserves should protect existing vegetation and encourage re-planting, using locally indigenous species, to protect and enhance the natural environment, to provide shade in pedestrian areas and to enhance the general amenity of the area.
- 220** Development should not include fencing of an obstructive nature which visually or physically restricts public access to recreation reserves.
- 221** Buildings and other structures should not be located in such a manner as to restrict public access to recreation reserves, either visually or physically.
- 222** Development should not be designed in such a manner that it alienates recreational land from public access.

Conservation and Heritage

OBJECTIVES

- Objective 64:** The conservation, preservation, or enhancement of scenically-attractive areas, including land adjoining water or scenic routes.
- Objective 65:** The preservation of buildings or sites of architectural, historical, cultural or scientific interest.
- Objective 66:** Development designed and constructed to conserve energy and minimise waste.
- Objective 67:** Energy and water conservation measures in and around buildings to assist in establishing ecologically sustainable environments and reduce reliance on external energy and water resources.

PRINCIPLES OF DEVELOPMENT CONTROL

- 223** Development should not be located in, or sited so as to lead to the degradation of, sand dune areas.
- 224** Development should not impair the character or nature of buildings and land, structures or sites of architectural, historical, cultural or scientific significance.
- 225** Development should not result in the disturbance or the devaluation of sites of heritage, cultural, scientific or educational significance, including places of State Heritage significance.

Places of State Heritage significance, located in the District Council of Elliston, are listed in [Table EII/7](#). Note - for recent additions/alterations to the list refer to the State Heritage Register.
- 226** Unsewered development should be located at least 100 metres from any nearby watercourse and sewer development should not be located closer than 30 metres to any watercourse.
- 227** Development liable to cause soil erosion or contribute to the silting of any watercourse should not be undertaken.
- 228** Development should not take place unless all wastes produced can be managed so as to prevent pollution of surface or underground water resources.

229 Development located in areas without access to a main sewerage system should incorporate an appropriate effluent disposal system, preferably of an aerobic treatment type in a manner which will not cause pollution or have any other detrimental effects on the environment and watercourses in particular.

230 Development to be used for human habitation should not be undertaken unless provision is made for storage of a sufficient supply of water to cater for the needs of all users on an all year round basis.

Natural Systems

231 Natural systems and the community should be protected and maintained 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 resources, 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

232 Development should provide for efficient solar access to buildings and open space.

233 Buildings should be sited and designed so that the main activity areas and associated open spaces face north for exposure to winter sun.

234 Buildings should be sited and designed to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings.

235 Roof orientation should facilitate the efficient use of solar hot water services and photovoltaic cells.

236 Per capita energy demands and greenhouse gas emissions should be reduced by land use patterns, 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 efficient energy use; and
- (d) promotes the use of lower greenhouse gas emission energy sources and renewable energy sources in new development.

Appearance of Land and Buildings

OBJECTIVES

Objective 68: Attractive entrances to the townships of Elliston, Lock, Venus Bay and Port Kenny.

Objective 69: Protection of the character and enhancement of the appearance of towns and their surrounds.

PRINCIPLES OF DEVELOPMENT CONTROL

- 237** Development making use of recycled materials should not be undertaken unless it can be shown that it does not detract from the character and amenity of the area.
- 238** Development should be of a high standard of design with regard to external appearance, building materials, colours, siting and landscaping so as to preserve and enhance the character and amenity of the locality.
- 239** Development liable to detract from the appearance of the land should not be undertaken in areas of landscape significance.
- 240** Development should provide for the screening of materials and equipment stored on site so as to preserve and enhance the character of the locality.
- 241** The erection of transportable dwellings should not be undertaken unless the exterior of the building is infilled between floor and foundation level.
- 242** Development should not be located on prominent sites in visually attractive areas. Development in such areas should be designed in terms of scale, form, building materials and colours so as to blend with the surrounding landscape.
- 243** The erection of transportable dwellings should not be undertaken unless the exterior appearance of the building does not detract from the character and amenity of the locality.
- 244** Development should be complemented and partially screened by landscaping, using locally indigenous species, to the degree appropriate to the character of the locality.
- 245** Development involving the erection of buildings of more than one-storey in height should only be undertaken where such buildings are designed and sited to be in harmony with existing buildings to minimise any impact on privacy and to enhance the amenity of the locality.

Water Resources

OBJECTIVES

Objective 70: Protection of water resources from pollution and depletion.

Water Conservation

Objective 71: Water conservation measures in and around buildings to assist in establishing ecologically sustainable environments and reduce reliance on external energy and water resources.

PRINCIPLES OF DEVELOPMENT CONTROL

- 246** Water resources should be conserved and natural drainage catchments, river systems and water bodies should be protected 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 riparian native 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.
- 247** The supply and quality of water resources and the maintenance of natural hydrological systems and environmental flows should be protected.

- 248** All development should provide a rainwater tank where water resources are not readily available or are in short supply.
- 249** Where rainwater tanks are required for residential development the capacity should be not less than 45 000 litres, with no less than 5000 litres reserved for the purposes of fire fighting.

Stormwater Management

- 250** Development should be designed and constructed to ensure the disposal of storm water is carried out without risk or nuisance to adjoining properties.
- 251** Development should encourage and should not be undertaken unless it can provide for the retention and re-use of water on site in a manner which does not cause the pollution of watercourses, the water table or the sea.
- 252** Development should provide for the efficient use of natural rainfall and stormwater run-off by incorporating stormwater management and stormwater harvesting measures that take into account flows required by the natural environment.
- 253** Development should incorporate facilities for the detention of sediment, suspended solids, organic matter, nutrients, bacteria and litter in stormwater run-off.
- 254** New development should incorporate a stormwater management scheme that directs run-off from paved surfaces into landscape plantings.
- 255** Where 20 or more car parks are required for a development, overflow of landscape plantings and recharge zones should be directed through gabions or similar structures to basins, prior to discharge to the street watertable.
- 256** Where there is insufficient land to provide a system large enough to manage both clean roof water run-off and car park run-off, these flows may be separated so that roof run-off is disposed of directly to the street watertable.

Vegetation and Soils

OBJECTIVES

- Objective 72:** The preservation and replanting of native roadside vegetation.
- Objective 73:** The preservation of trees of historical or particular visual significance.
- Objective 74:** The retention, conservation and preservation of environmentally significant areas of native vegetation.
- Objective 75:** 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 76:** The retention of native vegetation for amenity purposes, for livestock shade and shelter and for the movement of native wildlife.
- Objective 77:** Areas of biodiversity and native vegetation should be protected from land uses that are likely to detrimentally impact on ecological processes, threatened species or ecological communities.

PRINCIPLES OF DEVELOPMENT CONTROL

- 257** Native vegetation should not be cleared if it:
- (a) provides important habitat for wildlife;

- (b) has a high plant species diversity or has rare or endangered plant species and plant association;
- (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.

258 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 flooding or exacerbate the incidence of intensity of local or regional flooding.

259 When clearance is proposed, consideration should be given to:

- (a) retention of native vegetation for, or as:
 - (i) corridors or wildlife refuges;
 - (ii) amenity purposes;
 - (iii) livestock shade and shelter; or
 - (iv) protection from erosion along watercourses and the filtering of suspended solids and nutrients from run-off; and
- (b) the effects of retention on farm management.

260 Development within salt affected areas should encourage the introduction of salt tolerant native vegetation.

261 Development likely to degrade any area of historic, scientific or cultural value or any natural resources of significance, including drainage systems, water catchment areas, mangrove or samphire wetlands, fauna habitats and areas of scenic beauty should not be undertaken.

262 Development should not create excessive cut and fill beyond the natural lie of the land.

Dryland Salinity

263 Development, including primary production, should not increase the potential for, or result in an increase in soil salinity.

264 Primary production activities should be encouraged which increase water uptake by deep rooted perennial vegetation to reduce run-off into low lying areas and entry into the groundwater, and by revegetating with local native species suitable to the site.

Site Contamination

265 Development involving a change of use to a more sensitive land use where there is evidence of or reasonable suspicion of site contamination should not be undertaken unless an independent audit (by a person endorsed by the Environment Protection Authority) confirms that:

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

Biodiversity

266 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 of 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 is acceptable for nature conservation or open space use, and is complementary to the identified open space system.

Renewable Energy Facilities

OBJECTIVES

Objective 78: Development of renewable energy facilities that benefit the environment, the community and the state.

Objective 79: The development of renewable energy facilities, such as wind farms and ancillary development, in areas that provide opportunity to harvest natural resources for the efficient generation of electricity.

Objective 80: Location, siting, design and operation of renewable energy facilities to avoid or minimise adverse impacts on the natural environment and other land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Wind Farms and Ancillary Development

268 The visual impacts of wind farms and ancillary development (such as substations, maintenance sheds, access roads and wind monitoring masts) should be managed through:

- (a) wind turbine generators being:
 - (i) setback at least 1000 metres from non-associated (nonstakeholder) dwellings and tourist accommodation;
 - (ii) setback at least 2000 metres from defined and zoned township, settlement or urban areas (including deferred urban areas);
 - (iii) regularly spaced;

- (iv) uniform in colour, size and shape and blade rotation direction;
 - (v) mounted on tubular towers (as opposed to lattice towers);
 - (b) provision of vegetated buffers around substations, maintenance sheds and other ancillary structures.
- 269** Wind farms and ancillary development should avoid or minimise the following impacts on nearby property owners/occupiers, road users and wildlife:
- (a) shadowing, flickering, reflection or glint;
 - (b) excessive noise;
 - (c) interference with television and radio signals and geographic positioning systems;
 - (d) interference with low altitude aircraft movements associated with agriculture;
 - (e) modification of vegetation, soils and habitats striking of birds and bats.
- 270** Wind turbine generators should be setback from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms) a distance that will ensure that failure does not present an unacceptable risk to safety.
- 271** 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).

Coastal Areas

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.

The coastal areas of the State are important for their on-shore and marine environmental and landscape values, as well as for developed uses such as towns (including holiday settlements), tourism, marinas, commercial farming, aquaculture and recreation. Development a considerable distance from the coast (mainland or island) can affect all these areas if it influences the environment, general character and amenity of the coastal area or interferes with coastal processes such as erosion, tide and storm flooding or sand drift.

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. Areas of conservation significance should be protected from development and zoned accordingly. If necessary the conservation effectiveness of coastal areas can be enhanced by linking them to other natural environments with linear parks.

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 seafood resources. Wetlands, which are often found behind sand dunes, and tidal flats not only provide a rich wildlife habitat, but are known to be a valuable natural treatment area for organic matter carried by rivers.

Since the first surveys the Elliston 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.

Spur roads to the coast and lookouts are favoured over esplanades as they usually have less impact on the 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 81: Manage development in coastal areas to sustain or enhance the natural coastal environment.

Objective 82: 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 83: 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 84: Development which does not detract from or reduce the value of sites of ecological, economic, heritage, cultural, scientific, environmental or educational importance.

Objective 85: Preserve areas of high landscape amenity and biodiversity value including stands of vegetation, exposed cliffs, headlands, islands and hill tops, and areas which form an attractive background to urban and tourist developments.

Objective 86: 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 87: 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 88: 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.

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 89: 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 90: The protection of the landscape feature and the physical and economic resources of the coast from inappropriate development.

Objective 91: Preserve sites of heritage, cultural, scientific, environmental, educational or landscape importance.

Objective 92: Development of coastal urban settlements, coastal rural living areas, tourist complexes and marinas only in environmentally acceptable areas.

Objective 93: 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 and for it to be environmentally acceptable and consistent with orderly and economic development.

Objective 94: 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 95: To redesign and redevelop coastal living areas which do not satisfy environmental, health or public access standards for coastal areas and which are located within an urbanised area.

Objective 96: Protection of the fauna and flora and historical aspects of the off-shore islands.

PRINCIPLES OF DEVELOPMENT CONTROL

272 Development, including aquaculture development and 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.

273 Development should not be located in delicate or environmentally-sensitive coastal features such as sand dunes, wetlands or important remnants of native vegetation or biodiversity significant areas.

274 Development should not, nor be likely in the future to, adversely affect the ecology and stability of environmentally sensitive coastal features.

275 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.

276 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 or biodiversity significant areas 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 country 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).

277 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.

278 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 300, whichever is the greater, except where the Department of Human Services standards can be met by a lesser set-back.

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

280 Development should not cause deleterious effects on the quality or hydrology of ground water.

281 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.

282 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 colonized by mangroves and wetland species and for removal of existing embankments where practical.

Coastal Areas - Preservation of Scenic, Heritage and Other Values

283 Development should not result in the disturbance or the devaluation of sites of heritage, cultural, scientific or educational significance, including places of State Heritage significance.

284 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.

285 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.

Maintenance of Public Access

286 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, of a 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.

287 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.

288 All development, including marinas and aquaculture development, should be located and designed for public access along the waterfront, to beaches and coastal reserves to be maintained, if not increased.

289 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.

290 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.

291 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.

Coastal Areas - Hazard Risk Minimization

292 Development should not occur on land where the risk of flooding is unacceptable having regard to personal and public safety and to property damage.

293 For the purposes of assessing coastal developments the standard sea-flood risk level for a development site is defined as the 100-year average interval extreme sea level (tide, stormwater and associated wave effects combined), plus an allowance for land subsidence for 50 years at that site.

294 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 297.

295 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 294 (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 297; and
- (b) there are practical measures 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 294.

296 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.

297 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.
- 298** 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 the principle of development control numbered 297; or
 - (b) the council is committed to protecting the public reserve and development from the anticipated coastal erosion.
- 299** Development should have a sufficient setback from sensitive coastal features, dunes, cliff tops, salt marsh systems and endangered species habitats to avoid destruction, disturbance or other negative impacts.
- 300** Where a coastal reserve exists, or is to be provided in accordance with principle of development control numbers 286, it should be increased in width by the amount of buffer required.
- 301** 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.
- 302** 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 title(s) that protection measures that comply with principle of development control numbered 297 for coastal development will be built by the land owner(s) when required.
- 303** 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

- 304** 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.

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

Settlement, Tourist Facilities and Marinas in Appropriate Zones

- 306** 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.

- 307** 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.

- 308** Outside of urban and tourist-accommodation zones no more than one dwelling should be constructed on an allotment.

No Premature Development

- 309** 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

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

RESIDENTIAL ZONE

Introduction

The objectives and principles of development control that follow apply in the Residential Zone shown on [Maps EII/29, 30 and 33 to 36](#). They are additional to those expressed for the whole of the council area and, in cases of apparent conflict, take precedence over the more general provisions.

OBJECTIVES

- Objective 1:** A zone primarily for detached dwellings at low-densities on individual allotments with semi-detached dwellings, row dwellings and group dwellings in appropriate locations and which are of a high standard of design and appearance.
- Objective 2:** Safe, pleasant, convenient and distinctive living environments for all residents provided by housing and local community facilities that complement the living environment.
- Objective 3:** Development, including land division, in Elliston and Lock occurring in an orderly manner and in coordination with the provision of drainage works and public utilities.
- Objective 4:** Development should contribute to an attractive streetscape along the holiday house foreshore area at Elliston.
- Objective 5:** Roadside verges should be improved by landscaping, where possible using locally indigenous species, sealed pavements and kerbing.
- Objective 6:** Provision for small-scale tourist accommodation in a style and form compatible with the primary purpose of the zone for residential purposes.
- Objective 7:** Retail, commercial and industrial uses limited to existing sites, and conducted so as to be compatible with residential character and amenity.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Density of Residential Development

- 1 Residential development should comprise a range of housing types and styles to meet the diverse needs of the population.
- 2 Residential flat buildings, multiple dwellings and row dwellings should not be erected unless they are of a high standard of design and appearance, are appropriately sited and landscaped, provide adequate car parking facilities and would not detract from the amenity of the locality.
- 3 Individual housing developments comprising more than 30 dwellings should contain a mix of housing types and sizes, and be designed to reduce the apparent scale of the development.

Form of Non-Residential Development

- 4 Non-residential development of a local community nature such as small shops under 250 square metres, health and welfare services, childcare facilities, primary and secondary schools, recreation, and open space may be developed within the zone provided that they are of a nature and scale that serves a local area function and do not detrimentally affect the character and amenity of the locality by way of emissions, traffic generation and other impacts.
- 5 The scale, bulk and design of non-residential development should be sensitive to the desired future character of the surrounding residential environment.
- 6 Development of community facilities should not be undertaken unless adequate off-street car parking is provided and the activities liable to be associated with development would not detract from the amenity of the locality.

- 7 Landscaping of non-residential development should be of a high standard and should be used, where practicable, to provide continuity with the residential streetscape.

Residential Land Division

- 8 Where land division is proposed that is not able to be readily connected to sewerage facilities, each allotment should:
- (a) occupy an area which satisfies the Department of Human Services land capability criteria for the installation of septic tank systems; and
 - (b) occupy an area not less than 800 square metres.
- 9 Land division involving creation of allotments for housing should not be undertaken where it involves creation of allotments less than the minimum area required for the operation of appropriate effluent systems.

Environmental

- 10 Development should not be located on, nor adversely affect sand dune areas or significant areas of biodiversity conservation including native vegetation and wildlife habitat. .
- 11 Development within Section 130, Hundred of McLachlan and Sections 316 and 377, Hundred of Ward should maximise the retention of existing native vegetation wherever possible.
- 12 Development liable to be visible from Flinders Highway should not be undertaken unless the design, appearance and landscaping of the development is of a standard sufficient to maintain an attractive setting to the entrance of Elliston.
- 13 The erection of buildings greater than one-storey in height should not be undertaken on sections 376 and 377, Hundred of Ward.

Complying Development

- 14 The following kinds of development are **complying** in the Residential Zone, subject to:
- (a) compliance with conditions set out in [Table Ell/2](#) as are appropriate; and
 - (b) the dwelling (or dwellings) being located in an area shown as 'Excluded Area from Bushfire Protection Planning Provisions' on a Bushfire Protection Area [Figure Ell\(BPA\)/1A to 23](#)

Bed and Breakfast Establishment
 Detached Dwelling*
 Group Dwelling*
 Multiple Dwelling*
 Outbuilding
 Residential Flat Building*
 Row Dwelling*
 Semi-detached Dwelling*

** Development not connected to a Common Effluent Drainage Scheme must satisfy the relevant requirements of the Department for Human Services.*

Non-complying Development

- 15 The following kinds of development are **non-complying** in the Residential Zone:
- Aquaculture Operations
 - Bank
 - Builder's Yard
 - Consulting Room
 - Farm Building

Fuel Depot
 General Industry
 Horse Keeping
 Hotel
 Intensive Animal Keeping
 Junk Yard
 Light Industry
 Motor Showroom
 Motor Repair Station
 Office
 Petrol Filling Station
 Prescribed Mining Operations
 Road Transport Terminal
 Service Industry
 Service Trade Premises
 Shop or group of shops with a gross leasable floor area greater than 250 square metres
 Special Industry
 Stock Salesyard
 Stock Slaughter Works
 Store
 Timber Yard
 Used Car Lot
 Warehouse

Public Notification

- 16** Those kinds of development listed in [Tables EII/1, 2 and 3](#), together with the following kinds of development, are assigned as **Category 1 Development** in the Residential Zone:

Alterations and additions (single storey) to existing residential development
 Dwellings of single storey
 Land Division
 Shed, garage and other residential outbuildings with a side wall height of 3.7 metres or less

- 17** The following kinds of development are assigned as **Category 2 Development** in the Residential Zone:

Dwellings of two-storeys
 Shed, garage or other residential outbuildings with a side wall height exceeding 3.7 metres
 Tourist accommodation located within existing buildings
 Transportable buildings other than new transportable buildings

TOWN CENTRE ZONE

Introduction

The objectives and principles of development control that follow apply in the Town Centre Zones at Elliston and Lock shown on [Maps EII/29, 33 and 35](#). They are additional to those provisions expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A zone accommodating a range of retail, office, business, entertainment, civic and community development and tourist accommodation catering for the townships of Elliston and Lock, the surrounding rural district and travelling public.
- Objective 2:** Railway Terrace and Beach Terrace developed as the focus for retailing, business and community activities for the towns of Elliston and Lock respectively.
- Objective 3:** A compact town centre, with emphasis on the redevelopment of existing sites and uses of land.
- Objective 4:** Enhancement of the character of land within the zone by attractive development and streetscaping.
- Objective 5:** To enhance the appearance and functionality of the town centre with development that is designed and sited in harmony with the character, scale and pattern of the township, and to promote efficiency of traffic and pedestrian movement, carparking and landscaping.

PRINCIPLES OF DEVELOPMENT CONTROL

Development Generally

- 1** Development for purposes other than retail, business, community, tourist accommodation and office purposes should not be undertaken.
- 2** Development should be of a high standard of design in respect of its scale, external appearance, character and landscaping.
- 3** Development should not be undertaken unless the siting, standard of design, materials and colours of any buildings being erected will not detract from the amenity of the locality.
- 4** The setback of buildings from roads should be consistent with Table EII/5 and may be less where the setback is consistent with adjoining buildings.
- 5** Development should provide suitable screened areas for storage of waste receptacles and plant equipment, and where practicable be located to the rear of the building.
- 6** Animal keeping activities involving the keeping of one or more horses, donkeys, goats, cattle, sheep or other livestock should not be undertaken in the Town Centre Zone.

Off-street Parking and Traffic Movement

- 7** Car parking areas and convenient access for service vehicles should, wherever practicable, be developed to the rear of buildings so that they do not dominate the streetscape.
- 8** Car parking areas should be suitably sited and screened with fencing or landscaping to enhance the amenity of the locality.
- 9** New car parking areas should:
 - (a) be appropriately graded;

- (b) be appropriately lit;
 - (c) have parking bays and accessways clearly delineated; and
 - (d) provide landscaping buffer strips containing medium to large trees to provide shade and enhance its appearance.
- 10** Development providing fewer carparking spaces than those prescribed in [Table EII/6](#) may be appropriate where it can be demonstrated that:
- (a) smaller than expected numbers of employees will be involved in the development;
 - (b) the development is located within convenient walking distance of an existing public carpark which has unused capacity; or
 - (c) opportunities exist for shared use of a nearby carpark and the development's parking demand is unlikely to occur at the same time as the parking demand from other developments that are dependent on that nearby carpark.

Advertisements

- 11** Advertisements should conform with the standards and guidelines set out in [Table EII/4](#) and should in all circumstances:
- (a) be small in scale;
 - (b) only be erected on the same site as the development to which the advertisement relates; and
 - (c) be attached below the roof level or hung from below the verandah fascia.
- 12** Advertisements in the nature of bunting, animated signs, signs mounted above roof lines and third party advertising signs should not be erected.

Complying Development

- 13** The following kinds of development are **complying** in the Town Centre Zone subject to compliance with the conditions prescribed in [Table EII/2](#) as are appropriate:
- Bank
 - Consulting Room
 - Office
 - Recreation Area
 - Shop less than 450 square metres

Non-complying Development

- 14** The following kinds of development are **non-complying** in the Town Centre Zone:
- Builder's Yard
 - Dwelling
 - Electricity Substation
 - Farming
 - Fuel Depot
 - General Industry
 - Horse Keeping
 - Intensive Animal Keeping
 - Junk Yard
 - Light Industry
 - Prescribed Mining Operations
 - Road Transport Terminal
 - Service Trade Premises

Special Industry
Stock Salesyard
Stock Slaughter Works
Timber Yard
Waste Disposal Depot

Public Notification

- 15** All kinds of development are assigned **Category 1 Development*** in the Town Centre Zone, other than non-complying development.

** Pursuant to Section 38(2) of the Development Act, the assignment of development to Category 1 does not extend to developments that involve, or are for the purpose of, any activity specified in Schedule 21 or 22 of the Development Regulations (i.e. activities of environmental significance).*

COMMERCIAL INDUSTRY ZONE

Introduction

The objectives and principles of development control that follow apply in the Commercial Industry Zone shown on [Maps EII/29, 33, 34 and 36](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A zone primarily accommodating a wide range of commercial activities including warehousing and storage, together with appropriately located light, service and general industries.
- Objective 2:** Land abutting the Lock to Wudinna Road and Flinders Highway developed for commercial purposes.
- Objective 3:** Maintenance of the amenity of land and prevention of pollution.
- Objective 4:** Development adjacent to the zone boundary compatible with development in adjoining zones in terms of traffic generation, noise and other emissions and scale of development.
- Objective 5:** Development on land adjacent to parklands or residential areas and Flinders Highway having a high standard of design and appearance and which provides a separation buffer and landscaping.

PRINCIPLES OF DEVELOPMENT CONTROL

General

- 1 Industrial development on Sections 328 and 329, Hundred of Ward and on land south of the road to Elliston should not be undertaken.
- 2 Junk yards and development of areas for the storage of obsolete farm equipment, boats, motor car bodies and other types of obsolete equipment should not be undertaken unless such developments are screened from public view by attractive fencing and dense landscaping.
- 3 Division of land liable to prejudice development for industrial or commercial purposes should not be undertaken.
- 4 Where new water supply mains are required to service commercial or industrial areas they shall be of a minimum size of 150mm in diameter.
- 5 The setback of buildings and structures should be in accordance with [Table EII/5](#).
- 6 Development should not be undertaken unless it is appropriately sited, designed, landscaped and planned so as to lessen any impact on adjoining township areas.
- 7 Animal keeping activities involving the keeping of one or more horses, donkeys, goats, cattle, sheep, or other livestock should not be undertaken in the Commercial Industry Zone.

Building Appearance and Siting

- 8 Industrial and commercial buildings should add visual interest and differentiation between structures when viewed from the street, with a particular emphasis on the following elements:
 - (a) building mass and proportion;
 - (b) materials, patterns, textures, colours and decorative features;
 - (c) ground floor height above natural ground level;

- (d) roof form and pitch;
 - (e) facade articulation;
 - (f) verandahs, eaves and parapets; and
 - (g) driveway crossovers and fencing styles and alignment.
- 9** Where industrial and commercial sites adjoin non-industrial properties, setbacks for side and rear boundaries should be progressively increased as building height increases in order to:
- (a) reduce the visual impact of buildings from those adjoining properties;
 - (b) reduce overshadowing effects; and
 - (c) maintain adequate daylight to adjoining properties.
- 10** Buildings and structures should:
- (a) be externally clad with new or substantially new pre-colour coated or pre-painted metal sheeting, painted zincalume or painted galvanised iron, brick, concrete block or painted compressed fibre cement;
 - (b) present an attractive facade to the street by locating the office or showroom at the front, and where the office or showroom in question has external cladding comprised of either compressed fibre cement, timber, brick, rendered masonry or such similar material; and
 - (c) be visually compatible with one another, where more than one building is erected on the same allotment.

Environmental Impacts and Waste Systems

- 11** Treatment and disposal of industrial waste waters should not be undertaken via common effluent schemes.
- 12** Activities which have the potential to generate off-site environmental impacts should be appropriately located in relation to more sensitive land uses.
- 13** Water efficient industry should be encouraged and the intensity or nature of the industrial development should not result in land, water or air pollution and should effectively manage wastes/emissions in an environmentally sensitive manner.
- 14** 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 and where:
- (a) All waste liquids associated with any activity undertaken on the premises are discharged into a sewer or Septic Tank Effluent Disposal Scheme (with the approval of the relevant State or Local Government authority), or to a holding tank, which is protected from stormwater intrusion, prior to regular removal off-site to a licensed waste depot by a licensed waste carrier).
 - (b) Any vehicle, plant or equipment washing/cleaning activity associated with an industrial or commercial development should be undertaken within an area that is:
 - (i) roofed;
 - (ii) designed to contain all the wastewater likely to pollute stormwater;
 - (iii) bunded to exclude the entry of external surface stormwater runoff;
 - (iv) paved with an impervious material, such as concrete, to facilitate wastewater collection;

- (v) of sufficient size to prevent 'splash-out' or 'overspray' of wash/wastewater from the washing/cleaning area; and
 - (vi) designed to drain to either a treatment device (such as sediment traps and a coalescing plate oil separator) with subsequent disposal to sewer or a Septic Tank Effluent Disposal Scheme (with the approval of the relevant State or Local Government authority), or to a holding tank prior to regular removal off-site to a licensed waste carrier.
- (c) rubbish skips are provided for the collection of all solid waste material, including office rubbish which is covered at all times, sealed to prevent leakage, located on hardstanding areas and not used for oils, solvents, paints, flammable materials, other liquids or sludges or toxic materials.

Stormwater Drainage

- 15 Site drainage should provide, where practicable, on-site stormwater detention, retention and reuse (including the collection and storing of water from roofs and communal carpark).
- 16 Stormwater drainage systems should maximise the interception, 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.

Chemicals and Materials Storage

- 17 Chemicals and materials used in industrial and commercial operations should be stored and handled on-site, and disposed of in a manner which guards against:
- (a) the risk of fire and explosion; and
 - (b) hazard from spills and exposure to the elements.

Parking, Access and Servicing

- 18 Vehicle movement associated with industrial or commercial development to the north of Elliston should be directed via the existing road extending to Lake Hamp adjacent to part Section 335, Hundred of Ward.
- 19 Sufficient on-site vehicle parking should be provided commensurate with the nature and intensity of the development, with such parking being provided in accordance with the standards listed in [Table EII/6](#)
- 20 The dimensions of parking spaces and associated manoeuvring areas should be sufficient to enable safe, convenient and efficient parking and circulation, and be designed and constructed in accordance with Australian Standard 2890.1.1993: Off-Street Parking.
- 21 Parking spaces and driveways should be sealed with an all-weather, hard paved surface such as bitumen, concrete or brick paving to prevent soil erosion and dust.
- 22 Parking areas should be suitably planted with canopy trees and be screened with landscaping to reduce their visual impact.

Hours of Operation and Noise

- 23 Industrial and commercial development should not affect the level of amenity in adjoining residential zones by virtue of hours of operation and noise emitted.
- 24 Industrial and commercial development in the Commercial Industry Zone should be located and designed to minimise potentially adverse noise impacts on nearby sensitive land uses.

Landscaping

- 25 Appropriate landscaping should be planted as part of an industrial and commercial development to reduce the visual impact of buildings and structures, particularly those which are visible from the Flinders Highway and the Tod Highway, or from adjoining residential zones.
- 26 A landscaped area of not less than 2.0 metres in width should be provided where an industrial or commercial site adjoins the Flinders Highway or the Tod Highway, or a residential property boundary, with trees and shrubs planted which will achieve a minimum height of 3.0 metres.
- 27 Not less than five percent of an industrial or commercial site should be landscaped.

Advertisements

- 28 The erection of an advertisement or advertising hoarding should not be undertaken where it would:
 - (a) detrimentally affect by way of its siting, shape, scale, glare, reflection or colour the amenity of the locality in which it is situated; or
 - (b) obscure views of other development.
- 29 Advertisements wholly or partly consisting of bunting, streamers, animated signs, signs mounted above roof lines and third party advertising signs should not be erected.

Complying Development

- 30 The following kinds of development are **complying** in the Commercial Industry Zone subject to compliance with conditions set out in [Table EII/2](#) as are appropriate:

Fuel Depot
 Motor Repair Station
 Office
 Petrol Filling Station
 Public Services Depot
 Store
 Timber Yard
 Warehouse

Non-complying Development

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

Bank
 Camping Area
 Caravan Park
 Community Centre
 Consulting Room
 Dwelling, other than a caretakers dwelling
 Educational Establishment
 Horse Keeping
 Hotel
 Intensive Animal Keeping, excluding aquaculture
 Nursing Home
 Prescribed Mining Operations
 Stock Slaughter Works

Public Notification

- 32 Those kinds of development listed in [Table EII/1, 2 and 3](#), other than non-complying development, together with the following kinds of development, are assigned as **Category 1 Development*** in the Commercial Industry Zone:

Alterations and additions to existing Development
Builders Yard
Fuel Depot
General Industry
Land Division
Light Industry
Motor Repair Station
Office
Petrol Filling Station
Road Transport Terminal
Service Industry
Service Trade Premises
Store
Timber Yard
Vehicle Parking Area
Weighbridge
Warehouse

- 33** The following kind of development is assigned as **Category 2 Development** in the Commercial Industry Zone:

Buildings listed as Category 1 Developments, which are more than 6.0 metres high
Hotel
Motel
Shop less than 100 square metres

** Pursuant to Section 38(2) of the Development Act, the assignment of development to Category 1 does not extend to developments that involve, or are for the purpose of, any activity specified in Schedule 21 or 22 of the Development Regulations (i.e. activities of environmental significance).*

COMMERCIAL (BULK HANDLING) ZONE

Introduction

The objectives and principles of development control that follow apply to the Commercial (Bulk Handling) Zone shown on [Map EII/29 and EII/30, EII/33](#). They are additional to those expressed for the whole council area.

OBJECTIVES

- Objective 1:** A zone in which farm commodities are received, stored and dispatched in bulk.
- Objective 2:** Protection of the important function of the zone for existing silo development and the facilitation of future expansion.

Facilities for the transportation, handling and storage of farm commodities in bulk are an important component of the rural economy. The townships of Lock and Elliston as well as Mordinga and Tooligie contain necessary infrastructure for the handling and storage of farm commodities, that is of strategic importance to the economy of the State.

These facilities, which include silos, the adjacent circulation area, sampling and weighbridge areas, are an integral part of the rural economy and should be protected from encroachment by incompatible activities.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The zone is primarily to accommodate the grain silos, with a range of commercial related activities which do not detract from the amenity of the surrounding locality, encouraged during periods of non-use of the silos.
- 2 Development within the Commercial (Bulk Handling) Zone should be of a kind which does not adversely affect the future expansion of existing silo/bulk handling development.
- 3 Landscaping 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 within 300 metres of facilities for the transportation, handling and storage of farm commodities in bulk, should not prejudice the continued operation of those facilities.
- 5 Development within 300 metres of the zone, should be designed, sited and developed having regard to the potential environmental impact arising from operation of the transportation, handling and storage of farm commodities in bulk.
- 6 Development in the zone should be sensitive to the need for bulk handling, storage and transportation facilities to be subject to extended operation during the grain harvest.
- 7 Development of facilities for the handling, transportation and storage of agricultural 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 around the perimeter and within the site for the purposes of providing shade and shelter and to assist with screening and dust filtration;
 - (d) vehicle circulation between elements on the site, restricted to the site of the development; and
 - (e) materials and finishes appropriate to the locality of the development.

Complying Development

- 8 The following kinds of development are **complying** in the Commercial (Bulk Handling) Zone subject to compliance with the conditions set out in [Table EII/ 2](#) as are appropriate:

Store
Warehouse

Non-complying Development

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

Aged Care
Caravan Park
Community Centre
Dwelling
Educational Establishment
Fuel Depot
General Industry
Hospital
Hotel
Intensive Animal Keeping
Junk Yard
Light Industry, except where it applies to value-adding of farm commodities
Motel
Motor Repair Station
Petrol Filling Station
Restaurant
Retail Showroom
Service Industry
Service Trade Premises
Shop
Special Industry
Stock Slaughter Yards
Waste Disposal Depot
Waste Transfer Station

Public Notification Categories

- 10 Those kinds of development listed in [Table EII/1, 2 and 3](#), together with the following kind of development, are assigned as **Category 1 Development** in the Commercial (Bulk Handling) Zone:

Facilities associated with the bulk receipt, storage and dispatch of farm commodities

PARKLANDS ZONE

Introduction

The objectives and principles of development control that follow apply in the Parklands Zone shown on [Maps EII/29, 35 and 36](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** Land within the zone retained and developed for a range of active and passive recreational uses.
- Objective 2:** Protection of the sand dune area lying within the western portion of the zone at Elliston.
- Objective 3:** Maintenance and enhancement of the landscape character of the zone.

This zone at Elliston contains the parklands and adjoining small sections to the east, and land between the Flinders Highway, coast and town centre. Elliston's major sporting facilities, including the golf course, are located within the zone together with the council depot. The sand dune areas lying to the west of the zone are relatively stable in their present condition and could cater for a restricted range of passive recreation activity.

Land within the zone at Lock is divided into two distinct parts, incorporating to the north the show grounds and to the south the school, Department of Road Transport depot and the town parklands. The parklands area remains as natural bushland and is significant for education purposes and as a nature conservation area.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken unless it:
 - (a) is directly associated with active and passive recreation;
 - (b) forms an extension to existing show ground or school facilities; or
 - (c) is required for orderly expansion of the existing caravan park facilities at Elliston.
- 2 Development involving reclamation of low-lying land within Section 375, Hundred of Ward at Elliston should not be undertaken if it is liable to create drainage problems in other parts of the township; such development should only be undertaken following a proper engineering assessment of the drainage characteristics of the township.
- 3 Development undertaken within the zone should be of a high standard of design with regard to external appearance, building materials, colours and landscaping so as to preserve and enhance the appearance and character of land within the zone.
- 4 Development at Elliston within Section 373, Hundred of Ward should only be undertaken for recreational purposes if the natural stability of the sand dune area will be maintained.
- 5 Land should not be divided within the zone, unless required to facilitate further development of appropriate recreational or community activities.
- 6 Development should not result in disturbance to native vegetation and areas of significant biodiversity conservation value.
- 7 Locally indigenous trees, shrubs and groundcover species should be used for landscaping.

Complying Development

- 8 The following kind of development is **complying** in the Parklands Zone subject to compliance with the conditions set out in [Tables EII/2](#) as are appropriate:

Recreation Area
Alterations and additions to an existing building

Non-complying Development

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

Bank
Builder's Yard
Consulting Room
Dwelling
Feedlot
Fuel Depot
General Industry
Horse Keeping
Hotel
Intensive Animal Keeping
Junk Yard
Light Industry
Motor Showroom
Motor Repair Station
Office
Prescribed Mining Operations
Public Service Depot
Petrol Filling Station
Road Transport Terminal
Service Industry
Service Trade Premises
Shop (except within the existing caravan park and less than 150 square metres gross floor area)
Special Industry
Stock Salesyard
Stock Slaughter Works
Store
Timber Yard
Used Car Lot
Warehouse

Public Notification

10 Those kinds of development listed in [Table EII/1, 2 and 3](#), together with the following kind of development, are assigned as **Category 1 Development** in the Parklands Zone:

Recreation Area

COASTAL MIXED USE ZONE

Introduction

The objectives and principles of development control that follow apply to that part of the District Council of Elliston referred to as the Coastal Mixed Use Zone shown on [Map EII/33](#). They are additional to those expressed for the whole council area.

OBJECTIVES

Objective 1: A zone where commercial, business and tourism occur in addition to activities associated with public recreation.

The Coastal Mixed Use Zone should be characterised by a diversity of coastal activities, together with community, tourist, recreational and commercial aquaculture facilities. Retail development should be kept to a minimum to prevent conflict with town centre development. Provision for car parking and recreation areas should occur.

Objective 2: Development within the Coastal Mixed Use Zone should be orderly and compact in nature.

Objective 3: Development within the Coastal Mixed Use Zone should allow for safe and effective circulation especially with regard to parking, servicing and pedestrian access.

Objective 4: The Coastal Mixed Use Zone should be developed as a public realm, allowing for free and open access to the community and visitors whilst accommodating operational constraints.

Objective 5: Development within the Coastal Mixed Use Zone should not impair the natural character or function of the adjacent coastal areas.

Objective 6: The Coastal Mixed Use Zone should display a welcoming character and comfort, especially for visitors to the area, with the provision of clear signage, easy access, provision for shelter and appropriate tourist services.

Objective 7: Development designed and sited having regard to the strategic importance of the zone and the diverse role of providing for a range of activities.

Objective 8: The creation of an environment which visually reflects the attractive natural character of the zone and surrounding area by ensuring buildings and structures are appropriately sited and screened from view of roads by the use of landscape buffers, scale, design of built-form and choice of colours and materials.

Objective 9: Development having a high standard of appearance, by reason of design, use, external materials, colours, siting and landscaping, to blend with the desired character and function of the zone.

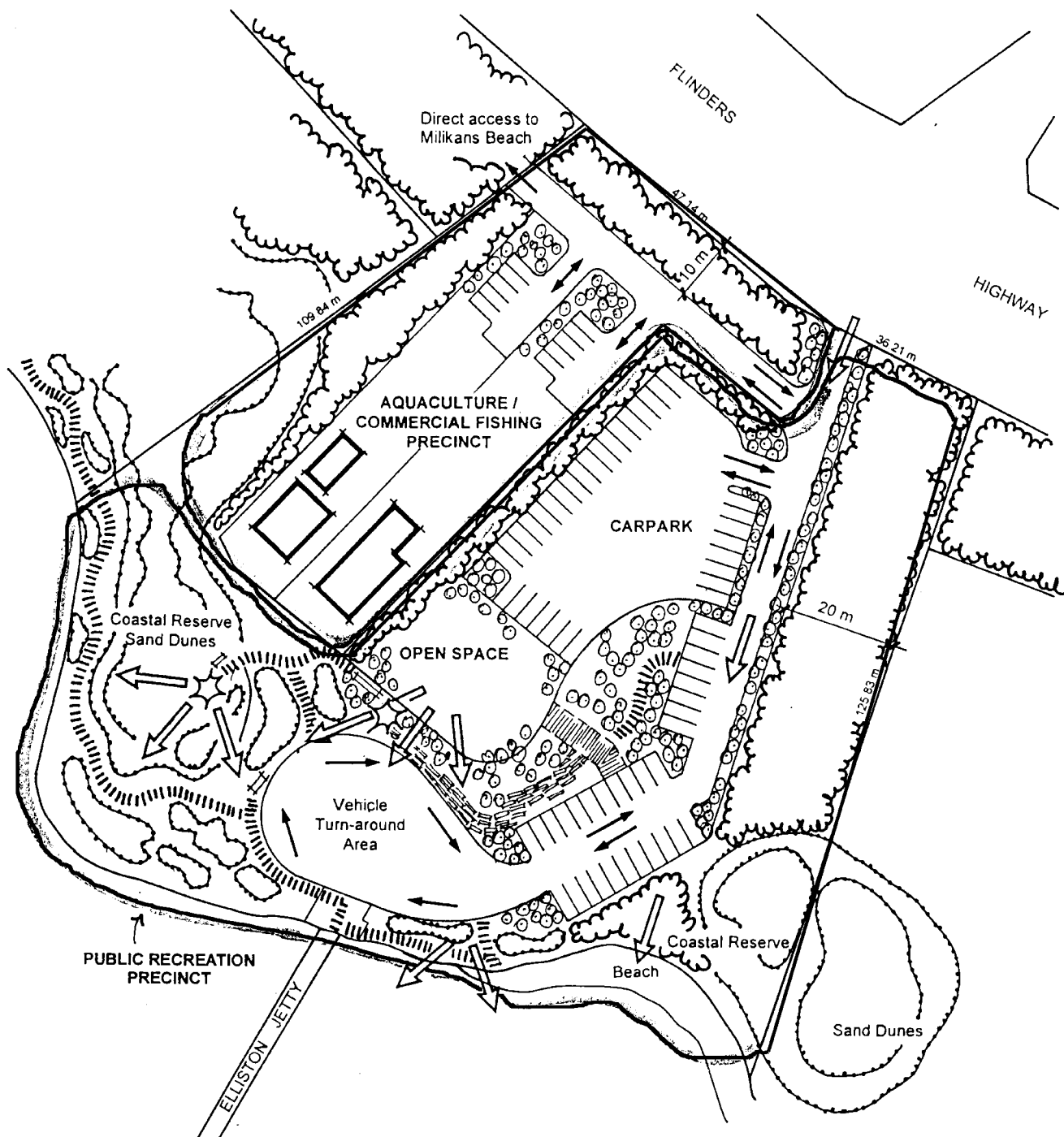
Objective 10: A zone where development is designed, managed, sited and maintained such that it minimises any adverse affects on surrounding properties in terms of pollution, dust creation, noise, odour and other forms of pollution.












Objective 11: A zone where development does not deteriorate the natural environment in any way through pollution, degradation of natural vegetation, soil erosion or any other form of degradation.

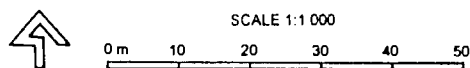
PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development should be in accordance with the Coastal Mixed Use Concept Plan, [Fig CMU/1](#).



-  Precincts
-  Remnant Vegetation / Coastal Revegetation
-  Landscape Buffer / Screen Planting
-  Landscaping
-  Proposed Traffic Movement System
-  Lookout
-  Information Displays
-  Indicative Buildings
-  Key Views to be Retained
-  Potential Route of Underground Pipelines / Powerlines
-  Pedestrian Network / Boardwalk



ELLISTON (DC) **COASTAL MIXED USE** **CONCEPT PLAN** **Figure CMU/1**

- 2 This zone should primarily accommodate a range of activities comprising commercial fishing support services, aquaculture facilities, tourism facilities, community facility development and recreation.
- 3 Development within the Coastal Mixed Use Zone should be developed having regard to the desired character of the various precincts identified within the Coastal Mixed Use Concept Plan, [Fig CMU/1](#).

The Coastal Mixed Use Zone has been divided into precincts, shown on [Fig CMU/1](#), as follows:

Public Recreation Precinct

The precinct encompasses the majority of the Coastal Mixed Use Zone including the main access driveway from Flinders Highway, upper and lower vehicle turn-around areas and car parking areas, landscape buffer areas, the entire coastal frontage, Elliston jetty, sand dunes and remnant, coastal vegetation areas.

The public recreation precinct comprises the well-utilized portion of the Coastal Mixed Use Zone. The precinct is highly visited by both local community and tourists, and unique views are afforded from the precinct over Waterloo Bay. The coastal areas, including the local beach in the south-eastern area of the precinct and the Elliston jetty are regarded as important community assets. Continued public access to the public recreation precinct is seen as paramount in the future.

Development within the precinct should be principally open and natural in character and appearance. Buildings and structures should be restricted to shelter shed facilities, picnic and BBQ facilities, information displays, lookouts and board walks.

The ongoing role of the public recreation precinct should be to provide for recreational activities within a landscaped and revegetated coastal environment, with associated amenities, access and car parking facilities. Tourist facilities should be limited to lookout facilities, board walks, information displays and other associated low-key infrastructure.

Buildings should not occur within the precinct. Activities, other than recreation and low-key tourist facilities, should be limited to accommodation of underground pipelines and powerlines which might be required in association with development of other precincts within the Coastal Mixed Use Zone.

Aquaculture/Commercial Fishing Precinct

This precinct comprises an area of approximately 5000 square metres, located in the north-western portion of the Coastal Mixed Use Zone, directly adjacent Flinders Highway.

The precinct includes land which is topographically depressed and accordingly presents an opportunity for buildings and structures to be low in profile, below the level of the Flinders Highway and the public recreation precinct.

The precinct includes potential for one or more sites where small-scale aquaculture and related commercial fishing activities may occur. The potential sites are to be surrounded by a landscape buffer/screen planting and further landscaping is to be provided within each potential site(s) to ensure visual impact is minimised. Each site is to provide for any proposed buildings and structures, together with associated access, car parking and landscaping.

Development within the precinct should be sensitive to the inter-relationship the precinct has with the adjacent public recreation precinct, providing for safe and convenient access and egress and complementary landscaping.

Appearance of Land and Buildings

- 4 Buildings and structures should be no more than six metres in height above natural ground level and designed in such a way and be of such scale as to be unobtrusive and not detract from the natural character of the area.

- 5 Buildings and structures should not be developed unless they are sited, in accordance with the Coastal Mixed Use Zone Concept Plan, [Fig CMU/1](#), and are well screened with vegetation.
- 6 A landscaped area of ten metres in width should exist along the north-eastern boundary of the zone where the land adjoins the Flinders Highway.
- 7 A landscaped area of 20 metres in width should exist along the eastern boundary of the zone.
- 8 A landscaped area of at least five metres in width should exist along the north-western boundary of the zone.
- 9 A landscaped area of at least five metres in width should surround the Aquaculture/Commercial Fishing Precinct in accordance with the Coastal Mixed Use Concept Plan, [Fig CMU/1](#).
- 10 Buildings and structures, other than low-key facilities such as picnic tables, BBQ facilities, public toilets and shelter sheds, should not be located within 60 metres of High Water Mark.
- 11 Buildings should be unobtrusively located, and be of such a form and design, including materials and colours, as to harmonize and blend with the natural and rural character of land within the zone.
- 12 Buildings and structures adjacent the Flinders Highway should provide a set-back of 20 metres from the road boundary to any building or structure to ensure the scenic attractiveness of the locality is maintained.
- 13 Buildings and structures should be set-back from boundaries, public roads and the coastal reserve and be sited so as not be obtrusive or obstruct significant views.
- 14 The external cladding or walling material and roof sheeting of buildings and structures should be comprised of new materials or materials not having been previously used for any other purpose that has resulted in holes, damages or impairs the soundness or uniform appearance of the material below that of equivalent new materials and the buildings.
- 15 Buildings and structures should establish an integrated built-form of high quality with particular attention given to achieving a low-profile built-form, relative to the topography and revegetation of the zone.
- 16 Detailed consideration should be given to the design, height, colour, paving, landscaping and orientation of buildings and structures so as to achieve a co-ordinated development where there is a low-density of site coverage, set within an attractive coastal environment.
- 17 Development should enhance the character and amenity of the areas coastal setting.
- 18 Landscaping should be integrated into the design of new development to enhance the amenity of the area.

Movement of People and Goods

- 19 Development should provide safe and convenient access for vehicles, cyclists and pedestrians via well defined linkages, with car parking provided in accordance with the requirements of [Table EII/6](#).
- 20 Development should include rear servicing where appropriate.
- 21 Development should provide suitable screened areas for storage of waste receptacles and convenient access for service vehicles.
- 22 Development should have only one access point to the Flinders Highway. The access point should be located and designed so as to be safe and convenient, and to minimise the impact on the amenity of the locality.

Service Provision

- 23 Development should ensure that all public utilities and services are installed in underground trenches.
- 24 A water supply sufficient for the purpose for which the zone is to be used must be made available.
- 25 Provision must be made for the disposal of waste waters, sewage and other effluent without risk to health, following permeability testing if soil qualities are unknown. Sufficient area must be provided to ensure the satisfactory disposal of septic tank effluent within the confines of the zone, and to prevent contamination of any water supply, any surface or underground water resources and coastal waters.
- 26 Fish processing water 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.
- 27 Development should not be undertaken unless the discharge of water from land based aquaculture operations and activities ancillary to aquaculture does not cause pollution to marine waters or pose a threat to biological systems.
- 28 Refuse and storage should be screened from view with fencing and landscaping.
- 29 Development should manage waste and pollution in a manner which minimises its impact on the environment.
- 30 Fencing should be of a nature which is unobtrusive and which does not adversely impact on the character of the area, public access or views of the coastline.
- 31 All development within the zone should be located and designed to allow public access along the waterfront, to beaches, the jetty and coastal reserves.
- 32 Access to lookouts, beaches, the jetty and coastal reserves should be, by means of walkways suitably designed and constructed to meet the environmental objectives and principles of development control for coastal areas.
- 33 Key views, illustrated on the Coastal Mixed Use Concept Plan, [Fig CMU/1](#), are to be maintained and where possible enhanced.

Complying Development

- 34 The following kinds of development are **complying** in the Coastal Mixed Use Zone subject to compliance with the conditions set out in [Table EII/2](#) as are appropriate:

Recreation Areas

Non-complying Development

- 35 The following kinds of development are **non-complying** in the Coastal Mixed Use Zone:

Builders Yard
 Dwelling
 Fuel Depot
 General Industry
 Horse Keeping
 Intensive Animal Keeping, excluding Aquaculture
 Land Division
 Office
 Petrol Filling Station
 Road Transport Terminal

Shop or group of shops with a gross leasable area greater than 450 square metres
Service Trade Premises
Special Industry
Store
Warehouse

Public Notification

- 36** Those kinds of development listed in [Tables EII/1, 2 and 3](#) are assigned as **Category 1 Development** in the Coastal Mixed Use Zone.

AQUACULTURE COASTAL ZONE

Introduction

The objectives and principles of development control that follow apply to that part of the District Council of Elliston referred to as the Aquaculture Coastal Zone shown on [Maps Ell/6, 11 and 12](#) and other zone plans. They are additional to those expressed for the district council area as a whole.

There are a number of opportunities for the development of land based aquaculture within the District Council area of Elliston. Localities designated within the Aquaculture Coastal Zone include land adjacent Anxious Bay, north of Elliston, and a portion of land located within the Venus Bay Township.

There are significant opportunities for the traditional fishing industry, within the Eyre Peninsula region including Elliston to be expanded and diversified to encourage long-term economic sustainability and self-sufficiency. The location of land-based support activities in close proximity to the traditional fishing areas allows for local economic expansion and a reduction in the need for the transportation of fresh produce to other processing facilities, incurring losses in the quality of produce and increased transportation costs.

The management of land-based aquaculture in these locations will also act to promote prime fishing areas and will allow for the inclusion of provisions to prevent conflicts with the natural environment and other land uses related to residential and tourism opportunities.

OBJECTIVES

- Objective 1:** A zone accommodating a wide range of on-shore aquaculture and ancillary development related to the economically efficient, clean and ecologically sound production of aquaculture-based markets.
- Objective 2:** The creation of an environment which visually reflects the attractive natural character of the surrounding area by ensuring buildings and other structures are screened from view of secondary and scenic roads, adjacent properties and foreshore/headland areas by the use of buffer strips appropriate siting of buildings, choice of colours and materials.
- Objective 3:** A zone where development is designed, managed, sited and maintained such that it minimises any adverse affects on surrounding properties in terms of pollution, dust creation, noise, smell and other forms of pollution.
- Objective 4:** A zone where development does not adversely affect the natural environment through pollution, degradation of biodiversity including native vegetation, soil erosion or any other form of environmental degradation.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1** Development should be for aquaculture related purposes and development ancillary to water-based primary industry.
- 2** Development for residential purposes should not occur, unless for the purpose of a caretaker's residence.
- 3** Development in the Aquaculture Coastal Zone should be primarily commercial in nature and any tourism development should be related to aquaculture and ancillary developments and should be secondary to commercial aquaculture.
- 4** The minimum allotment area within any plan of land division should be one hectare.
- 5** Development should not occur on the sand dunes.

Appearance of Buildings

- 6 Buildings and structures should be no more than eight metres in height and be designed and of a scale as to be unobtrusive and not detract from the natural character of the area.
- 7 Buildings or any other structures should not be developed unless they are sited well back from the coast and scenic roads in the area and are well screened with vegetation.
- 8 A landscaped buffer of 30 metres should be provided where the land adjoins living, tourist accommodation, rural living or rural land uses.
- 9 Buildings and structures should not be located on prominent sites, ridge tops or similar visually exposed locations, and tree planting should be undertaken to screen any exposed views of development.
- 10 Buildings should be unobtrusively located, and be of such a form and design, including materials and colours, as to harmonise and blend with the natural and rural character of land within the zone.
- 11 Buildings and structures adjacent the main road should provide a set-back of 20 metres from the road boundary to any building or structure to ensure the scenic attractiveness of the locality is maintained.
- 12 The external cladding or walling material and roof sheeting of buildings and structures should comprise of new building materials.
- 13 External materials associated with the development of a caretaker's residence should comprise of masonry, brick, stone, timber, rendered masonry, compressed fibrous cement board or sheeting or glass.
- 14 Development of allotments, and subsequent buildings and structures, adjacent main roads should:
 - (a) incorporate a ten metre wide landscaped corridor along the boundary of the site, continuous with the road boundary;
 - (b) not have direct access to the respective road; and
 - (c) ensure any building work undertaken, including outbuildings, utilises pre-painted materials or is painted within 12 months of erection.

Movement of People and Goods

- 15 Development of allotments and subsequent development should:
 - (a) ensure adequate access to all premises;
 - (b) ensure all loading and unloading of vehicles takes place on industrial premises;
 - (c) ensure that the number, location and access points to a road or thoroughfare are designed to best ensure the safety of the public and the free flow of traffic in the locality; and
 - (d) ensure the establishment of parking areas, the design, layout and pavement of which are designed so as to best ensure the safety of the public and the free flow of traffic in the locality.
- 16 The width of roads in the Aquaculture Coastal Zone should be adequate for the type and volume of traffic expected.

Service Provision

- 17 A water supply sufficient for the purpose for which the allotment is to be used must be made available to each allotment.
- 18 Development not readily capable of connection to a reticulated water supply should provide rainwater storage tanks with a total capacity of not less than 5000 litres.
- 19 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.
- 20 Allotments must be of sufficient area to ensure the satisfactory disposal of septic tank effluent within the confines of each allotment, and to prevent contamination of any water supply, any surface or underground water resources and coastal waters.
- 21 Fish processing water should be retained and treated on-site or transported to a recognised disposal site.
- 22 Fish processing waste water should not be permitted to re-enter the sea unless adequately treated.
- 23 Development should not be undertaken unless the discharge of water from land based aquaculture operations does not cause pollution to marine waters or pose a threat to biological systems.
- 24 Refuse and storage should be screened from view with fencing and landscaping.

Complying Development

- 25 The following kinds of development are **complying** in the Aquaculture Coastal Zone subject to compliance with the conditions set out in [Tables EII/2](#) as are appropriate:

No kinds of development are complying within the Coastal Aquaculture Zone

Non-complying Development

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

Dwelling, except caretaker's residence
 Hotel
 Horse Keeping
 Intensive Animal Keeping, excluding
 Aquaculture
 Motel
 Shop
 Special Industry

Public Notification

- 27 Those kinds of development listed in [Tables EII/1, 2 and 3](#) are assigned as **Category 1 Development** in the Aquaculture Coastal Zone.

AIRPORT ZONE

Introduction

The objectives and principles of development control that follow apply to that part of the District Council of Elliston referred to as the Airport Zone as shown on [Maps Ell/33, 34 and 36](#), and are additional to those expressed for the district council as a whole.

OBJECTIVES

- Objective 1:** A zone primarily accommodating the Elliston township airstrip and associated facilities ancillary to the operations of the airport.
- Objective 2:** A zone accommodating a range of commercial, light industrial and other uses of an open character which are compatible with the operations of the airport.
- Objective 3:** A zone in which development should be located and designed so as to maintain the safety of airport operations and airport users.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development, including commercial and light industrial development, should be primarily associated with or ancillary to the operations of the Elliston airstrip.
- 2 Development within the Airport Zone should:
 - (a) facilitate the more efficient operation of the airport and its primary service users; and
 - (b) be located in close proximity to the airport terminal but with regard to the safe operations of the airport.
- 3 Development within the zone should not impede the future or current expansion of the area for aviation use.
- 4 Buildings and structures should be designed and sited so that the scale and appearance does not detract from the character of the airport or adjacent zones.
- 5 Industrial development should be of a scale appropriate to the general use of the area for aviation purposes, and should incorporate suitable set-backs, screen planting and landscaping to avoid incompatibility with surrounding land uses.
- 6 Noise levels generated by an industrial activity should not exceed the level of noise already present in the locality.
- 7 Development should be in accordance with the Elliston Airstrip Obstacle Limitation Surface Plan, [Fig ASE/1](#).
- 8 The installation of outdoor lighting within the Airport Zone should comply with the requirements of the Civil Aviation Authority.
- 9 Land should not be divided unless it is required to facilitate the more efficient operation of the Elliston airstrip.
- 10 Industrial and commercial development should not affect the level of amenity in adjoining residential zones by virtue of hours of operation and noise emitted.
- 11 Industrial and commercial development in the Airport Zone should be located and designed to minimise potentially adverse noise impacts on nearby sensitive land uses.



Development to be referred to
Council for assessment

Area A - All development

Area B - All development
more than 45 metres
in height above
airport ground level

ELLISTON (DC) ELLISTON AIRSTRIP OBSTACLE LIMITATION SURFACES Figure ASE/1

Complying Development

- 12** The following kinds of development are **complying** in the Airport Zone subject to compliance with the conditions set out in [Tables EII/2](#) as are appropriate:

Aircraft runways, taxiways, aprons and associated navigation equipment

Non-complying Development

- 13** The following kinds of development are **non-complying** within the Airport Zone:

Bank
 Camping Ground
 Caravan Park
 Commercial Forestry
 Community Centre
 Consulting Room
 Dwelling
 Hostel
 Hotel
 Indoor Recreation Centre
 General Industry
 Intensive Animal Keeping
 Junk Yard
 Motel
 Motor Showroom
 Multiple Dwelling
 Nursing Home
 Place of Worship
 Refuse Destructor
 Refuse Disposal Depot
 Shop
 Special Industry
 Used Car Lot
 Warehouse

Public Notification

- 14** The following kinds of development as well as those listed in Tables EII/1, 2 and 3 are assigned as **Category 1 Development** in the Airport Zone:

Alterations and additions to existing development, other than those kinds of development listed as non-complying in the zone
 Aircraft Hangar

- 15** The following kind of development is assigned as **Category 2 Development** in the Airport Zone:

Transportable buildings, other than new transportable buildings

RURAL FRINGE ZONE

Introduction

The objectives and principles of development control that follow apply in the Rural Fringe Zone shown on [Maps EII/29, 30, 33, 34 and 36](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A zone accommodating a limited range of primary production activities which are compatible with the adjacent towns of Elliston and Lock and are not prejudicial to future urban development of land within the zone.
- Objective 2:** Retention of the open character of land in the zone to provide an attractive setting for the township and a buffer between urban activities and the rural area.
- Objective 3:** This zone incorporates land surrounding the Elliston and Lock towns, providing an important buffer between the intensively developed township areas and the outlying rural land and a potential source of land for future longer term expansion of each township.
- Objective 4:** The Rural Fringe Zone at Elliston contains the town's cemeteries and refuse depot. Efforts should be made to control haphazard dumping within the vicinity of the refuse depot.
- Objective 5:** Protection and retention of biodiversity within the zone to provide an attractive setting for the township and a buffer between urban activities and the rural area.

The zone at Lock consists of a number of small sections of approximately six to eight hectares in size, including the refuse depot and common effluent drainage lagoons. The major use of the area is for cropping and grazing.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development other than that associated with the management of land for farming, grazing, biodiversity conservation and recreational purposes should not be undertaken.
- 2 Land division involving the creation of additional allotments of less than 40 hectares should not be undertaken.
- 3 Land division which does not involve the creation of additional allotments should not be undertaken unless:
 - (a) the number of resulting allotments of less than 40 hectares is not greater than the number that existed prior to the re-adjustment of the boundaries of the certificates of title; and
 - (b) all of the allotments are greater than ten hectares in area.
- 4 Land should not be divided or allotment boundaries re-aligned in such a way that increases the number of allotments or part of allotments over areas of biodiversity including vegetation or where division/re-alignment would have a detrimental impact on ecological processes, threatened species or ecological communities.
- 5 Development should not detrimentally impact on biodiversity, including native vegetation, ecological processes, threatened species or ecological communities.
- 6 Development involving the extraction of sand from sand dune areas within the zone should not be undertaken.

- 7 The design, siting and landscaping of development should be of a standard which does not detract from the open and rural character of land within the zone.
- 8 Development should not impair the amenity of the locality or create any nuisance due to noise, smell or risk to health.
- 9 Buildings should not be erected within 50 metres from the boundary of any road.

Complying Development

- 10 The following kinds of development are **complying** in the Rural Fringe Zone subject to compliance with the conditions set out in [Tables EII/1, 2, 3 and 4](#) as are appropriate:

Farming
Horticulture
Outbuilding
Recreation Area

Non-complying Development

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

Bank
Consulting Room
Detached Dwelling, where one or more dwellings currently exist
Fuel Depot
General Industry
Group Dwelling
Horse Keeping
Hotel
Intensive Animal Keeping
Junk Yard
Light Industry
Motel
Motor Showroom
Motor Repair Station
Multiple Dwelling
Office
Petrol Filling Station
Residential Flat Building
Road Transport Terminal
Row Dwelling
Semi-detached Dwelling
Service Industry
Shop
Store
Timber Yard
Used Car Lot
Warehouse

Public Notification

- 12 Those kinds of development listed in [Tables EII/1, 2 and 3](#), together with the following kinds of development, are assigned as **Category 1 Development** in the Rural Fringe Zone:

Detached dwelling
Land division where no additional allotments are created

RURAL LIVING ZONE

Introduction

The objectives and principles of development control that follow apply in the Rural Living Zone shown on [Map EII/33](#). They 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, biodiversity conservation and related rural activities of a minor nature on various sized allotments.
- Objective 2:** Development within the zone being of a high standard of design and appearance.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development, other than detached dwellings, associated compatible rural activities of a minor nature and recreational purposes should not be undertaken.
- 2 The keeping or breeding of animals should not be undertaken if the development could cause a nuisance due to the creation of noise, smell or risk to health to adjacent dwellings or adjoining areas of the town.
- 3 The minimum allotment size within any plan of land division within the zone should be 0.5 hectares.
- 4 Development should be of a high standard of design and be sited and landscaped preferably using locally indigenous species to preserve the rural character of the area.
- 5 Buildings should not be erected within 50 metres of the nearest boundary with Flinders Highway, except where:
 - (a) the building or height of the proposed building is less than that of the existing development;
 - (b) the proposed building is to be sited on an allotment having two or more boundaries to a road so that no reduction in road safety by restriction of driver visibility will result;
 - (c) the set-back of the proposed building is consistent with existing buildings on adjoining or nearby land; or
 - (d) the siting of the proposed building will not diminish the safety of access from the site onto the adjoining roadway.
- 6 Development should not result in disturbance of areas of biodiversity significance, including native vegetation and ecological processes, threatened species and ecological communities.

Complying Development

- 7 The following kinds of development are **complying** in the Rural Living Zone, subject to compliance with the conditions set out in [Tables EII/1, 2 and 3](#) as are appropriate:

Outbuilding

Non-complying Development

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

Bank
Consulting Room
General Industry

Group Dwelling
 Hotel
 Intensive Animal Keeping (excluding kennels)
 Junk Yard
 Light Industry
 Motel
 Motor Showroom
 Multiple Dwelling
 Office
 Petrol Filling Station
 Prescribed Mining Operations
 Residential Flat Building
 Road Transport Terminal
 Row Dwelling
 Semi-detached Dwelling
 Service Industry
 Shop
 Special Industry
 Stock Slaughter Work
 Timber Yard
 Used Car Lot
 Warehouse

Public Notification

- 9** Those kinds of development listed in [Tables EII/1, 2 and 3](#), together with the following kinds of development, are assigned as **Category 1 Development** in the Rural Living Zone:

Alterations and additions to existing development
 Dwelling (single storey)
 Farming
 Recreation Area
 Sheds, garages and other residential outbuildings where the side wall height does not exceed 3.6 metres

- 10** The following kinds of development are assigned as **Category 2 Development** in the Rural Living Zone:

Dwellings of two or more storeys
 Horse Keeping
 Horticulture
 Secondhand transportable buildings
 Sheds with a side wall height exceeding 3.6 metres

PRIMARY INDUSTRY ZONE

Introduction

The objectives and principles of development control that follow apply to that part of the District Council of Elliston referred to as the Primary Industry Zone on [Maps Ell/3, 5 to 17, 19 to 34 and 36](#). They are additional to those expressed for the whole of the Council area.

OBJECTIVES

Land Use

Objective 1: A zone primarily for primary industry, including primary production, on-farm activities related to the harvest and storage of that production and, in appropriate locations, land-based aquaculture and processing of raw products.

Objective 2: Accommodation of wind farms and ancillary development.

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

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

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

Objective 3: Tourism development where:

- (a) it does not adversely affect the use of adjoining land for primary industry; and
- (b) it does not alienate land identified as significant for primary industry.

Objective 4: Industrial development only where:

- (a) it can not be suitably sited and located within the boundaries of a township or appropriately zoned areas; and
- (b) it does not adversely affect the use of adjoining land for primary production.

Primary Industry

Objective 5: The long-term sustainability of primary industries.

Objective 6: The long-term protection of land and water resources identified as significant for primary industry development.

Objective 7: Protection of primary industry from incompatible land uses.

Soils

Objective 8: Protection and maintenance of the naturally occurring:

- (a) physical, chemical and biological properties of soil resources;
- (b) form and depth of soil profiles; and
- (c) the natural processes of sediment transfer

Water

- Objective 9:** Protection of the supply and quality of water resources and the maintenance of natural hydrological systems and environmental flows.
- Objective 10:** Management of surface run-off to minimise soil erosion, protect life and property and protect water quality.

Air Quality

- Objective 11:** The prevention of environmental nuisance or harm resulting from noise, smoke, dust, fumes and odour.

Vegetation and Landscape Character

- Objective 12:** The retention and maintenance of existing native vegetation for its environmental values and functions, including conservation, biodiversity and habitat and minimisation of dryland salinity.
- Objective 13:** Retention of significant stands of native vegetation with particular importance placed on key habitat areas, hollow bearing species and roadside vegetation.
- Objective 14:** Development sited to protect the open and rural character of land within the zone.

Noise Pollution

- Objective 15:** Prevention or minimisation of adverse impacts resulting from noise.

Hazards

- Objective 16:** Prevention of environmental nuisance or harm to life and property resulting from a biological, chemical or fire hazard, energy emission or explosion.

Waste

- Objective 17:** Effective on-site treatment and management of solid and liquid wastes to prevent environmental nuisance and harm, and adverse impacts on public and worker health and the amenity of a locality.
- Objective 18:** Enhanced opportunities for the reduction, recycling and reuse of waste.

Built Form and Design

- Objective 19:** Development which is compatible with the environmental qualities, built form and character of the surrounding area and landscape, and which minimises the potential for impact from primary industry activities.

Infrastructure

- Objective 20:** The economic provision of infrastructure in an environmentally sensitive manner.
- Objective 21:** Development provided with an adequate level of appropriate services and infrastructure without excessive cost to the community.

Land Division

Objective 22: Allotments of a size and configuration which:

- (a) take account of environmental features, existing biodiversity, native vegetation, existing development, site constraints and the availability of infrastructure;
- (b) promote the efficient use of rural land for primary industry; and
- (c) discourage land uses that are incompatible with primary industry.

Objective 23: Land should not be divided:

- (a) if the proposed use, or the establishment of the proposed use, is likely to lead to erosion of the land or land in the vicinity thereof;
- (b) unless wastes produced by the proposed use of the land can be managed so as to prevent pollution of a public water supply or any surface or underground water resources;
- (c) if the size, shape and location of, and the slope and nature of the land contained in each allotment resulting from the division, is not suitable for the purpose for which the allotment is to be used;
- (d) if any part of the land is likely to be inundated by floodwaters, and risk of flooding is inappropriate to the intended use of the land;
- (e) without due regard being given to the surface drainage of each allotment created; or
- (f) if the proposed use is likely to require the clearance of native vegetation or cause the degradation of native vegetation.

Objective 24: 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 managed in a manner which does not have an adverse impact on natural drainage systems, exceeds the capacity of downstream drainage systems or results in or exacerbates the flooding of property;
- (c) in areas of significant fire risk, alternate access routes should be provided for allotments;
- (d) a water supply sufficient for the purpose for which the allotment is to be used should be made available to each allotment;
- (e) provision should be made for the management of wastewater, sewage, and other effluent on each allotment without risk to health and the environment;
- (f) roads or thoroughfares should be provided, where necessary, for safe and convenient access to the carriageway of an existing or proposed road or thoroughfare;
- (g) each allotment resulting from the division should be provided with safe and convenient access to the carriageway of an existing or proposed road or thoroughfare;
- (h) proposed roads should be of a gradient to connect safely and conveniently with an existing road or thoroughfare;
- (i) allotment boundaries should be located where interference with native vegetation and natural drainage lines will be minimal.

Dwellings

Objective 25: Residential development only where:

- (a) there is a demonstrated connection with primary production which can be substantiated in the long term; and
- (b) the use of a residence will not compromise the continuation of primary production within the zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Development not associated with farming or mining activities should not be undertaken, unless such development is for:
 - (a) the establishment of tourist accommodation facilities having a high standard of design and appearance, able to be served with necessary public utilities and makes adequate provision for car parking and suitable landscaping; or
 - (b) industrial purposes of a type not likely to detract from the amenity of a township area or cause disturbance to neighbours by its visual impact or generation of noise, smell, waste water, smoke or fumes.
- 2 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:
 - (a) in visually prominent locations;
 - (b) closer to roads than envisaged by generic setback policy.
- 3 Development for commercial or depot purposes should not be undertaken on land abutting Flinders Highway, or any secondary arterial, district or tourist roads.
- 4 Tourist accommodation and recreation facilities should only be undertaken where:
 - (a) the development exhibits a high standard of design and appearance;
 - (b) adequate landscaping and off-road parking is provided;
 - (c) safe and convenient road access is provided;
 - (d) necessary services are available;
 - (e) the landscape setting will not be impaired by any buildings or uses proposed; and
 - (f) the development will not be visible from Flinders Highway;
 - (g) the development will not result in disturbance to native vegetation, biodiversity, conservation ecological processes, threatened species and ecological communities;
 - (h) incompatible land uses and development do not occur adjacent to conservation zones;
 - (i) Development will maximize ecosystem protection through site selection and design which avoids areas of intact native vegetation.

Soils

- 5 Development should occur in a manner which will not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.

- 6** Development should minimise the loss of soil from a site through soil erosion:
- (a) during the construction phase;
 - (b) following commencement of an activity; and
 - (c) at the culmination of an activity.
- 7** Development should occur in a manner which will:
- (a) not result in alterations to the natural landform or drainage patterns; or
 - (b) not impede natural processes of sediment transfer.
- 8** Development should occur in a manner which will not increase soil salinity levels.

Water

- 9** Development should take place in a manner which will not compromise the utilisation, conservation or quality of water resources, or the capacity for natural systems to restore or maintain water quality.
- 10** Development should occur in a manner which will not result in an over-exploitation of surface or underground water resources.
- 11** Development should occur in a manner which will not have an adverse impact on surface or underground water resources.
- 12** Stormwater from buildings and ground areas should be managed so as to maximise the potential for stormwater harvesting and reuse, and to minimise the impact on natural drainage systems by:
- (a) preventing soil erosion or siltation;
 - (b) minimising the entry of pollutants; and
 - (c) mitigating peak flows.
- 13** Development should only take place where:
- (a) it is not likely to be adversely affected by flooding and there is an acceptable risk from flooding to life or property;
 - (b) it will not increase the risk of flooding of other land; and
 - (c) it will not obstruct or interfere with watercourses.
- 14** Development should only occur where it will not impede the flow of floodwaters or change the pattern of movement of floodwaters

Air Quality

- 15** The emission of odours, or other airborne particles, should not cause environmental nuisance or harm external to the site of a proposal.
- 16** The minimum fixed separation distances between a primary industry and other land uses, activities or landscape elements should be in accordance with the requirements of [Table EII/8](#).
- 17** Where a 300 metre separation distance cannot be achieved between agricultural land uses involving chemical spraying and sensitive uses, a vegetated buffer should be established between the agricultural and sensitive uses which has a minimum total width of 40 metres and which consists of species which are fast growing and hardy.

Land-Based Aquaculture

18 Development for land-based aquaculture should not be undertaken unless:

- (a) it can be demonstrated that the scale and intensity is such that the impact on the locality is minimal;
- (b) it is screened from the view of public roads, coastal beaches and coastal foreshore areas;
- (c) it is of a high standard of external appearance;
- (d) it is designed, sited and orientated to minimize disturbance, visual intrusion, and environmental impact to the site and locality;
- (e) it is designed to include a landscaped buffer area of 30 metres, preferably using locally indigenous species, to adjoining land uses;
- (f) it is proven that the development will not result in pollution to marine waters or underground water resources, or pose a threat to biological systems; and
- (g) it is proven that the development will not interfere with environmentally important features of coastal areas, including mangroves, wetlands, dune areas, stands of native vegetation, wildlife habitats, beaches and estuarine areas.

19 Land-based aquaculture development may be suitable within portion of Section 151 and 9, Hundred of Ward; and portion of Section of 123 and 150, Hundred of Ward, located to the north of the township of Elliston, subject to further investigations being undertaken and should not adversely impact on visual amenity or coastal processes .

20 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 1-in-25 year rainfall event;
- (b) prevent pond leakage from entering any groundwater 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 where the ponds are not located within the 1-in-100 year floodplain of a watercourse as defined by a blue line on a current 1:50 000 SA Government topographic map; and
- (d) prevent any overflow containing species being farmed to enter any watercourse or body.

Land Division

21 Land should not be divided where the land characteristics are such that it may lead to reduced agricultural or farming productivity.

22 Land division should not occur where the proposed allotment size is less than 40 hectares in area.

23 Land should not be divided where it could cause an undesirable increase in the number of rural allotments in any part of the zone.

24 Land division which does not involve the creation of additional allotments should not be undertaken unless:

- (a) the number of resulting allotments of less than 40 hectares is not greater than the number that existed prior to the readjustment of the boundaries of the certificate of title; and

- (b) all of the allotments are greater than ten hectares in area.

25 Allotments should be of a size and configuration which:

- (a) take account of environmental features such as areas of biodiversity, including native vegetation and site constraints;
- (b) provide sufficient space in appropriate locations for the siting of buildings, structures and associated services and infrastructure; and
- (c) can satisfactorily accommodate land use consistent with the sites land capability and the purpose of the Primary Industry Zone.

26 The division of land to facilitate more intensive forms of primary production should only be undertaken where:

- (a) water of sufficient quantity and quality is available to sustain the proposed use;
- (b) the soil structure and land capability classification is appropriate to the proposed use;
- (c) the proposed use will be compatible with adjacent existing and anticipated uses of adjacent land, and with the purpose of the Primary Industry Zone;
- (d) adverse impacts on downstream property owners, in terms of water flow and discharge of pollutants, can be avoided;
- (e) there will not be a risk of the water table either falling or rising significantly because of excessive irrigation;
- (f) all new allotments have frontage to a constructed, all weather public road, or where an all weather public road does not exist, the road is upgraded to provide all weather access to each allotment at no cost to the Council; and
- (g) it will not result in disturbance to areas of biodiversity significance including native vegetation, ecological processes, threatened species and ecological communities.

Infrastructure

27 Physical infrastructure required for development should:

- (a) be able to be economically provided;
- (b) be of a sufficient standard, design and capacity to accommodate the proposed development;
- (c) not have a detrimental impact on the environmental qualities and amenity of the area;
- (d) minimise the need for the removal of native vegetation and impacts on biodiversity;
- (e) not increase the level of risk to public health; and
- (f) not compromise the level of service to other existing users.

28 Development should be provided with a safe and convenient means of access which:

- (a) will avoid unreasonable interference with the flow of traffic on adjoining roads;
- (b) will accommodate the type and volume of traffic likely to be generated by the development or land use; and
- (c) is located and designed to minimise any adverse impact on the occupants of and visitors to neighbouring properties.

- 29** Sufficient provision should be made on-site for the parking, loading, unloading and turning of all vehicles likely to be generated by the proposed development or land use.
- 30** Driveways, access tracks and parking areas should:
- (a) follow the natural contours of the land;
 - (b) be designed and constructed with a minimum amount of excavation and/or fill;
 - (c) be designed and constructed to minimise the potential for erosion from run-off;
 - (d) not interfere with natural drainage; and
 - (e) minimise the need for the removal of or damage to existing native vegetation and impacts on biodiversity.
- 31** Outdoor lighting should be designed and installed so that it does not cause a nuisance or intrude on other properties or roads in the locality.

Built Form, Design and Siting

- 32** Buildings should be designed and sited to:
- (a) enhance the environmental qualities, built form and character of the locality;
 - (b) minimise the need for the excavation or filling of land; and
 - (c) minimise the need for the removal of native vegetation and impacts on biodiversity.
- 33** Where practicable, the visibility of buildings from public roads and adjoining properties should be minimised by:
- (a) grouping of buildings;
 - (b) locating buildings behind natural landforms and existing vegetation; and
 - (c) the planting of screening vegetation.
- 34** The external materials of buildings and structures should minimise the visual obtrusiveness of buildings by consisting of:
- (a) a low reflective finish; and
 - (b) colours which are consistent with the colours of the natural rural landscape within the locality.
- 35** The external form and appearance of buildings and structures, which are visible from public roads or nearby dwellings, should minimise their visual obtrusiveness by:
- (a) consisting of a low profile;
 - (b) the use of smaller components by variations in wall and roof lines; and
 - (c) the inclusion of eaves, verandahs and other similar design techniques to create shadowed areas.

Vegetation and Landscape Character

- 36** Native vegetation, including the full range of tree, understorey and groundcover species, should be retained and managed so as to maintain and enhance its environmental values and functions, including conservation, biodiversity and habitat, and minimisation of dryland salinity.

- 37** Development should be designed and sited to maintain and enhance the rural landscape and character of an area which:
- (a) has historical (including archaeological) significance
 - (b) is of scientific interest;
 - (c) has scenic value or natural beauty;
 - (d) has other heritage significance; or
 - (e) is located adjacent to a designated scenic route.
- 38** Development should occur in a manner which does not:
- (a) increase the potential for, or result in, the spread of proclaimed pest plants or environmental weeds or diseases.
 - (b) result in the degradation of remnant native vegetation by any other means including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water or changes to groundwater levels.
- 39** Development should not be undertaken unless the amenity of the rural landscape is maintained by careful siting, design and landscaping of structures.

Grain Bulk Handling Facilities

- 40** Development within 300 metres of facilities for the transportation, handling and storage of farm commodities in bulk, should not prejudice the continued operation of those facilities.
- 41** Development within 300 metres of facilities for the transportation, handling and storage of farm commodities in bulk, should be designed, sited and developed having regard to the potential environmental impacts arising from the operation of the bulk transportation, handling and storage facilities.
- 42** Development in the zone should be sensitive to the need for bulk handling storage and transport facilities to be subjected to extended operation during the grain harvest.
- 43** Development of facilities for the handling, transportation and storage of farm commodities in bulk should have:
- (a) adequate areas 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 around the perimeter and within the site for the purpose of providing shade and shelter and to assist with screening and dust filtration;
 - (d) vehicle circulation between elements on the site restricted to the site of the development; and
 - (e) materials and finishes appropriate to the locality of the development.
- 44** Development should not take place if there is potential for significant conflict with the establishment or operation of those facilities required for the handling, storage and transportation of farm commodities in bulk, and where those facilities provide social and economic benefits to the wider community.

Rural Based Industrial Development

- 45** Industrial development should only occur where it can not be accommodated within the boundaries of a township or appropriately zoned areas.

46 Industrial development should only occur where it:

- (a) is unlikely to limit or jeopardise the use of adjoining land for primary production; and
- (b) will not result in the alienation of land or water resources identified as significant for primary industry development.

47 Industrial development should only occur where it:

- (a) is sited to allow safe and convenient access to an all weather public road;
- (b) will not result in disfigurement of the land's appearance;
- (c) complements the character and amenity of the locality;
- (d) is designed, located and landscaped, with locally indigenous species, to minimise its visual impact;
- (e) does not involve or necessitate the creation of an additional allotment(s);
- (f) will not result in detrimental impact on native vegetation or biodiversity, particularly ecological processes, threatened species or ecological communities.

48 Industrial development should only occur where it involves the repair and maintenance of farm equipment, or the processing, packing, fermentation, storage and/or wholesale of primary produce and where:

- (a) no detriment or nuisance to owners or occupiers of land in the locality of the development would be likely to arise;
- (b) the development would not cause traffic problems or cause undue deterioration of road surfaces;
- (c) there is no disfigurement of the land's appearance or detriment to the use and character of rural land in the surrounding locality;
- (d) the industrial development in question has an association with its rural surroundings;
- (e) the development cannot be accommodated within appropriately zoned locations;
- (f) it can be designed, located and landscaped to minimise its visual impact;
- (g) stormwater is directed from paved areas into landscape plantings
- (h) it will not result in detrimental impact on native vegetation or biodiversity, particularly ecological processes, threatened species or ecological communities.

Noise

49 Development should take all reasonable and practical noise reduction steps to prevent or minimise adverse impacts arising from noise.

Dwellings

50 A dwelling should only be established on a rural holding where:

- (a) its location is unlikely to limit or prejudice the present or future use of the subject or adjoining land for primary production;
- (b) the dwelling will not give rise to demands for additional or improved infrastructure and services than those which already exist;
- (c) the dwelling is able to be equipped with an adequate and reliable water supply and effluent management system;

- (d) the dwelling is located on the least productive part of the holding;
- (e) the dwelling is sited to allow safe and convenient access to an all weather public road;
- (f) no other dwelling exists on the site;
- (g) it would not require the removal or of have detrimental impact on significant native vegetation, wildlife habitat or biodiversity conservation areas.

Hazards

- 51** The storage of hazardous substances should occur in a manner which prevents land or water contamination and minimises risk to public health and safety.

Waste Treatment and Disposal

- 52** Untreated waste should not be discharged to any water body.
- 53** On-site waste treatment and the spreading or discharging of treated waste on-site should only occur where:
- (a) site conditions, including soil type and permeability, soil nutrient levels, crop selection, soil percolation rates, the slope of land, potential for flooding and site drainage, rainfall and depth to water table have been considered and are conducive to waste being spread or discharged on-site; and
 - (b) the capacity of the on-site treatment facility is sufficient to accommodate likely daily demands.
- 54** The methods for and siting of effluent and waste treatment and disposal systems should minimise the potential for:
- (a) environmental nuisance or harm;
 - (b) adverse impacts on the quality of surface and groundwater resources;
 - (c) adverse impacts on public and worker health; and
 - (d) adverse impacts on the amenity of a locality.

Complying Development

- 55** The following kinds of development are **complying** within the Primary Industry Zone subject to compliance with the conditions set out in [Tables EII/1, 2 and 3](#), as are appropriate:

Anometer associated with the testing of wind speed for a period not exceeding 18 months
 Horticulture
 Outbuilding
 Farm Building
 Farming

Non-complying Development

- 56** The following kinds of development are **non-complying** within the Primary Industry Zone:

Bank
 Consulting Room
 Builder's Yard
 Group Dwelling
 Hotel
 Junk Yard
 Land division creating any additional allotments of less than 40 hectares in area

Motor Repair Station
 Motor Showroom
 Multiple Dwelling
 Residential Flat Buildings
 Road Transport Terminal
 Row Dwelling
 Semi-detached Dwelling
 Service Trade Premises
 Shop
 Store, except in relation to the storage of farm commodities
 Warehouse

Public Notification

- 57** Those kinds of development listed in [Table EII/1, 2 and 3](#), together with the following kinds of development, are assigned as **Category 1 Development** in the Primary Industry Zone:

Anometer associated with the testing of wind speed for a period not exceeding 18 months
 Alterations and additions to existing development, other than existing development in the nature of intensive animal keeping or any development listed as non-complying in the Primary Industry Zone
 Dwelling on allotments larger than 40 hectares
 Facilities associated with the bulk receipt, storage and dispatch of farm commodities
 Farming
 Farm Building
 Horticulture (excluding olive orchards)

- 58** The following kinds of development are assigned as **Category 2 Development** in the Primary Industry Zone:

Dwellings on allotments of 40 hectares or less
 Horse Keeping
 Intensive Animal Keeping
 Land-based aquaculture
 Olive Orchards
 Processing, packing and storage facilities associated with primary production
 Road Transport Terminal
 Stock Slaughter Works
 Tourist accommodation associated with existing farming properties

Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) where the base of all wind turbines is located at least 2000 metres from:

- (a) an existing dwelling or tourist accommodation that is not associated with the wind farm;
- (b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists;
- (c) the boundaries of any Airfield, Airport, Centre, Community, Fringe, Historic Conservation, Home Industry, Living, Mixed Use, Residential, Settlement, Tourist, Township or Urban Zone, Policy Area or Precinct or any Heritage Area (including within the area of an adjoining Development Plan).

Wind monitoring mast and ancillary development

COASTAL ZONE

Introduction

The objectives and principles of development control that follow apply to that part of the District Council of Elliston referred to as the Coastal Zone shown on [Maps Ell/4 to 19 and 31 to 36](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** The retention of the coast primarily in its natural state, with scenic beauty and natural features of coastal land preserved.
- Objective 2:** A zone where the natural coastal environment is not adversely affected by tourist or other developments.
- Objective 3:** Protection of sensitive coastal areas including sand dune and areas of biodiversity significance from development and intensive recreation activities.
- Objective 4:** The development of access and facilities to encourage tourism and appropriate recreation opportunities.

This zone incorporates land adjacent to the Elliston district coastline, predominantly characterised by rugged cliffs and long sandy beaches. The scenic beauty of these coastal areas are important tourist assets to the district. Because of their significance for tourist purposes and their natural scenic value, there is a need to ensure that the more fragile areas are not unduly degraded by intensive development, visitor and recreation use. Such areas require protection by the properly managed vehicular and pedestrian access routes and clearly delineated car parking areas.

The Coastal Zone defines the coastal areas of the district and includes policy to ensure the preservation of the coastal landscapes. The coastal environment is a fixed resource, which is sensitive to increased exposure to the touring public and land division. Further development within the Coastal Zone should be subservient to the conservation of the coastal environment and be carefully planned to avoid despoliation of the natural features, landscape and wilderness habitats associated with the coast.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development that prevents access or may adversely affect coastal features, biodiversity (including native vegetation) or significant views, should not be undertaken.
- 2 Development should not be undertaken on coastal dune systems, tidal wetlands or other environmentally-sensitive areas.
- 3 Development of land should not prejudice the landscape qualities of the zone.
- 4 This zone should accommodate recreation activities and public activities associated with the needs of the community.
- 5 No additional allotments should be created in the Coastal Zone.
- 6 The built form, appearance and landscaping of development should be compatible with the coastal environment and retain the scenic amenity.
- 7 Development should not obstruct scenic vistas across Elliston.
- 8 Development should not adversely affect the natural processes that operate along the coast.
- 9 Development should not be undertaken in the vicinity of known mineral deposits until the full extent and significance of such deposits has been determined.
- 10 Development should be designed and located to minimise erosion.

- 11 An adequate buffer of undeveloped land should be provided between the development and beach areas or cliff tops.
- 12 Buildings and structures, including septic systems, should not be located:
 - (a) within 100 metres of the mean high water mark of the coastline; and
 - (b) upon or within stands of native vegetation, wetlands, sand dunes, ridgelines, cliff edges or areas subject to inundation.
- 13 Development should not result in pollution or other damage to the coast, seabed or coastal waters.
- 14 Intensive animal keeping activities including the keeping of one or more horses, donkeys, goats, cattle, sheep or other livestock should not be undertaken in the Coastal Zone.
- 15 Camping development in the Lake Newland Conservation Park should not be undertaken unless it is:
 - (a) small-scale in nature, providing for no more than 30 camping sites;
 - (b) screened from the view of public roads, and roads within the park;
 - (c) of a high standard of external appearance; and
 - (d) designed, sited and orientated to minimise disturbance, visual intrusion and environmental impact to the park.

Access

- 16 Development should not prevent public access to the coast.
- 17 Development should provide safe and convenient access for vehicles and pedestrians, with car parking provided in accordance with the requirements of [Table EII/6](#).
- 18 Vehicular access to the coast should be kept to a minimum, and should be by means of spur roads.
- 19 Pedestrian access to the coast should be by means of suitability designed and constructed walkways.

Tourist Accommodation and Temporary Accommodation

- 20 Tourist and community development may be appropriate in certain locations, providing development is open in character.
- 21 Tourism development and temporary accommodation should be maintained in a compact, orderly and tidy manner and should incorporate environmental protection measures to ensure coastal processes and natural features and dune systems are preserved.
- 22 Holiday houses and other tourist development should:
 - (a) not be located in or adjacent to areas of outstanding beauty or natural significance, public open space;
 - (b) form compact extensions of existing settlements and not be in the form of linear development;
 - (c) incorporate low-pitched roofs of a non-reflective texture and natural earth colours;
 - (d) provide controlled pedestrian access to beaches;

- (e) not involve excavations and reshaping of landform to ensure minimal detrimental effect on any vegetation on the site or the natural appearance of the land;
- (f) not interfere with public access to the coast; and
- (g) be in areas capable of being supplied with normal public utilities and community facilities.

Land-based Aquaculture

23 Development for land-based aquaculture should not be undertaken unless:

- (a) it can be demonstrated that the scale and intensity is such that the impact on the locality is minimal;
- (b) it is screened from view of public roads, coastal beaches and coastal foredunes areas;
- (c) it is of a high standard of external appearance;
- (d) it is designed, sited and orientated to minimise disturbance, visual intrusion, and environmental impact to the site and locality;
- (e) it is designed to include a landscaped buffer area of 30 metres to adjoining land uses;
- (f) it is proven that the development will not result in pollution to marine waters or underground water resources, or pose a threat to biological systems; and
- (g) it is proven that the development will not interfere with environmentally important features of coastal areas, including mangroves, wetlands, dune areas, stands of native vegetation, wildlife habitats, beaches and estuarine areas.

Complying Development

24 No kinds of development are **complying** in the Coastal Zone.

Non-complying Development

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

Bank
 Builder's Yard
 Camping Ground
 Caravan Park
 Commercial Forestry
 Community Centre
 Consulting Room
 Dwelling where one or more dwellings exist on an allotment
 Fuel Depot
 General Industry
 Group Dwelling
 Hostel
 Indoor Recreation Centre
 Industry
 Intensive Animal Keeping, excluding Aquaculture
 Junk Yard
 Land Division
 Light Industry
 Motel
 Motor Showroom
 Multiple Dwelling
 Nursing Home
 Office

Petrol Filling Station
 Place of Worship
 Prescribed Mining Operations
 Refuse Destructor
 Refuse Disposal Depot
 Residential Flat Building
 Restaurant
 Road Transport Terminal
 Row Dwelling
 Semi-detached Dwelling
 Service Industry
 Service Station
 Shop
 Special Industry
 Store
 Timber Yard
 Used Car Lot
 Warehouse

Public Notification

- 26** Those kinds of development listed in [Table EII/1, 2 and 3](#) are assigned as **Category 1 Development*** in the Coastal Zone.
- 27** The following kinds of development are assigned as **Category 2 Development** in the Coastal Zone:

Aquaculture farming operations for:

- (a) the breeding, propagation and fattening of animals in water;
- (b) the storage of equipment and materials; or
- (c) the harvesting, grading and packing of produce.

CONSERVATION ZONE

Introduction

The objectives and principles of development control that follow apply in the Conservation Zone shown on [Maps EII/6 and 32](#). They are additional to those expressed for the whole of the Council area.

OBJECTIVES

- Objective 1:** A zone comprising land or features of major conservation significance such as areas of natural vegetation, wildlife habitat or wilderness qualities.
- Objective 2:** A zone where public access is retained in a manner which does not detrimentally impact on the scenic beauty and natural features of the coastal landscape.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Recreation areas and other recreational and visitor facilities should be compatible with the conservation significance and character of the zone.
- 2 No additional allotments should be created in the zone.
- 3 Buildings and other structures should be for purposes consistent with the objectives of the zone. Such buildings or structures should be of a high standard of design, with particular emphasis on the external appearance, choice of materials and colours, and with unobtrusive siting to enable them to blend with the surrounding landscape.
- 4 Development involving the removal of significant stands of native vegetation should not be undertaken.
- 5 In locations where public access is necessary in sensitive locations, the construction of walkways and appropriate fencing should be provided to effectively control access.

Appearance of Land and Buildings

- 6 Buildings and other structures should not detrimentally affect the conservation of the coastal landscape qualities of the zone.
- 7 Buildings and structures should not be prominently located on cliffs, headlands or similar visually exposed locations.
- 8 Development should be solely related to the further enhancement and enjoyment of the area.

Complying Development

- 9 No kinds of development are **complying** in the Conservation Zone.

Non-complying Development

- 10 The following kinds of development are **non-complying** in the Conservation Zone:

- Bank
- Community Centre
- Consulting Room
- Detached Dwelling
- Fuel Depot
- General Industry
- Home Industry
- Horticulture
- Hotel
- Intensive Animal Keeping

Junk Yard
Land Division
Light Industry
Motor Repair Station
Motor Showroom
Multiple Dwelling
Petrol Filling Station
Pig Keeping
Poultry Keeping
Residential Flat Building
Prescribed Mining Operations
Road Transport Terminal
Row Dwelling
Semi-detached Dwelling
Service Industry
Shop
Special Industry
Stock Salesyard
Stock Slaughter Works
Store
Used Car Lot
Warehouse

Public Notification

- 11** Those kinds of development listed in [Tables EII/1, 2 and 3](#) are assigned as **Category 1 Development** in the Conservation Zone.

TOURIST ACCOMMODATION ZONE

Introduction

The objectives and principles of development control the follow apply in the Tourist Accommodation Zone shown on [Maps Ell/6, 31, 32, 33 and 35](#). They are additional to those expressed for the whole Council area.

OBJECTIVES

- Objective 1:** To provide a variety of tourist, recreational and service facilities and accommodation in an integrated coastal environment.
- Objective 2:** To provide a diversity of support facilities to serve holiday makers, visitors and local residents.
- Objective 3:** To minimize the impact of development on the coastal character of the locality at Venus Bay and Elliston.

There are opportunities for the development of a range of tourist facilities within the townships of Elliston, Venus Bay and Port Kenny. The provision of caravan parks in particular may be developed in an appropriate and co-ordinated manner within the Tourist Accommodation Zone.

The development of tourist facilities within the Tourist Accommodation Zone should be designed, sited and managed to minimise the impacts of development on the coastal nature of the area.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Tourist accommodation and related facilities should give particular attention to achieving low-profile built-form. Detailed consideration should be given to the design, height, colour, paving, landscaping and orientation of buildings and structures so as to achieve a co-ordinated development where there is low-density site coverage, set within an attractive natural environment.
- 2 Development should complement the overall character of the locality and be designed so as not to be intrusive from roads or adjoining properties.
- 3 Buildings and structures should be designed and constructed to provide:
 - (a) sufficient on-site parking, vehicle access and circulation;
 - (b) an attractive interface between the tourist development and private land;
 - (c) services without loss of amenity or degradation of natural resources or biodiversity including native vegetation and wildlife habitat.;
 - (d) development constructed and managed to minimise damage caused by coastal processes; and
 - (e) a coastal environment in keeping with the character of the area.
- 4 Development should not be undertaken on land that would require the removal of, or have detrimental impact on, significant native vegetation, wildlife habitat or biodiversity conservation areas.
- 5 Support facilities should be located and designed to link with the adjoining urban settlements of Elliston, Venus Bay and Port Kenny, and should be designed with easy access to the road network.
- 6 Development should provide adequate potable water for human consumption together with sufficient water for visitor use and for the maintenance of the site as an attractive environment.

- 7 Car parking areas should be consolidated and co-ordinated into convenient groups, and the access points shared to minimise potential vehicular conflict points.
- 8 Car parks should be oriented to facilitate direct and convenient access of pedestrians between them and the facilities they serve.
- 9 Buildings and structures should be set-back a minimum of 30 metres from any public road.
- 10 Development on the site should be designed and located in such a manner that the removal of native vegetation, particularly mature trees and native coastal vegetation will be minimised.
- 11 All development should be landscaped to enhance the appearance of buildings, to screen service, loading, utility and storage areas, to introduce shade into car parking and pedestrian areas and to contribute towards an aesthetically pleasing environment complementary to the coastal character of the locality.
- 12 Planting associated with landscaping of the site should use the local native species in preference to introduced plants.
- 13 Collection, treatment and disposal of effluent generated from the development should be designed to ensure pollutants are not discharged into the watertable, watercourses or into the sea.
- 14 Waste disposal should minimise impact upon the environment and should be disposed of in a manner which satisfies the Department for Human Services Guidelines for the disposal of Reclaimed Effluent. All litter should be contained at all times.
- 15 Stormwater collection in the zone should be designed where practicable, to harvest and use water for irrigation purposes, ensuring that pollutants are not discharged into the watertable, watercourses or the sea.
- 16 Animal keeping activities including the keeping of one or more horses, donkeys, goats, cattle, sheep or other livestock should not be undertaken in the Tourist Accommodation Zone.

Complying Development

- 17 The following kind of development is **complying** in the Tourist Accommodation Zone subject to compliance with the conditions set out in [Tables EII/1, 2, 3 and 4](#), as are appropriate:

Alteration and/or addition to existing buildings and structures
Recreation Area

Non-complying Development

- 18 The following kinds of development are **non-complying** in the Tourist Accommodation Zone:

Builders Yard
General Industry
Intensive Animal Keeping
Junk Yard
Land division
Light Industry
Prescribed Mining Operations
Road Transport Terminal

Shop or group of shops where:

- (a) the gross leasable area is greater than 450 square metres; and/or
- (b) the accumulated gross leasable floor area within this zone would then exceed a total of 450 square metres

Special Industry
Stock Slaughter House

Public Notification

- 19** Those kinds of development listed in [Tables EII/1, 2 and 3](#) together with the following kinds of development with the following kinds of development, are assigned as **Category 1 Development** in the Tourist Accommodation Zone:

The construction, alteration of or addition to any form of tourist accommodation (and accessory activities) including a camping ground, caravan park and recreation area

- 20** The following kind of development is assigned as **Category 2 Development** in the Tourist Accommodation zone:

Transportable buildings

COUNTRY TOWNSHIP ZONE

Introduction

The objectives and principles of development control that follow apply in the Country Township Zone shown on [Maps EII/6, 31 and 32](#). They are additional to those expressed for the whole of the council area.

The Country Township Zone of Venus Bay abuts the Coastal Zone and as such some of the land is low-lying and may be subject to coastal flooding and development may need to be built to specific levels to reduce the potential risk of flooding.

OBJECTIVES

- Objective 1:** A zone primarily accommodating a restricted range of urban development and facilities required to service the needs of the district and tourists.
- Objective 2:** Compact, orderly and economic development of the townships of Venus Bay and Port Kenny.
- Objective 3:** Retailing and commercial development occurring as an extension to such existing development.
- Objective 4:** Development being of a high standard of design and appearance.
- Objective 5:** Retention and enhancement of the attractive setting and landscape character of the Country Township Zone and beautification of the townships of Venus Bay and Port Kenny.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1** The zone should primarily accommodate detached dwellings at low densities on individual allotments, with a limited range of small-scale shopping, commercial, community and recreational facilities in suitable areas to cater for the needs of the local community.
- 2** Development within the Country Township Zone should not adversely affect the amenity and character of the zone and should be such that it enhances the general appearance of the town.
- 3** Development should not degrade features of environmental significance.
- 4** Retail and commercial development should only be undertaken as a logical extension to the existing commercial - retail focus of each township.
- 5** Retail development within the Venus Bay township should be encouraged along the southern side of Matson Terrace in the vicinity of the Venus Bay jetty.
- 6** Industrial or commercial development should not be undertaken within Venus Bay township unless necessary for and associated with the carrying on of the fishing industry.
- 7** Industrial and commercial development within the Country Township Zone of Port Kenny should not be undertaken unless small in scale, located away from existing residential development, established in an orderly manner and sited, designed and landscaped to ensure that its impact on the amenity of the locality is minimised.
- 8** Development within the Venus Bay township should have a minimum site level of 3.1 metres Australian Height Datum and a minimum floor level of 3.35 metres Australian Height Datum.
- 9** Buildings within the Country Township Zone should not exceed 60 percent coverage of the total site area.

10 The excavation and/or filling of land should:

- (a) not be greater than 1 metre above or below natural ground level so as to preserve the natural form of the land and any native vegetation;
- (b) only be undertaken so as to reduce the visual impact of buildings and structures;
- (c) not result in high retaining walls; and
- (d) be set-back from property boundaries so as to reduce impact and to ensure stabilisation of slopes.

11 Animal keeping activities involving the keeping of one or more horses, donkeys, goats, cattle, sheep or other livestock should not be undertaken in the Country Township Zone.**12** Buildings should have:

- (a) a year-round water supply and a safe and efficient effluent disposal system (preferably aerobic type) which will not pollute watercourses or underground water resources or be a risk to health; and
- (b) a safe, clean, tidy and unobtrusive area for the storage and disposal of refuse.

Building Design, Siting and Form**13** Buildings and structures should be designed to minimise their bulk, scale and obtrusiveness when viewed from the surrounding area.**14** Buildings and structures should be designed and constructed to ensure that the finished floor level is above the watertable to ensure that development is not susceptible to flooding.**15** Buildings and structures should be of a high standard of design with regard to the external appearance, building materials, colours, siting, landscaping and provision for future maintenance so as to blend with and preserve and enhance the character and amenity of the locality.**16** Development should comprise of new building materials in colours to harmonise with the rural environment and should be non-reflective in nature.**17** Buildings should be low in profile and limited to one-storey in height.**18** Buildings should be setback from road boundaries as prescribed in Table EII/5.**Residential Development****19** Dwellings within the township of Venus Bay should provide for the installation of rainwater tanks of a capacity of no less than 5000 litres of water.**20** Residential development should generally be low-density, enhancing the open character of the coastal environment.**21** Domestic outbuildings associated with a dwelling should not be of a size or in a location which results in their visual dominance of the dwelling to which they relate.**Land Division****22** Land within Section 54, Hundred of Wright, (Venus Bay) should not be divided where it would prejudice further co-ordinated urban development within the zone. This land should be divided so as to provide a reserve between the foreshore and any adjacent access roads.**23** Land within Section 103, Hundred of Wright, (Venus Bay) should not be further divided.

- 24** Land within the Venus Bay township should not be divided unless each allotment has an area of not less than 1200 square metres and a frontage of not less than 20 metres to a public road.
- 25** Land division should be orderly and economic, and should ensure the provision of a reserve and public road between the foreshore and any proposed allotments.
- 26** Land division, and associated buildings and structures should:
- (a) not be located in or adjacent to areas of outstanding beauty or natural significance, public open space or within 50 metres of high water mark;
 - (b) be in the form of clusters with adequate and controlled pedestrian access to beaches;
 - (c) not interfere with public access to the coast;
 - (d) be in areas capable of being supplied with normal public utility services;
 - (e) not be in the form of linear development.
 - (f) not be located on land which will require the removal of, or detrimental effect on significant native vegetation, wildlife habitat or biodiversity conservation areas.

Stormwater Management

- 27** Development should incorporate an appropriate stormwater management scheme that:
- (a) provides sufficient land in drainage reserves and flood ways for the construction of appropriate controls, such as flow retardation basins, wetland retention basins, wetlands and trash rack facilities; and
 - (b) maintains the volume and rate of run-off from the newly developed area at levels as near as possible to those which existed prior to the development.

Complying Development

- 28** The following kinds of development are **complying** in the Country Township Zone, subject to:
- (a) compliance with conditions set out in [Tables EII/1, 2, 3 and 4](#) as are appropriate; and
 - (b) the dwelling (or dwellings) or bed and breakfast establishment being located in an area shown as 'Excluded Area from Bushfire Protection Planning Provisions' on a **Bushfire Protection Area** [Figure EII\(BPA\)/1A to 23](#)

Bed and Breakfast establishment
 Community Centre
 Detached Dwelling
 Outbuildings associated with a dwelling with a maximum area of 70 square metres and a maximum height of 3.6m
 Semi-detached Dwelling
 Shop less than 250 square metres

Non-complying Development

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

Horse Keeping
 Intensive Animal Keeping
 Prescribed Mining Operations
 Special Industry
 Stock Salesyard
 Stock Slaughter Works

Public Notification

- 30** Those kinds of development listed in [Table EII/1, 2 and 3](#) together with the following kinds of development, are assigned as **Category 1 Development** in the Country Township Zone:

Detached Dwelling
Outbuilding
Land Division, where no more than four allotments are created

Residential Policy Area – Venus Shores

Introduction

The Objectives and Principles of Development Control that follow apply to the Residential Policy Area – Venus Shores shown on [Map EII/37](#). They are additional to those expressed for the Country Township Zone and whole of the Council area.

Desired Character Statement

The Venus Bay Policy Area will consist predominantly of detached dwellings on individual allotments which will be sited to maximise the views of Venus Bay without obstructing the views of adjoining land owners. The buildings are to be constructed of new materials and be of a design and appearance characteristic of coastal locations. Landscaping should be encouraged on both private and public land to enhance the appearance of the locality.

OBJECTIVES

- Objective 1:** A zone accommodating primarily detached dwellings on individual allotments.
- Objective 2:** Development should incorporate energy efficient design and new building materials in character with the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1** No more than one dwelling shall be erected on each allotment and no additional allotments shall be created.
- 2** The minimum allotment size in the Venus Shores Residential Policy Area is 1200 square metres.
- 3** The minimum setback from the allotment boundary which is adjacent a street, road or thoroughfare shall be 8.0 metres or if adjacent to an open space reserve, shall be 5.0 metres.
- 4** Building materials should be of a high standard with no second-hand materials or dwellings to be used for construction.
- 5** Development should incorporate landscaping of indigenous species to enhance the appearance of the locality.
- 6** Carports, verandahs and fences should be constructed of materials and colours to integrate with the dwelling and fences should have a maximum height of 1.8 metres.
- 7** All sheds are to be ancillary to a dwelling and are not to be constructed for temporary or permanent accommodation.
- 8** Sheds, garages and other outbuildings associated with the dwelling should be externally clad with new pre-colour coated or pre-painted metal sheeting, painted zincalume, or galvanised iron, brick, rendered concrete block or painted compressed fibre cement.
- 9** Excavation for construction should not exceed one metre in cut and fill unless approved by Council.

WATER PROTECTION ZONE

Introduction

The objectives and principles of development control that follow apply in that part of the area of the District Council of Elliston referred to as the Water Protection Zone shown on [Maps Ell/3 to 7, 13 to 15, 17 to 28, 32, 34 and 36](#). They are additional to those expressed for the whole of the council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the Council area, the zone provisions will prevail.

OBJECTIVES

- Objective 1:** Enhancement of the groundwater aquifer as a source of high quality water.
- Objective 2:** Surface and underground water resources protected from pollution, contamination or excessive usage.
- Objective 3:** Land kept free of development liable to contribute to the pollution of surface or underground water resources.
- Objective 4:** Accommodation of wind farms and ancillary development.

The Water Protection Zone delineates the recharge areas for the Kappawanta and Bramfield, Polda, Venus Bay, and Port Kenny Basins which provide existing or potential sources of potable ground water on Eyre Peninsula.

It is desirable that activity liable to cause further deterioration in water quality within the catchments are not established and that efforts are made to minimise any polluting effects from existing development within the zone. Activities such as horticulture infer the use of herbicides and pesticides, which have the potential to pollute the groundwater resources in the Water Protection Zone. Irrigated pasture and intensive animal keeping also have the potential to contribute significant amounts of chemicals, nutrients and biocides to the ground water. These activities should therefore be restricted.

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

General

- 1** Development should be for primary production purposes which are compatible with the zones role as a water catchment or recharge area, and should not be undertaken if such development is likely to pollute water resources or lead to a diminution of the water resource.
- 2** Development within the Water Protection Zone should be compatible with its use as a ground water catchment and storage area.

- 3 Activities which produce strong organic or other wastes should not be established within this zone.
- 4 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:
 - (a) in visually prominent locations;
 - (b) closer to roads than envisaged by generic setback policy.
- 5 Development should not be undertaken unless provision is made for an all year round water supply and an effluent system approved by the local authority which does not cause pollution of the watertable, water courses or the sea.
- 6 Development, including the formation of dams used for irrigation or aesthetic purposes, should not:
 - (a) contribute to the pollution of lakes, watercourses or groundwater; or
 - (b) cause environmental harm to downstream property owners whose primary production activities are dependant upon access to reliable and readily available water supplies.
- 7 Buildings and structures should not be constructed unless the floor level is located at a level above the 1-in-100-year flood line.
- 8 Development should not:
 - (a) adversely affect the character and amenity of the area;
 - (b) adversely affect the fragile nature of the coast;
 - (c) cause the pollution of the watertable, watercourses or the sea;
 - (d) require the removal of; or have detrimental effect on biodiversity, particularly native vegetation, wildlife habitat and water dependent ecosystems.

Tourist Accommodation Facilities

- 9 Caravan park and camping ground development in close proximity of the Sheringa Beach Roadhouse, should not be undertaken unless it is:
 - (a) small-scale in nature, providing for no more than 30 caravan or camping sites;
 - (b) screened from the view of public roads;
 - (c) set-back from any public road by a minimum of 20 metres;
 - (d) appropriately landscaped, particularly adjacent the Flinders Highway;
 - (e) of a high standard of external appearance; and
 - (f) designed, sited and orientated to minimise disturbance to adjoining properties through noise, lighting spill, car parking and intrusion on privacy.

Animal Keeping

- 10 Animal keeping activities including the keeping of one or more horses, donkeys, goats, cattle, sheep or other livestock should not be undertaken in the Water Protection Zone on allotments of less than 1200 square metres.

Complying Development

- 11** The following kinds of development are **complying** in the Water Protection Zone, subject to compliance with the conditions set out in [Tables EII/1, 2, 3 and 4](#) as are:

Alterations and/or extensions to an existing building
Outbuilding

Non-complying Development

- 12** The following kinds of development are **non-complying** in the Water Protection Zone:

Fuel Depot
General Industry
Horse Keeping
Intensive Animal Keeping
Irrigated Horticulture
Junk Yard
Land Division, except where an allotment not greater than one hectare in area is being excised to provide a separate Certificate of Title for one of two houses in existence since August 1984
Land used for the reception, storage or disposal of waste and chemicals
Light Industry
Rubbish Dump
Service Industry
Shop
Special Industry
Stock Slaughter Works
Stock Salesyard

Public Notification

- 13** Those kinds of development listed in [Tables EII/1, 2 and 3](#) are assigned as **Category 1 Development** in the Water Protection Zone.

- 14** The following kinds of development are assigned to **Category 2** in the Water Protection Zone:

Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) where the base of all wind turbines is located at least 2000 metres from:

- (a) an existing dwelling or tourist accommodation that is not associated with the wind farm
- (b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists
- (c) the boundaries of any Airfield, Airport, Centre, Community, Fringe, Historic Conservation, Home Industry, Living, Mixed Use, Residential, Settlement, Tourist, Township or Urban Zone, Policy Area or Precinct or any Heritage Area (including within the area of an adjoining Development Plan)

Wind monitoring mast and ancillary development

TABLE EII/1**Complying Development**

The following forms of development are complying throughout the District Council of Elliston, and are additional to the complying forms of development listed in the zone provisions of this Development Plan. To the extent of any inconsistency between the zone provisions and this table, the zone provisions will prevail.

1 Building Works

Other than in relation to a Historic (Conservation) Zone:

- (a) the construction of a new building in the same, or substantially the same position as a building which was demolished within the previous three years, where the new building has the same, or substantially the same, layout and external appearance as the previous building;
- (b) work undertaken within a building that does not increase the total floor area of the building and does not alter the external appearance of the building to a substantial degree;
- (c) the total demolition and removal of a building;
- (d) the construction of a fence not exceeding 2.0 metres in height (measured from the lower of the two adjoining finished ground levels), other than:
 - (i) a fence within 6.0 metres of the intersection of two boundaries of the land where those boundaries both face a road, other than where a 4.0 metre by 4.0 metre corner cut-off has already been provided (and is to be preserved);
 - (ii) a masonry fence that would exceed 1.0 metre in height (measured from the lower of the two adjoining finished ground levels)
- (e) the construction of a water tank having a floor area not exceeding 10.0 square metres and a height not greater than 4.0 metres above the ground.

2 Special Cemetery Buildings

The construction of a mausoleum in a public cemetery where:

- (a) the mausoleum is located more than 50 metres from the boundaries of the cemetery; and
- (b) no part of the mausoleum is higher than 3.0 metres above the natural surface of the ground.

3 Railway Activities

Other than in respect of a local heritage place, development for purposes connected with the operation of a railway that is to be undertaken on railway land, other than:

- (a) the construction or extension of a passenger station or freight terminal building; or
- (b) a railway workshop or any other kind of building if the floor area exceeds, or will exceed 200 square metres;
- (c) the construction of a new railway line¹, but not including a line that is replacing an existing line or following the route of a previous line; or
- (d) the extension of an existing railway line¹; or
- (e) the construction of a new bridge; or
- (f) the construction of a new tunnel.

¹ Certain activities do not constitute development under the Act – see clause 13 or Schedule 3.

TABLE EII/2

Conditions Applying to Complying Development

Kind of Development	Conditions		
Bank	See "Shop"		
Community Centre	See "Recreation Area"		
Consulting Room	See "Shop"		
Detached Dwelling, Semi-detached Dwelling within a Residential Zone	1	A detached dwelling and semi-detached dwelling having an area, dimension, set-back and height in accordance with the following areas and dimensions as the case may require:	
		Detached Dwelling	Semi-detached Dwelling
		Minimum site area per dwelling where connected to a common effluent drainage scheme - square metres	600 420
		Minimum width of frontage of site of regular shape - metres	15 9
		Minimum depth of site of regular shape - metres	25 25
		Average width of site of irregular shape - metres	15 9
		Average depth of site of irregular shape - metres	25 25
		Maximum height	1 storey and not exceeding 5 metres above existing ground level 1 storey and not exceeding 5 metres above existing ground level
		Maximum site coverage - percentage	60 percent 60 percent
		Minimum side and rear boundary set-back	1.5 metres 1.5 metres
	2	A minimum private open space area of 40 square metres being provided to each dwelling where the 40 square metres consists of a minimum depth and width dimension of four metres.	
	3	No detached dwelling or semi-detached dwelling being constructed, added to or altered unless the external materials are composed of masonry, brick, stone, timber, rendered masonry, compressed fibrous cement board or sheeting or glass.	
	4	No detached dwelling or semi-detached dwelling being erected which is elevated, without enclosing the space between the floor of the building and the ground surface.	

Kind of Development	Conditions
Detached Dwelling or Semi-detached Dwelling within a Country Township Zone	5 The planning authority having given a certificate that it is satisfied that conditions A, B, C, D, E, F and G have been complied with.
	1 A detached dwelling and semi-detached dwelling within a Country Township Zone having a site area of 1200 square metres or greater,
	2 A detached dwelling and semi-detached dwelling being connected to a reticulated water supply, or to include instalment of a water tank and water provision of not less than 5000 litres on the site.
	3 No detached dwelling and semi-detached dwelling being erected which exceeds a height of six metres from existing ground level to the top of the roof line.
	4 The planning authority having given a certificate that it is satisfied that conditions A, B, C, D, E, F and G have been complied with.
Farm Building	1 No farm building being erected which exceeds a height of ten metres from existing ground level to the top of the roof line.
	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 having given a certificate that it is satisfied that conditions A, B, C, D, E, F and G have been complied with.
Group Dwelling, Row Dwelling, Multiple Dwelling, or Residential Flat Building within a Residential Zone	1 A group dwelling, row dwelling, multiple dwelling and residential flat building having an area, dimension, set-back and height in accordance with the following areas and dimensions as the case may require:
	Group Dwelling, Row Dwelling, Multiple Dwelling and Residential Flat Building
	Minimum site area per dwelling where connected to a common effluent drainage scheme - square metres 400
	Minimum width of site - metres 10
	Minimum depth of site - metres 25
	Maximum Height - 1 storey and not exceeding 6 metres above existing ground level
	Minimum set-back from road reserve - metres 6
	Minimum set-back from side boundaries - metres 2
	Minimum set-back from rear boundaries - metres 4
	Minimum private open space provision - square metres 60

Kind of Development	Conditions
Light Industry, General Industry, Service Industry, Store, Timber Yard, Warehouse	<p>Note (a) Where the site is irregular the average width and depth of the site shall be not less than the required frontage and depth respectively of a regular site.</p> <p>(b) The minimum private open space provision requires a minimum dimension of three metres thereby ensuring the space is useable.</p>
	2 No group dwelling, row dwelling, multiple dwelling and residential flat building being constructed, added to or altered unless the external materials are composed of masonry, brick stone, timber, rendered masonry, compressed fibrous cement board or sheeting or glass.
	3 No group dwelling, row dwelling, multiple dwelling and residential flat building being erected which is elevated, without enclosing the space between the floor of the building and the ground surface.
	4 The planning authority having given a certificate that it is satisfied that conditions A, B, C, D, E, F, and G have been complied with.
	<p>1 Any buildings erected shall:</p> <p>(a) not exceed ten metres in height from existing ground level to the top of the roof line; and</p> <p>(b) not exceed 40 percent coverage of the total site area.</p>
	<p>2 The planning authority having given a certificate that it is satisfied that:</p> <p>(a) a suitable area is to be provided for the loading and unloading of service and commercial vehicles;</p> <p>(b) a suitable area is to be provided for the storage and collection of refuse; and</p> <p>(c) development is in accordance with the Elliston Airstrip Obstacle Limitation Surface Plan, Fig ASE/1, and the requirements of Air Services Australia.</p>
	3 The planning authority having given a certificate that it is satisfied that conditions A, B, C, D, E, F and G have been complied with.
	See "Shop"
	<p>1 The outbuilding is ancillary to the residential use of land within a Residential Zone, Country Township Zone or Rural Living Zone.</p> <p>2 The outbuilding in all zones, excluding the Primary Industry Zone, not having a total floor area greater than 70 square metres.</p> <p>3 The outbuilding in the Primary Industry Zone not having a total floor area greater than 100 square metres.</p>

Kind of Development	Conditions
Petrol Filling Station, Fuel Depot, Motor Repair Station, Public Service Depot, Service Trade Premises	4 The outbuilding having a height not exceeding 3.6 metres, from existing ground level to the top of the roof line.
	5 The external cladding or walling material and roof sheeting being comprised of new materials or materials not having been previously used for any other purpose which contains holes, is damaged or impairs the soundness or uniform appearance of the material below that of equivalent new materials.
	6 The planning authority having given a certificate that it is satisfied that conditions A, B, C, D, E, F and G have been complied with.
	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.
Recreation Area Community Centre	3 No building being erected which exceeds a height of ten metres from existing ground level to the top of the roof line.
	4 The planning authority having given a certificate that it is satisfied that conditions A, B, C, D, E, F, and G have been complied with.
Shop, Office, Bank, Consulting Room	1 No nuisance or annoyance being created or caused to the occupiers of any land in the vicinity of that recreation area or community centre.
	2 The planning authority having given a certificate that it is satisfied that conditions A, B, C, D, E, F and G have been complied with.
	1 Every shop, office, bank and consulting room having: (a) a continuous verandah cover; and (b) a maximum height of two storeys, or eight metres from existing ground level to the top of the roof line.
	2 The planning authority having given a certificate that it is satisfied that: (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 having given a certificate that it is satisfied that conditions A, B, C, D, E, F and G have been complied with.

Kind of Development	Conditions
Store	See "Light Industry"
Timber Yard	See "Light Industry"
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) The layout of the parking area being established so as best to ensure the safety of the public and the free flow of traffic in the locality.
- (b) 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 and maintained, and such landscaping being satisfactorily implemented in accordance with the approved plans and drawings within six months of the giving of the certificate 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, and in the case of residential development within the Rural Living Zone, a rain tank with a 5000 litre capacity should be installed.

CONDITION F - DISPOSAL OF WASTES

Provision must be made for the disposal of waste waters, sewage and other effluents from each allotment without risk to health, following permeability testing if soil qualities unknown. Where not connected to a common effluent drainage scheme, allotments must be of sufficient area to ensure the satisfactory disposal of septic tank effluent within the confines of each allotment.

CONDITION G - FLOOR LEVEL

Building floor levels in the Coastal, Coastal Aquaculture, Residential, Rural Fringe, Country Township, Primary Industry, Commercial Industry and Tourist Accommodation Zones to be in accordance with the following:

- (a) Any building site being at least 0.3 metres above the 100-year average return interval extreme water level (tide and stormwater combined) and associated wave effects plus an allowance for any land subsidence to the year 2050.
- (b) The building floor level being at least 0.25 metres above the minimum site level set out in condition 1 above.
- (c) The planning authority having given a certificate that it is satisfied that there are practical measures available to the developer and to subsequent owners to protect the development to withstand a further 0.7 metre sea level rise.

TABLE EII/3

Category 1 Development*
For Public Notification Purposes

Note: For a complete and updated list refer to Schedule 9 of the Development Regulations 2008.

1 Complying Development

Any development classified as **complying** in the zone provisions and [Table EII/1](#) of this Development Plan, or which would be a **complying development** if it were to meet the conditions associated with the classification in [Table EII/3](#) where the failure to meet those conditions is, in the opinion of the relevant authority, of a minor nature only.

2 Farm Buildings, Land Division and Minor Development

Except where the development is classified as **non-complying** in the zone and policy area provisions of this Development Plan, any development which comprises:

- (a) 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;
- (b) the division of land which creates not more than four additional allotments; or
- (c) 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 Minor Non-complying Development

Any development classified as non-complying in the zone and policy area provisions of this 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;
- (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 Community Titles and Strata Titles

The division of land by way of strata plan under the *Community Titles Act 1996* or the *Strata Titles Act 1988*.

5 Land Division

The division of land (including for the construction of a road or thoroughfare) where the applicant proposes to use the land for a purpose which is, in the opinion of the relevant authority, consistent with the zone and policy area provisions of this Development Plan, and where the division will not, in the opinion of the relevant authority, change the nature or function of an existing road.

* Pursuant to Section 38(2) of the Development Act, the assignment of the above forms of development to Category 1 does not extend to developments that involve, or are for the purpose of, any activity specified in Schedule 22 of the Development Regulations (ie activities of major environmental significance).

6 Public Infrastructure

Any development which comprises the construction of, or alteration of, or addition to, a water or wastewater (or water and wastewater) treatment plant, or associated infrastructure, as part of a project for the provision, extension or improvement of public infrastructure, and which is undertaken on land owned by the Crown, a Minister of the Crown, or an agency or instrumentality of the Crown.

7 Special Events

Any development which comprises a special event if:

- (a) the special event will not be held over more than three consecutive days; and
- (b) in the opinion of the relevant authority, an event of a similar or greater size, or of a similar or greater impact on the surrounding areas, has not been held on the same site (or substantially the same site) within six months immediately preceding the day or days on which the special event is proposed to occur.

Note: "Special event" means a community, cultural, arts, entertainment, recreational, sporting or other similar event that is to be held over a limited period of time.

8 Aquaculture

(1) Any form of aquaculture development:

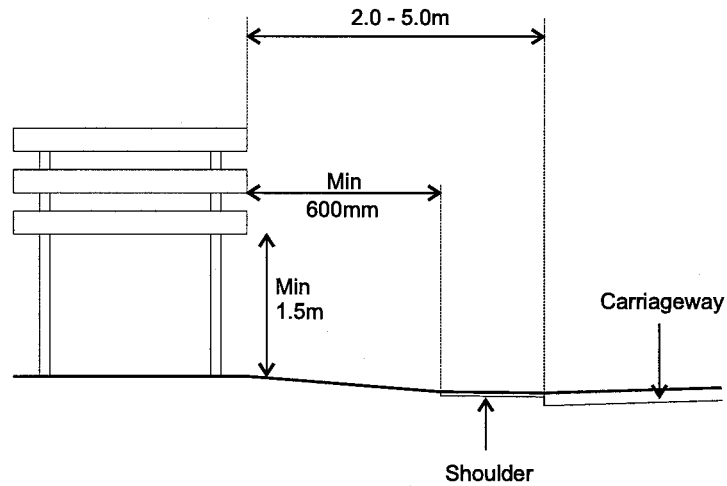
- (a) in an aquaculture zone delineated by this Development Plan; or
- (b) in an aquaculture zone delineated by a management plan for aquaculture under the Fisheries Act 1982 or the Crown Lands Act 1929; or
- (c) in the case of a development that is proposed to be in place for a period not exceeding 12 months:
 - (i) in an aquaculture zone delineated by a management plan for aquaculture published by the Minister for the time being administering the *Fisheries Act 1982*; or
 - (ii) in an aquaculture zone delineated by a management plan for aquaculture published by the Minister for the time being administering the *Crown Lands Act 1929*.

(2) However, subclause (1)(c) does not apply if aquaculture development has been previously conducted on the same site, or on a site which, in the opinion of the relevant authority, is substantially the same, within the period of 2 years immediately preceding the date of the application.

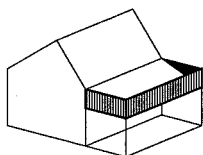
TABLE EII/4

Outdoor Advertising Development Standards and Guidelines*

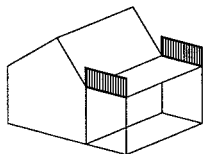
1 Directional Signs



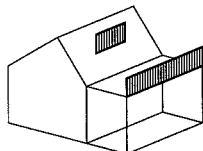
2 Signs to be fixed to Buildings



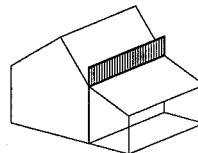
Signs hide the
inclined plane
of verandah



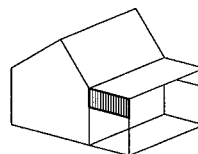
Upstands at
verandah ends



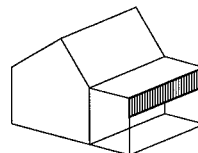
Mid roof
or above
verandah



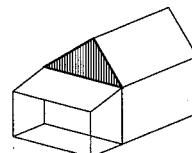
At the connection
between verandah
and building



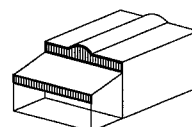
On the end of
a verandah



Below the
verandah edge



Directly onto
gable ends



On parapet
walls and below
verandah edge

3 Business Identification Signs

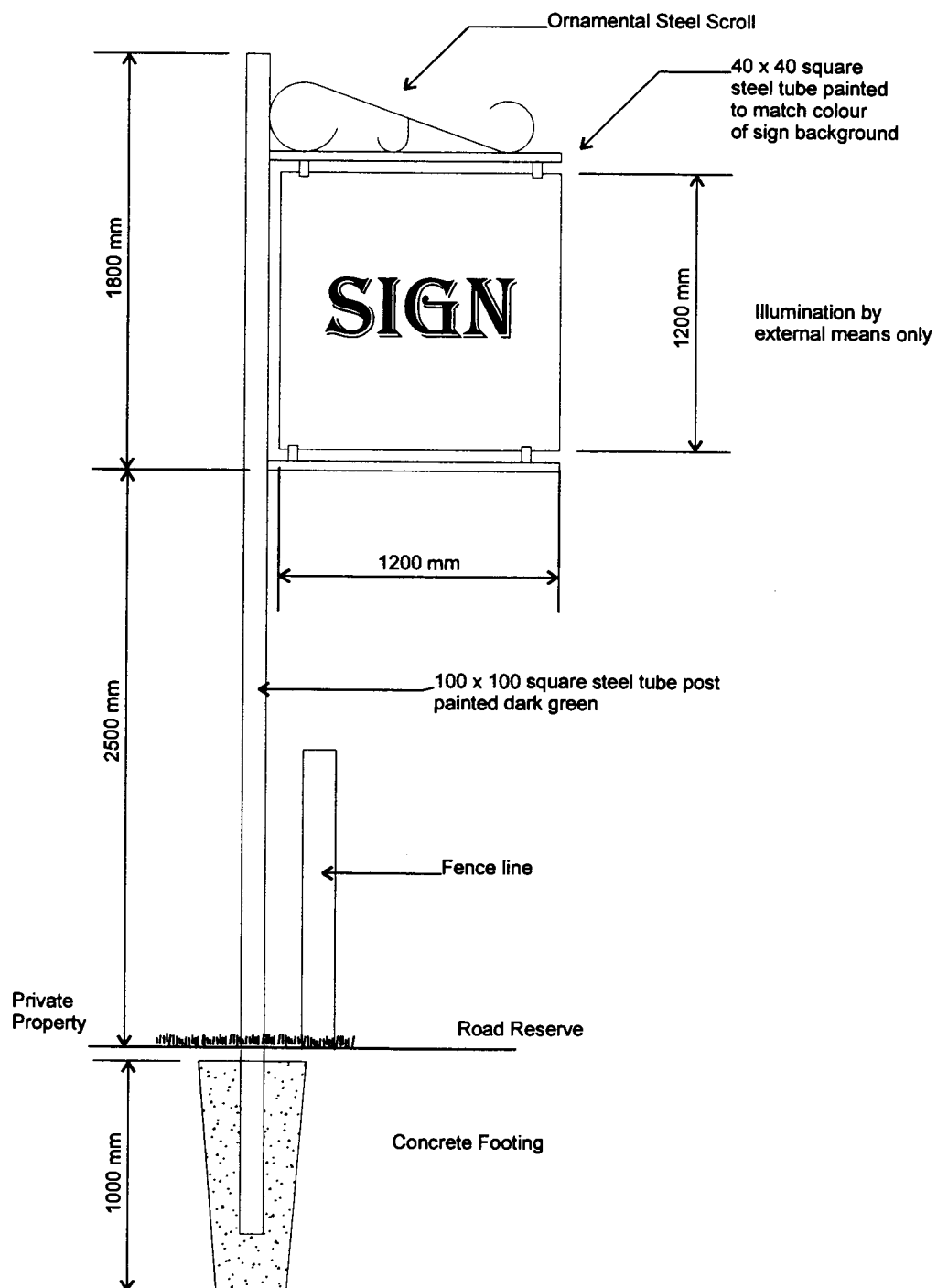


TABLE EII/5
Building Set-backs

	Set-back Requirements	Prescribed Distance
1	All roads within the Primary Industry, and Coastal Zones.	50 metres except wind farms and ancillary development
2	Boundary of Flinders Highway and Todd Highway.	50 metres except wind farms and ancillary development
3	All other roads in the Residential, Commercial Industry, Airport, Rural Fringe, Rural Living, Tourist Accommodation, Water Protection, Parklands, Town Centre and Country Township Zones.	8 metres
4	All other roads in the Coastal Aquaculture Zone	15 metres
5	High Water Mark or top of a sea cliff within the Primary Industry, Coastal and Conservation Zones.	100 metres except wind farms and ancillary development
6	High Water Mark or top of a sea cliff outside of the Primary Industry and Coastal Zones.	100 metres except wind farms and ancillary development

TABLE EII/6

Car Parking Requirements

Column 1	Column 2
Kind of Development	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).
Aquaculture	One per 75 square metres of total floor area or one per 3 employees (whichever provides the larger parking area).
Bank	One per 15 square metres of total floor area.
Boarding - Guest House, Hostel	One per 2 beds.
Bowling Club	Thirty per bowling green.
Community Centre, Clubroom, Gymnasium, Hall, Bowling Alley, Amusement Centre	One per 10 square metres of total floor area.
Consulting Rooms	Four for the first surgery, plus two per each additional surgery.
Detached Dwelling	One covered car parking space per dwelling and one uncovered space.
Funeral Parlour	One per 5 chapel seats plus provision for vehicles operated by parlour.
General, Light, Service, Special Industry, Motor Repair Station	One per 75 square metres of total floor area or one per 2 employees (whichever provides the larger parking area).
Hospital, Nursing Home	One per 2 beds plus one per 2 staff.
Hotel	One per 2 square metres of bar floor area plus one per 10 square metres of lounge bar or beer garden floor area; or one per 3 guest rooms (whichever provides the larger parking area).
Motel	One per room or residential unit plus one per 10 square metres of total floor area of restaurant (if provided).
Multiple Dwelling	One roofed parking space per dwelling unit Residential Flat Building plus one per 2 dwelling units for visitor parking.
Office	One per 25 square metres of total floor area.
Place of Worship	One per 5 seats.
Restaurant	One per 6 seats.
Semi-detached Dwelling, Row Dwelling	One roofed car parking space per dwelling.
Service Station	Ten spaces per station for customer and employee use.
Shop (excluding Restaurant)	One per 15 square metres of floor area.
Store, Warehouse	One per 75 square metres of total floor area or one per 3 employees (whichever provides the larger parking area).
Squash/Tennis Courts	Three per court.
Theatre	One per 5 seats.

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

TABLE EII/7**State Heritage Places**

Property Address	Certificate of Title	Description of Place of Value	Section 16 Criteria*
Sheringa: Sheringa Beach Rd Section 173 Hd Way	CL 907/16	Round Lake Washing Pool 1837	
Elliston: Flinders Highway Section 23 Hd Ward	CL 497/110	Oaklands Shearing Shed 1884	
Elliston: Government Rd Harbours Board Reserve Hundred Ward	CT 5795/341	Elliston Jetty	
Elliston: Flinders Highway Bk1 Harbours Board Reserve Allotment 10 Out of Hundreds (Elliston) and Hundred Ward	CT 5795/341 CT 5834/422	Cast Iron Lead Light	
Elliston: 9 Memorial Drive Lot 100 Pt Lot 134 Hd Ward	CT 15685/98	Elliston CWA (Country Women's Association) Rest Rooms	

*SECTION 16 CRITERIA (HERITAGE ACT, 1993):

A place is of heritage value if it satisfies one or more of the following criteria:

- (a) it demonstrates important aspects of the evolution or pattern of the State's history; or
- (b) it has rare, uncommon or endangered qualities that are of cultural significance; or
- (c) it may yield information that will contribute to an understanding of the State's history, including its natural history; or
- (d) it is an outstanding representative of particular class of places of cultural significance; or
- (e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics; or
- (f) it has strong cultural or spiritual associations for the community or a group within it; or
- (g) it has a special association with the life or work of a person or organisation or an event of historical importance.

TABLE EII/8

**Minimum Fixed Separation Distances Between
Primary Industries and Other Land Uses/Activities/Landscape Elements**

Primary Industry	Land Use/Activity/ Landscape Element	Principal Purpose of Separation Distance	Required Separation Distance (metres)
Poultry Sheds	Residential Zone(s)/Rural Living Zone/Country Township Zone	Environmental	1000
	Dwelling on another property	Environmental	500
	Dwelling on same property	Environmental	100
	Another poultry farm (including free range poultry), ostrich and emu farms	Disease/quarantine	1000
	National Highway	Disease/quarantine	1000
	Public road	Disease/quarantine	250
	Side or rear boundary	Disease/quarantine	300
Piggeries	Residential Zone(s)/Rural Living Zone/Country Township Zone	Environmental	5000 [*]
	Public road (except as below)	Disease/quarantine	200
	Public road (unsealed with less than 50 vehicles per day excluding piggery traffic)	Disease/quarantine	50
	Dairy	Disease/quarantine	100
	Slaughter House	Disease/quarantine	100
	Neighbouring rural dwelling	Environmental	200
	Property boundary	Disease/quarantine	20
Cattle Feedlots	Public road (except as below)	Disease/quarantine	200
	Public road (unsealed with less than 50 vehicles per day excluding feedlot traffic)	Disease/quarantine	50
	Property boundary	Disease/quarantine	50
Piggeries, Cattle Feedlots	Major watercourse (third order or higher stream)	Environmental	200

^{*} In those towns and settlements with a population of less than 200 persons, a separation distance of 2000 metres is acceptable.

Primary Industry	Land Use/Activity/ Landscape Element	Principal Purpose of Separation Distance	Required Separation Distance (metres)
	Other watercourse (shown on a 1:50000 SA Government topographical map)	Environmental	100
	Major water reservoir (ie public water supply reservoir)	Environmental	800
Stockyards	Dwellings or Residential Zone(s)/Rural Living Zone/Country Township Zone	Environmental	500
Agricultural Land Uses Involving Chemical Spraying	Dwellings or Residential Zone(s)/Rural Living Zone/Country Township Zone	Environmental	300 (open ground) 40 (where there is an appropriately designed and implemented vegetated buffer)
Horticulture (excluding olive orchards)	Residential areas and zones, caravan parks, urban land uses, recreation areas, tourist accommodation, childcare centre, school, hospital. Medical centre or other sensitive receptor type		300
	An approved land-based aquaculture operation		100
	Watercourse identified on a 1:50000 SA Government topographical map or wetland; Well, stock and domestic bores; Stands of significant native vegetation		50
Resource Recovery Centre	Residential areas and zones, caravan parks, urban land uses, recreation areas		300
Effluent disposal system association with a dwelling	Dwelling on same property		50



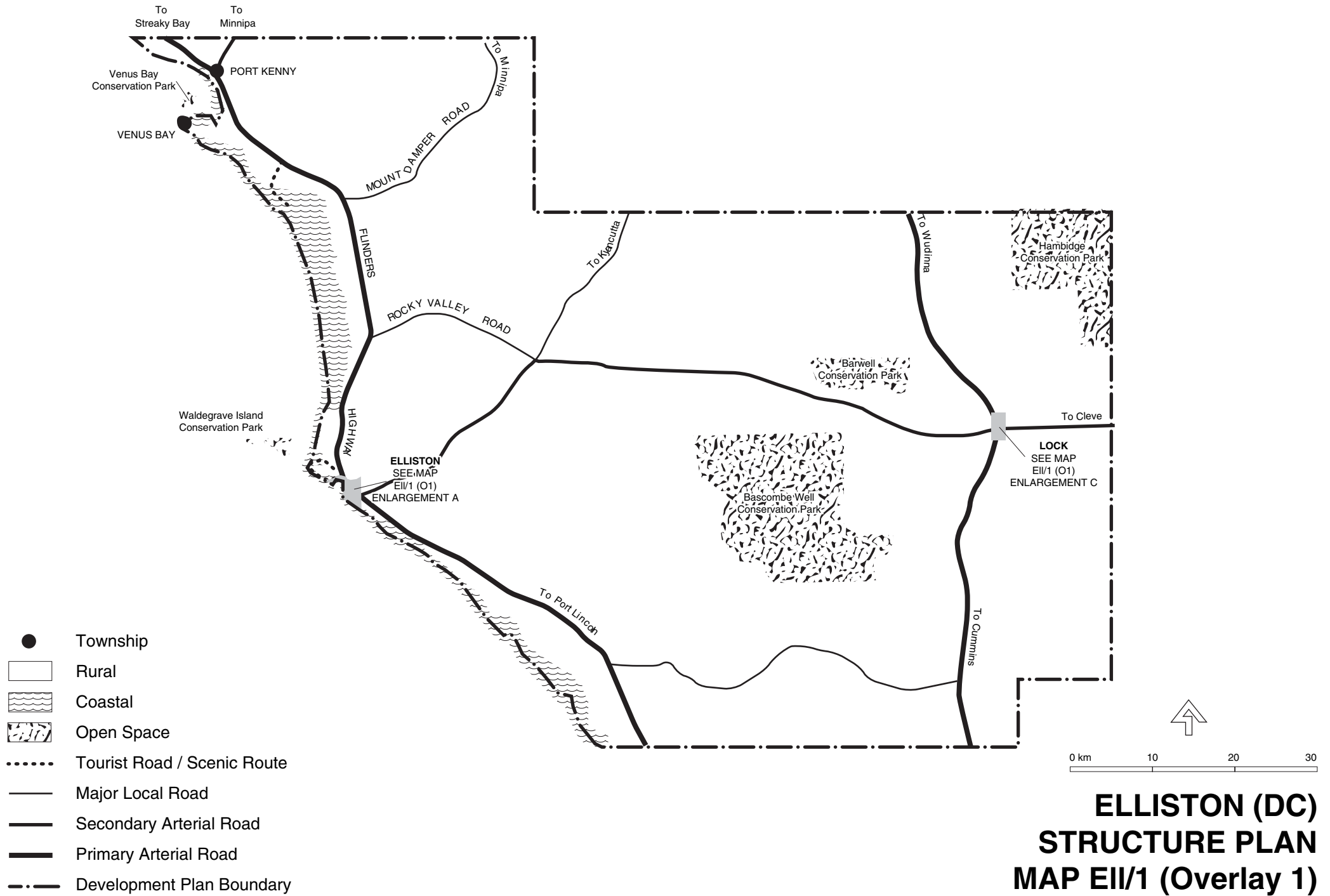
To identify the precise location of the Development Plan boundary refer to Map EII/2A and 2B then select the relevant Zone Map



0 20km

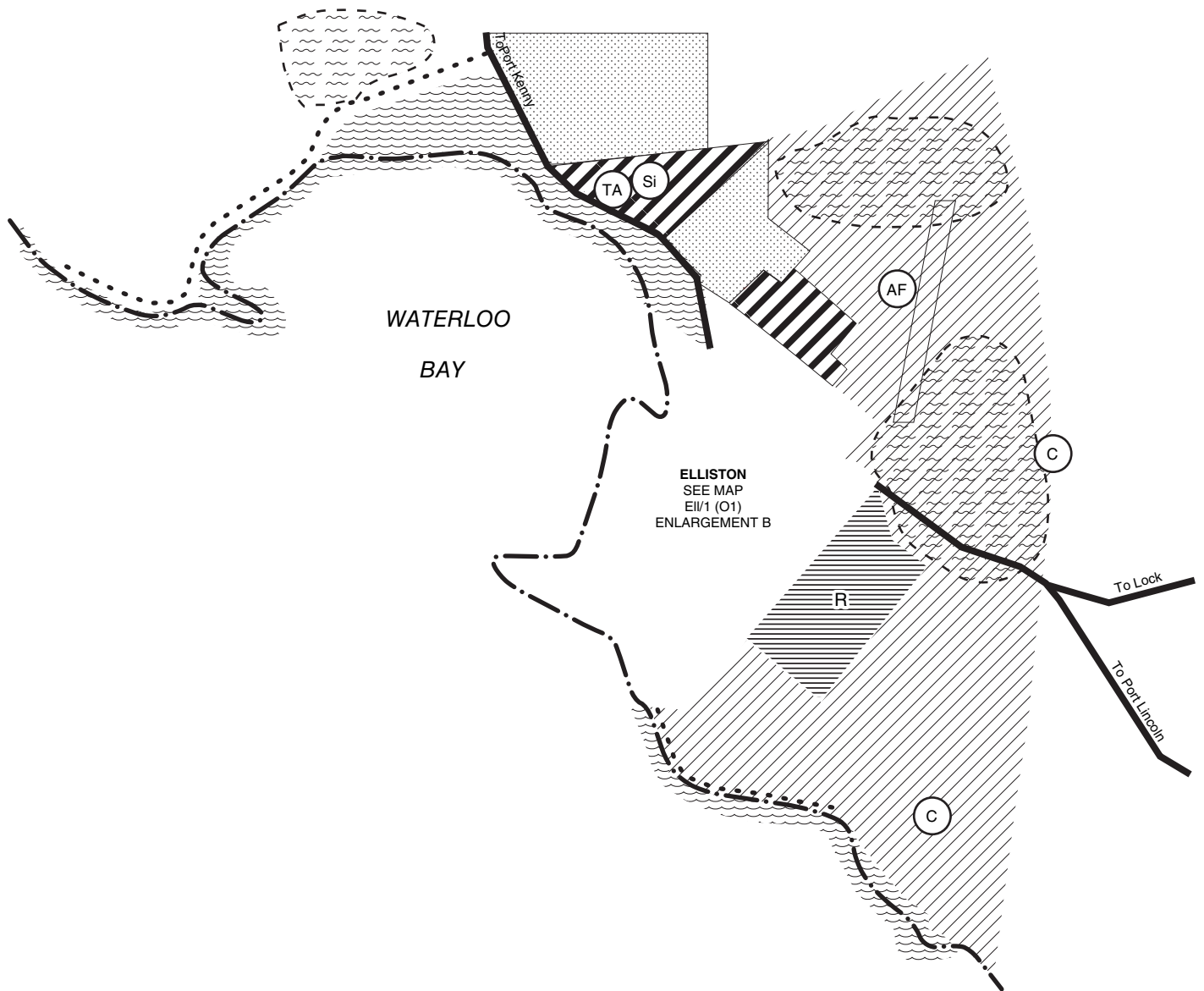
— ■ — Development Plan Boundary















ELLISTON (DC) MAP EII/1



ELLISTON (DC) STRUCTURE PLAN MAP EII/1 (Overlay 1)

Consolidated - 7 February 2013



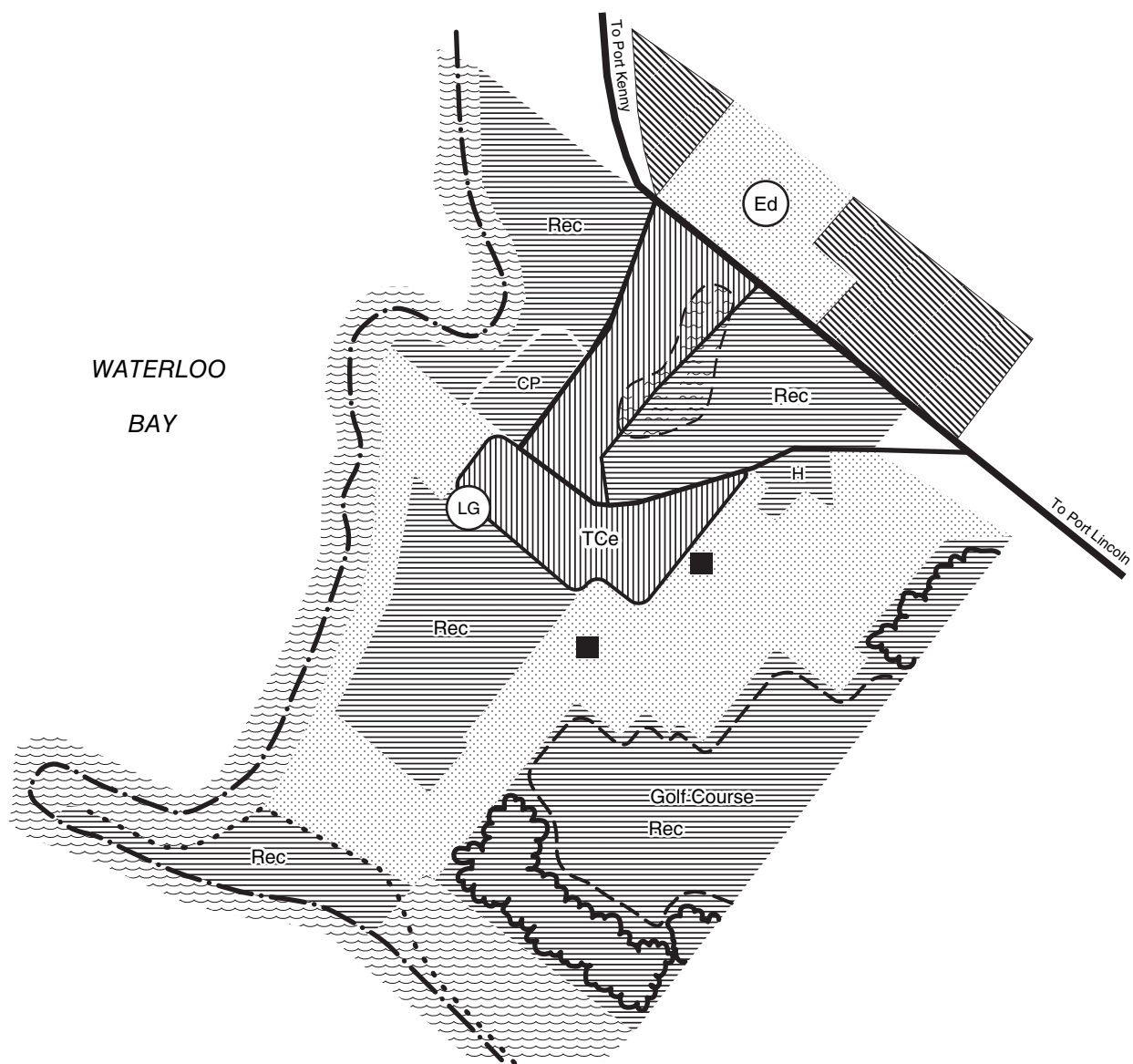
-  Living
-  Commercial Industry
-  Rural
-  Rural Fringe
-  Airfield
-  Tourist Accomodation
-  Cemetery
-  Silos
-  Coastal
-  Inundation
-  Recreation
-  Tourist Road / Scenic Route
-  Primary Arterial Road
-  Development Plan Boundary




















0 km 500 1000 1500

ELLISTON (DC) **ELLISTON (ENVIRONS)** **STRUCTURE PLAN** **MAP EII/1 (Overlay 1)** **ENLARGEMENT A**

Consolidated - 7 February 2013



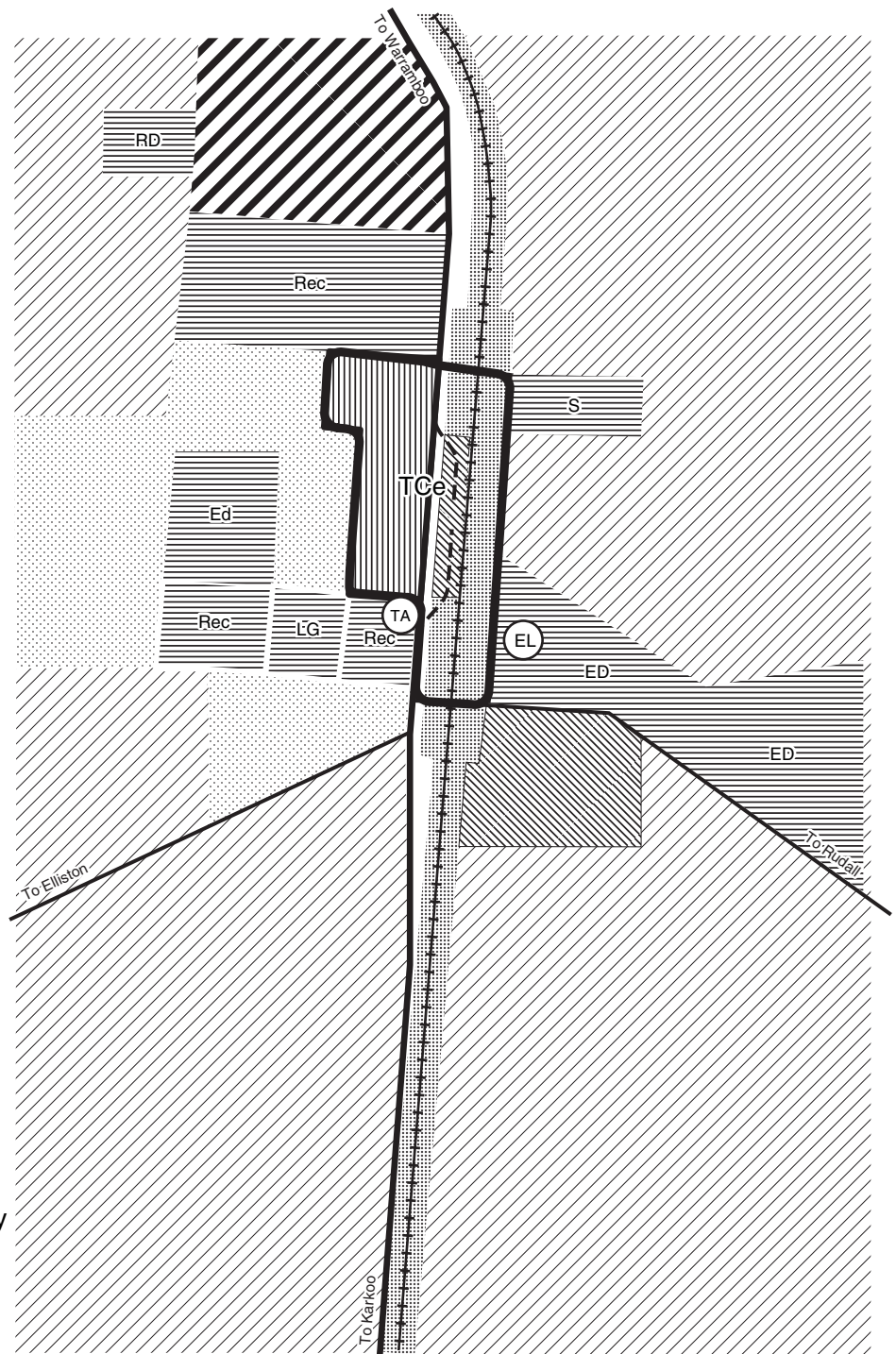
-  Living
-  Town Centre
-  Commercial Industry
-  Rural
-  Education
-  Public Purpose - Depot
-  Public Purpose - Caravan Park
-  Public Purpose - Hospital
-  Recreation
-  Coastal
-  Wetlands
-  Remnant Vegetation
-  Historic Significance
-  Tourist Road / Scenic Route
-  Secondary Arterial Road
-  Primary Arterial Road
-  Development Plan Boundary






















0 metres 250 500 750

ELLISTON (DC) **ELLISTON (TOWN)** **STRUCTURE PLAN** **MAP EII/1 (Overlay 1)** **ENLARGEMENT B**

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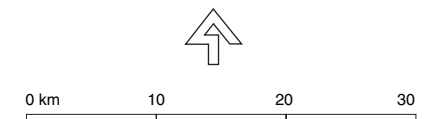
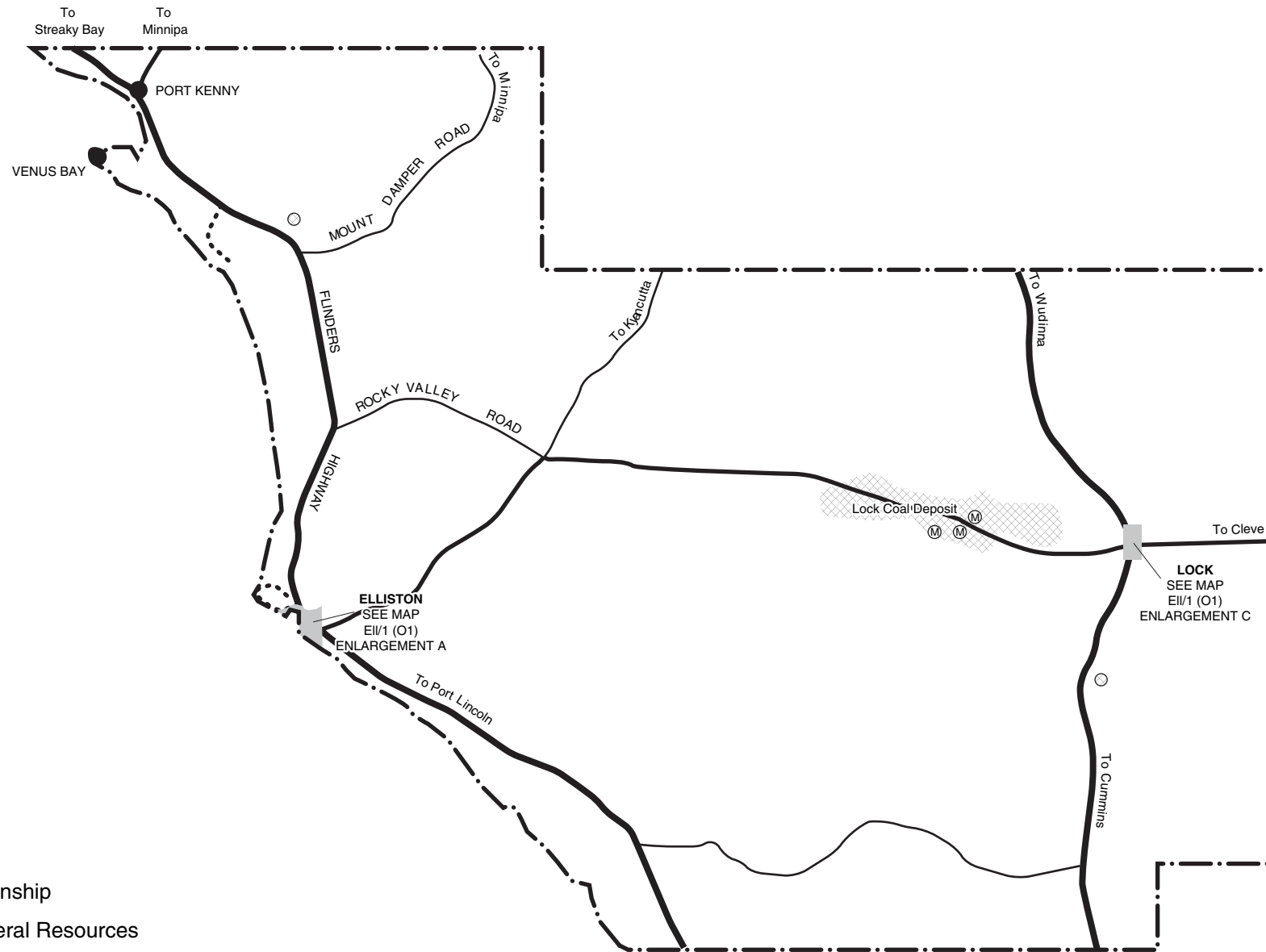
-  Living
-  Recreation
-  Commercial Industry
-  Rural
-  Rural Fringe
-  Town Centre
-  Education
-  Refuse Depot
-  Common Effluent Dam
-  Stormwater Catchment Area
-  Commercial (Grain Handling)
-  Effluent Lagoon
-  Depot
-  Railway Land
-  Railway
-  Secondary Arterial Road
-  Primary Arterial Road
-  Proposed Realignment of Primary Road
-  Tourist Accomodation



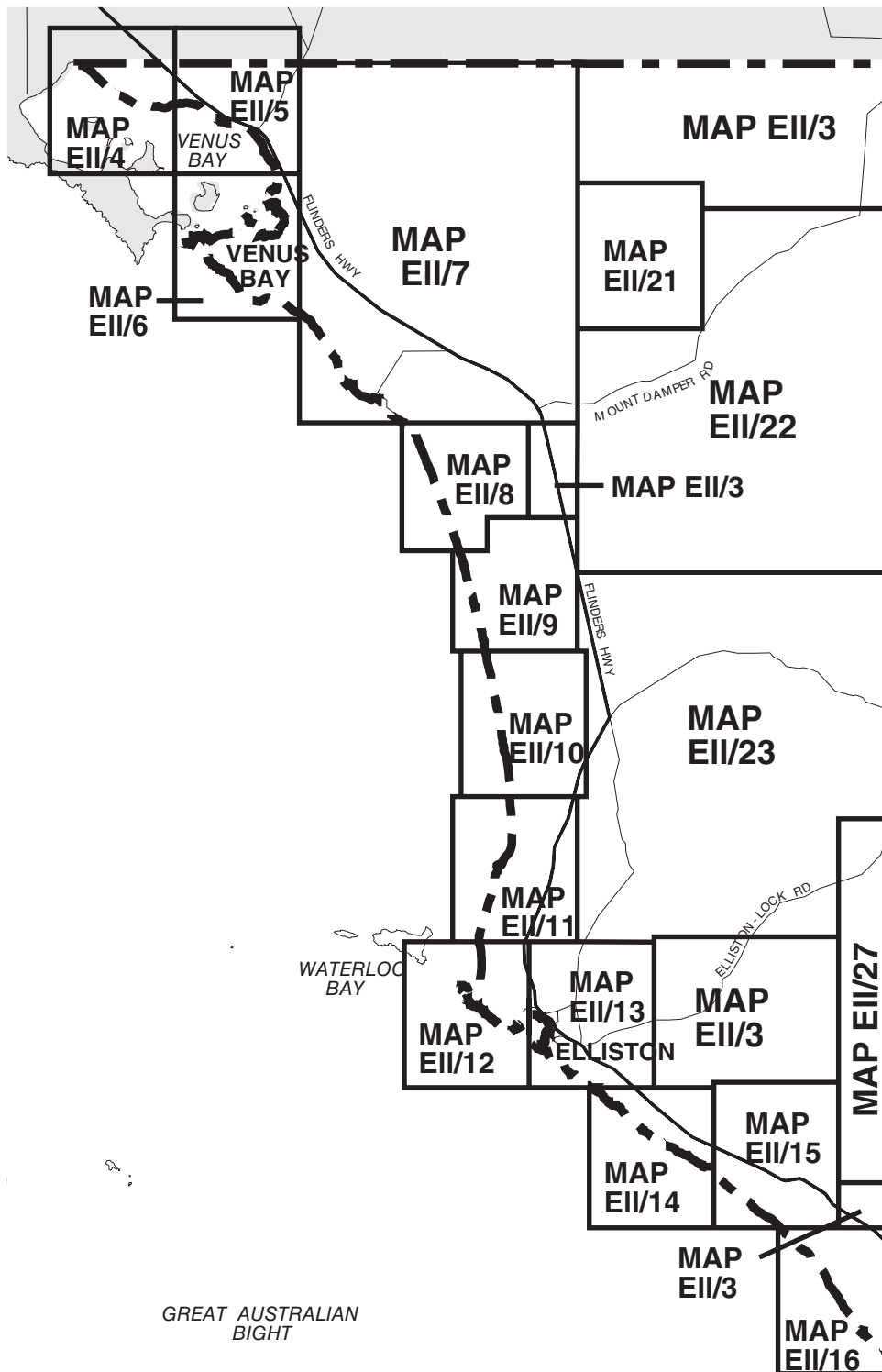
0 metres 200 400 600 800

ELLISTON (DC) **LOCK (TOWN)** **STRUCTURE PLAN** **MAP EII/1 (Overlay 1)** **ENLARGEMENT C**

Consolidated - 7 February 2013



ELLISTON (DC) **SIGNIFICANT CONSTRAINTS** **MAP EII/1 (Overlay 2)**



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 EII/3 to EII/37 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area boundaries are shown or otherwise as indicated.

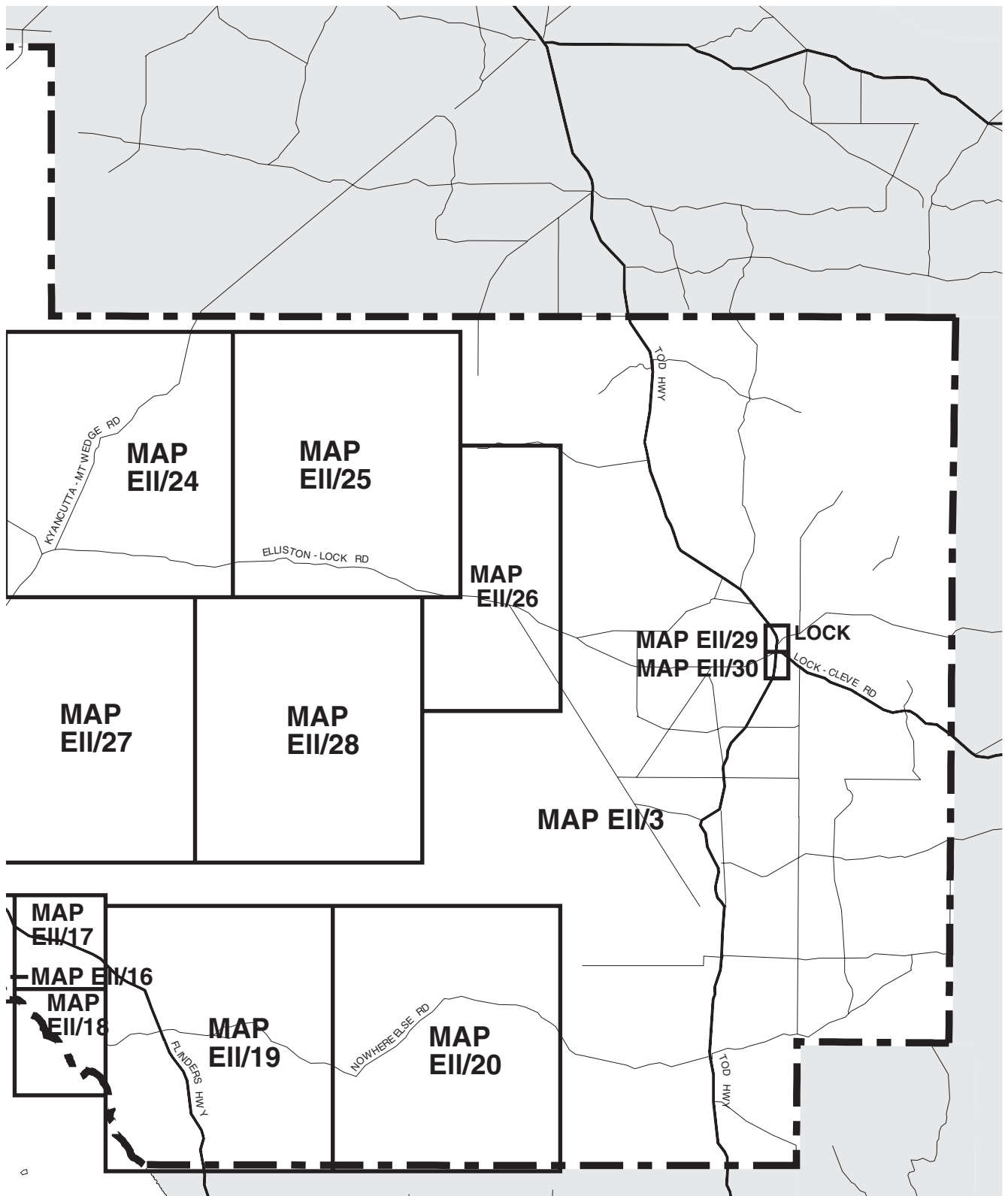
Scale 1:400000



ELLISTON (DC) **INDEX** **MAP EII/2A**

— — — Development Plan Boundary

Consolidated - 7 February 2013



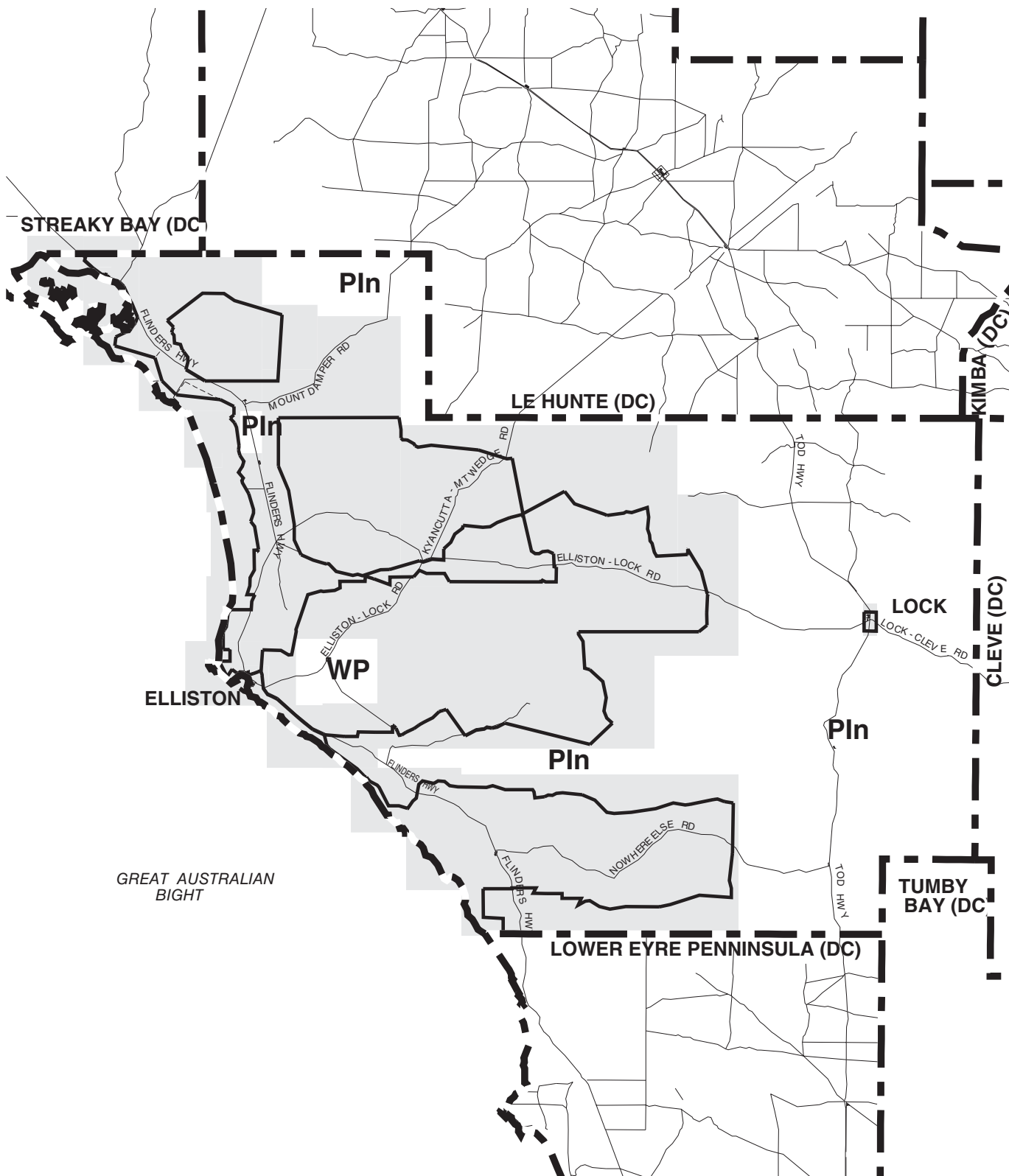
For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps EII/3 to EII/37 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line 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.



ELLISTON (DC) **INDEX** **MAP EII/2B**

— — Development Plan Boundary

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Note: See Index Map EII/2A & 2B for shaded areas

Pln
WP

Primary Industry
Water Protection



Zone Boundary
Development Plan Boundary

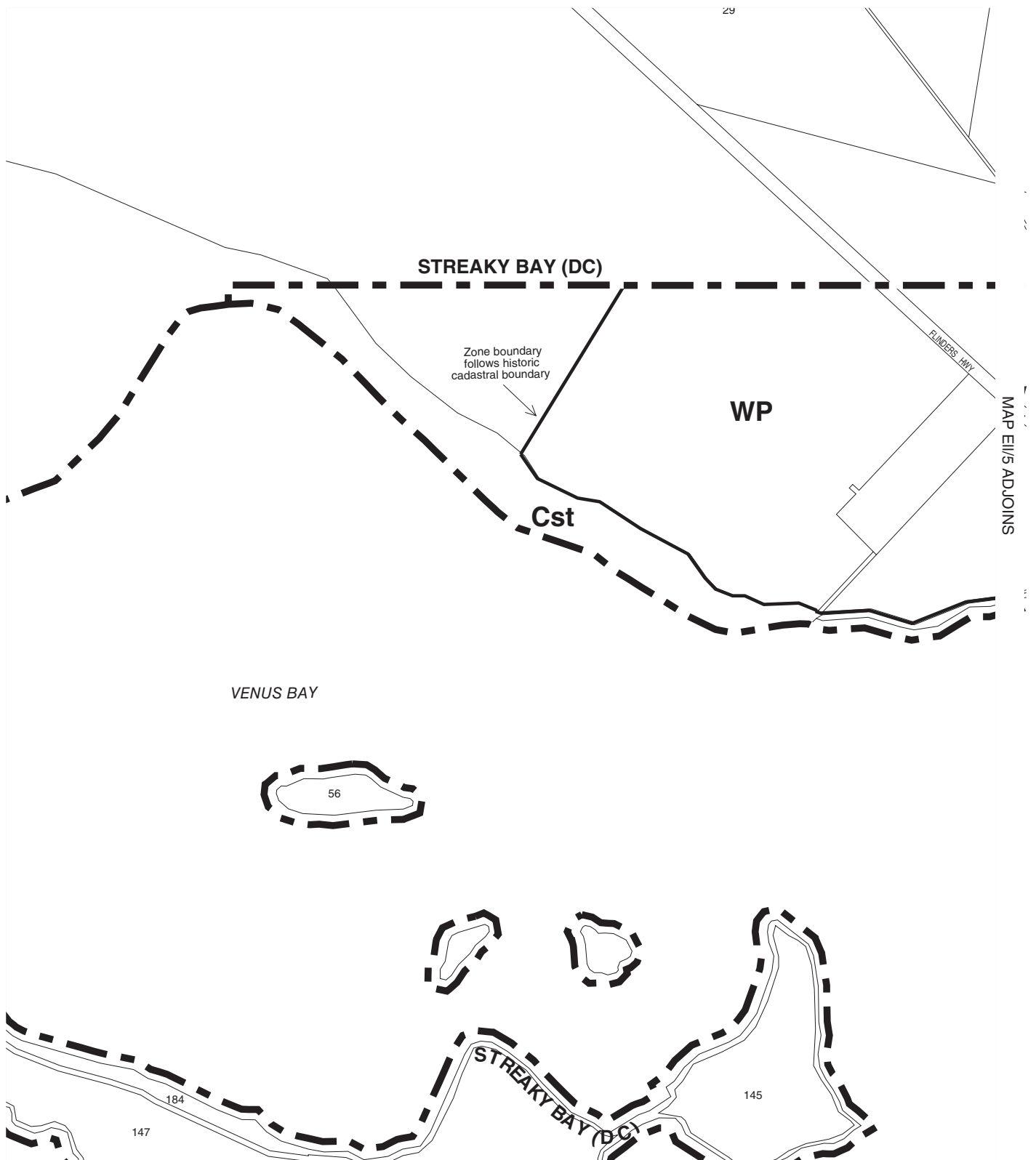
Scale 1:725000



0 50km

ELLISTON (DC) ZONES MAP EII/3

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Cst
WP

Coastal
Water Protection

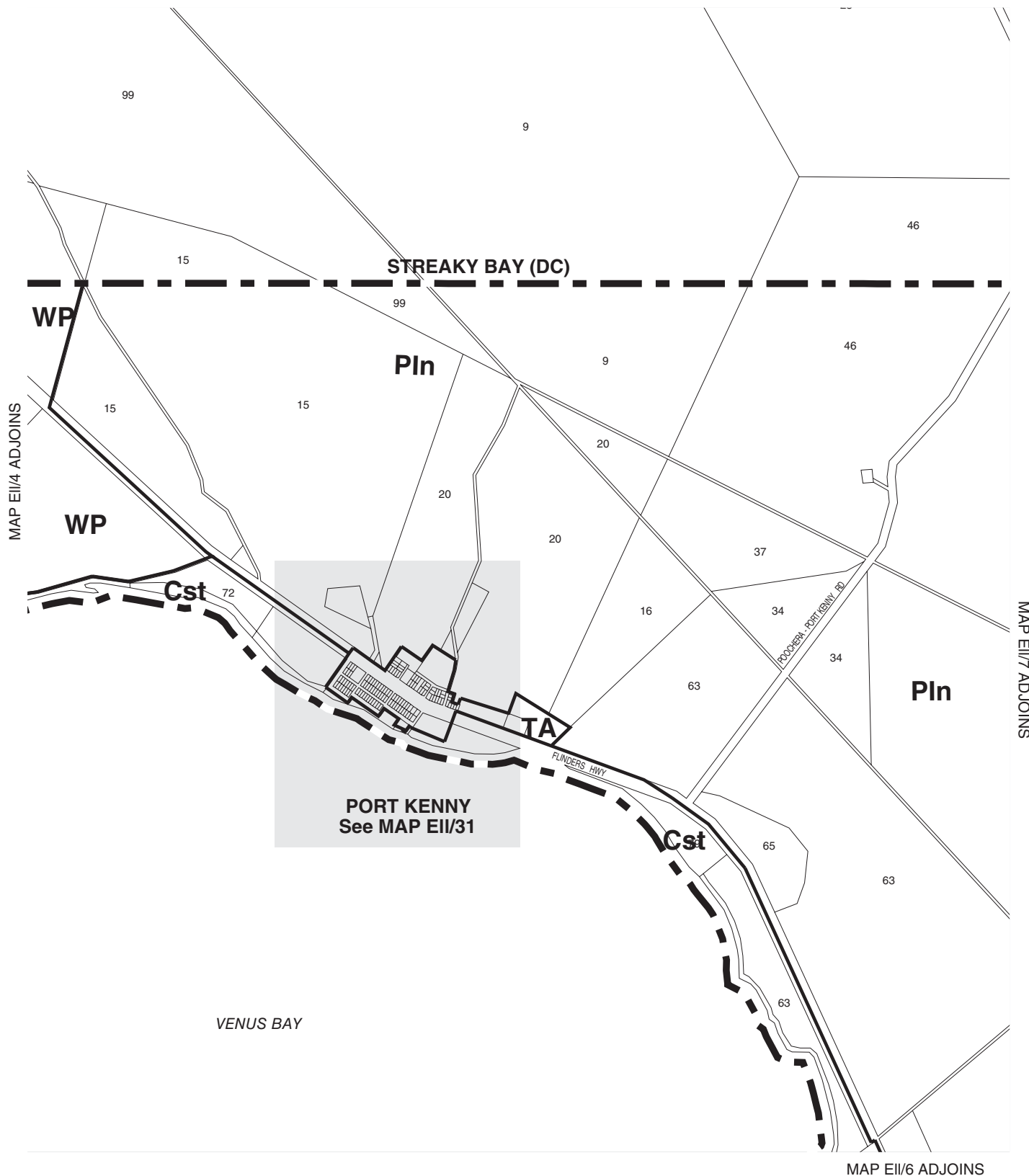


Zone Boundary
Development Plan Boundary



ELLISTON (DC) ZONES MAP EII/4

Consolidated - 7 February 2013



Cst
Pln
TA
WP

Coastal
Primary Industry
Tourist Accommodation
Water Protection

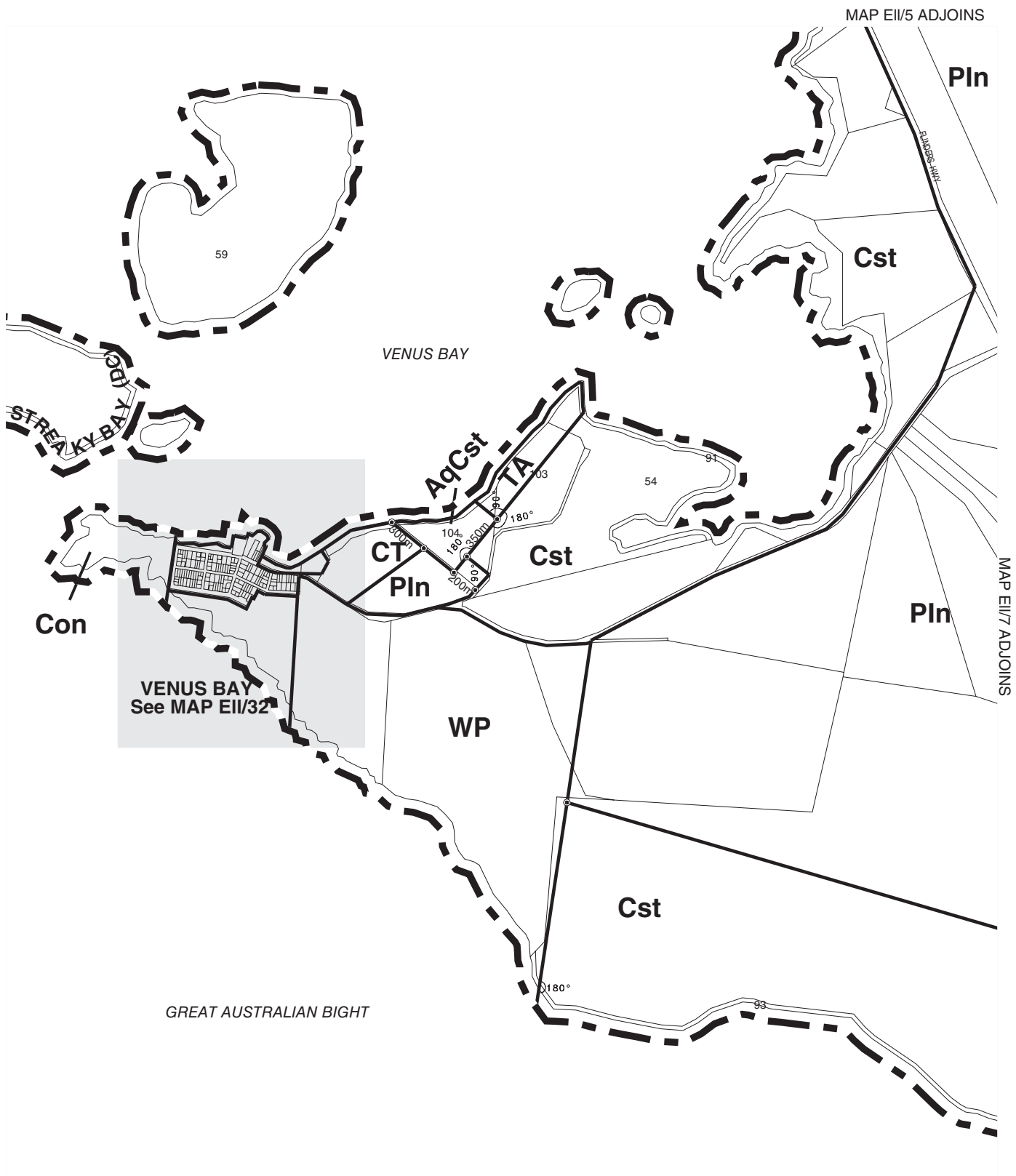
— Zone Boundary
- - - Development Plan Boundary

Scale 1:40000

0 2km

ELLISTON (DC) **ZONES** **MAP EII/5**

Consolidated - 7 February 2013



NOTE: For Policy Areas see MAP EII/37

AqCst	Aquaculture Coastal
CT	Country Township
Con	Conservation
Cst	Coastal
Pln	Primary Industry
TA	Tourist Accommodation
WP	Water Protection

— Zone Boundary
 - - - Development Plan Boundary



ELLISTON (DC) ZONES MAP EII/6

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STREAKY BAY (DC) / LE HUNTE (DC)

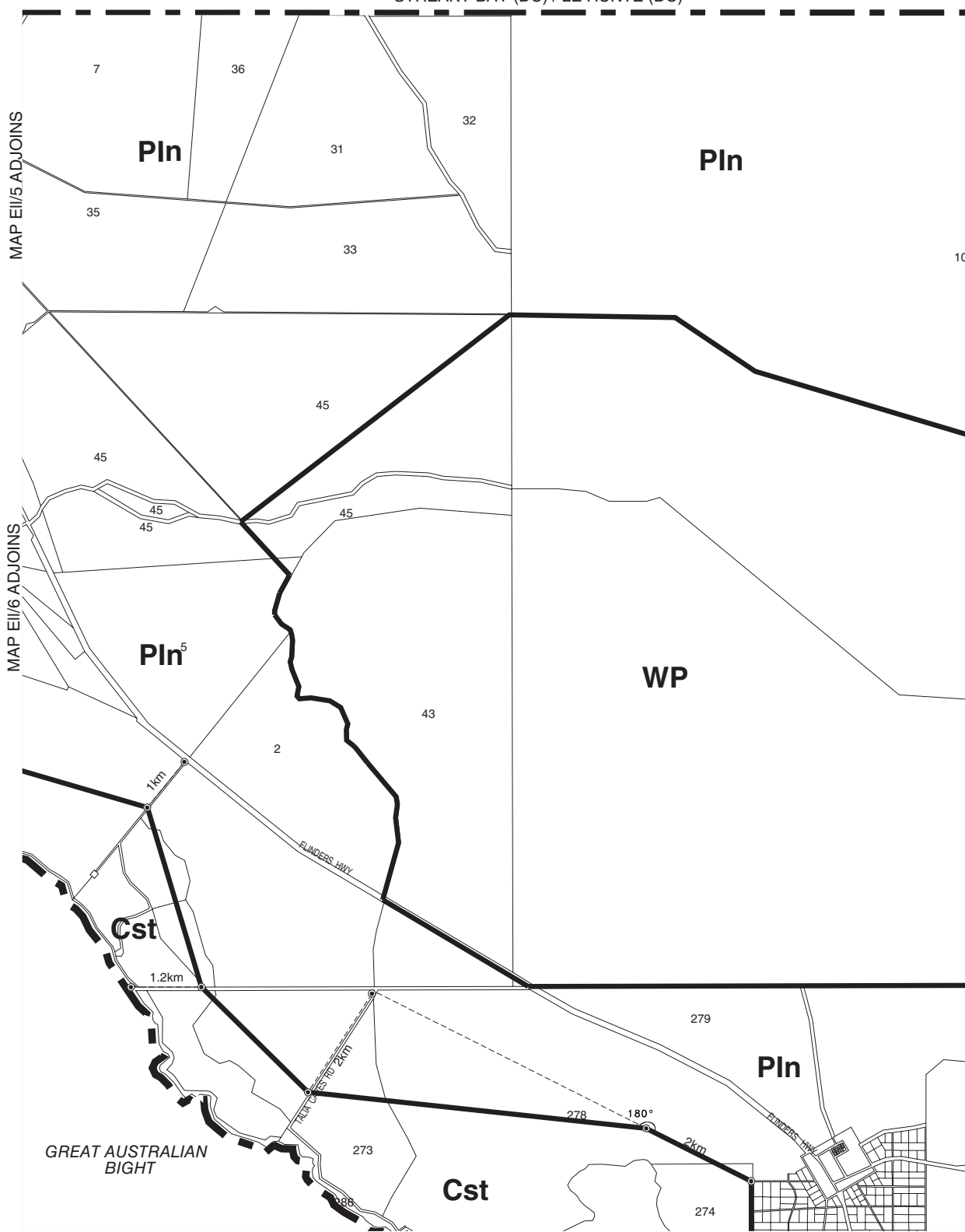
MAP EII/5 ADJOINS

MAP EII/3 ADJOINS

MAP EII/21 ADJOINS

MAP EII/22 ADJOINS

MAP EII/6 ADJOINS



Cst
Pln
WP

Coastal
Primary Industry
Water Protection



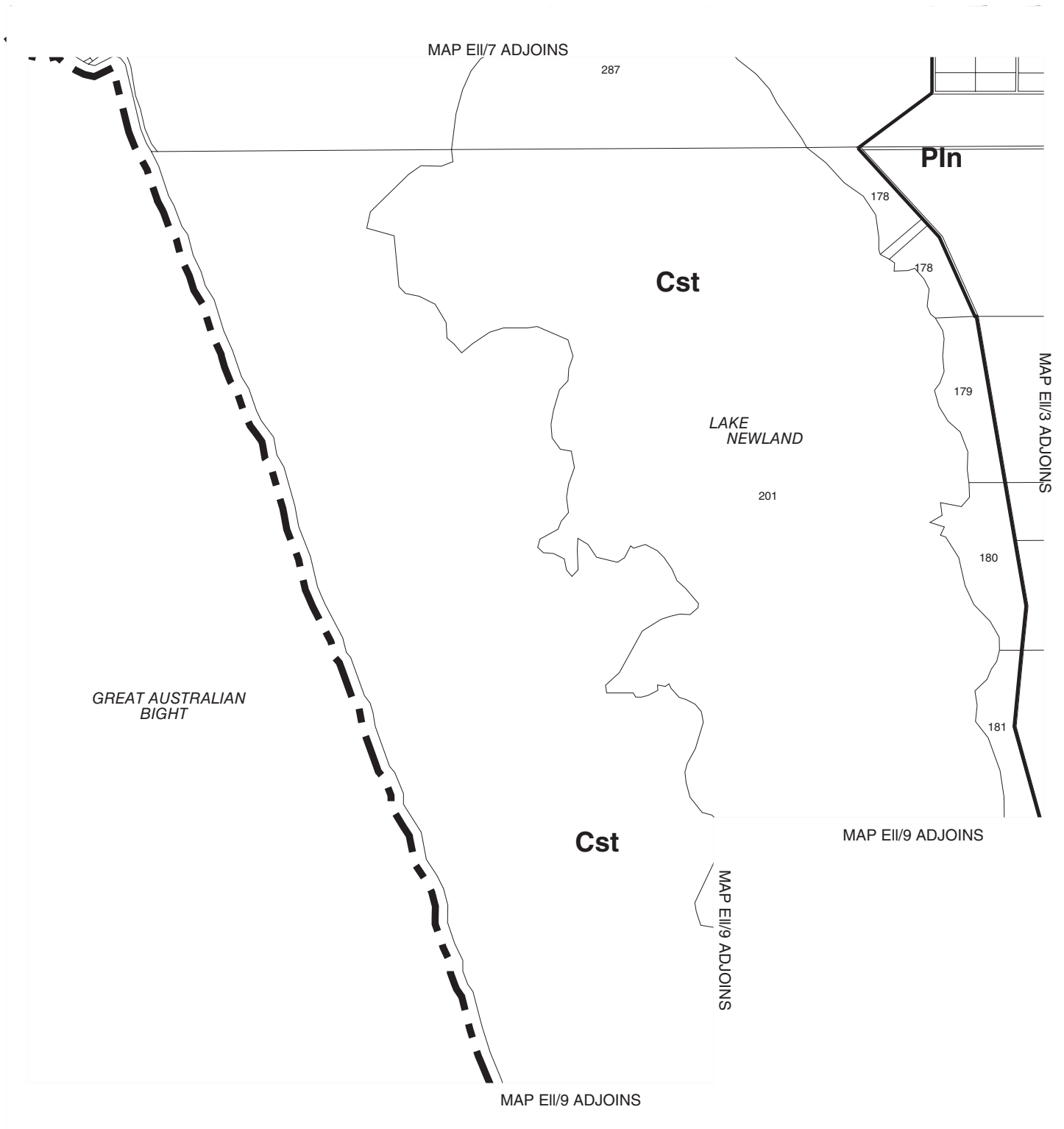
Scale 1:100000



ELLISTON (DC) ZONES MAP EII/7

— Zone Boundary
- - - Development Plan Boundary

Consolidated - 7 February 2013



Cst
Pln

Coastal
Primary Industry



Scale 1:40000

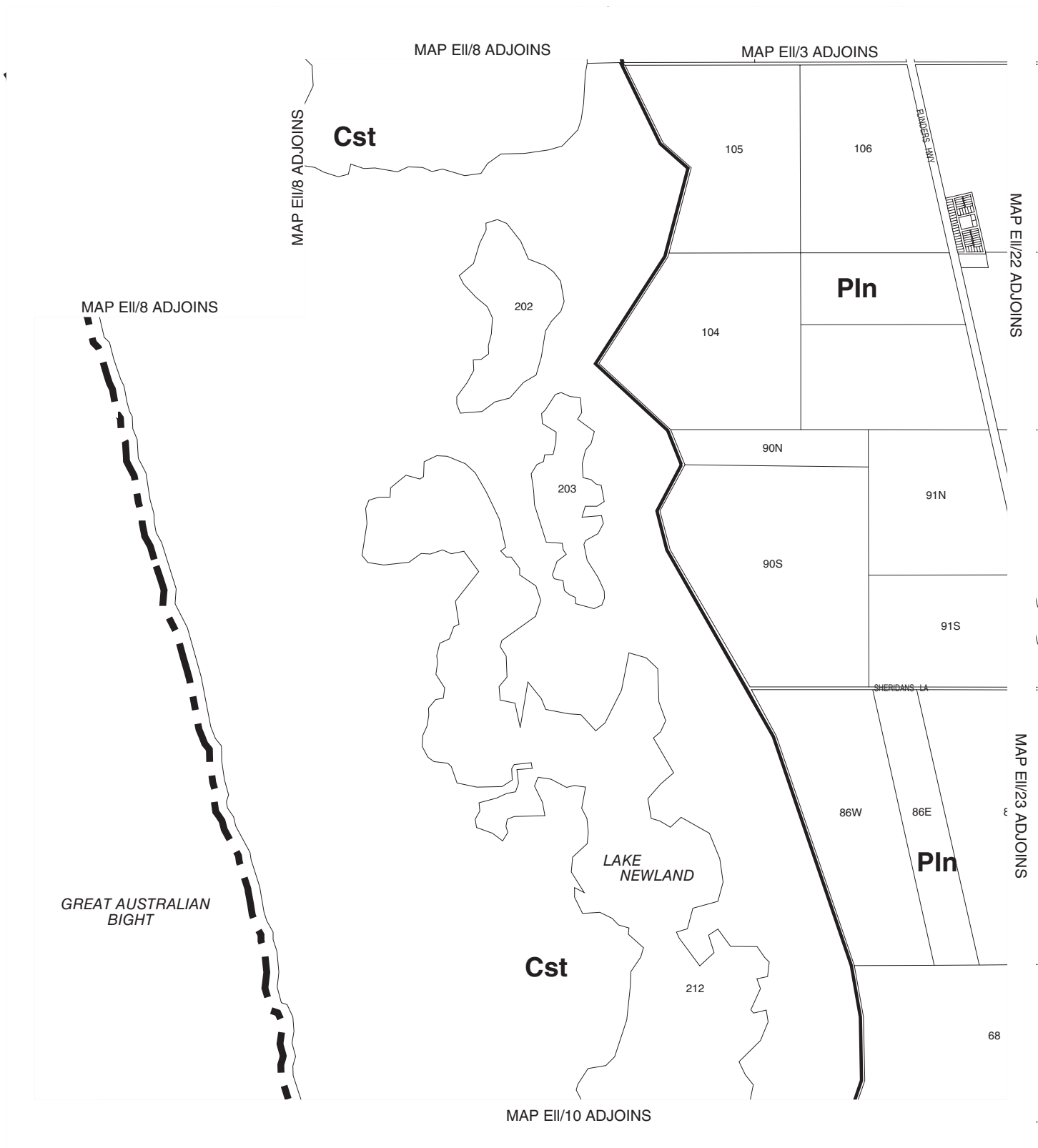
0 2km



Zone Boundary
Development Plan Boundary

ELLISTON (DC) **ZONES** **MAP EII/8**

Consolidated - 7 February 2013



Cst
Pln

Coastal
Primary Industry



Scale 1:40000

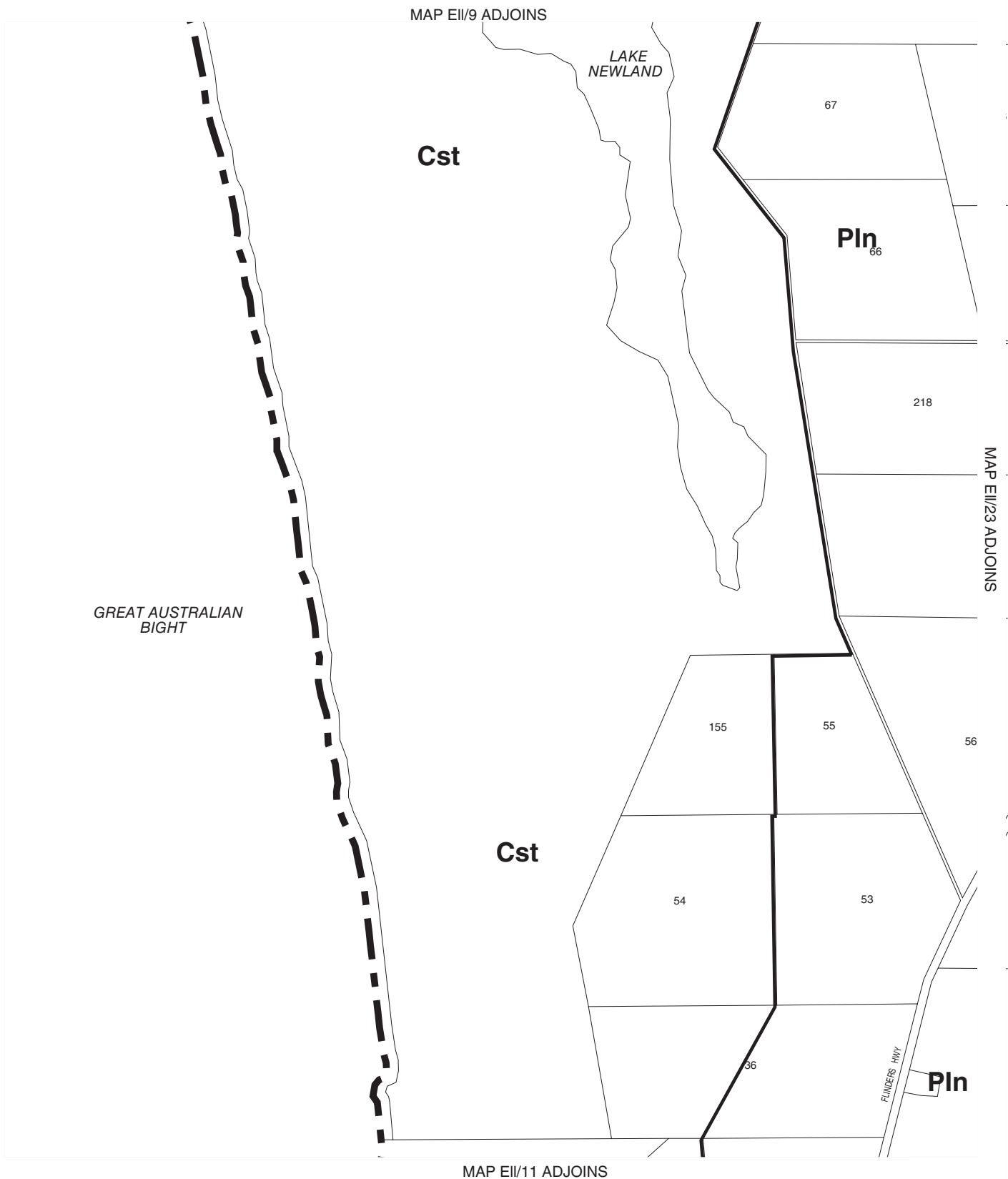
0 2km

ELLISTON (DC) **ZONES** **MAP EII/9**



Zone Boundary
Development Plan Boundary

Consolidated - 7 February 2013



Cst
Pln

Coastal
Primary Industry



Scale 1:40000

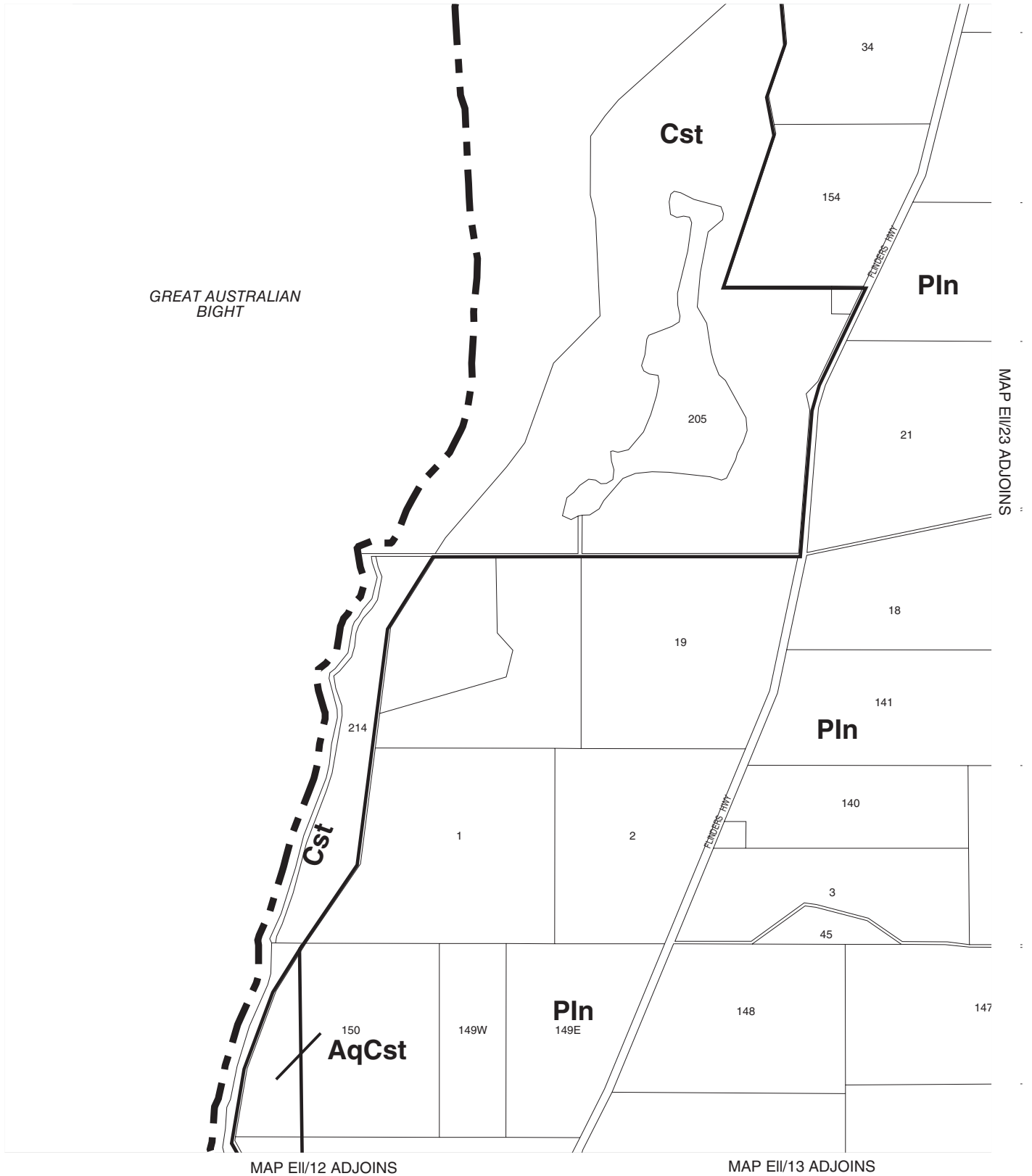


Zone Boundary
Development Plan Boundary

ELLISTON (DC) **ZONES** **MAP EII/10**

Consolidated - 7 February 2013

MAP EII/10 ADJOINS



AqCst
Cst
Pln

Aquaculture Coastal
Coastal
Primary Industry



Zone Boundary
Development Plan Boundary

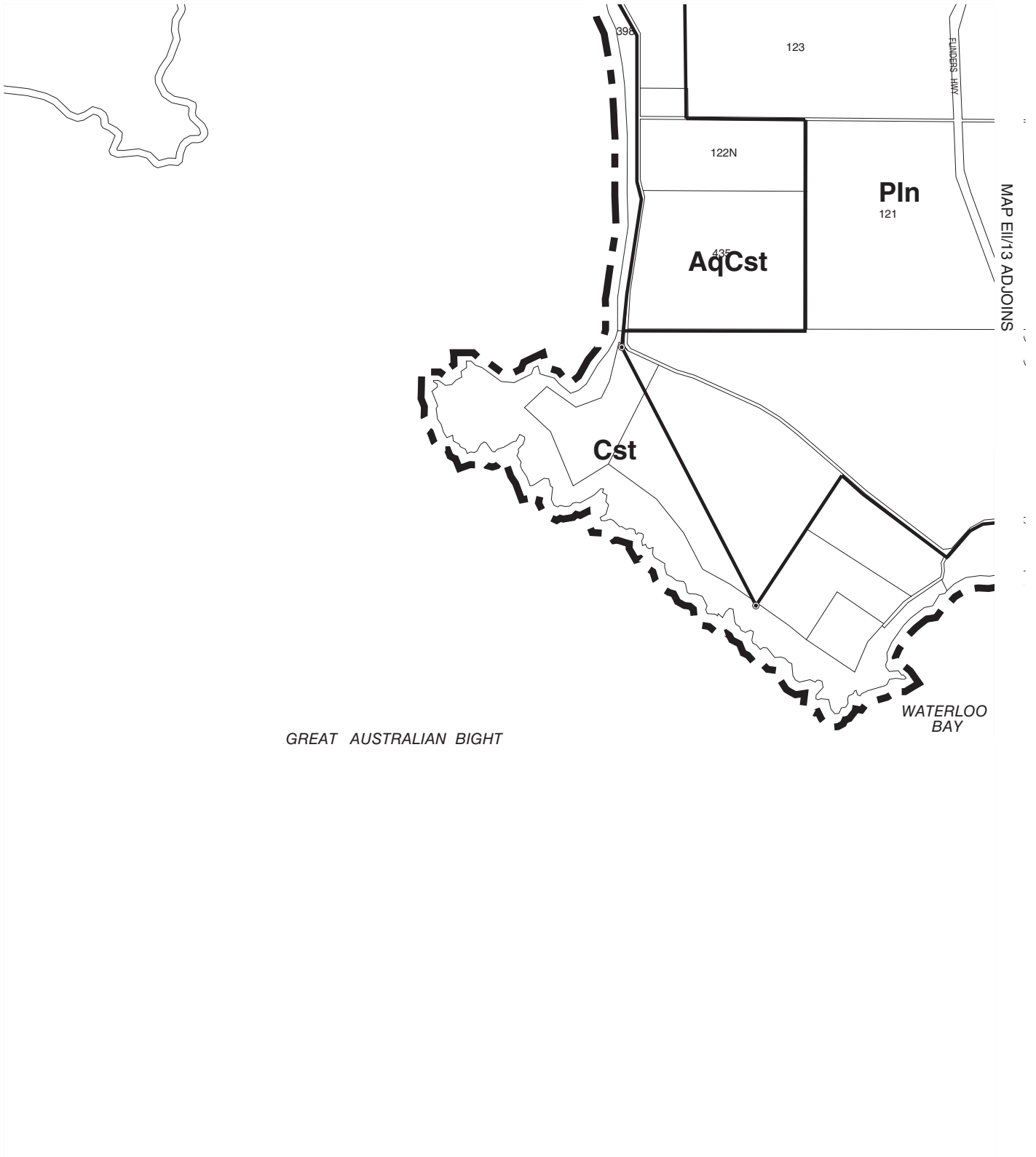
Scale 1:40000



ELLISTON (DC) ZONES MAP EII/11

Consolidated - 7 February 2013

MAP EII/11 ADJOINS



AqCst
Cst
Pln

Aquaculture Coastal
Coastal
Primary Industry



Scale 1:40000

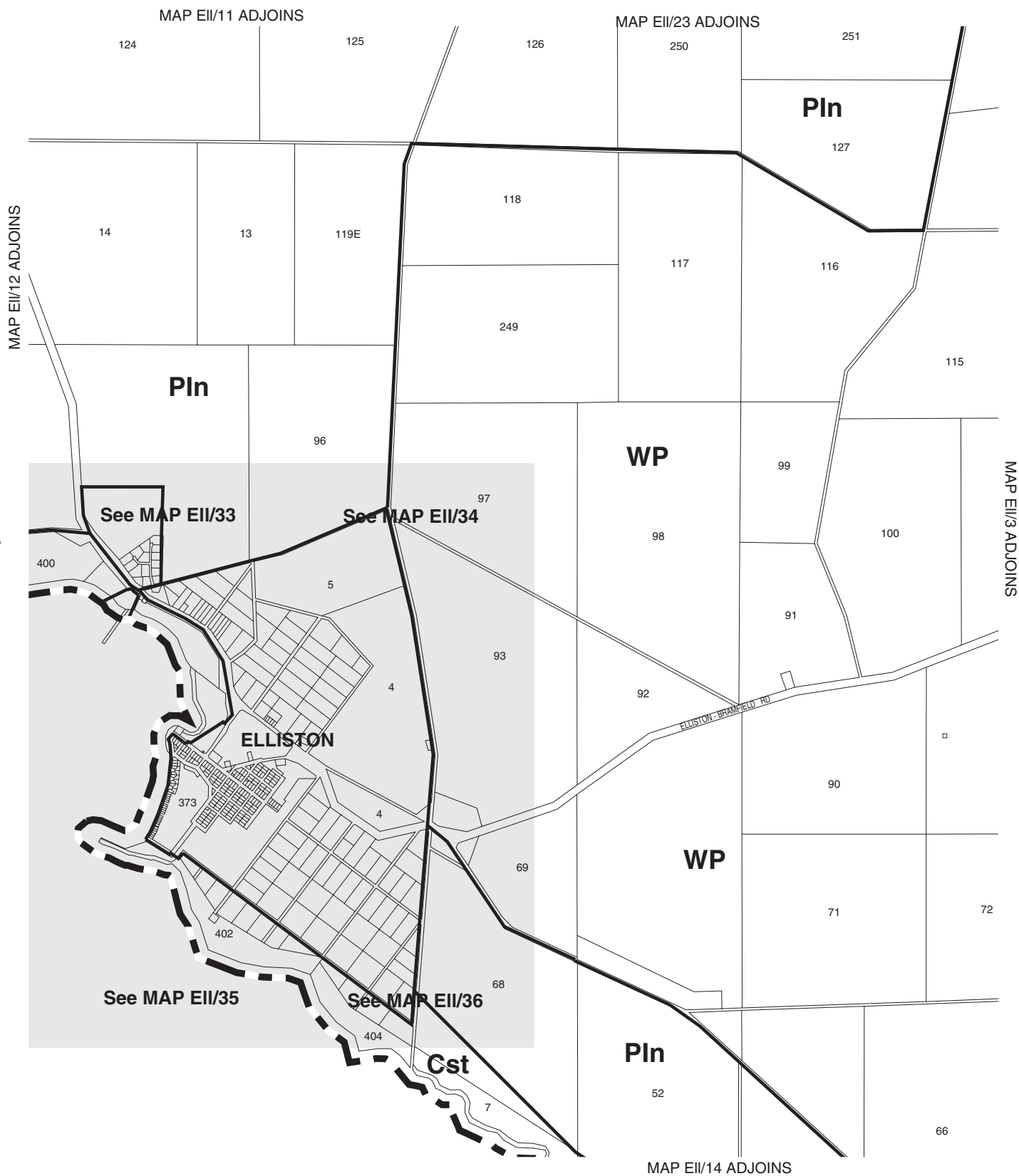


ELLISTON (DC) **ZONES** **MAP EII/12**



Zone Boundary
Development Plan Boundary

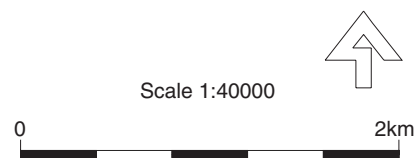
Consolidated - 7 February 2013



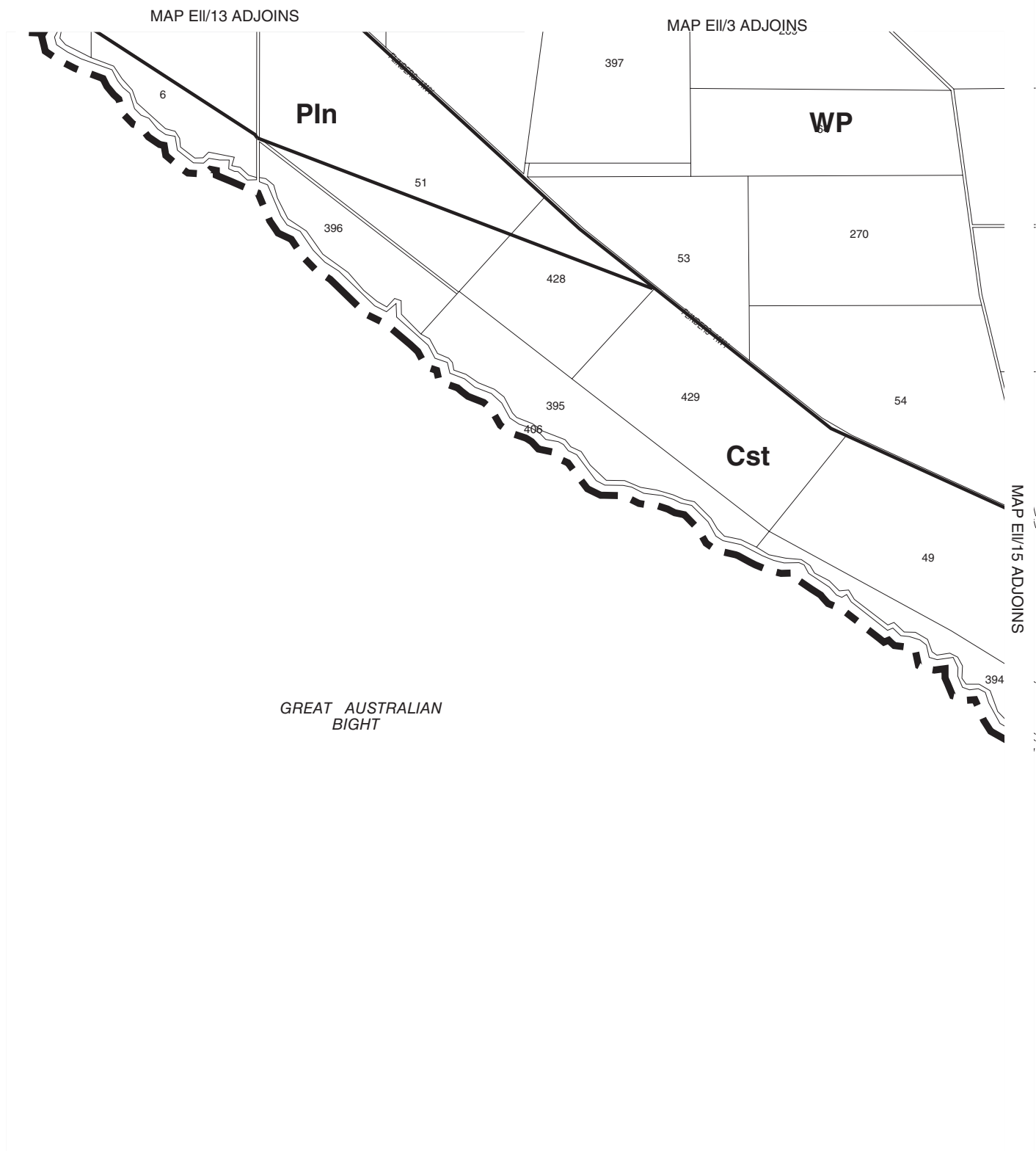
Cst
Pln
WP

Coastal
Primary Industry
Water Protection

— Zone Boundary
- - - Development Plan Boundary



ELLISTON (DC) **ZONES** **MAP EII/13**



Cst
Pln
WP

Coastal
Primary Industry
Water Protection



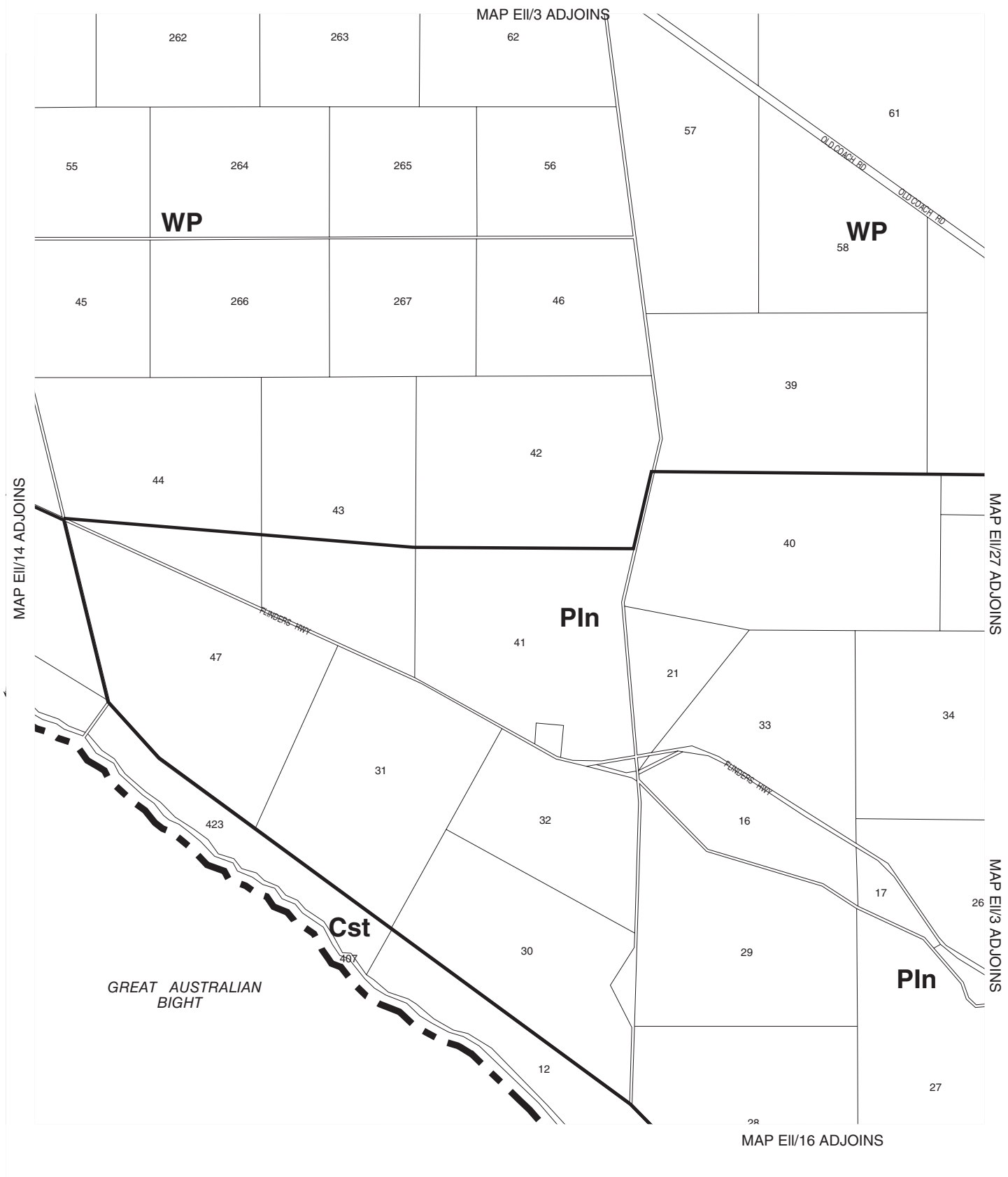
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ELLISTON (DC) **ZONES** **MAP EII/14**

— Zone Boundary
- - - Development Plan Boundary

Consolidated - 7 February 2013



Cst
Pln
WP

Coastal
Primary Industry
Water Protection

— Zone Boundary
- - - Development Plan Boundary

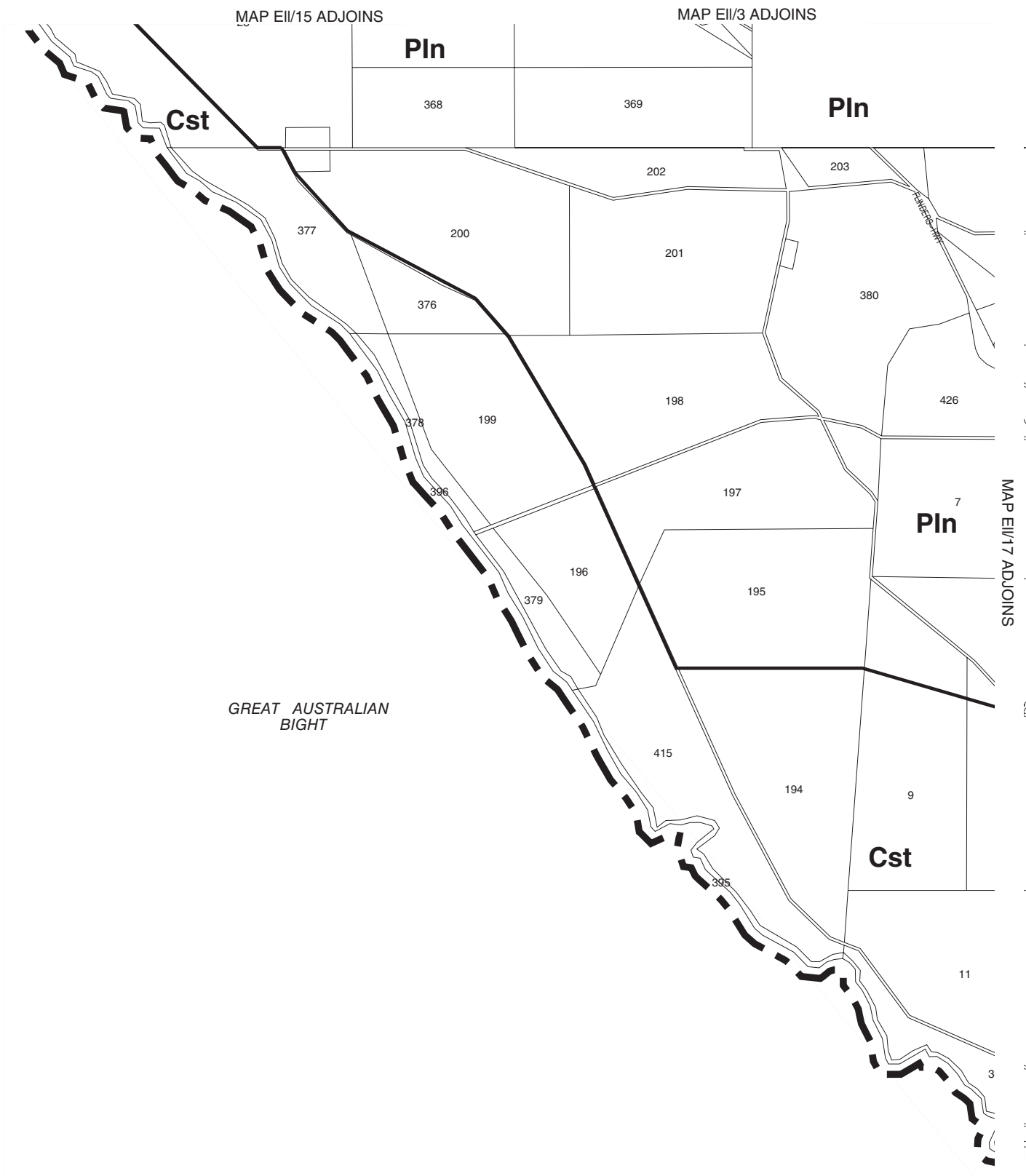
Scale 1:40000



0 2km

ELLISTON (DC) **ZONES** **MAP EII/15**

Consolidated - 7 February 2013



Cst
Pln

Coastal
Primary Industry



Zone Boundary
Development Plan Boundary

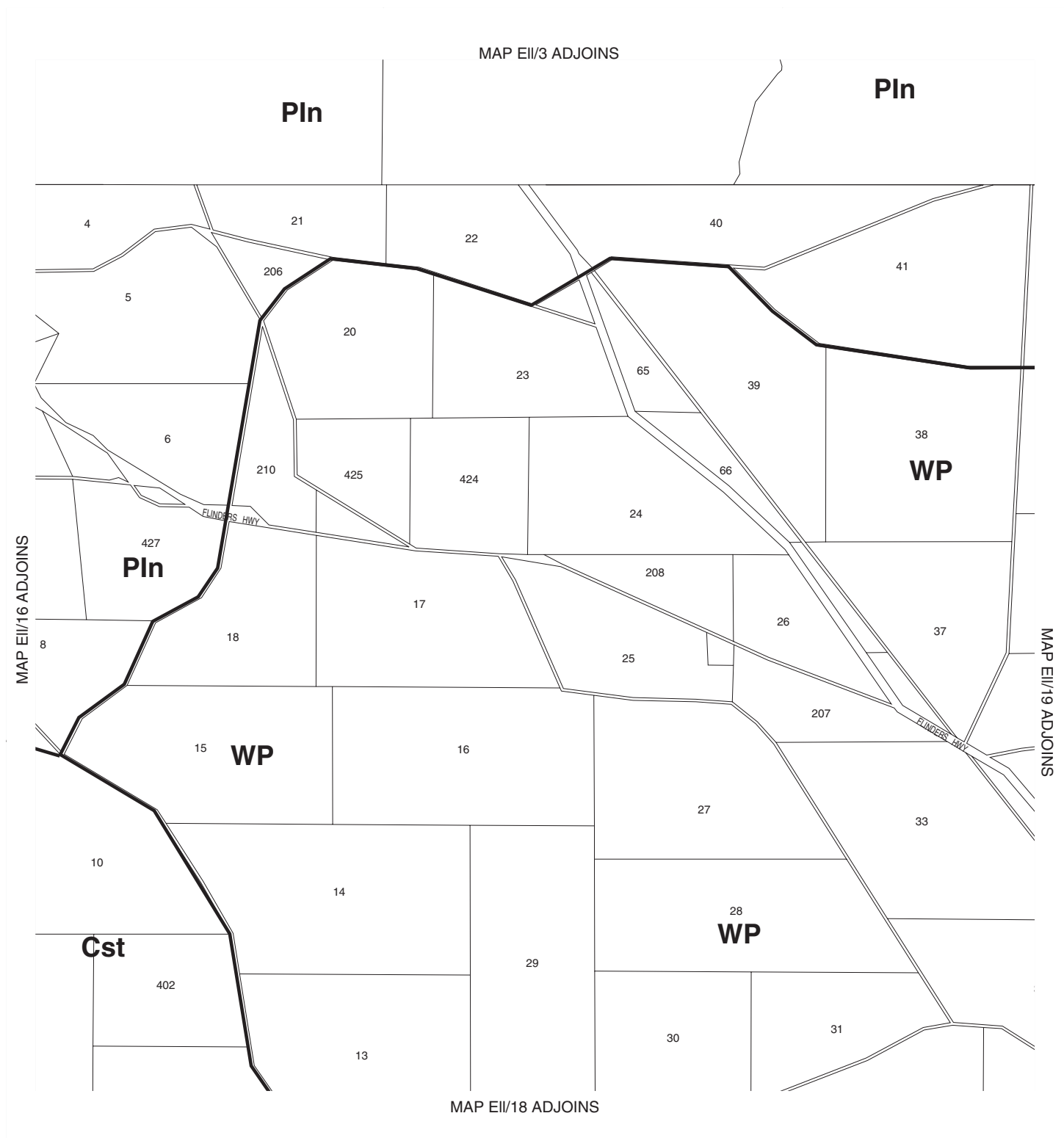
Scale 1:40000

0 2km



ELLISTON (DC) **ZONES** **MAP EII/16**

Consolidated - 7 February 2013



Cst
Pln
WP

Coastal
Primary Industry
Water Protection



Scale 1:40000

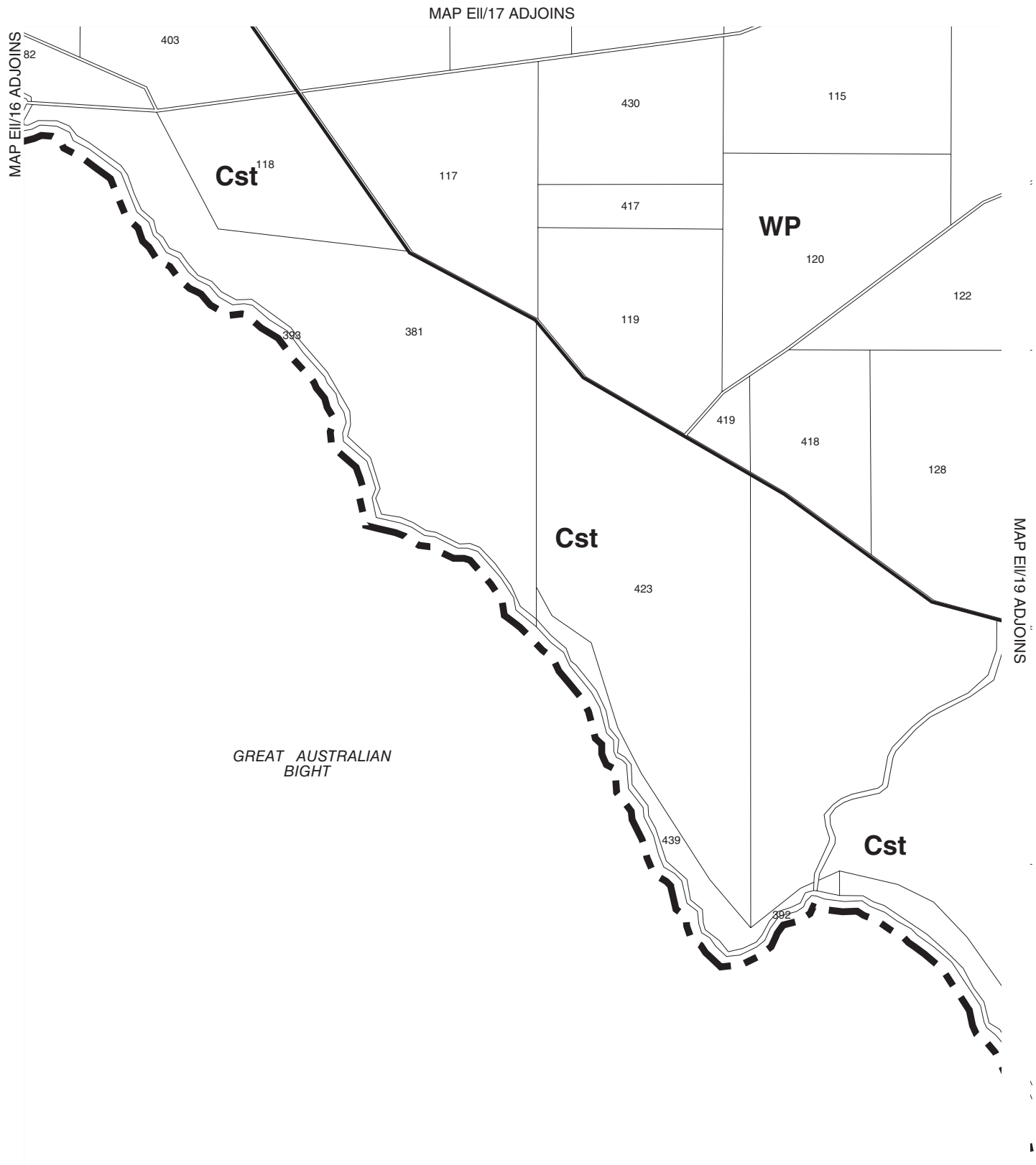


ELLISTON (DC) **ZONES** **MAP EII/17**



Zone Boundary
Development Plan Boundary

Consolidated - 7 February 2013



Cst
WP

Coastal
Water Protection



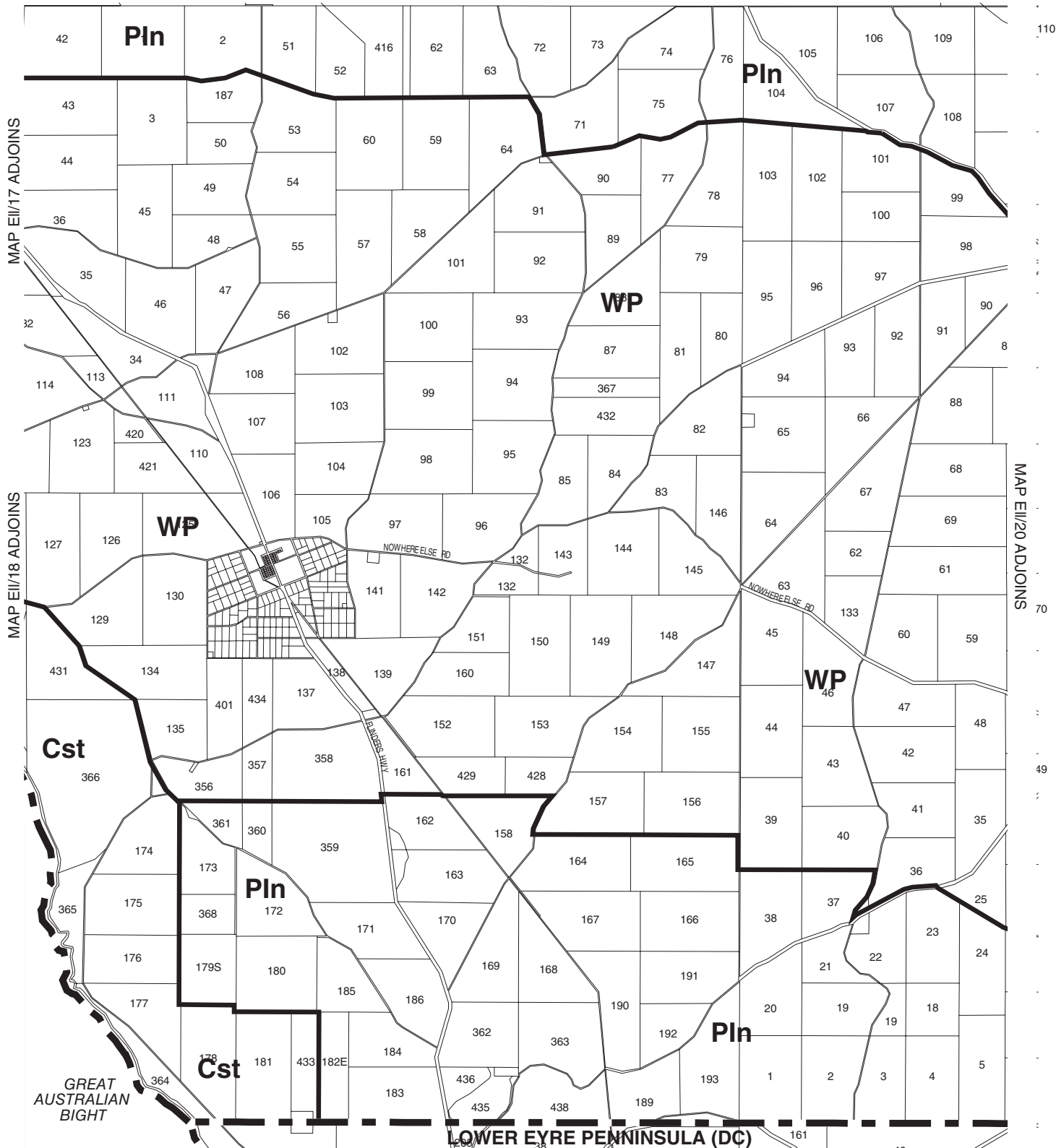
Scale 1:40000



ELLISTON (DC) ZONES MAP EII/18

— Zone Boundary
- - - Development Plan Boundary

Consolidated - 7 February 2013



Cst
Pln
WP

Coastal
Primary Industry
Water Protection

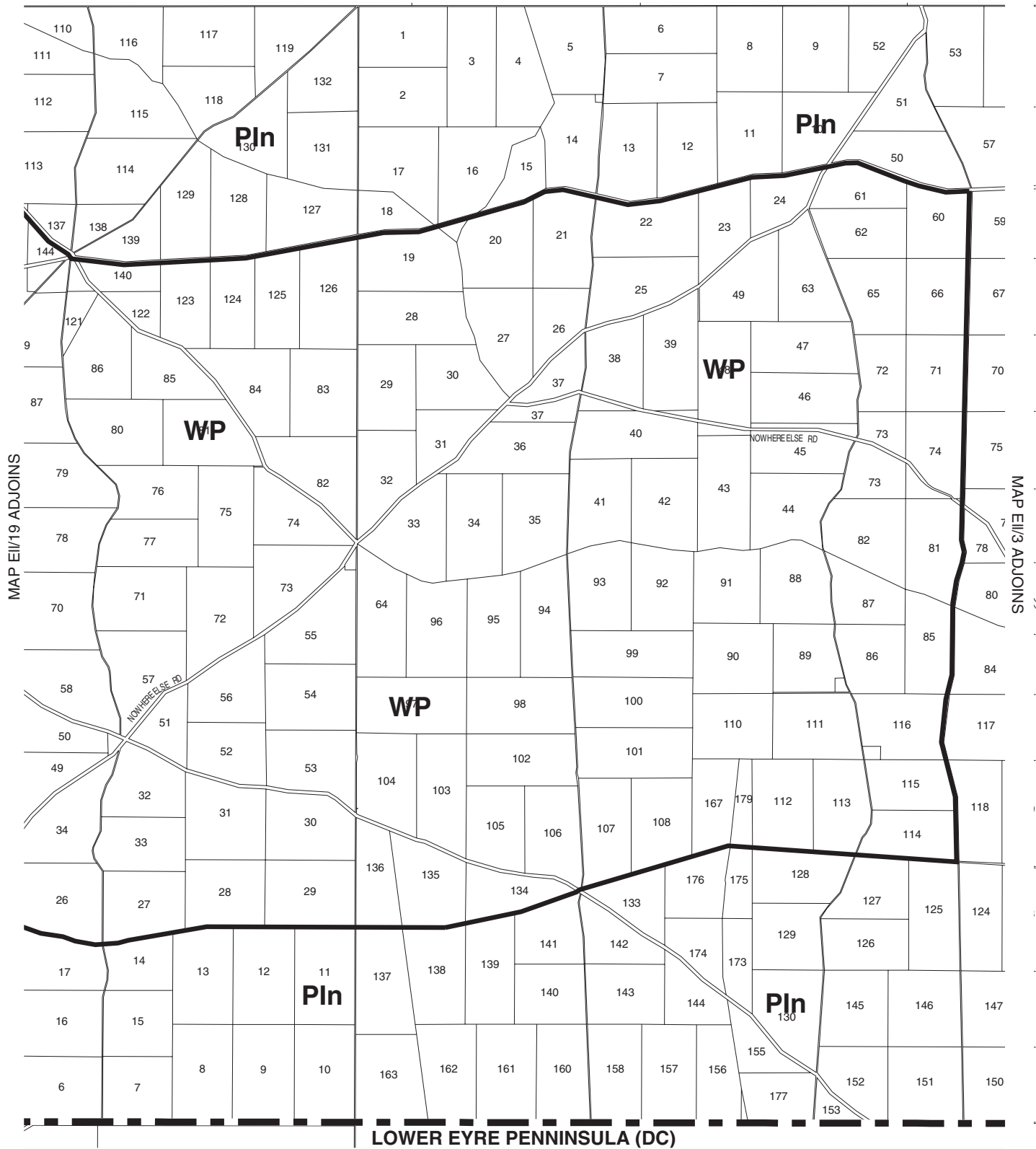


Zone Boundary
Development Plan Boundary

Scale 1:100000



ELLISTON (DC) ZONES MAP EII/19



MAP EII/3 ADJOINS

MAP EII/3 ADJOINS

MAP EII/22 ADJOINS

MAP EII/7 ADJOINS

WP

Pln

180°

MAP EII/22 ADJOINS

Pln
WP

Primary Industry
Water Protection



Scale 1:40000

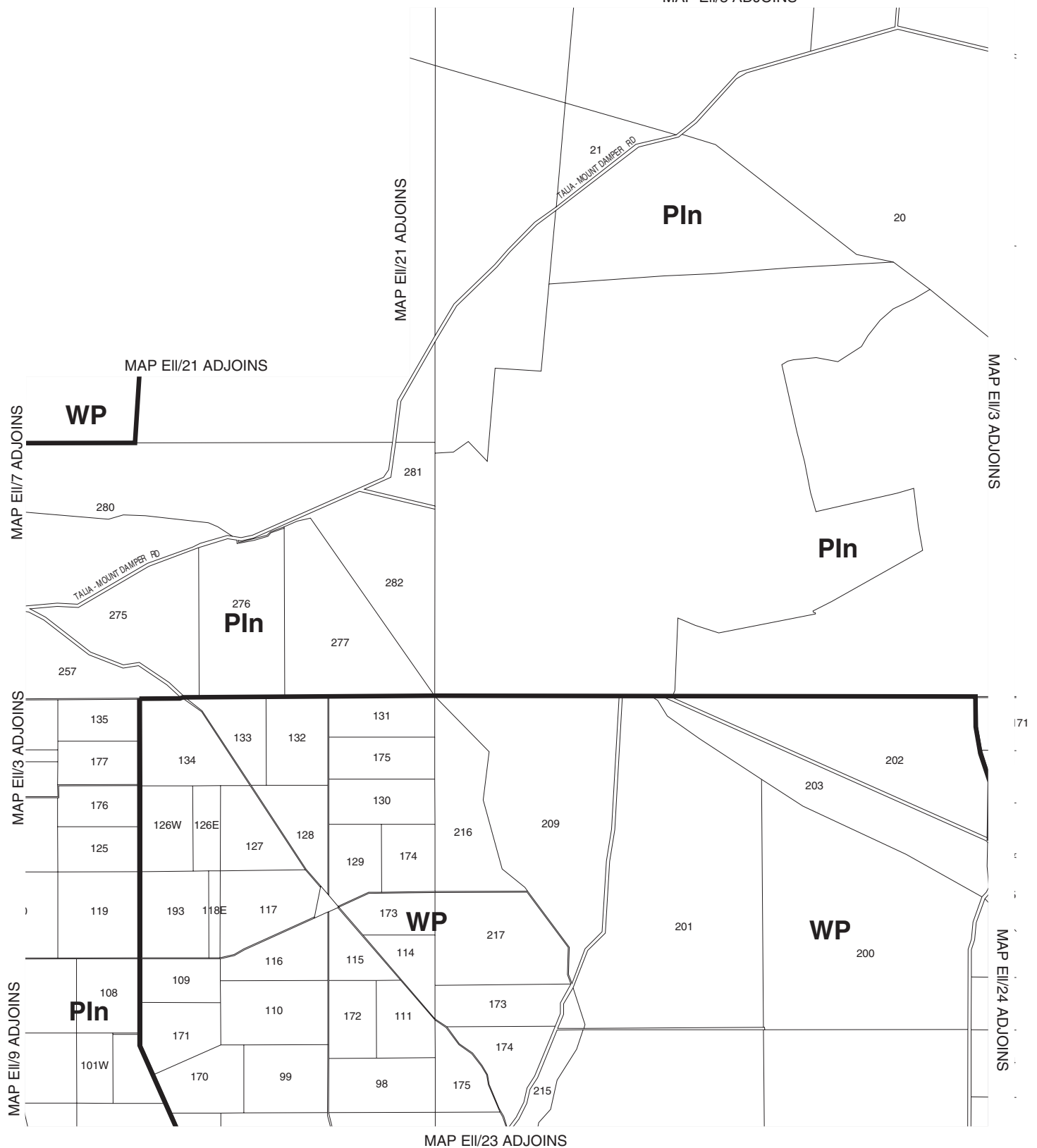
0 2km

— Zone Boundary
- - - Development Plan Boundary

ELLISTON (DC) ZONES MAP EII/21

Consolidated - 7 February 2013

MAP EII/3 ADJOINS



Pln
WP

Primary Industry
Water Protection



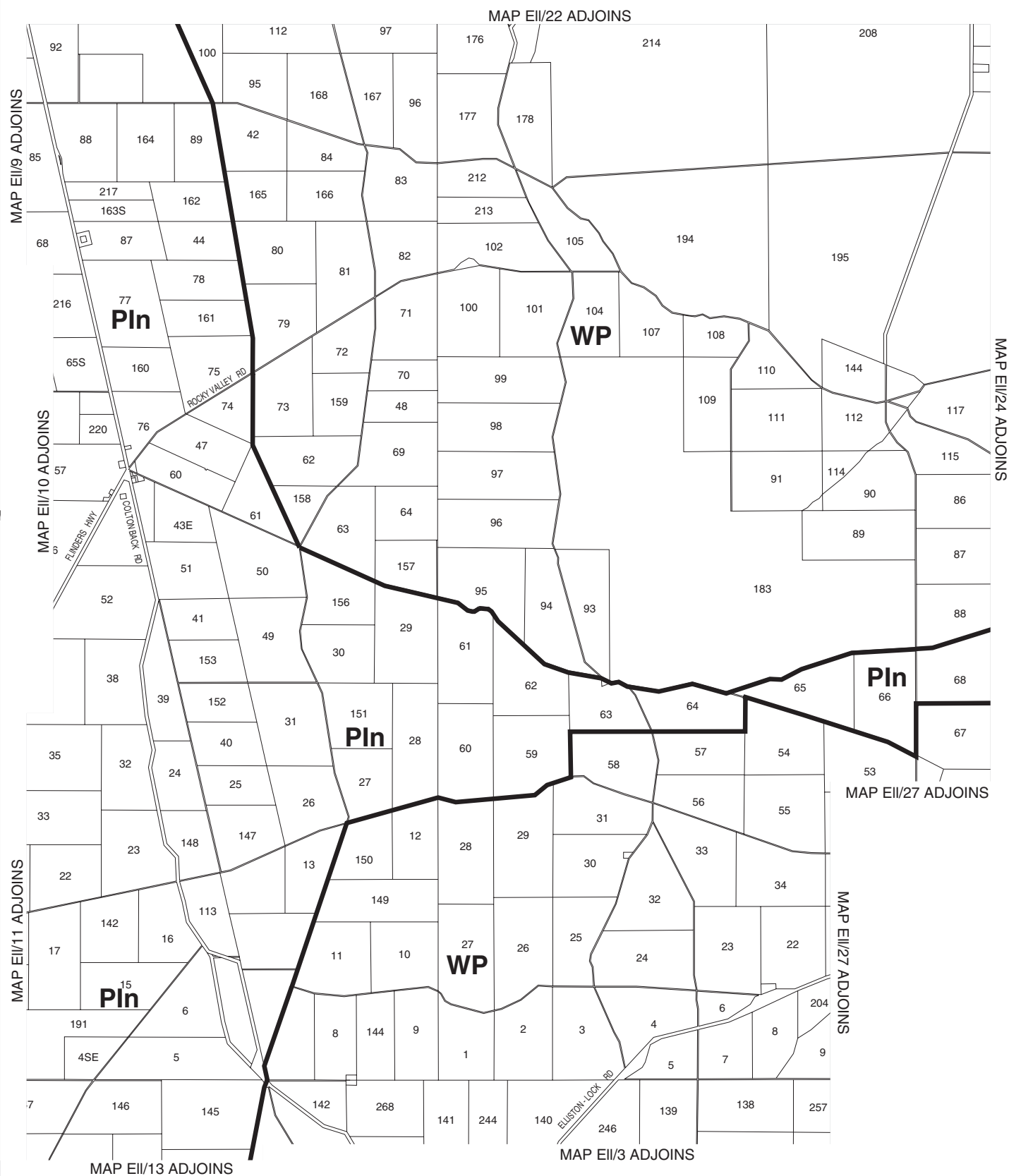
Scale 1:100000



ELLISTON (DC) ZONES MAP EII/22

— Zone Boundary
- - - Development Plan Boundary

Consolidated - 7 February 2013



**Pln
WP**

Primary Industry Water Protection



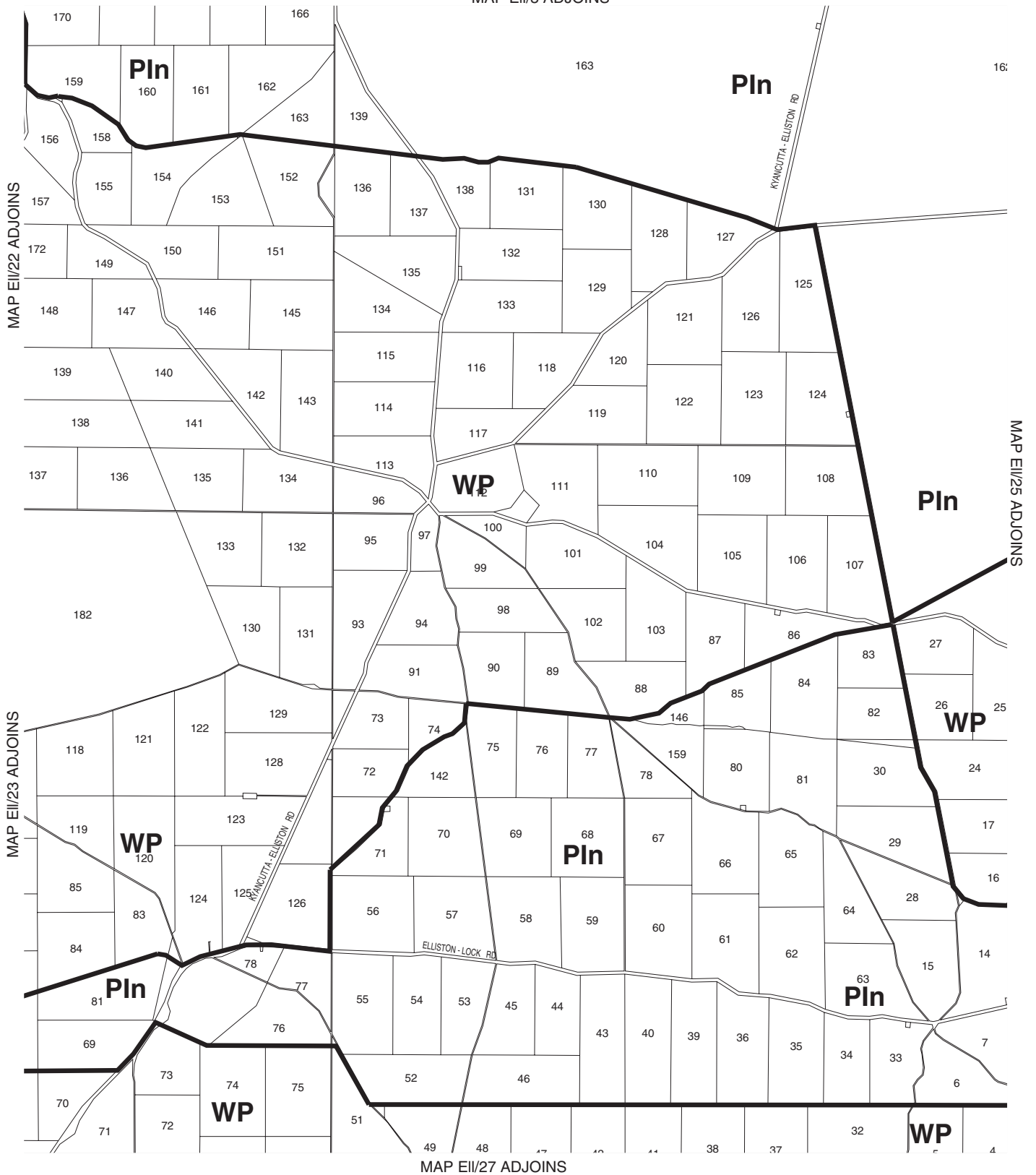
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ELLISTON (DC) ZONES MAP EII/23

Consolidated - 7 February 2013

MAP EII/3 ADJOINS



Pln
WP

Primary Industry
Water Protection



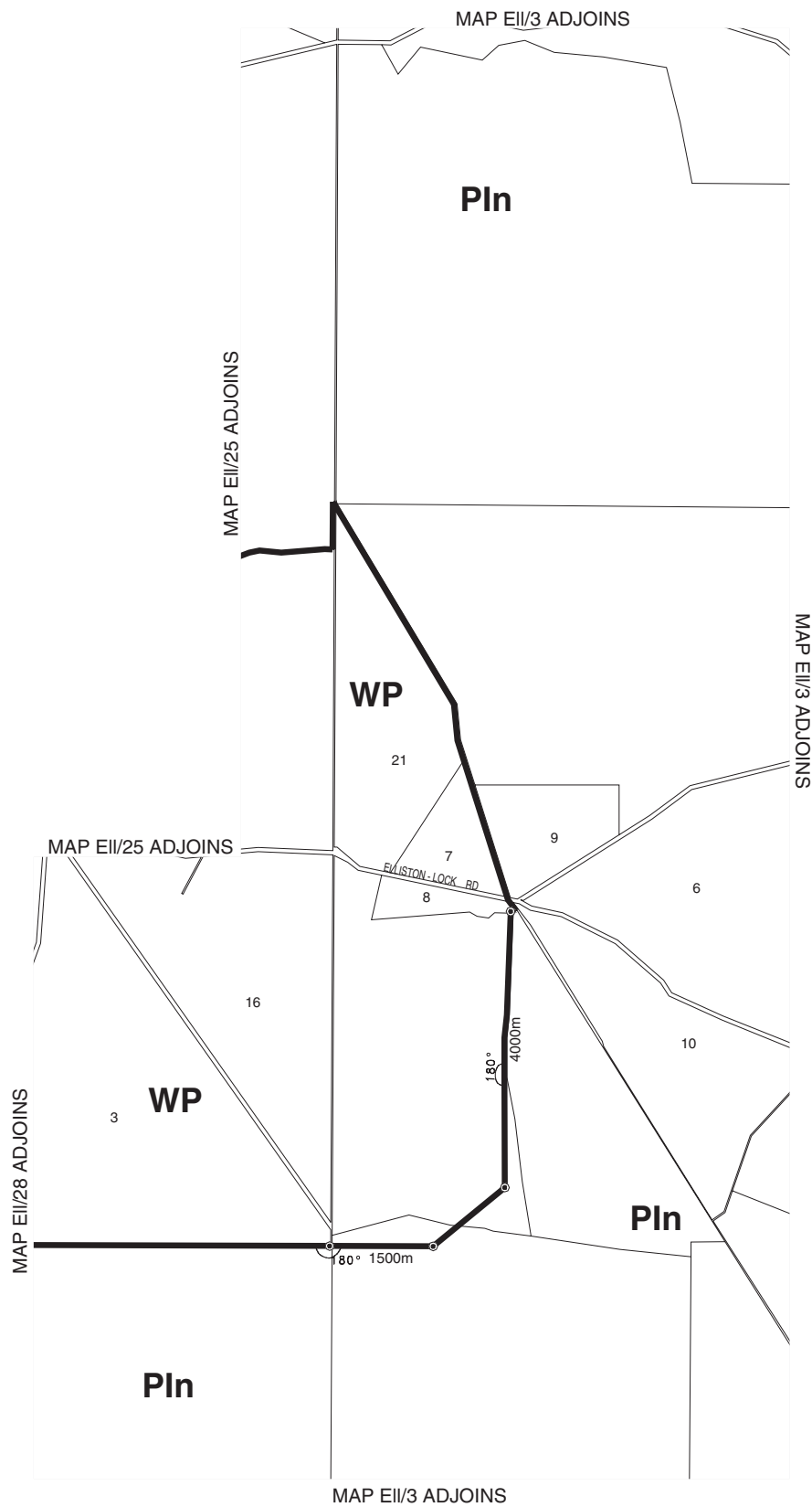
Scale 1:100000



ELLISTON (DC) ZONES MAP EII/24

— Zone Boundary
- - - Development Plan Boundary

Consolidated - 7 February 2013



Pln
WP

Primary Industry
Water Protection



Scale 1:100000

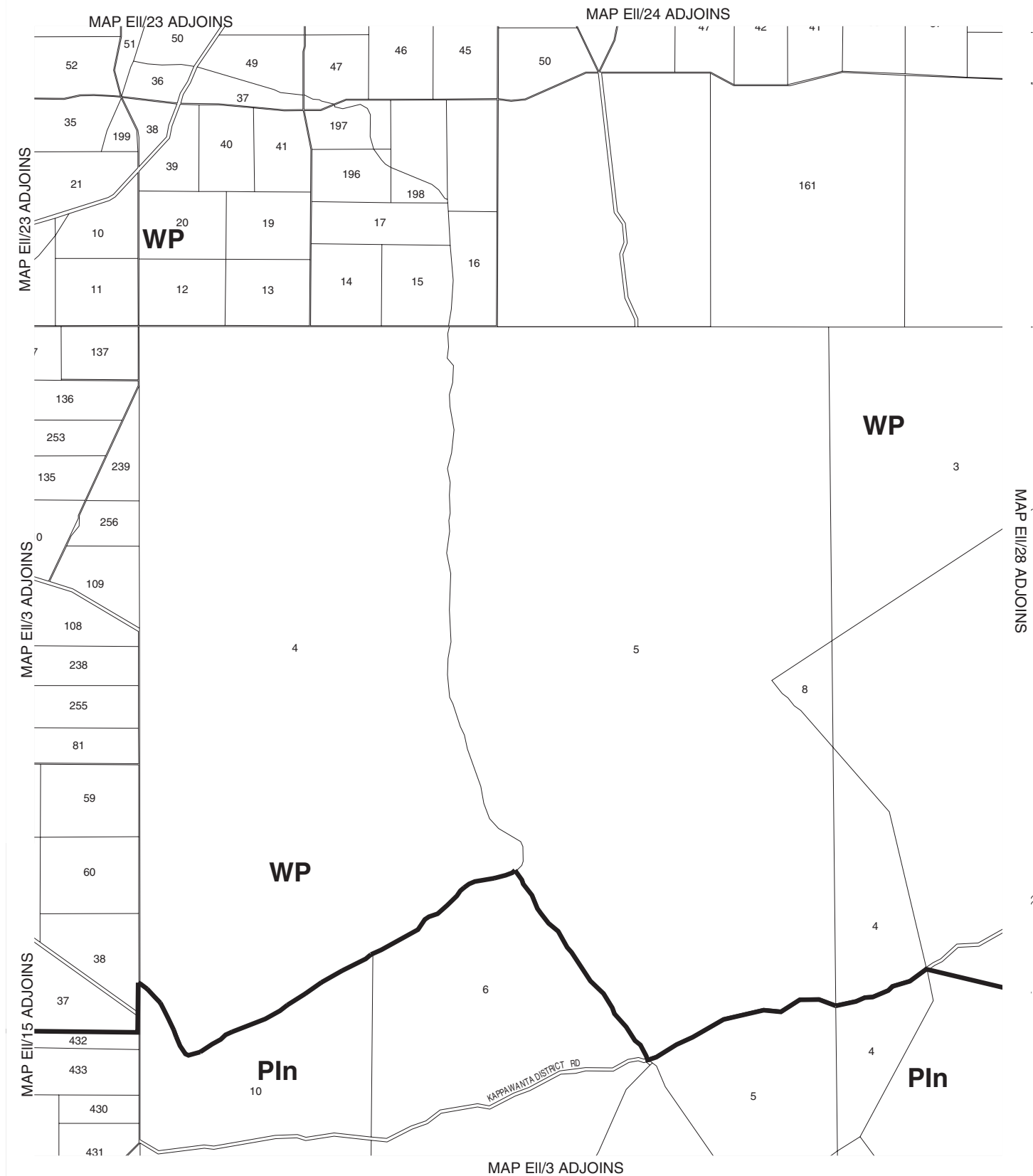


ELLISTON (DC) **ZONES** **MAP EII/26**



Zone Boundary
Development Plan Boundary

Consolidated - 7 February 2013



Pln
WP

Primary Industry
Water Protection



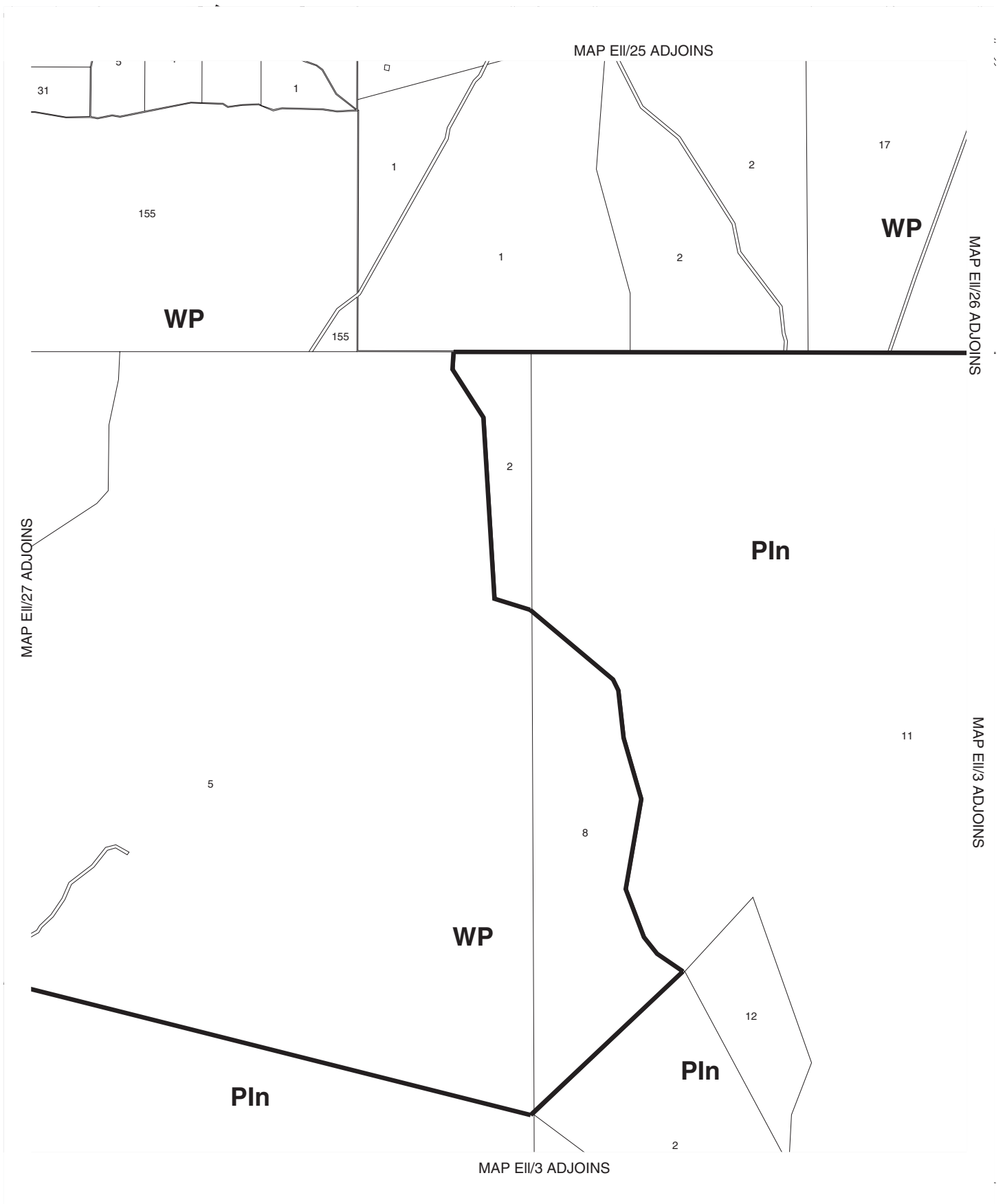
Scale 1:100000



ELLISTON (DC) **ZONES** **MAP EII/27**

— Zone Boundary
- - - Development Plan Boundary

Consolidated - 7 February 2013



Pln
WP

Primary Industry
Water Protection



Scale 1:100000

0 5km

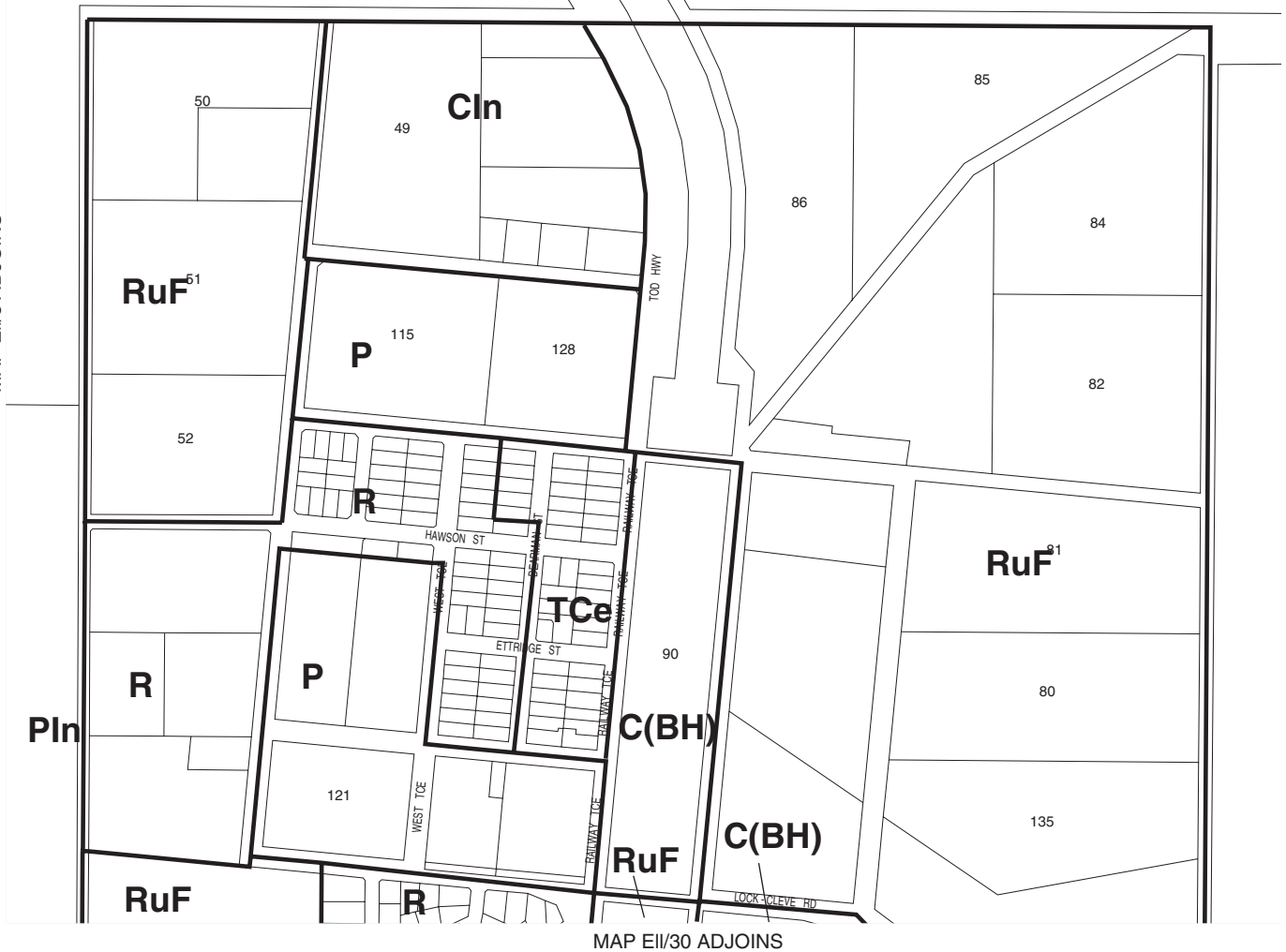
ELLISTON (DC) ZONES MAP EII/28

— Zone Boundary
- - - Development Plan Boundary

Consolidated - 7 February 2013

MAP EII/3 ADJOINS

MAP EII/3 ADJOINS



LOCK
CIn
C(BH)
P
R
Pln
TCe
RuF

Commercial Industry
 Commercial (Bulk Handling)
 Parklands
 Residential
 Primary Industry
 Town Centre
 Rural Fringe

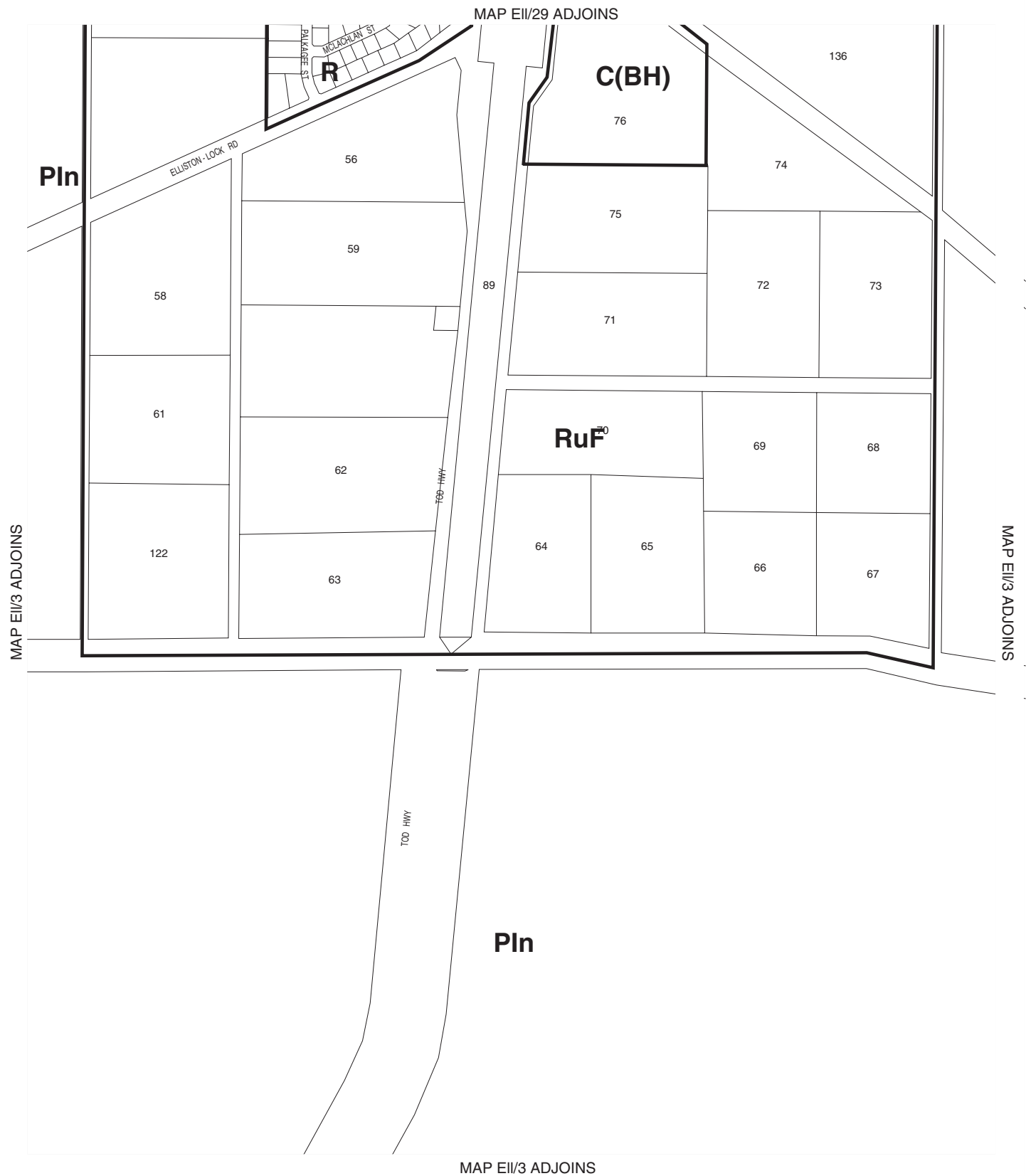


Scale 1:10000

0 500metres

ELLISTON (DC) **ZONES** **MAP EII/29**

— Zone Boundary
 - - - Development Plan Boundary



LOCK
C(BH)
R
Pln
RuF

Commercial (Bulk Handling)
Residential
Primary Industry
Rural Fringe



Scale 1:10000

0 500metres

ELLISTON (DC) ZONES MAP EII/30

— Zone Boundary
- - - Development Plan Boundary



MAP EII/6 ADJOINS

NOTE: For Policy Areas see MAP EII/37
VENUS BAY

CT	Country Township
Con	Conservation
Cst	Coastal
Pln	Primary Industry
TA	Tourist Accommodation
WP	Water Protection

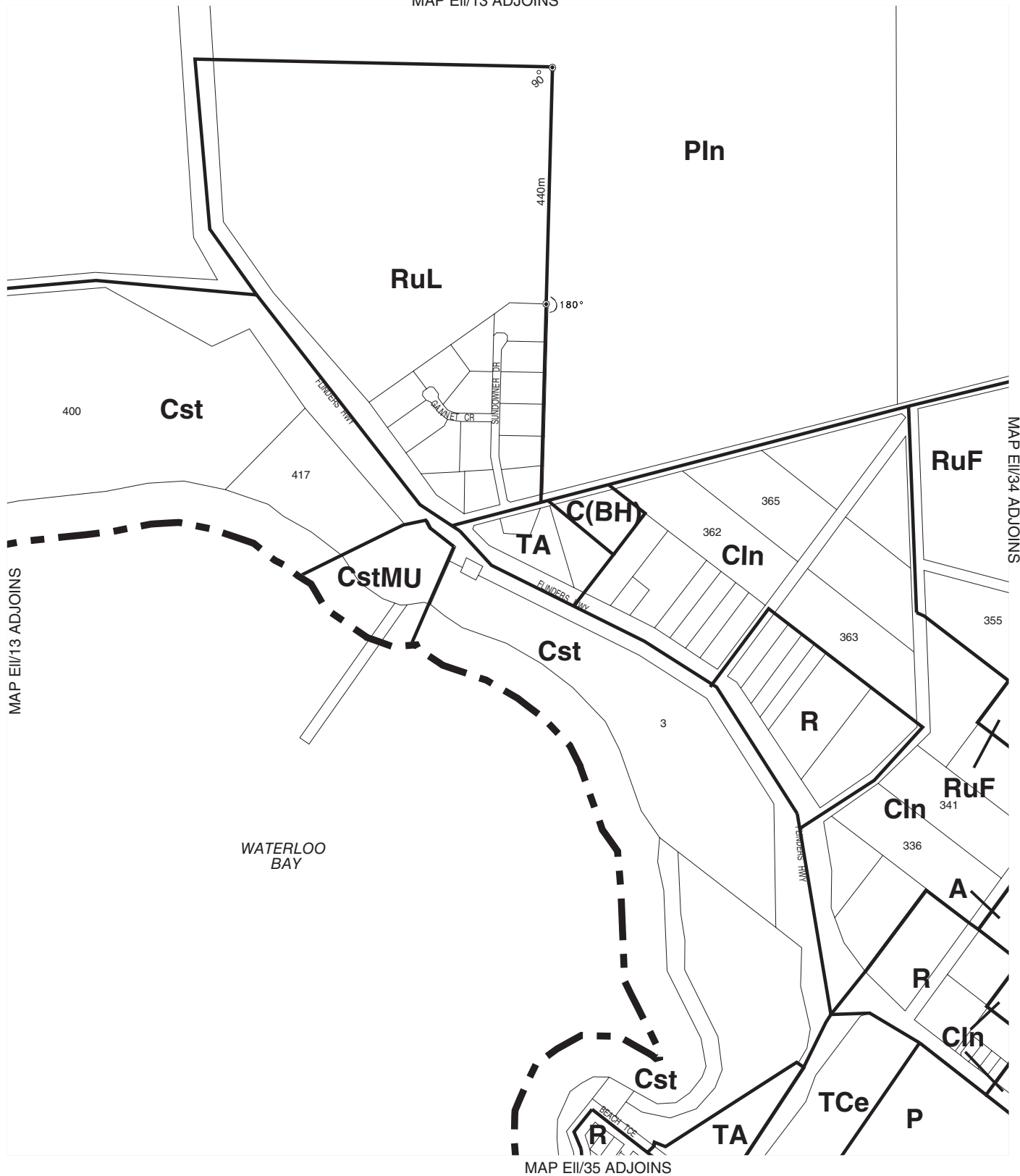


Scale 1:10000

0 500metres

	Zone Boundary
	Development Plan Boundary

ELLISTON (DC) **ZONES** **MAP EII/32**



ELLISTON

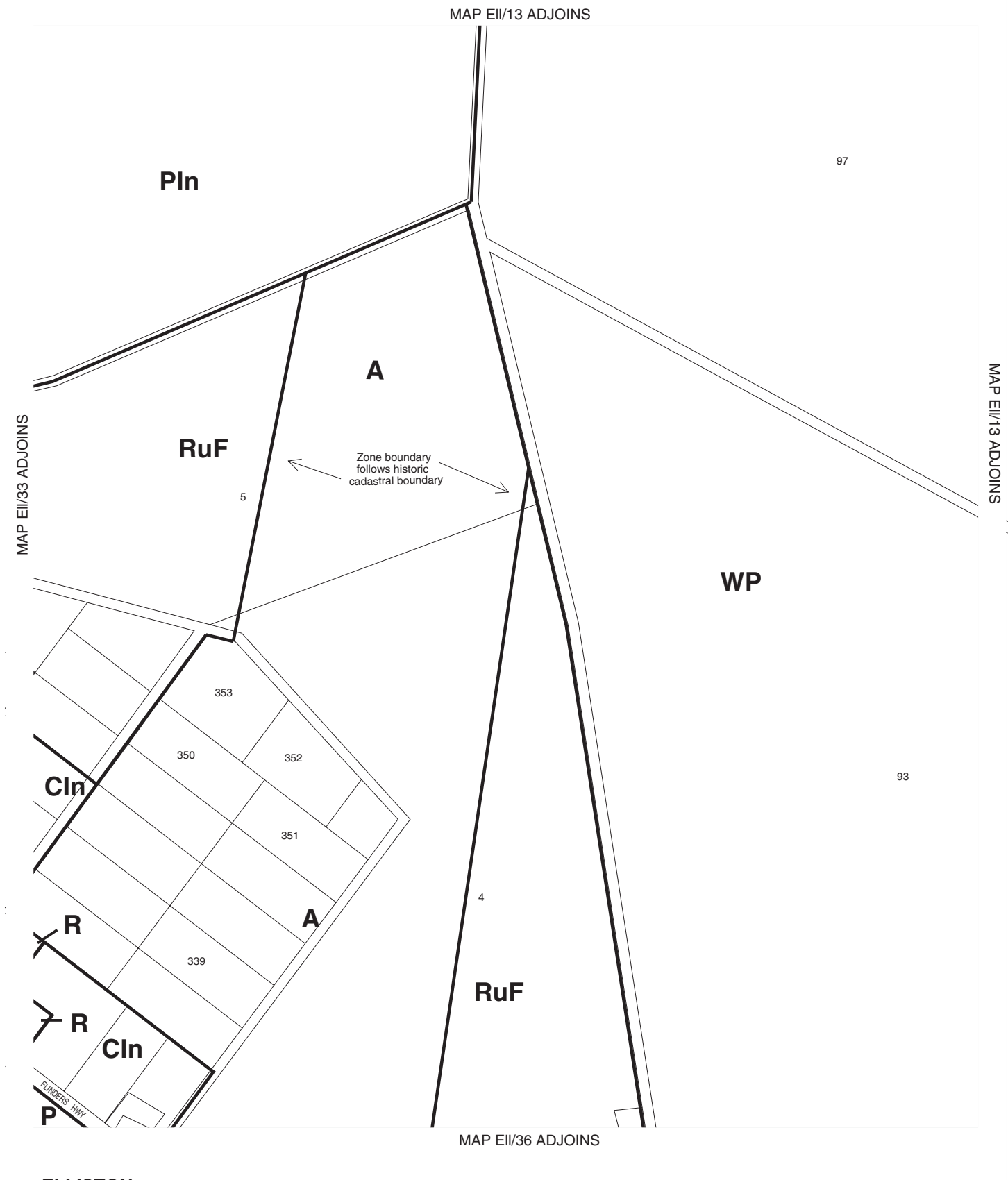
A	Airport
Cln	Commercial Industry
CstMU	Coastal Mixed Use
Cst	Coastal
C(BH)	Commercial (Bulk Handling)
P	Parklands
Pln	Primary Industry
R	Residential
RuF	Rural Fringe
RuL	Rural Living
TA	Tourist Accommodation
TCE	Town Centre

	Zone Boundary
	Development Plan Boundary

Scale 1:10000

0 500metres

ELLISTON (DC) ZONES MAP EII/33



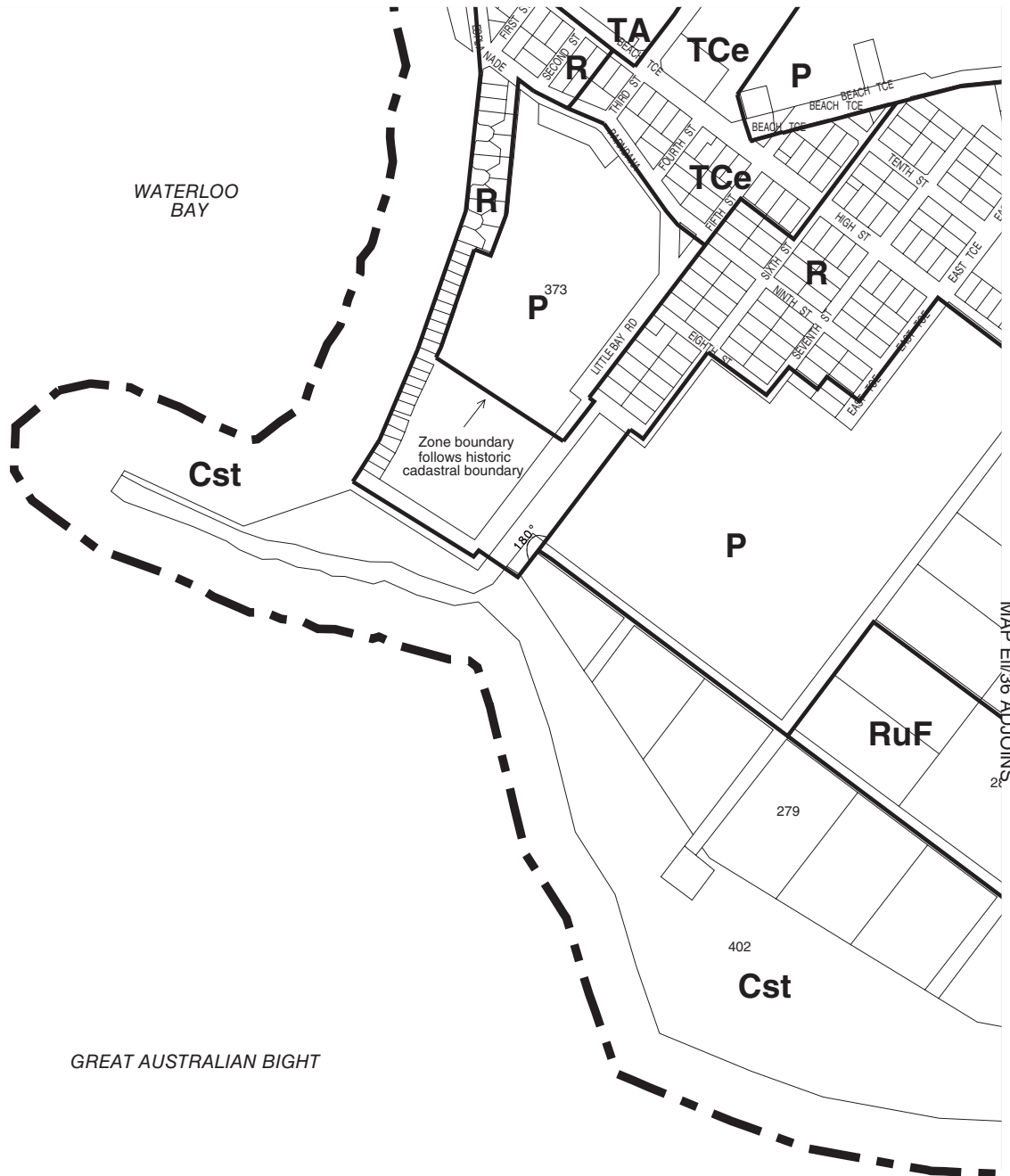
ELLISTON (DC) **ZONES** **MAP EII/34**

— Zone Boundary
- - - Development Plan Boundary

MAP EII/33 ADJOINS

MAP EII/13 ADJOINS

MAP EII/36 ADJOINS



MAP EII/13 ADJOINS

ELLISTON

Cst	Coastal
P	Parklands
R	Residential
RuF	Rural Fringe
TA	Tourist Accommodation
TCe	Town Centre

	Zone Boundary
	Development Plan Boundary

Scale 1:10000

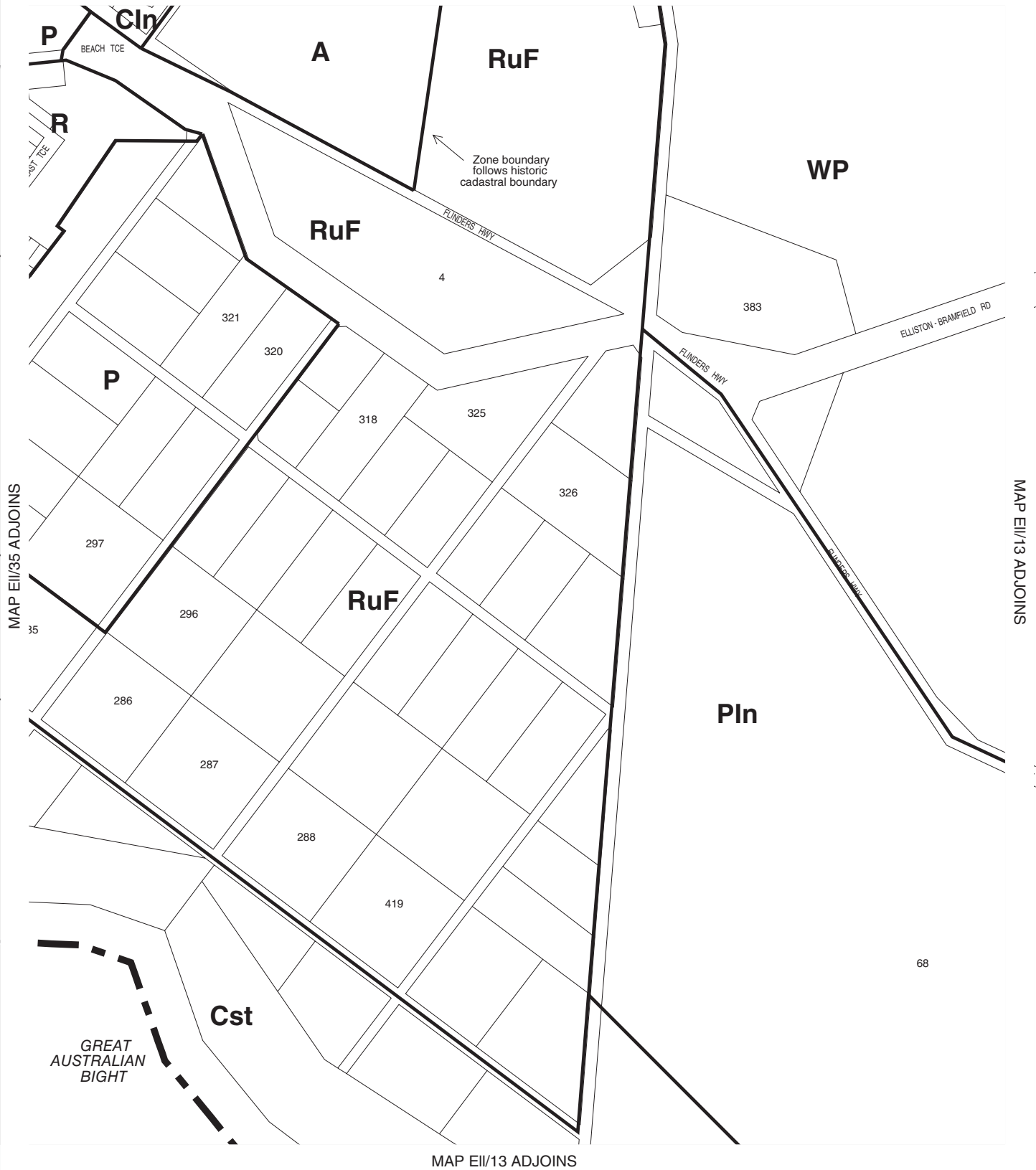
0 500metres



ELLISTON (DC) ZONES MAP EII/35

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MAP EII/34 ADJOINS



ELLISTON

A	Airport
CIn	Commercial Industry
Cst	Coastal
P	Parklands
R	Residential
Pln	Primary Industry
RuF	Rural Fringe
WP	Water Protection

	Zone Boundary
	Development Plan Boundary

Scale 1:10000

0 500metres



ELLISTON (DC) ZONES MAP EII/36

Consolidated - 7 February 2013



VENUS BAY

1 Residential Policy Area - Venus Shores

 Policy Area Boundary
 Development Plan Boundary

Scale 1:40000

0 2km



ELLISTON (DC) POLICY AREA MAP EII/37

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