Development Plan

Elliston Council

Consolidated – 12 December 2017

Please refer to Elliston Council page at www.sa.gov.au/developmentplans to see any amendments not consolidated.

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Introduction Section

Consolidation of Amendments Table

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

CONSOLIDATED	AMENDMENT – [Gazetted date]
24 April 1997	Section 29(2) Amendment *(Country and Outer Metro EDP)* – [24 April 1997]
28 August 1997	Statewide Marine Aquaculture and Offshore Development PAR *(Ministerial)* – [5 June 1997]
13 August 1998	General Review PAR – [13 August 1998]
18 November 1999	Waste Disposal (Landfill) PAR (*Ministerial)* – [19 August 1999]
15 June 2000	Section 29(2)(b) Amendment – [15 June 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) *(Ministerial)* – [31 August 2000]
6 September 2001	Telecommunications Facilities State-wide Policy Framework PAR *(Ministerial)* – [30 August 2001]
11 September 2003	Wind Farms PAR *(Ministerial)* – [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) *(Ministerial)* – [10 December 2009]
13 January 2011	Bushfires (Miscellaneous Amendments) DPA *(Ministerial)* – [9 December 2010]
1 December 2011	Statewide Wind Farms DPA (Interim) *(Ministerial)* – [19 October 2011]
7 February 2013	Termination of the Statewide Wind Farms DPA *(Ministerial)* and its removal from the Elliston (DC) Development Plan – [18 October 2012] Statewide Wind Farms DPA *(Ministerial)* – [18 October 2012] Section 29(2)(c) Amendment – [29 November 2012]
12 December 2017	General and Coastal DPA – [12 December 2017]

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

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

Introduction to the Development Plan

Welcome to the Development Plan for the Elliston District Council.

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

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

A number of guides and additional information regarding South Australia's Planning and Development Assessment System are available via the website www.saplanningportal.sa.gov.au or by contacting the Department of Planning, Transport and Infrastructure at Level 5, 50 Flinders Street, Adelaide, SA 5000.

Overview of the Planning System

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

- Legislation
- The Planning Strategy
- Development Plans.

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

The State Government's broad vision for sustainable land use and the built development of the state is outlined in the **Planning Strategy**. The relevant volume of the Planning Strategy for this Development Plan is the Eyre and Western Region Plan (April 2012).

The Planning Strategy, which covers a full range of social, economic and environmental issues, informs and guides policies both across Government and in local area Development Plans. The Planning Strategy is required under section 22 of the *Development Act, 1993* and is updated by the State Government every few years. Local councils also prepare strategic plans which guide the same matters but at a local level. These strategic plans are not, however, development assessment tools, that is the role of Development Plans.

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

What is Development?

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

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

- specific work in relation to State and Local heritage places
- prescribed mining operations
- other acts or activities in relation to land as declared by the Development Regulations.

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

How does the Development Plan relate to other legislation?

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

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

The *Development Act, 1993* and *Development Regulations, 2008* contain a number of provisions to ensure that development applications are referred to other government agencies when appropriate.

What doesn't a Development Plan do?

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

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

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

When do you use the Development Plan?

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

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

How to read the Development Plan

Development Plans are comprised of several sections as described below.

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

Development Plans use three text font colours:

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

(b) Green text is used to identify additional council-specific policy or variables that have been included in the Development Plan to reflect local circumstances.

(c) Blue text illustrates hyperlinks to maps, overlays and tables in the Development Plan. These hyperlinks are operational only when viewing electronic versions of the Development Plan.

Development Plan Structure Overview

Advisory Section	Function
Table of Contents	Navigational aid to reference sections within the Development Plan by name and page number.
Amendment Record Table	Tabled information recording previously-authorised Development Plan amendments and their consolidation dates.
Introduction Overview of the Planning System What is Development? How does the Development Plan relate to other legislation? What doesn't a Development Plan do? When do you use the Development Plan? How to read the Development Plan?	A general overview of the context, purpose and way a Development Plan is set out (this section is advisory only and not used for development assessment purposes).
Strategic Setting State Strategic Setting *(30-Year Plan for Greater Adelaide/Regional Planning Strategy)* Council Strategic Setting *(Council Strategy)*	To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council's own local strategic investigations.
Council Preface Map	Map of the entire Development Plan boundary and its spatial relationship to other Development Plans' boundaries.

Assessment Section	Function
General Section Provisions Objectives Principles of Development Control	These policies apply across the whole council area and relate to a range of social, environmental, and economic development issues such as: ▪ site and design criteria ▪ access and vehicle parking requirements ▪ heritage and conservation measures ▪ environmental issues ▪ hazards ▪ infrastructure requirements ▪ land use specific requirements. They establish the development standards that apply to all forms of development and provide a yardstick against which the suitability of development proposals is measured.
Overlay Section Provisions	These policies are spatially located through the application of specific overlay mapping where there is an envisaged land use outcome or application of appropriate design requirements determined by the locality of the proposed development.

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

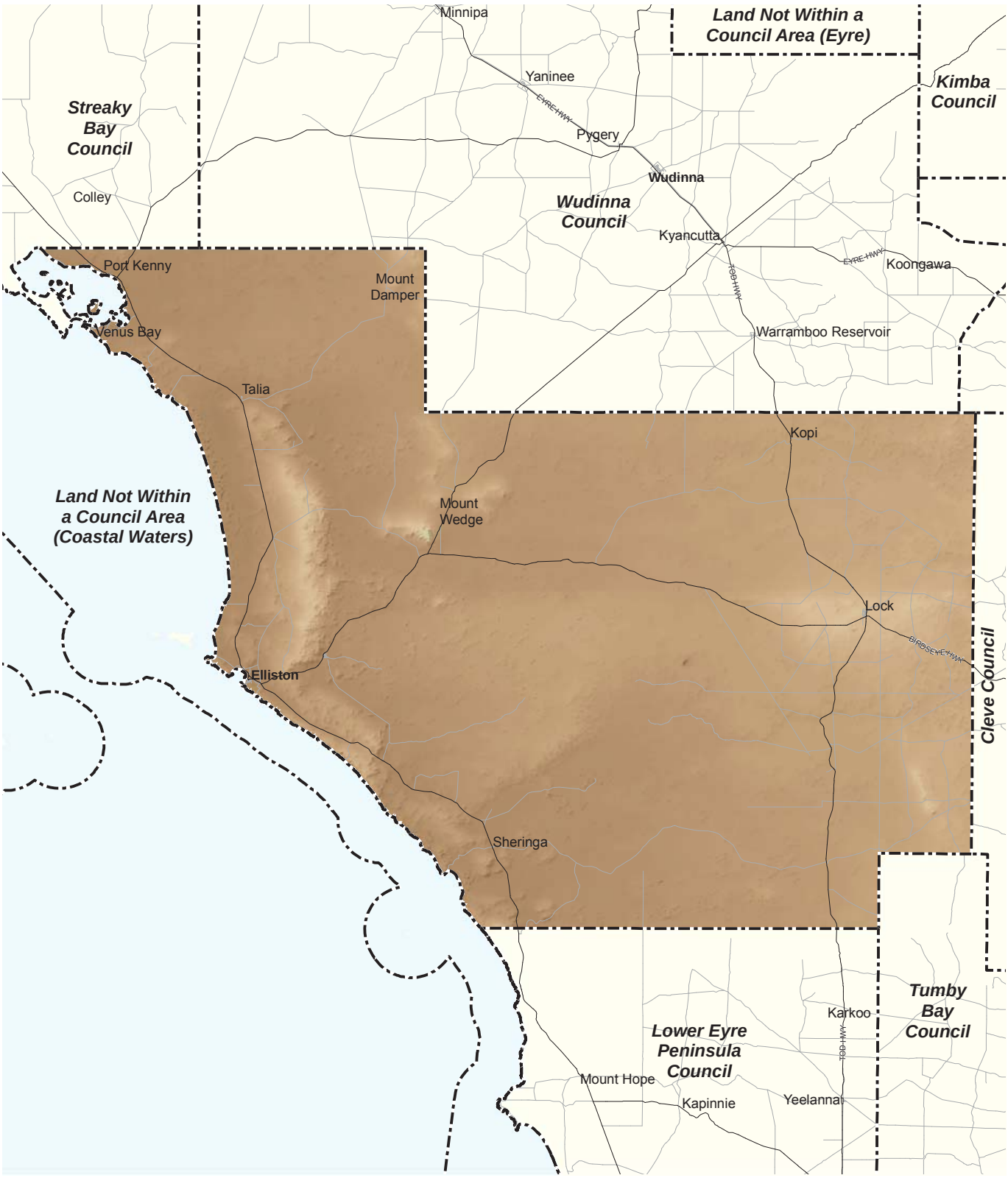
Assessment Section	Function
Council Index Maps	This is the first point of reference when determining the appropriate map(s) applying to a specific property. An enlargement index map may be included where needed, eg for large townships.
Extent Map Series Location Maps	Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and 'drill down' through relevant extent maps affecting that location. *Note: the entire council area will always be represented as the first map in the extent map series and will commence as Map 1.*
Overlay Maps	Used to show issue areas or features that run across a number of zones, and are spatially defined to a cadastre, for example: ▪ Transport ▪ Development Constraints ▪ Heritage ▪ Natural Resources ▪ Affordable Housing ▪ Noise and Air Emissions ▪ Strategic Transport Routes *Note: issues that are not spatially defined to a cadastre can appear in this section; however they will be presented as illustrative maps only.*
Zone Maps	Used to determine which zone applies to which land.
Policy Area Maps	Used to depict the presence and location of any applicable policy area.
Precinct Maps	Used to depict the presence and location of any applicable precincts.
Bushfire Maps *(where applicable)*	
Bushfire Protection Area BPA Maps – Bushfire Risk	Bushfire Protection Area – BPA Maps are used to determine the potential bushfire risk (high, medium or general), associated with an allotment located within an area prone to bushfires.
Concept Plan Maps	Concept Plans are used to depict graphically key features and conceptual layouts of how specific areas should be developed. Concept Plans appear at the end of the extent map series as a separate section. Concept Plans are consecutively numbered, commencing with number 1.

Further info

Contact the Elliston Council.

Visit the Department of Planning, Transport and Infrastructure website: www.saplanningportal.sa.gov.au.

Discuss your matter with your planning consultant.



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

Council Preface Map

General Section

Advertisements

OBJECTIVES

1 Urban and rural landscapes that are not disfigured by advertisements and/or advertising hoardings.

2 Advertisements and/or advertising hoardings that do not create a hazard.

3 Advertisements and/or advertising hoardings designed to enhance the appearance of the building and locality.

PRINCIPLES OF DEVELOPMENT CONTROL

1 The location, siting, design, materials, size, and shape of advertisements and/or advertising hoardings should be:

(a) consistent with the predominant character of the urban or rural landscape

(b) in harmony with any buildings or sites of historic significance or heritage value in the area

(c) coordinated with and complement the architectural form and design of the building they are to be located on.

2 The number of advertisements and/or advertising hoardings associated with a development should be minimised to avoid:

(a) clutter

(b) disorder

(c) untidiness of buildings and their surrounds

(d) driver distraction.

3 Buildings occupied by a number of tenants should exhibit coordinated and complementary advertisements and/or advertising hoardings to identify the tenants and their type of business.

4 The content of advertisements should be limited to information relating to the legitimate use of the associated land.

5 Advertisements and/or advertising hoardings should:

(a) be completely contained within the boundaries of the subject allotment

(b) be sited to avoid damage to, or pruning or lopping of, on-site landscaping or street trees

(c) not obscure views to vistas or objects of high amenity value.

6 Advertisements and/or advertising hoardings should not be erected on:

(a) a public footpath or veranda post

(b) a road, median strip or traffic island

(c) a vehicle adapted and exhibited primarily as an advertisement

(d) residential land.

7 Advertisements and/or advertising hoardings attached to buildings should not be sited on the roof or higher than the walls of a building, unless the advertisement or advertising hoarding is appropriately designed to form an integrated and complementary extension of the existing building.

8 Advertisements and/or advertising hoardings erected on a veranda or that project from a building wall should:

(a) have a clearance over a footway to allow for safe and convenient pedestrian access

(b) where erected on the side of a veranda, not exceed the width of the veranda or project from the veranda

(c) where erected on the front of a veranda, not exceed the length of the veranda or project from the veranda

(d) where projecting from a wall, have the edge of the advertisement or advertising hoarding abutting the surface of the wall.

9 Advertisements should be designed to conceal their supporting advertising hoarding from view.

10 Advertisements should convey the owner/occupier and/or generic type of business, merchandise or services using simple, clear and concise language, symbols, print style and layout and a small number of colours.

11 Advertisements which perform a secondary role in identifying the business, goods or services should only be readable in the immediate vicinity of the site.

12 Outside of townships and country settlements advertisements other than traffic signs, tourist signs or advertisements on an existing tourist information bay display board, should not be erected in road reserves.

Safety

13 Advertisements and/or advertising hoardings should not create a hazard by:

(a) being so highly illuminated as to cause discomfort to an approaching driver, or to create difficulty in the driver's perception of the road or persons or objects on the road

(b) being liable to interpretation by drivers as an official traffic sign, or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals

(c) distracting drivers from the primary driving task at a location especially where the demands on driver concentration are high

(d) obscuring a driver's view of other road or rail vehicles at/or approaching level crossings, or of pedestrians or of features of the road that are potentially hazardous (eg junctions, bends, changes in width, traffic control devices).

Freestanding Advertisements

14 Freestanding advertisements and/or advertising hoardings should be:

(a) limited to only one primary advertisement per site or complex

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

15 Freestanding advertisements and/or advertising hoardings for multiple-business tenancy complexes should:

(a) incorporate the name or nature of each business or activity within the site or complex in a single advertisement

(b) be integrally designed and mounted below the more predominant main complex or site identity advertisement.

16 Portable, easel or A-frame advertisements should be displayed only where:

(a) no other appropriate opportunity exists for an adequate coordinated and permanently erected advertisement and/or advertising hoarding

(b) they do not obstruct or compromise the safety of pedestrians or vehicle movement

(c) there is no unnecessary duplication or proliferation of advertising information

(d) there is no damage to, or removal of, any landscaping on the site.

17 Portable, easel or A-frame advertisements associated with a development should be displayed only during the hours the development is open for trading.

Flags, Bunting and Streamers

18 Advertisements and/or advertising hoardings incorporating any flags, bunting, streamers, or suspended objects should:

(a) be placed or arranged to complement and accord with the scale of the associated development

(b) other than flags, not be positioned higher than the building they are attached or related to

(c) not be displayed in residential areas.

Advertising Along Arterial Roads

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

20 Signs which provide tourist information and comprise a composite sign with primarily general information about the town or district may be suitable where erected within the following areas, measured from the first 50 kilometres per hour speed restriction sign at any entrance to the towns:

(a) 7 kilometres of Venus Bay

(b) 5 kilometres of any other town.

Animal Keeping

OBJECTIVES

1 Animals not kept at a density beyond the carrying capacity of the land or water.

2 Animal keeping development sited and designed to avoid adverse effects on surrounding development.

3 Intensive animal keeping protected from encroachment by incompatible development.

4 Ecological sustainable development of the aquaculture industry.

5 Marine aquaculture development in marine waters that ensures fair and equitable sharing of marine and coastal resources and minimises conflict with water-based and land-based uses.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Animal keeping and associated activities should not create adverse impacts on the environment or the amenity of the locality.

2 Storage facilities for manure, used litter and other wastes should be designed and sited:

(a) to be vermin proof

(b) with an impervious base

(c) to ensure that all clean rainfall runoff is excluded from the storage area

(d) outside the 1-in-100 year average return interval flood event area.

3 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 allotment.

Horse Keeping

4 Stables, horse shelters or associated yards should be sited:

(a) at least 50 metres from a watercourse

(b) on land with a slope no greater than 1-in-10.

5 A stable should achieve the following design parameters:

(a) a minimum area of 3.7 metres by 3.7 metres

(b) constructed of timber, high quality metal or masonry to a minimum height of 1.2 metres.

6 A concrete drainage apron should be provided along the front of stables directing water from wash-down areas onto a suitably vegetated area that can absorb all the water, or into a constructed drainage pit.

7 Stables, horse shelters or associated yards should be sited at least 30 metres from any dwelling on the site and from the nearest allotment boundary to avoid adverse impacts from dust, erosion and odour.

8 All areas accessible to horses should be separated from septic tank drainage areas.

Dairies

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

10 Dairies should include a lagoon for the storage or treatment of milking shed effluent which should be located:

(a) at least 20 metres from a public road

(b) at least 200 metres from any dwelling not located on the land

(c) outside any 1-in-100 year average return interval flood event area of any watercourse.

Intensive Animal Keeping

11 Intensive animal keeping operations and their associated components, including holding yards, temporary feeding areas, movement lanes and similar, should not be located on land within any of the following areas:

(a) 800 metres of a public water supply reservoir

(b) the 1-in-100 year average return interval flood event area of any watercourse

(c) 200 metres of a major watercourse (third order or higher stream)

(d) 100 metres of any other watercourse, bore or well used for domestic or stock water supplies

(e) 2000 metres of a defined and zoned township, settlement or urban area (except for land based aquaculture)

(f) 500 metres of a dwelling (except for a dwelling directly associated with the intensive animal keeping facility).

12 Intensive animal keeping operations in uncovered situations should incorporate:

(a) a controlled drainage system which:

(i) diverts runoff from external areas, and

(ii) directs surface runoff into an effluent management system that has sufficient capacity to hold runoff from the controlled drainage area

(b) pen floors which:

(i) ensure that effluent does not infiltrate and contaminate groundwater or soil, and

(ii) are graded to a consistent uniform slope of between 2 per cent and 6 per cent

(c) effluent drainage into an effluent lagoon(s) that has sufficient capacity to hold runoff from the controlled drainage area.

13 Intensive animal keeping facilities and associated wastewater lagoons and liquid/solid waste disposal areas should be sited, designed, constructed and managed to avoid adverse odour impacts on nearby sensitive land uses.

Kennels

14 The floor of kennels should be constructed of concrete or similar impervious material and be designed to allow for adequate drainage when kennels are cleaned.

15 Kennels and exercise yards should be designed and sited to minimise noise nuisance to neighbours through:

(a) orienting their openings away from sensitive land uses such as dwellings

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

(c) fenced to a height of at least 1.5 metres and provided with secure gates.

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

Land Based Aquaculture

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

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

(a) prevent surface flows from entering the ponds in a 1-in-100 year average return interval flood event

(b) prevent pond leakage that would pollute groundwater

(c) prevent the farmed species escaping and entering into any waters

(d) minimise the need for intake and discharge pipes to traverse sensitive environments.

19 Buildings associated with land-based aquaculture should provide enclosed storage areas to accommodate all equipment associated with aquaculture operations in a manner which is integrated with the use of the land.

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

Marine Based Aquaculture

21 Marine aquaculture and other offshore development should be ecologically sustainable and be located, designed, constructed and managed to:

(a) minimise adverse impacts on marine habitats and ecosystems, and public access to beaches, public watercourses or the foreshore

(b) take into account the requirements of traditional indigenous and commercial fishing grounds

(c) ensure satisfactory removal and disposal of litter, disused material, debris, detritus and dead animals from the development

(d) prevent the build up of waste.

22 In marine waters, marine aquaculture (other than inter tidal aquaculture) and other offshore development should be located a minimum of 100 metres seaward of the high water mark.

23 Marine aquaculture development should not significantly obstruct or adversely affect any of the following:

(a) areas of high public use

(b) areas established for recreational activities

(c) areas of outstanding visual, environmental, commercial or tourism value

(d) sites, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports.

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

25 Marine aquaculture should be developed in areas where an adequate water current exists to disperse sediments and be sited a sufficient height above the sea floor to:

(a) prevent the fouling of waters, publicly owned wetlands or the nearby coastline

(b) minimise seabed damage.

26 Racks, floats and other farm structures associated with marine aquaculture or other offshore development should where practicable be visually unobtrusive from the shoreline.

27 Marine aquaculture development should:

(a) use feed hoppers that are painted in subdued colours and suspended as low as possible above the water

(b) position structures to protrude the minimum distance practicable above water

(c) avoid the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons.

28 Marine aquaculture should be developed to maintain existing rights of way within or adjacent to a site.

29 Marine aquaculture access, launching and maintenance facilities should:

(a) where possible, use existing and established roads, tracks, ramps and paths to or from the sea

(b) be developed co-operatively and co-located.

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

(a) 550 metres from a proclaimed shipwreck

(b) 1000 metres seaward from the boundary of any reserve under the *National Parks and Wildlife Act 1972*, unless a lesser distance is agreed with the Minister responsible for that Act.

31 Marine aquaculture development should be located so as not to obstruct nor interfere with navigation channels, access channels, frequently used natural launching sites, safe anchorage areas, known diving areas, commercial shipping lanes or activities associated with existing jetties and wharves.

32 Marine aquaculture development should contribute to navigational safety by being:

(a) suitably marked for navigational purposes

(b) sited to allow an adequate distance between farms for safe navigation

(c) located at least 250 metres from a commercial shipping lane

(d) comprised of structures that are secured and/or weighted to prevent drifting from the licensed site

(e) able to be rehabilitated when no longer operational.

Building near Airfields

OBJECTIVES

1 Development that ensures the long-term operational, safety, commercial and military aviation requirements of airfields (airports, airstrips and helicopter landing sites) continue to be met.

PRINCIPLES OF DEVELOPMENT CONTROL

1 The height and location of buildings and structures should not adversely affect the long-term operational, safety, commercial and military aviation requirements of airfields.

2 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:

(a) lighting glare

(b) smoke, dust and exhaust emissions

(c) air turbulence

(d) storage of flammable liquids

(e) attraction of birds

(f) reflective surfaces (eg roofs of buildings, large windows)

(g) materials that affect aircraft navigational aids.

3 Outdoor lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.

4 Development that is likely to increase the attraction of birds should not be located within 3 kilometres of an airport used by commercial aircraft. If located closer than 3 kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.

5 Dwellings should not be located within areas affected by airport noise.

6 Development within areas affected by aircraft noise should be consistent with *Australian Standard AS 2021: - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.

7 Development should be in accordance with *Concept Plan Ell/1 Airport Building Heights*.

Bulk Handling and Storage Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 Facilities for the handling, storage and dispatch of commodities in bulk should be:

(a) located in bulk handling, industry or primary production type zones

(b) sited, designed and operated to minimise risks of contamination to the environment and adverse impacts on nearby sensitive land uses and from surrounding land uses.

2 Development of facilities for the handling, transportation and storage of bulk commodities should have:

(a) areas set aside on the site of the development for the marshalling and manoeuvring of vehicles attending the site

(b) roadways and parking areas surfaced in a manner sufficient to control dust emissions from the site

(c) vehicle circulation between activity areas contained within the site and without the need to use public roads

(d) landscaping, using locally indigenous plant species wherever practical, established within the site for the purpose of providing shade and shelter, and to assist with screening and dust filtration

(e) a buffer area for the establishment of dense landscaping adjacent road frontages

(f) security fencing around the perimeter of the site.

3 Temporary bunkers for storage should not compromise the efficient circulation and parking of vehicles within the site.

4 Access to and from the site should be designed to allow simultaneous movement of vehicles entering and exiting in a forward direction to minimise interference to other traffic using adjacent public roads.

Centres and Retail Development

OBJECTIVES

1 Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in integrated centres and mixed use zones.

2 Centres that ensure rational, economic and convenient provision of goods and services and provide:

(a) a focus for community life

(b) safe, permeable, pleasant and accessible walking and cycling environments.

3 The provision of a safe pedestrian and cycling environments within centres which gives high priority to pedestrians, public and community transport.

4 Increased vitality and activity in centres through the introduction and integration of housing.

5 Development of Elliston and Lock as the major service and community centres for the district.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development within centres should:

(a) integrate facilities within the zone

(b) allow for the multiple use of facilities and the sharing of utility spaces

(c) allow for the staging of development within the centre

(d) be integrated with public and community transport.

2 Development within centres should be designed to be compatible with adjoining areas. This should be promoted through landscaping, screen walls, centre orientation, location of access ways, buffer strips and transitional use areas.

3 Development within centres should provide:

(a) public spaces such as malls, plazas and courtyards

(b) street furniture, including lighting, signs, litter bins, seats and bollards, that is sited and designed to complement the desired character

(c) unobtrusive facilities for the storage and removal of waste materials

(d) public facilities including toilets, infant changing facilities for parents, telephones and community information boards

(e) access for public and community transport and sheltered waiting areas for passengers

(f) lighting for pedestrian paths, buildings and associated areas

(g) a single landscaping theme

(h) safe and secure bicycle parking.

Arterial Roads

4 Centres should develop on one side of an arterial road or in one quadrant of an arterial road intersection.

5 Centre development straddling an arterial road should:

(a) concentrate on one side of the arterial road or one quadrant of the arterial road intersection

(b) minimise the need for pedestrian and vehicular movement from one part of the centre to another across the arterial road.

Retail Development

6 Bulky goods outlets located within centres zones should:

(a) complement the overall provision of facilities

(b) be sited towards the periphery of those centres where the bulky goods outlet has a gross leasable area of 500 square metres or more.

Coastal Areas

OBJECTIVES

1 The protection and enhancement of the natural coastal environment, including environmentally important features of coastal areas such as mangroves, wetlands, sand dunes, cliff tops, native vegetation, wildlife habitat shore and estuarine areas.

2 Protection of the physical and economic resources of the coast from inappropriate development.

3 Preservation of areas of high landscape and amenity value including stands of vegetation, shores, exposed cliffs, headlands, islands and hill tops, and areas which form an attractive background to urban and tourist areas.

4 Development that maintains and/or enhances public access to coastal areas with minimal impact on the environment and amenity.

5 Development only undertaken on land which is not subject to or that can be protected from coastal hazards including inundation by storm tides or combined storm tides and stormwater, coastal erosion or sand drift, and probable sea level rise.

6 Development that can accommodate anticipated changes in sea level due to natural subsidence and probable climate change during the first 100 years of the development.

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

8 Management of development in coastal areas to sustain or enhance the remaining natural coastal environment.

9 Low intensity recreational uses located where environmental impacts on the coast will be minimal.

PRINCIPLES OF DEVELOPMENT CONTROL

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

Environmental Protection

2 The coast should be protected from development that would adversely affect the marine and onshore coastal environment, whether by pollution, erosion, damage or depletion of physical or biological resources, interference with natural coastal processes or any other means.

3 Development should not be located in delicate or environmentally-sensitive coastal features such as sand dunes, cliff tops, wetlands or substantially intact strata of native vegetation.

4 Development should not be undertaken where it will create or aggravate coastal erosion, or where it will require coast protection works which cause or aggravate coastal erosion.

5 Development should be designed so that solid/fluid wastes and stormwater runoff is disposed of in a manner that will not cause pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.

6 Effluent disposal systems incorporating soakage trenches or similar should prevent effluent migration onto the inter-tidal zone and be sited at least 100 metres from whichever of the following requires the greater distance:

(a) the mean high water mark at spring tide, adjusted for any subsidence for the first 50 years of development plus a sea level rise of 1 metre

(b) the nearest boundary of any erosion buffer determined in accordance with the relevant provisions in this Development Plan.

7 Development that proposes to include or create confined coastal waters, as well as water subject to the ebb and flow of the tide should be designed to ensure the quality of such waters is maintained at an acceptable level.

8 Development should be designed and sited so that it does not prevent natural landform and ecological adjustment to changing climatic conditions and sea levels and should allow for the following:

(a) the unrestricted landward migration of coastal wetlands

(b) new areas to be colonised by mangroves, samphire and wetland species

(c) sand dune drift

(d) where appropriate, the removal of embankments that interfere with the abovementioned processes.

Maintenance of Public Access

9 Development should maintain or enhance public access to and along the foreshore.

10 Other than small-scale infill development in a predominantly urban zone, development adjacent to the coast should not be undertaken unless it incorporates an existing or proposed public reserve, not including a road or erosion buffer, of at least 50 metres width between the development and the landward toe of the frontal dune or the top edge of an escarpment.

11 If an existing reserve is less than 50 metres wide, the development should incorporate an appropriate width of reserve to achieve a total 50 metres wide reserve.

12 Development that abuts or includes a coastal reserve should be sited and designed to be compatible with the purpose, management and amenity of the reserve, as well as to prevent inappropriate access to the reserve.

13 Development, including marinas and aquaculture, should be located and designed to ensure convenient public access along the waterfront to beaches and coastal reserves is maintained, and where possible enhanced through the provision of one or more of the following:

(a) pedestrian pathways and recreation trails

(b) coastal reserves and lookouts

(c) recreational use of the water and waterfront

(d) safe public boating facilities at selected locations

(e) vehicular access to points near beaches and points of interest

(f) car parking.

14 Where a development such as a marina creates new areas of waterfront, provision should be made for public access to, and recreational use of, the waterfront and the water.

15 Public access through sensitive coastal landforms, particularly sand dunes, wetlands and cliff faces, should be restricted to defined pedestrian paths constructed to minimise adverse environmental impact.

16 Access roads to the coast and lookouts should preferably be spur roads rather than through routes, other than tourist routes where they:

(a) do not detract from the amenity or the environment

(b) are designed for slow moving traffic

(c) provide adequate car parking.

Hazard Risk Minimisation

17 Development and its site should be protected against the standard sea flood risk level which is defined as the 1-in-100 year average return interval flood extreme sea level (tide, stormwater and associated wave effects combined), plus an allowance to accommodate land subsidence until the year 2100.

18 Development including associated roads and parking areas, other than minor structures unlikely to be adversely affected by flooding, should be protected from sea level rise by ensuring all of the following apply:

(a) site levels are at least 0.3 metres above the standard sea flood risk level

(b) building floor levels are at least 0.55 metres above the standard sea flood risk level

(c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

19 Buildings to be sited over tidal water or which are not capable of being raised or protected by flood protection measures in future, should have a floor level of at least 1.25 metres above the standard sea flood risk level.

20 Development that requires protection measures against coastal erosion, sea or stormwater flooding, sand drift or the management of other coastal processes at the time of development, or in the future, should only be undertaken if all of the following apply:

(a) the measures themselves will not have an adverse effect on coastal ecology, processes, conservation, public access and amenity

(b) the measures do not nor will not require community resources, including land, to be committed

(c) the risk of failure of measures such as sand management, levee banks, flood gates, valves or stormwater pumping, is acceptable relative to the potential hazard resulting from their failure

(d) binding agreements are in place to cover future construction, operation, maintenance and management of the protection measures.

21 Development should not compromise the structural integrity of any sea wall or levee bank adjacent to the foreshore, or compromise its capacity to protect against coastal flooding and erosion.

Erosion Buffers

22 Development should be setback a sufficient distance from the coast to provide an erosion buffer (in addition to a public reserve) which will allow for at least 100 years of coastal retreat for single buildings or small scale developments, or 200 years of coastal retreat for large scale developments (ie new townships) unless either of the following applies:

(a) the development incorporates appropriate private coastal protection measures to protect the development and public reserve from the anticipated erosion

(b) the council is committed to protecting the public reserve and development from the anticipated coastal erosion.

23 Where a coastal reserve exists or is to be provided it should be increased in width by the amount of any required erosion buffer. The width of an erosion buffer should be based on the following:

(a) the susceptibility of the coast to erosion

(b) local coastal processes

(c) the effect of severe storm events

(d) the effect of a 0.3 metres sea level rise over the next 50 years on coastal processes and storms

(e) the availability of practical measures to protect the development from erosion caused by a further sea level rise of 0.7 metres per 50 years thereafter.

24 Development should not occur where essential services cannot be economically provided and maintained having regard to flood risk and sea level rise, or where emergency vehicle access would be prevented by a 1-in-100 year average return interval flood event, adjusted for 100 years of sea level rise.

Land Division

25 Land in coastal areas should only be divided if:

(a) it or the subsequent development and use of the land will not adversely affect the management of the land, adjoining land or the coast

(b) sand dunes, wetlands and substantially intact strata of native vegetation are maintained or consolidated within single allotments.

26 Land division in coastal areas outside of designated urban or settlement zones should not increase either of the following:

(a) the number of allotments abutting the coast or a reserve

(b) the number of allotments, including community title allotments and those that incorporate rights of way, with direct access to the coast or a reserve.

27 Land should not be divided for commercial, industrial or residential purposes unless a layout can be achieved whereby roads, parking areas and development sites on each allotment are at least 0.3 metres above the standard sea flood risk level, unless the land is, or can be provided with appropriate coastal protection measures.

Protection of Economic Resources

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

Development in Appropriate Locations

29 Development along the coast should be in the form of infill in existing developed areas or concentrated into appropriately chosen nodes and not be in a scattered or linear form.

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

Community Facilities

OBJECTIVES

1 Location of community facilities including social, health, welfare, education and recreation facilities where they are conveniently accessible to the population they serve.

2 The proper provision of public and community facilities including the reservation of suitable land in advance of need.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Community facilities should be sited and developed to be accessible by pedestrians, cyclists and public and community transport.

2 Community facilities should be integrated in their design to promote efficient land use.

3 Design of community facilities should encourage flexible and adaptable use of open space and facilities for a range of uses over time.

Crime Prevention

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.

2 Buildings should be designed to overlook public and communal streets and public open space to allow casual surveillance.

3 Development should provide a robust environment that is resistant to vandalism and graffiti.

4 Development should provide lighting in frequently used public spaces including those:

(a) along dedicated cyclist and pedestrian pathways, laneways and access routes

(b) around public facilities such as toilets, telephones, bus stops, seating, litter bins, automatic teller machines, taxi ranks and car parks.

5 Development, including car park facilities should incorporate signage and lighting that indicate the entrances and pathways to, from and within sites.

6 Landscaping should be used to assist in discouraging crime by:

(a) screen planting areas susceptible to vandalism

(b) planting trees or ground covers, rather than shrubs, alongside footpaths

(c) planting vegetation other than ground covers a minimum distance of 2 metres from footpaths to reduce concealment opportunities.

7 Site planning, buildings, fences, landscaping and other features should clearly differentiate public, communal and private areas.

8 Buildings should be designed to minimise and discourage access between roofs, balconies and windows of adjoining dwellings.

9 Public toilets should be located, sited and designed:

(a) to promote the visibility of people entering and exiting the facility (eg by avoiding recessed entrances and dense shrubbery that obstructs passive surveillance)

(b) near public and community transport links and pedestrian and cyclist networks to maximise visibility.

10 Development should avoid pedestrian entrapment spots and movement predictors (eg routes or paths that are predictable or unchangeable and offer no choice to pedestrians).

Design and Appearance

OBJECTIVES

1 Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form.

2 Roads, open spaces, paths, buildings and land uses laid out and linked so that they are easy to understand and navigate.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:

(a) building height, mass and proportion

(b) external materials, patterns, colours and decorative elements

(c) roof form and pitch

(d) façade articulation and detailing

(e) verandas, eaves, parapets and window screens.

2 Where a building is sited on or close to a side or rear boundary, the boundary wall should minimise:

(a) the visual impact of the building as viewed from adjacent properties

(b) overshadowing of adjacent properties and allow adequate sunlight access to neighbouring buildings.

3 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties, drivers or cyclists.

4 Structures located on the roofs of buildings to house plant and equipment should be screened from view and should form an integral part of the building design in relation to external finishes, shaping and colours.

5 Balconies should:

(a) be integrated with the overall form and detail of the building

(b) include balustrade detailing that enables line of sight to the street

(c) be recessed where wind would otherwise make the space unusable

(d) be self-draining and plumbed to minimise runoff.

6 Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building, and the use of verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.

Development Adjacent Heritage Places

7 The design of multi-storey buildings should not detract from the form and materials of adjacent State heritage places listed in *Table Ell/4 - State Heritage Places*.

8 Development on land adjacent to a State heritage place, as listed in *Table Ell/4 - State Heritage Places*, should be sited and designed to reinforce the historic character of the place and maintain its visual prominence.

Overshadowing

9 The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of:

(a) windows of habitable rooms

(b) upper-level private balconies that provide the primary open space area for a dwelling

(c) solar collectors (such as solar hot water systems and photovoltaic cells).

Visual Privacy

10 Development should minimise direct overlooking of habitable rooms and private open spaces of dwellings through measures such as:

(a) off-setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct

(b) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms

(c) screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.

11 Permanently fixed external screening devices should be designed and coloured to complement the associated building's external materials and finishes.

Relationship to the Street and Public Realm

12 Buildings (other than ancillary buildings, group dwellings or buildings on allotments with a battle axe configuration) should be designed so that the main façade faces the primary street frontage of the land on which they are situated.

13 Buildings, landscaping, paving and signage should have a coordinated appearance that maintains and enhances the visual attractiveness of the locality.

14 Buildings should be designed and sited to avoid extensive areas of uninterrupted walling facing areas exposed to public view.

15 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.

16 The ground floor of mixed use buildings should comprise non-residential land uses.

17 In mixed use areas, development facing the street should be designed to activate the street frontage(s):

(a) including features that attract people to the locality such as frequent doors and display windows, retail shopfronts and/or outdoor eating or dining areas

(b) minimising the frontage for fire escapes, service doors, plant and equipment hatches

(c) avoiding undercroft or ground floor vehicle parking that is visible from the primary street frontage

(d) using colour, vertical and horizontal elements, roof overhangs and other design techniques to provide visual interest and reduced massing.

18 Where zero or minor setbacks are desirable, development should incorporate shelter over footpaths to enhance the quality of the pedestrian environment.

Outdoor Storage and Service Areas

19 Outdoor storage, loading and service areas should be:

(a) screened from public view by a combination of built form, solid fencing and/or landscaping

(b) conveniently located and designed to enable the manoeuvring of service and delivery vehicles

(c) sited away from sensitive land uses.

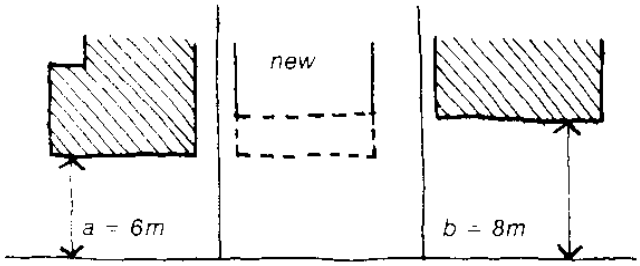
Building Setbacks from Road Boundaries

20 Except in areas where a new character is desired, the setback of buildings from public roads should:

(a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality

(b) contribute positively to the function, appearance and/or desired character of the locality.

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

Setback difference between buildings on adjacent allotments	Setback of new building
Up to 2 metres	The same setback as one of the adjacent buildings, as illustrated below:  *When b - a≤ 2, setback of new dwelling = a or b*
Greater than 2 metres	At least the average setback of the adjacent buildings

22 Except in areas where a new character is desired or where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.

23 A lesser setback distance than that prescribed in *Table Ell/1 – Building Setbacks from Road Boundaries* 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 10 metres adjacent to the respective road reserves.

Energy Efficiency

OBJECTIVES

1 Development designed and sited to conserve energy.

2 Development that provides for on-site power generation including photovoltaic cells and wind power.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should provide for efficient solar access to buildings and open space all year around.

2 Buildings should be sited and designed:

(a) to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings

(b) so that open spaces associated with the main activity areas face north for exposure to winter sun.

On-site Energy Generation

3 Development should facilitate the efficient use of photovoltaic cells and solar hot water systems by:

(a) taking into account overshadowing from neighbouring buildings

(b) designing roof orientation and pitches to maximise exposure to direct sunlight.

4 Public infrastructure and lighting, should be designed to generate and use renewable energy.

Forestry

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 Forestry plantations should not be undertaken if they will cause or require the clearance of valued trees or substantially intact strata of vegetation, or detrimentally affect the physical environment or scenic quality of the rural landscape.

2 Forestry plantations should not occur:

(a) on land with a slope exceeding 20 degrees

(b) within a separation distance (which may include forestry firebreaks and vehicle access tracks) of 50 metres of either of the following:

(i) any dwelling including those on an adjoining allotment

(ii) a reserve gazetted under the *National Parks and Wildlife Act 1972* or *Wilderness Protection Act 1992*.

3 Forestry plantations should:

(a) not involve cultivation (excluding spot cultivation) in drainage lines or within 20 metres of a major watercourse (a third order or higher watercourse), lake, reservoir, wetland and sinkhole (direct connection to aquifer)

(b) incorporate artificial drainage lines (ie culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas

(c) retain a minimum 10 metre width separation distance immediately to either side of a watercourse (a first or second order watercourse) and sinkhole (no-direct connection to aquifer). This separation distance should contain locally indigenous vegetation (including grasses) and unmodified topography to ensure water flow.

4 Forestry plantations should incorporate:

(a) 7 metre wide external boundary firebreaks for plantations of 40 hectares or less

(b) 10 metre wide external boundary firebreaks for plantations of between 40 and 100 hectares

(c) 20 metre wide external boundary firebreaks, or 10 metres with an additional 10 metres of fuel-reduced plantation, for plantations of 100 hectares or greater.

5 Forestry plantations should incorporate vehicle access tracks:

(a) within all firebreaks

(b) of a minimum width of 7 metres with a vertical clearance of 4 metres

(c) that are aligned to provide straight through access at junctions, or if they are a no through access track they are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles

(d) that partition the plantation into units not exceeding 40 hectares in area.

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

Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines (in metres)
500 kV	Tower	38
275 kV	Tower	25
132 kV	Tower	30
132 kV	Pole	20
66 kV	Pole	20
Less than 66 kV	Pole	20

Hazards

OBJECTIVES

1 Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.

2 Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.

3 Critical community facilities such as hospitals, emergency control centres, major service infrastructure facilities, and emergency service facilities located where they are not exposed to natural hazard risks.

4 Development located and designed to minimise the risks to safety and property from flooding.

5 Development located to minimise the threat and impact of bushfires on life and property.

6 Expansion of existing non-rural uses directed away from areas of high bushfire risk.

7 The environmental values and ecological health of receiving waterways and marine environments protected from the release of acid water resulting from the disturbance of acid sulphate soils.

8 Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.

9 Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.

10 Minimisation of harm to life, property and the environment through appropriate location of development and appropriate storage, containment and handling of hazardous materials.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.

2 Development located on land subject to hazards as shown on the *Overlay Maps – Hazards* should not occur unless it is sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.

3 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.

Flooding

4 Development located on land subject to flooding as shown on the *Concept Plan Map Ell/3 - Inundation* should not be undertaken unless it is in accord with zone requirements.

5 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.

6 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:

(a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event

(b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.

7 Development, including earthworks associated with development, should not do any of the following:

(a) impede the flow of floodwaters through the land or other surrounding land

(b) increase the potential hazard risk to public safety of persons during a flood event

(c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood

(d) cause any adverse effect on the floodway function

(e) increase the risk of flooding of other land

(f) obstruct a watercourse.

Bushfire

8 The following bushfire protection principles of development control apply to development of land identified as General, Medium and High bushfire risk areas as shown on the *Bushfire Protection Area BPA Maps - Bushfire Risk*.

9 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.

10 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:

(a) vegetation cover comprising trees and/or shrubs

(b) poor access

(c) rugged terrain

(d) inability to provide an adequate building protection zone

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

11 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

(c) have a dedicated and accessible water supply available at all times for fire fighting.

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

13 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.

14 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.

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

(a) minimise the danger to residents, other occupants of buildings and fire fighting personnel

(b) minimise the extent of damage to buildings and other property during a bushfire

(c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire

(d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

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

(a) facilitate safe and effective operational use for fire fighting and other emergency vehicles and residents

(b) provide for two-way vehicular access between areas of fire risk and the nearest public road.

17 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

Salinity

18 Development should not increase the potential for, or result in an increase in, soil and water salinity.

19 Preservation, maintenance and restoration of locally indigenous plant species should be encouraged in areas affected by dry land salinity.

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

Acid Sulphate Soils

21 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils (including land identified on the *Overlay Maps – Development Constraints)* should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:

(a) the marine and estuarine environment

(b) natural water bodies and wetlands

(c) agricultural or aquaculture activities

(d) buildings, structures and infrastructure

(e) public health.

22 Development, including primary production, aquaculture activities and infrastructure, should not proceed unless it can be demonstrated that the risk of releasing acid water resulting from the disturbance of acid sulphate soils is minimal.

Site Contamination

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

Containment of Chemical and Hazardous Materials

24 Hazardous materials should be stored and contained in a manner that minimises the risk to public health and safety and the potential for water, land or air contamination.

25 Development that involves the storage and handling of hazardous materials should ensure that these are contained in designated areas that are secure, readily accessible to emergency vehicles, impervious, protected from rain and stormwater intrusion and other measures necessary to prevent:

(a) discharge of polluted water from the site

(b) contamination of land

(c) airborne migration of pollutants

(d) potential interface impacts with sensitive land uses.

Landslip

26 Development, including associated cut and fill activities, should not lead to an increased danger from land surface instability or to the potential of landslip occurring on the site or on surrounding land.

27 Development on steep slopes should promote the retention and replanting of vegetation as a means of stabilising and reducing the possibility of surface movement or disturbance.

28 Development in areas susceptible to landslip should:

(a) incorporate split level designs to minimise cutting into the slope

(b) ensure that cut and fill and heights of faces are minimised

(c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades

(d) control any erosion that will increase the gradient of the slope and decrease stability

(e) ensure the siting and operation of an effluent drainage field does not contribute to landslip

(f) provide drainage measures to ensure surface stability is not compromised

(g) ensure natural drainage lines are not obstructed.

Heritage Places

OBJECTIVES

1 The conservation of State and local heritage places.

2 The continued use, or adaptive reuse, of State and local heritage places that supports the conservation of their cultural significance.

3 Conservation of the setting of State and local heritage places.

PRINCIPLES OF DEVELOPMENT CONTROL

1 A heritage place spatially located on *Overlay Maps – Heritage* and more specifically identified in *Table Ell/4 - State Heritage Places* should not be demolished, destroyed or removed, in total or in part, unless either of the following apply:

(a) that portion of the place to be demolished, destroyed or removed is excluded from the extent of the places identified in the *Table(s)*

(b) the structural condition of the place represents an unacceptable risk to public or private safety.

2 Development of a State or local heritage place should retain those elements contributing to its heritage value, which may include (but not be limited to):

(a) principal elevations

(b) important vistas and views to and from the place

(c) setting and setbacks

(d) building materials

(e) outbuildings and walls

(f) trees and other landscaping elements

(g) access conditions (driveway form/width/material)

(h) architectural treatments

(i) the use of the place.

3 Development of a State or local heritage place should be compatible with the heritage value of the place.

4 Original unpainted plaster, brickwork, stonework or other masonry of existing State or local heritage places should be preserved, unpainted.

5 New buildings should not be placed or erected between the front street boundary and the façade of existing State or local heritage places.

6 Development that materially affects the context within which the heritage place is situated should be compatible with the heritage place. It is not necessary to replicate historic detailing, however design elements that should be compatible include, but are not limited to:

(a) scale and bulk

(b) width of frontage

(c) boundary setback patterns

(d) proportion and composition of design elements such as rooflines, openings, fencing and landscaping

(e) colour and texture of external materials.

7 Multi-storey additions to a State or local heritage place should be compatible with the heritage value of the place through a range of design solutions such as:

(a) extending into the existing roof space or to the rear of the building

(b) retaining the elements that contribute to the building's heritage value

(c) distinguishing between the existing and new portion of the building

(d) stepping in parts of the building that are taller than the front facade.

8 The introduction of advertisements and signage to a State or local heritage place should:

(a) be placed on discrete elements of its architecture such as parapets and wall panels, below the canopy, or within fascias, and infill end panels and windows

(b) not conceal or obstruct historical detailing of the heritage place

(c) not project beyond the silhouette or skyline of the heritage place

(d) not form a dominant element of the place.

9 The division of land adjacent to or containing a State or local heritage place should occur only where it will:

(a) create an allotment pattern that maintains or reinforces the integrity of the heritage place and the character of the surrounding area

(b) create an allotment or allotments of a size and dimension that can accommodate new development that will reinforce and complement the heritage place and the zone or policy area generally

(c) be of a size and dimension that will enable the siting and setback of new buildings from allotment boundaries so that they do not overshadow, dominate, encroach on or otherwise impact on the setting of the heritage place

(d) provide an area for landscaping of a size and dimension that complements the landscape setting of the heritage place and the landscape character of the locality

(e) enable the State or local heritage place to have a curtilage of a size sufficient to protect its setting.

Industrial Development

OBJECTIVES

1 Industrial, warehouse, storage and transport distribution development on appropriately located land, integrated with transport networks and designed to minimise potential impact on these networks.

2 Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.

3 Industrial development occurring without adverse effects on the health and amenity of occupiers of land in adjoining zones.

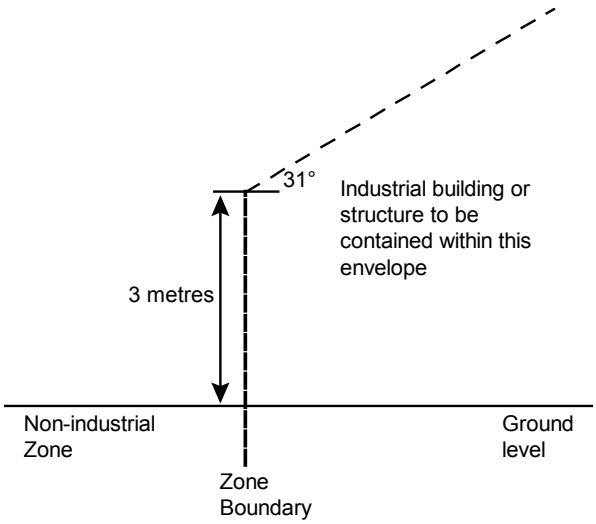
4 Compatibility between industrial uses within industrial zones.

5 The improved amenity of industrial areas.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Offices and showrooms associated with industrial, warehouse, storage and transport development should be sited at the front of the building with direct and convenient pedestrian access from the main visitor parking area.

2 Any building or structure on, or abutting the boundary of, a non-industrial zone should be restricted to a height of 3 metres above ground level at the boundary and a plane projected at 31 degrees above the horizontal into the development site from that 3 metre height, as shown in the following diagram:



3 Industrial development should enable all vehicles to enter and exit the site in a forward direction.

4 Industrial development abutting an arterial road, a non-industrial zone boundary, or significant open space should be developed in a manner that does not create adverse visual impacts on the locality.

5 Building facades facing a non-industrial zone, public road, or public open space should:

(a) use a variety of building finishes

(b) not consist solely of metal cladding

(c) contain materials of low reflectivity

(d) incorporate design elements to add visual interest

(e) avoid large expanses of blank walls.

6 Industrial development should minimise significant adverse impact on adjoining uses due to hours of operation, traffic, noise, fumes, smell, dust, paint or other chemical over-spray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance creating impacts.

7 Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.

8 Fencing (including colour-coated wire mesh fencing) adjacent to public roads should be setback in one of the following ways:

(a) in line with the building facade

(b) behind the building line

(c) behind a landscaped area that softens its visual impact.

9 Marine aquaculture onshore storage, cooling and processing facilities should not impair the coastline and its visual amenity and should:

(a) be sited, designed, landscaped and developed at a scale and using external materials that minimise any adverse visual impact on the coastal landscape

(b) be sited and designed with appropriate vehicular access arrangement

(c) include appropriate waste treatment and disposal.

Infrastructure

OBJECTIVES

1 Infrastructure provided in an economical and environmentally sensitive manner.

2 The visual impact of infrastructure facilities minimised.

3 The efficient and cost-effective use of existing infrastructure.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should only occur where it has access to adequate utilities and services, including:

(a) electricity supply

(b) water supply

(c) drainage and stormwater systems

(d) effluent disposal systems

(e) formed all-weather public roads

(f) telecommunications services

(g) gas services.

2 Development should incorporate any relevant and appropriate social infrastructure, community services and facilities.

3 Development should only occur where it provides, or has access to, relevant easements for the supply of infrastructure.

4 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.

5 Development should not occur until adequate and coordinated drainage of the land is provided.

6 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.

7 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system.

8 Urban development should have a direct water supply, with the exception of Port Kenny and Venus Bay.

9 Electricity infrastructure should be designed and located to minimise visual and environmental impacts.

10 Utilities and services, including access roads and tracks, should be sited on areas already cleared of native vegetation. If this is not possible, their siting should cause minimal interference or disturbance to existing native vegetation and biodiversity.

11 Utility buildings and structures should be grouped with non-residential development, where possible.

12 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.

13 Incompatible uses should not encroach upon the easements of infrastructure corridors for existing and proposed transmission lines.

14 In urban areas, electricity supply (except transmission lines) serving new development should be installed underground, excluding lines having a capacity greater than or equal to 33kV.

15 Provision should be made for new transmission and distribution substations and overhead major electricity line corridors (having a capacity greater than or equal to 33kV) in areas which have the required buffer distance to protect people and allow for adequate access.

16 Land division for the purpose of residential and other sensitive land uses should not occur within electricity line corridors or existing electricity easements unless the resultant allotments are large enough to enable accommodation of safe clearances and expected structures.

Interface Between Land Uses

OBJECTIVES

1 Development located and designed to minimise adverse impact and conflict between land uses.

2 Protect community health and amenity from adverse impacts of development.

3 Protect desired land uses from the encroachment of incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:

(a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants

(b) noise

(c) vibration

(d) electrical interference

(e) light spill

(f) glare

(g) hours of operation

(h) traffic impacts.

2 Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.

3 Development adjacent to a **Residential Zone** or residential area within a **Township Zone** should be designed to minimise overlooking and overshadowing of adjacent dwellings and private open space.

4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.

5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.

6 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.

Noise Generating Activities

7 Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant *Environment Protection (Noise) Policy* criteria when assessed at the nearest existing noise sensitive premises.

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

9 Outdoor areas (such as beer gardens or dining areas) associated with licensed premises should be designed or sited to minimise adverse noise impacts on adjacent existing or future noise sensitive development.

10 Development proposing music should include noise attenuation measures that achieve the following desired noise levels:

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

Air Quality

11 Development with the potential to emit harmful or nuisance-generating air pollution should incorporate air pollution control measures to prevent harm to human health or unreasonable interference with the amenity of sensitive uses within the locality.

12 Chimneys or exhaust flues associated with commercial development (including cafes, restaurants and fast food outlets) should be designed to ensure they do not cause a nuisance or health concerns to nearby sensitive receivers by:

(a) incorporating appropriate treatment technology before exhaust emissions are released to the atmosphere

(b) ensuring that the location and design of chimneys or exhaust flues maximises dispersion and takes into account the location of nearby sensitive uses.

Rural Interface

13 The potential for adverse impacts resulting from rural development should be minimised by:

(a) not locating horticulture or intensive animal keeping on land adjacent to townships

(b) maintaining an adequate separation between horticulture or intensive animal keeping and townships, other sensitive uses and, where desirable, other forms of primary production.

14 Traffic movement, spray drift, dust, noise, odour and the use of frost fans and gas guns associated with primary production should not lead to unreasonable impact on adjacent land uses.

15 Existing primary production and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.

16 Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.

17 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.

18 Development located within 300 metres of facilities for the handling, transportation and storage of bulk commodities should:

(a) not prejudice the continued operation of those facilities

(b) be located, designed and developed having regard to the potential environmental impact arising from the operation of such facilities and the potential extended hours of operation.

Land Division

OBJECTIVES

1 Land division that occurs in an orderly sequence allowing efficient provision of new infrastructure and facilities and making optimum use of existing under utilised infrastructure and facilities.

2 Land division that creates allotments appropriate for the intended use.

3 Land division layout that is optimal for energy efficient building orientation.

4 Land division that is integrated with site features, including landscape and environmental features, adjacent land uses, the existing transport network and the availability of infrastructure.

5 Land division restricted in rural areas to ensure the efficient use of rural land for primary production and avoidance of uneconomic infrastructure provision.

PRINCIPLES OF DEVELOPMENT CONTROL

1 When land is divided:

(a) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an environmentally sensitive manner

(b) a sufficient water supply should be made available for each allotment

(c) provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health

(d) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare.

2 Land should not be divided if any of the following apply:

(a) the size, shape, location, slope or nature of the land makes any of the allotments unsuitable for the intended use

(b) any allotment will not have a frontage to one of the following:

(i) an existing road

(ii) a proposed public road

(iii) access to a public road via an internal roadway in a plan of community division

(c) the intended use of the land is likely to require excessive cut and/or fill

(d) it is likely to lead to undue erosion of the subject land or land within the locality

(e) the wastewater treatment plant to which subsequent development will be connected does not have sufficient capacity to handle the additional wastewater volumes and pollutant loads generated by such development

(f) the area is unsewered and cannot accommodate an appropriate on-site wastewater disposal system within the allotment that complies with (or can comply with) the relevant public and environmental health legislation applying to the intended use(s)

(g) any allotments will straddle more than one zone, policy area or precinct

(h) the allotments unreasonably restrict access to publicly owned land such as recreation areas.

Design and Layout

3 Land divisions should be designed to ensure that areas of native vegetation and wetlands:

(a) are not fragmented or reduced in size

(b) do not need to be cleared as a consequence of subsequent development.

4 The design of a land division should incorporate:

(a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities

(b) new road and allotment access points providing appropriate separation distances from existing road junctions or level crossings

(c) safe and convenient access from each allotment to an existing or proposed road or thoroughfare

(d) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones

(e) suitable land set aside for usable local open space

(f) public utility services within road reserves and where necessary within dedicated easements

(g) the preservation of significant natural, cultural or landscape features including State and local heritage places

(h) protection for existing vegetation and drainage lines

(i) where appropriate, the amalgamation of smaller allotments to ensure co-ordinated and efficient site development.

5 Land division should result in allotments of a size suitable for their intended use.

6 Land division should facilitate optimum solar access for energy efficiency.

7 Land division within an area identified as being an 'Excluded Area from Bushfire Protection Planning Provisions' as shown on *Bushfire Protection Area BPA Maps – Bushfire Risk* should be designed to make provisions for:

(a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it

(b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads

(c) a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

8 Allotments should have an orientation, size and configuration to encourage development that:

(a) minimises the need for earthworks and retaining walls

(b) maintains natural drainage systems

(c) faces abutting streets and open spaces

(d) does not require the removal of native vegetation to facilitate that development

(e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.

9 Within defined townships and settlements where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.

10 Within defined townships and settlements, land division should make provision for a reserve or an area of open space that is at least 25 metres wide from the top of the bank of a watercourse and that incorporates land within the 1-in-100 year average return interval flood event area.

11 The layout of a land division should keep flood prone land free from development.

12 The arrangement of roads, allotments, reserves and open space should enable the provision of a stormwater management drainage system that:

(a) contains and retains all watercourses, drainage lines and native vegetation

(b) enhances amenity

(c) integrates with the open space system and surrounding area.

Roads and Access

13 Road reserves should be of a width and alignment that can:

(a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users

(b) provide for footpaths, cycle lanes and shared-use paths for the safety and convenience of residents and visitors

(c) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street

(d) accommodate street tree planting, landscaping and street furniture.

14 The design of the land division should facilitate the most direct route to local facilities for pedestrians and cyclists and enable footpaths, cycle lanes and shared-use paths to be provided of a safe and suitable width and reasonable longitudinal gradient.

15 The layout of land divisions should result in roads designed and constructed to ensure:

(a) that traffic speeds and volumes are restricted where appropriate by limiting street length and/or the distance between bends and slow points

(b) there are adequate sight distances for motorists at intersections, junctions, pedestrian and cyclist crossings, and crossovers to allotments to ensure the safety of all road users and pedestrians

(c) that existing dedicated cycling and walking routes are not compromised.

16 The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:

(a) the size of proposed allotments and sites and opportunities for on-site parking

(b) the availability and frequency of public and community transport

(c) on-street parking demand likely to be generated by nearby uses.

17 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.

Land Division in Rural Areas

18 Rural land should not be divided if the resulting allotments would be of a size and configuration likely to impede the efficient use of rural land for any of the following:

(a) primary production

(b) value adding industries related to primary production

(c) protection of natural resources.

19 Rural land should not be divided where new allotments would result in any of the following:

(a) fragmentation of productive primary production land

(b) strip development along roads or water mains

(c) prejudice against the proper and orderly development of townships

(d) removal of native vegetation for allotment boundaries, access roads, infrastructure, dwellings and other buildings or firebreaks

(e) uneconomic costs to the community for the provision of services.

Landscaping, Fences and Walls

OBJECTIVES

1 The amenity of land and development enhanced with appropriate planting and other landscaping works, using locally indigenous plant species where possible.

2 Functional fences and walls that enhance the attractiveness of development.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should incorporate open space and landscaping and minimise hard paved surfaces in order to:

(a) complement built form and reduce the visual impact of larger buildings (eg taller and broader plantings against taller and bulkier building components)

(b) enhance the appearance of road frontages

(c) screen service yards, loading areas and outdoor storage areas

(d) minimise maintenance and watering requirements

(e) enhance and define outdoor spaces, including car parking areas

(f) maximise shade and shelter

(g) assist in climate control within and around buildings

(h) minimise heat absorption and reflection

(i) maintain privacy

(j) maximise stormwater re-use

(k) complement existing vegetation, including native vegetation

(l) contribute to the viability of ecosystems and species

(m) promote water and biodiversity conservation.

2 Landscaping should:

(a) include the planting of locally indigenous species where appropriate

(b) be oriented towards the street frontage

(c) result in the appropriate clearance from powerlines and other infrastructure being maintained.

3 Landscaping should not:

(a) unreasonably restrict solar access to adjoining development

(b) cause damage to buildings, paths and other landscaping from root invasion, soil disturbance or plant overcrowding

(c) introduce pest plants

(d) increase the risk of bushfire

(e) remove opportunities for passive surveillance

(f) increase leaf fall in watercourses

(g) increase the risk of weed invasion

(h) obscure driver sight lines

(i) create a hazard for train or tram drivers by obscuring sight lines at crossovers.

4 Fences and walls, including retaining walls, should:

(a) not result in damage to neighbouring trees

(b) be compatible with the associated development and with existing predominant, attractive fences and walls in the locality

(c) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance

(d) incorporate articulation or other detailing where there is a large expanse of wall facing the street

(e) assist in highlighting building entrances

(f) be sited and limited in height, to ensure adequate sight lines for motorists and pedestrians especially on corner sites

(g) in the case of side and rear boundaries, be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land

(h) be constructed of non-flammable materials.

Marinas and Maritime Structures

OBJECTIVE

1 The provision, in appropriate locations, of marinas, pontoons, jetties, piers, wharves and boat moorings that cater for vessels and:

(a) maintain public access to the waterfront

(b) do not compromise public safety

(c) preserve the structural integrity of the marine infrastructure

(d) minimise adverse impacts on the natural environment.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Marina development should include one or more of the following:

(a) wet and dry berthing of boats

(b) launching and retrieval of recreational boats and associated trailer and car parking areas

(c) access ramps, landings, storage and other structures associated with a marina

(d) clubrooms for maritime organisations.

2 The design of marinas, berths, channels, fairways, gangways and floating structures should comply with:

(a) *Australian Standard AS 3962: Guidelines for Design of Marinas*

(b) *Australian Standard AS 4997: Guidelines for the Design of Maritime Structures*.

3 Development should not obstruct or impair:

(a) navigation and access channels

(b) maintenance activities of marine infrastructure including revetment walls

(c) the operation of wharves.

4 Safe public access should be provided or maintained to:

(a) the waterfront

(b) known diving areas

(c) jetties, wharves and associated activities.

5 Marinas should be designed to:

(a) facilitate water circulation and exchange

(b) maximise the penetration of sunlight into the water.

Mineral Extraction

OBJECTIVES

1 Development of mining activities in a way that contributes to the sustainable growth of the industry.

2 Protection of mineral deposits against intrusion by inappropriate forms of development.

3 Areas with scenic or conservation significance protected from undue damage arising from mining operations.

4 Mining operations undertaken with minimal adverse impacts on the environment and on the health and amenity of adjacent land uses.

5 Minimisation of the impacts from mining activities upon the existing groundwater level and the quality of groundwater resources.

6 Mining operations that make adequate provision for site rehabilitation.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Known reserves of economically viable mineral deposits should be kept free of development that may inhibit their future exploitation.

2 Development in proximity to mining operations should not be undertaken where it may be exposed to adverse impacts resulting from mining activities.

3 Mining in scenic and native vegetation areas should only be undertaken if:

(a) the proposed location is the best site in regard to minimising loss of amenity, degradation of the landscape and loss of native vegetation

(b) there are a limited number of known reserves of the minerals in the area or elsewhere in the State

(c) the extraction and transportation of materials from alternative sites to principal centres of consumption carry significantly higher costs

(d) the site is capable of restoration with locally indigenous plant species to counter the long-term impact on the landscape and biodiversity.

4 Stormwater and/or wastewater from land used for mining should be diverted into a silt retention structure so that it can be reused on-site for purposes such as truck wash-down, dust control, washing of equipment and landscape irrigation or for disposal off-site in an environmentally responsible manner.

5 Access to land used for mining should be sited and designed to accommodate heavy vehicle traffic and ensure the safety of all road users.

6 Mining operations should:

(a) ensure that minimal damage is caused to the landscape

(b) minimise the area required for operations, and provide for the progressive reclamation of disturbed areas

(c) minimise disturbance to natural hydrological systems.

Separation Treatments, Buffers and Landscaping

7 Mining development should be sited, designed and sequenced to protect the amenity of surrounding land uses from environmental nuisance such as dust or vibration emanating from mining operations.

8 Mining operations that are likely to impact upon the amenity of the locality should incorporate a separation distance and/or mounding/vegetation between the mining operations (including stockpiles) and adjoining allotments to help minimise exposure to those potential impacts.

9 Quarry faces should be orientated away from public view.

10 Screening of mining areas should occur in advance of extraction commencing.

11 An area of densely vegetated and/or mounded land should be established around the perimeter of mining sites in order to screen excavated land and mineral processing facilities from all of the following:

(a) residential areas

(b) tourist areas

(c) tourist routes

(d) scenic routes.

12 Screen planting around mining operations should incorporate a mixture of trees and shrubs that:

(a) contribute to an attractive landscape

(b) suit local soil and climatic conditions

(c) are fast growing and/or have a long life expectancy

(d) are locally indigenous species.

13 Borrow pits for road making materials should be sited so as to cause the minimum effect on their surroundings.

Natural Resources

OBJECTIVES

1 Retention, protection and restoration of the natural resources and environment.

2 Protection of the quality and quantity of South Australia's surface waters, including inland, marine and estuarine and underground waters.

3 The ecologically sustainable use of natural resources including water resources, including marine waters, ground water, surface water and watercourses.

4 Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.

5 Development consistent with the principles of water sensitive design.

6 Development sited and designed to:

(a) protect natural ecological systems

(b) achieve the sustainable use of water

(c) protect water quality, including receiving waters

(d) reduce runoff and peak flows and prevent the risk of downstream flooding

(e) minimise demand on reticulated water supplies

(f) maximise the harvest and use of stormwater

(g) protect stormwater from pollution sources.

7 Storage and use of stormwater which avoids adverse impact on public health and safety.

8 Native flora, fauna and ecosystems protected, retained, conserved and restored.

9 Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.

10 Minimal disturbance and modification of the natural landform.

11 Protection of the physical, chemical and biological quality of soil resources.

12 Protection of areas prone to erosion or other land degradation processes from inappropriate development.

13 Protection of the scenic qualities of natural and rural landscapes.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.

2 Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced.

3 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks, wetlands, estuaries and significant seagrass and mangrove communities.

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

Water Sensitive Design

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

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

7 Development should be sited and designed to:

(a) capture and re-use stormwater, where practical

(b) minimise surface water runoff

(c) prevent soil erosion and water pollution

(d) protect and enhance natural water flows

(e) protect water quality by providing adequate separation distances from watercourses and other water bodies

(f) not contribute to an increase in salinity levels

(g) avoid the water logging of soil or the release of toxic elements

(h) maintain natural hydrological systems and not adversely affect:

(i) the quantity and quality of groundwater

(ii) the depth and directional flow of groundwater

(iii) the quality and function of natural springs.

8 Water discharged from a development site should:

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

(b) not exceed the rate of discharge from the site as it existed in pre-development conditions.

9 Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood.

10 Development should have adequate provision to control any stormwater over-flow runoff from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters.

11 Development should include stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.

12 Development should include stormwater management systems to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system.

13 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.

14 Stormwater management systems should:

(a) maximise the potential for stormwater harvesting and re-use, either on-site or as close as practicable to the source

(b) utilise, but not be limited to, one or more of the following harvesting methods:

(i) the collection of roof water in tanks

(ii) the discharge to open space, landscaping or garden areas, including strips adjacent to car parks

(iii) the incorporation of detention and retention facilities

(iv) aquifer recharge.

15 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.

16 Artificial wetland systems, including detention and retention basins, should be sited and designed to:

(a) ensure public health and safety is protected

(b) minimise potential public health risks arising from the breeding of mosquitoes.

Water Catchment Areas

17 Development should ensure watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.

18 No development should occur where its proximity to a swamp or wetland will damage or interfere with the hydrology or water regime of the swamp or wetland.

19 A wetland or low-lying area providing habitat for native flora and fauna should not be drained, except temporarily for essential management purposes to enhance environmental values.

20 Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration should be fenced off to limit stock access.

21 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface run-off should include a strip of land at least 20 metres wide measured from the top of existing banks on each side of a watercourse that is:

(a) fenced to exclude livestock

(b) kept free of development, including structures, formal roadways or access ways for machinery or any other activity causing soil compaction or significant modification of the natural surface of the land

(c) revegetated with locally indigenous vegetation comprising trees, shrubs and other groundcover plants to filter runoff so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.

22 Development resulting in the depositing of an object or solid material in a watercourse or floodplain or the removal of bank and bed material should not:

(a) adversely affect the migration of aquatic biota

(b) adversely affect the natural flow regime

(c) cause or contribute to water pollution

(d) result in watercourse or bank erosion

(e) adversely affect native vegetation upstream or downstream that is growing in or adjacent to a watercourse.

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

(a) occur off watercourse

(b) not take place in ecologically sensitive areas or on erosion prone sites

(c) provide for low flow by-pass mechanisms to allow for migration of aquatic biota

(d) not negatively affect downstream users

(e) minimise in-stream or riparian vegetation loss

(f) incorporate features to improve water quality (eg wetlands and floodplain ecological communities)

(g) protect ecosystems dependent on water resources.

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

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

Biodiversity and Native Vegetation

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

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

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

(a) provides an important habitat for wildlife or shade and shelter for livestock

(b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities

(c) provides an important seed bank for locally indigenous vegetation

(d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views

(e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture

(f) is growing in, or is characteristically associated with a wetland environment.

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

(a) erosion or sediment within water catchments

(b) decreased soil stability

(c) soil or land slip

(d) deterioration in the quality of water in a watercourse or surface water runoff

(e) a local or regional salinity problem

(f) the occurrence or intensity of local or regional flooding.

30 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:

(a) provision for linkages and wildlife corridors between significant areas of native vegetation

(b) erosion along watercourses and the filtering of suspended solids and nutrients from runoff

(c) the amenity of the locality

(d) bushfire safety

(e) the net loss of native vegetation and other biodiversity.

31 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure that there is not a net loss of native vegetation and biodiversity.

32 Development should be located and occur in a manner which:

(a) does not increase the potential for, or result in, the spread of pest plants, or the spread of any non-indigenous plants into areas of native vegetation or a conservation zone

(b) avoids the degradation of remnant native vegetation by any other means including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water or change to groundwater levels

(c) incorporates a separation distance and/or buffer area to protect wildlife habitats and other features of nature conservation significance.

33 Development should promote the long-term conservation of vegetation by:

(a) avoiding substantial structures, excavations, and filling of land in close proximity to the trunk of trees and beneath their canopies

(b) minimising impervious surfaces beneath the canopies of trees

(c) taking other effective and reasonable precautions to protect both vegetation and the integrity of structures and essential services.

34 Horticulture involving the growing of olives should be located at least:

(a) 500 metres from:

(i) a national park

(ii) a conservation park

(iii) a wilderness protection area

(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area

(b) 50 metres from the edge of stands of native vegetation 5 hectares or less in area.

35 Horticulture involving the growing of olives should have at least one locally indigenous tree that will grow to a height of at least 7 metres sited at least every 100 metres around the perimeter of the orchard.

Soil Conservation

36 Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.

37 Development should be designed and sited to prevent erosion.

38 Development should take place in a manner that will minimise alteration to the existing landform.

39 Development should minimise the loss of soil from a site through soil erosion or siltation during the construction phase of any development and following the commencement of an activity.

Open Space and Recreation

OBJECTIVES

1 The creation of a network of linked parks, reserves, recreational trails and recreation areas at regional and local levels.

2 Pleasant, functional and accessible open spaces providing a range of physical environments.

3 A wide range of settings for active and passive recreational opportunities.

4 The provision of open space in the following hierarchy:

- State
- Regional
- District
- Neighbourhood
- Local.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Urban development should include public open space and recreation areas.

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

(a) facilitate a range of formal and informal recreation activities

(b) provide for the movement of pedestrians and cyclists

(c) incorporate existing vegetation and natural features, watercourses, wildlife habitat and other sites of natural or cultural value

(d) link habitats, wildlife corridors, public open spaces and existing recreation facilities

(e) enable effective stormwater management

(f) provides for the planting and retention of large trees and vegetation.

3 Open space should be designed to incorporate:

(a) pedestrian, cycle linkages to other open spaces, centres, schools and public transport nodes

(b) park furniture, shaded areas and resting places to enhance pedestrian comfort

(c) safe crossing points where pedestrian routes intersect the road network

(d) easily identified access points

(e) frontage to abutting public roads to optimise pedestrian access and visibility

(f) re-use of stormwater for irrigation purposes

(g) recreational trails where appropriate.

4 Where practical, access points to regional parks should be located close to public transport.

5 District level parks should be at least 3 hectares in size, and provided within 2 kilometres of all households that they serve.

6 Neighbourhood parks should be at least 0.5 hectares and generally closer to 1 hectare in size, and provided within 500 metres of households that they serve.

7 Local parks should be:

(a) a minimum of 0.2 hectares in size

(b) centrally located within a residential area, close to schools, shops and generally within 300 metres of households that they serve.

8 No more than 20 per cent of land allocated as public open space should:

(a) have a slope in excess of 1-in-4

(b) comprise creeks or other drainage areas.

9 Signage should be provided at entrances to and within public open space to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes and park activities.

10 Buildings in open space, including structures and associated car parking areas, should be designed, located and of a scale that is unobtrusive and does not detract from the desired open space character.

11 Development in open space should:

(a) be clustered where practical to ensure that the majority of the site remains open

(b) where practical, be developed for multi-purpose use

(c) be constructed to minimise the extent of hard paved areas.

12 Open spaces and recreation areas should be located and designed to maximise safety and security by:

(a) ensuring that within urban areas, their edges are overlooked by housing, commercial or other development that can provide effective informal surveillance

(b) ensuring fenced parks and playgrounds have more than one entrance or exit when fenced

(c) locating play equipment where it can be informally observed by nearby residents and users during times of use

(d) clearly defining the perimeters of play areas

(e) providing lighting around facilities such as toilets, telephones, seating, litter bins, bike storage and car parks

(f) focusing pedestrian and bicycle movement after dark along clearly defined, adequately lit routes with observable entries and exits.

13 Landscaping associated with open space and recreation areas should:

(a) not compromise the drainage function of any drainage channel

(b) provide shade and windbreaks along cyclist and pedestrian routes, around picnic and barbecue areas and seating, and in car parking areas

(c) maximise opportunities for informal surveillance throughout the park

(d) enhance the visual amenity of the area and complement existing buildings

(e) be designed and selected to minimise maintenance costs

(f) provide habitat for local fauna.

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

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

Orderly and Sustainable Development

OBJECTIVES

1 Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.

2 Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.

3 Development that does not jeopardise the continuance of adjoining authorised land uses.

4 Development that does not prejudice the achievement of the provisions of the Development Plan.

5 Development abutting adjoining Council areas having regard to the policies of that Council's Development Plan.

6 Urban development located only in zones designated for such development.

7 Urban development contained within existing townships and settlements and located only in zones designated for such development.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should not prejudice the development of a zone for its intended purpose.

2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.

3 The economic base of the region should be expanded in a sustainable manner.

4 Urban development should form a compact extension to an existing built-up area.

5 Ribbon development should not occur along the coast, water frontages or arterial roads shown in *Overlay Maps - Transport*.

6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.

7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.

8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.

9 Development should be undertaken in accordance with the following Concept Plan Maps:

(a) *Concept Plan Maps Ell/1 - Airport Building Heights*

(b) *Concept Plan Maps Ell/2 - Coastal Mixed Use*

(c) *Concept Plan Maps Ell/3 - Inundation.*

Renewable Energy Facilities

OBJECTIVES

1 Development of renewable energy facilities that benefit the environment, the community and the state.

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

(a) located in areas that maximize efficient generation and supply of electricity; and

(b) designed and sited so as not to impact on the safety of water or air transport and the operation of ports, airfields and designated landing strips.

Wind Farms and Ancillary Development

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

(a) wind turbine generators being:

(i) setback at least 1000 metres from non-associated (non-stakeholder) dwellings and tourist accommodation

(ii) setback at least 2000 metres from defined and zoned township, settlement or urban areas (including deferred urban areas)

(iii) regularly spaced

(iv) uniform in colour, size and shape and blade rotation direction

(v) mounted on tubular towers (as opposed to lattice towers)

(b) provision of vegetated buffers around substations, maintenance sheds and other ancillary structures.

3 Wind farms and ancillary development should avoid or minimise the following impacts on nearby property owners/occupiers, road users and wildlife:

(a) shadowing, flickering, reflection or glint

(b) excessive noise

(c) interference with television and radio signals and geographic positioning systems

(d) interference with low altitude aircraft movements associated with agriculture

(e) modification of vegetation, soils and habitats

(f) striking of birds and bats.

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

Residential Development

OBJECTIVES

1 Safe, convenient, sustainable and healthy living environments that meet the full range of needs and preferences of a diverse community.

2 A diverse range of dwelling types and sizes available to cater for changing demographics, particularly smaller household sizes and supported accommodation.

3 Medium and high density residential development in areas close to activity centres, public and community transport and public open spaces.

4 The revitalisation of residential areas to support the viability of community services and infrastructure.

5 Affordable housing, student housing and housing for aged persons provided in appropriate locations.

6 Increased affordable housing opportunities through land division and the conversion of buildings to a residential use.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Residential allotments and sites should maximise solar orientation and have the area and dimensions to accommodate:

(a) the siting and construction of a dwelling and associated ancillary outbuildings

(b) the provision of landscaping and private open space

(c) convenient and safe vehicle, pedestrian and cycling access and parking

(d) water sensitive design systems that enable the storage, treatment and reuse of stormwater.

2 Residential allotments should be of varying sizes to encourage housing diversity.

Design and Appearance

3 Dwellings and accommodation at ground floor level should contribute to the character of the locality and create active, safe streets by incorporating one or more of the following:

(a) front landscaping or terraces that contribute to the spatial and visual structure of the street while maintaining adequate privacy for occupants

(b) individual entries for ground floor accommodation

(c) opportunities to overlook adjacent public space.

4 Residential development should be designed to ensure living rooms have an external outlook.

5 Entries to dwellings or foyer areas should be clearly visible from the street, or access ways that they face to enable visitors to easily identify individual dwellings.

6 Development in the nature of second-hand transportable dwellings should:

(a) be reclad, where required, with new materials which match the materials used elsewhere on the dwelling

(b) ensure that the space between the base of the exterior walls and the ground is enclosed with a material which matches the external wall cladding

(c) be sited, reclad, painted and landscaped to complement and enhance the character and amenity of the locality.

Garages, Carports and Outbuildings

7 Garages, carports and residential outbuildings should have a roof form and pitch, building materials and detailing that complements the associated dwelling.

8 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.

9 Garages, carports and residential outbuildings should not dominate the streetscape.

10 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.

Site Coverage

11 Site coverage should ensure sufficient space is provided for:

(a) pedestrian and vehicle access and vehicle parking

(b) domestic storage

(c) outdoor clothes drying

(d) rainwater tanks

(e) private open space and landscaping

(f) convenient storage of household waste and recycling receptacles.

Private Open Space

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

(a) to be accessed directly from a habitable rooms of the dwelling

(b) to be generally at ground level (other than for residential flat buildings) and to the side or rear of a dwelling and screened for privacy

(c) to take advantage of, but not adversely affect, natural features of the site

(d) to minimise overlooking from adjacent buildings

(e) to achieve separation from bedroom windows on adjacent sites

(f) to have a northerly aspect to provide for comfortable year round use

(g) not to be significantly shaded during winter by the associated dwelling or adjacent development

(h) to be partly shaded in summer

(i) to minimise noise or air quality impacts that may arise from traffic, industry or other business activities within the locality

(j) to have sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.

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

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

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

15 Private open space at ground level should be designed to provide a consolidated area of deep soil (an area of natural ground which excludes areas where there is a structure underneath, pools and non-permeable paved areas) to:

(a) assist with ease of drainage

(b) allow for effective deep planting

(c) reduce urban heat loading and improve micro-climatic conditions around sites and buildings.

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

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

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

18 Private open space may be substituted for the equivalent area of communal open space where:

(a) at least 50 per cent of the communal open space is visually screened from public areas of the development

(b) ground floor communal space is overlooked by habitable rooms to facilitate passive surveillance

(c) it contains landscaping and facilities that are functional, attractive and encourage recreational use.

Communal Open Space

19 Communal open space should be shared by more than one dwelling, not be publicly accessible and exclude:

(a) private open space

(b) public rights of way

(c) private streets

(d) parking areas and driveways

(e) service and storage areas

(f) narrow or inaccessible strips of land.

20 Communal open space should only be located on elevated gardens or roof tops where the area and overall design is useful for the recreation and amenity needs of residents and where it is designed to:

(a) address acoustic, safety, security and wind effects

(b) minimise overlooking into habitable room windows or onto the useable private open space of other dwellings

(c) facilitate landscaping and food production

(d) be integrated into the overall facade and composition of buildings.

Visual Privacy

21 Except for buildings of 3 or more storeys, upper level windows, balconies, terraces and decks that overlook habitable room windows or private open space of dwellings should maximise visual privacy through the use of measures such as sill heights of not less than 1.5 metres or permanent screens having a height of 1.5 metres above finished floor level.

Noise

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

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

(a) active communal recreation areas, parking areas and vehicle access ways

(b) service equipment areas and fixed noise sources on the same or adjacent sites.

Site Facilities and Storage

24 Site facilities for group dwellings, multiple dwellings and residential flat buildings should include:

(a) mail box facilities sited close to the major pedestrian entrance to the site

(b) bicycle parking for residents and visitors (for developments containing more than 6 dwellings)

(c) household waste and recyclable material storage areas away from dwellings.

Affordable Housing

25 Affordable housing should be well integrated and complementary in design and appearance to other dwellings within the development.

Dependent Accommodation

26 Dependent accommodation (i.e. accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:

(a) the site is of adequate size and configuration

(b) the accommodation has a small floor area relative to the associated main dwelling(s)

(c) adequate outdoor space of a minimum of 20 square metres is provided for the use of all occupants

(d) adequate on-site car parking is provided

(e) the building is designed to, and comprises colours and materials that will, complement the associated dwelling.

Swimming Pools and Outdoor Spas

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

Water Supply

28 Dwellings not capable of connection to a reticulated water supply should not be developed unless a water tank of minimum 45 000 litre capacity is provided in association with the dwelling.

Short-Term Workers Accommodation

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 Accommodation intended to be occupied on a temporary basis by persons engaged in employment relating to the production or processing of primary produce including minerals should be located within existing townships or within primary production areas, where it directly supports and is ancillary to legitimate primary production activities or related industries.

2 Buildings used for short-term workers accommodation should:

(a) be designed and constructed to enhance their appearance

(b) provide for the addition of a carport, verandas or pergolas as an integral part of the building

(c) where located outside of townships, not jeopardise the continuation of primary production on adjoining land or elsewhere in the zone

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

3 Short-term workers accommodation should not be adapted or used for permanent occupancy.

4 A common amenities building should be provided for temporary forms of short-term accommodation such as caravan and camping sites.

Siting and Visibility

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should be sited and designed to minimise its visual impact on:

(a) the natural, rural or heritage character of the area

(b) areas of high visual or scenic value, particularly rural and coastal areas

(c) views from the coast, near-shore waters, public reserves, tourist routes and walking trails

(d) the amenity of public beaches.

2 Buildings should be sited in unobtrusive locations and, in particular, should:

(a) be grouped together

(b) where possible be located in such a way as to be screened by existing vegetation when viewed from public roads.

3 Buildings outside of urban areas and in undulating landscapes should be sited in unobtrusive locations and in particular should be:

(a) sited below the ridgeline

(b) sited within valleys or behind spurs

(c) sited in such a way as to not be visible against the skyline when viewed from public roads

(d) set well back from public roads, particularly when the allotment is on the high side of the road.

4 Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:

(a) the profile of buildings should be low and the roof lines should complement the natural form of the land

(b) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land

(c) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.

5 The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.

6 The number of buildings and structures on land outside of urban areas should be limited to that necessary for the efficient management of the land.

7 Driveways and access tracks should be designed and surfaced to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms.

8 Development should be screened through the establishment of landscaping using locally indigenous plant species:

(a) around buildings and earthworks to provide a visual screen as well as shade in summer, and protection from prevailing winds

(b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads

(c) along the verges of new roads and access tracks to provide screening and minimise erosion.

Sloping Land

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development and associated driveways and access tracks should be sited and designed to integrate with the natural topography of the land and minimise the need for earthworks.

2 Development and associated driveways and access tracks, including related earthworks, should be sited, designed and undertaken in a manner that:

(a) minimises their visual impact

(b) reduces the bulk of the buildings and structures

(c) minimises the extent of cut and/or fill

(d) minimises the need for, and the height of, retaining walls

(e) does not cause or contribute to instability of any embankment or cutting

(f) avoids the silting of watercourses

(g) protects development and its surrounds from erosion caused by water runoff.

3 Driveways and access tracks across sloping land should be accessible and have a safe, all-weather trafficable surface.

4 Development sites should not be at risk of landslip.

5 Development on steep land should include site drainage systems to minimise erosion and avoid adverse impacts on slope stability.

6 Steep sloping sites in un-sewered areas should not be developed unless the physical characteristics of the allotments enable the proper siting and operation of an effluent drainage field suitable for the development intended.

7 The cutting and/or filling of land outside townships and urban areas should:

(a) be kept to a minimum and be limited to a maximum depth or height no greater than 1.5 metres so as to preserve the natural form of the land and the native vegetation

(b) only be undertaken in order to reduce the visual impact of buildings, including structures, or in order to construct water storage facilities for use on the allotment

(c) only be undertaken if the resultant slope can be stabilised to prevent erosion

(d) result in stable scree slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the area.

Supported Accommodation, Housing for Aged Persons and People with Disabilities

OBJECTIVES

1 Provision of well designed supported accommodation for community groups with special needs in appropriate locations.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Supported accommodation (including nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses) and housing for aged persons and people with disabilities should be:

(a) located within walking distance of essential facilities such as convenience shops, health and community services and public and community transport

(b) located where on-site movement of residents is not unduly restricted by the slope of the land

(c) sited and designed to promote interaction with other sections of the community, without compromising privacy

(d) of a scale and appearance that reflects the residential style and character of the locality

(e) provided with public and private open space and landscaping.

2 Supported accommodation and housing for aged persons and people with disabilities should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents that include:

(a) internal communal areas and private spaces

(b) usable recreation areas for residents and visitors, including visiting children

(c) spaces to accommodate social needs and activities, including social gatherings, internet use, gardening, keeping pets, preparing meals and doing personal laundry

(d) storage areas for items such as boats, trailers, caravans and specialised equipment

(e) mail boxes and waste disposal areas within easy walking distance of all units.

3 Access roads within supported accommodation and development incorporating, housing for aged persons and people with disabilities should:

(a) not have steep gradients

(b) provide convenient access for emergency vehicles, visitors and residents

(c) provide space for manoeuvring cars and community buses

(d) include kerb ramps at pedestrian crossing points

(e) have level surface passenger loading areas.

4 Car parking associated with supported accommodation and housing for aged persons and people with disabilities should:

(a) be conveniently located on site within easy walking distance of resident units

(b) be adequate for residents, service providers and visitors

(c) include covered and secure parking for residents' vehicles

(d) have slip-resistant surfaces with gradients not steeper than 1-in–40

(e) allow ease of vehicle manoeuvrability

(f) be designed to allow the full opening of all vehicle doors

(g) minimise the impact of car parking on adjacent residences owing to visual intrusion and noise

(h) be appropriately lit to enable safe and easy movement to and from vehicles.

5 Supported accommodation should include:

(a) ground-level access or lifted access to all units

(b) an interesting and attractive outlook from units and communal areas for all residents including those in wheelchairs

(c) adequate living space allowing for the use of wheelchairs with an attendant

(d) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles.

6 Car parking associated with supported accommodation should:

(a) have adequate identifiable provisions for staff

(b) include private parking spaces for independent living units

(c) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles.

Telecommunications Facilities

OBJECTIVES

1 Telecommunications facilities provided to deliver communication services to the community.

2 Telecommunications facilities sited and designed to minimise visual impact on the amenity of the local environment.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Telecommunications facilities should:

(a) be located in a coordinated manner to deliver communication services efficiently

(b) use materials and finishes that minimise visual impact

(c) have antennae located as close as practical to the support structure

(d) be located primarily in industrial, commercial, business, office, centre and rural zones

(e) where technically feasible, be co-located with other telecommunications facilities

(f) incorporate landscaping to screen the development, particularly equipment shelters and huts

(g) be designed and sited to minimise the visual impact on the character and amenity of the local environment, in particular visually prominent areas, main focal points and significant vistas.

2 Telecommunications facilities in areas of high visitation and community use should use innovative design techniques (eg sculpture and other artworks) where possible and where the resulting design would positively contribute to the character of the area.

3 Telecommunications facilities should be located in residential zones only if sited and designed to minimise visual impact by:

(a) using existing buildings and vegetation for screening

(b) incorporating the facility within an existing structure that may serve another purpose

(c) taking into account the size, scale, context and characteristics of existing structures, landforms and vegetation so as to complement the local environment.

4 Telecommunications facilities should not have a direct or significant effect on the amenity, character and settings of **Historic Conservation Areas**, local heritage places, State heritage places or State Heritage Areas.

Tourism Development

OBJECTIVES

1 Environmentally sustainable and innovative tourism development.

2 Tourism development that assists in the conservation, interpretation and public appreciation of significant natural and cultural features including State or local heritage places.

3 Tourism development that sustains or enhances the local character, visual amenity and appeal of the area.

4 Tourism development that protects areas of exceptional natural value, allows for appropriate levels of visitation, and demonstrates an environmental analysis and design response which enhances environmental values.

5 Tourism development in rural areas that does not adversely affect the use of agricultural land for primary production.

6 Tourism development that contributes to local communities by adding vitality to neighbouring townships, regions and settlements.

7 Increased opportunities for visitors to stay overnight.

8 Ensure new development, together with associated bushfire management minimise the threat and impact of bushfires on life and property while protecting the environment.

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 Tourism development should have a functional or locational link with its natural, cultural or historical setting.

2 Tourism development and any associated activities should not damage or degrade any significant natural and cultural features.

3 Tourism development should ensure that its scale, form and location will not overwhelm, over commercialise or detract from the intrinsic natural values of the land on which it is sited or the character of its locality.

4 Tourism development should, where appropriate, add to the range of services and accommodation types available in an area.

5 Any upgrading of infrastructure to serve tourism development should be consistent with the landscape and the intrinsic natural values of the land and the basis of its appeal.

6 Major tourism developments should generally be located within designated areas and existing townships, towns or cities.

Tourism Development in Association with Dwelling(s)

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

8 Car parking for tourist accommodation associated with a dwelling should be provided at the rate of one space for each guest room or suite of rooms, and ensure that:

(a) parking areas are attractively developed and landscaped, or screen fenced, and do not dominate the street frontage

(b) the bedrooms of residential neighbours are suitably shielded from noise and headlight glare associated with guest vehicle movements

(c) a domestic character is retained through the scale and appearance of landscaping and paving materials that provide a suitable all-weather surface.

Tourism Development within Townships

9 Tourism development within townships should:

(a) add vitality to townships or service settlements

(b) 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

(iii) built form, bulk and composition of buildings

(c) 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

(d) 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

(e) be in the nature of one or more of the following:

(i) bed and breakfast establishments

(ii) heritage accommodation

(iii) small-scale hotels or motels

(iv) self-contained premises.

Tourism Development Outside Townships

10 Tourist developments should demonstrate excellence in design to minimise potential impacts or intrusion on primary production activities and on areas of high conservation, landscape and cultural value.

11 Tourism developments in rural areas should be sited and designed to minimise impacts and have a functional or locational link with either of the following:

(a) the surrounding agricultural production or processing

(b) the natural, cultural or historical setting of the area.

12 Tourism developments in rural areas should primarily be developed in association with one or more of the following:

(a) agricultural, horticultural, viticultural or winery development

(b) heritage places and areas

(c) public open space and reserves

(d) walking and cycling trails

(e) interpretive infrastructure and signs.

13 Where appropriate, tourism developments in areas outside townships should:

(a) adapt and upgrade existing buildings of heritage value

(b) seek to improve conditions in disturbed or degraded areas on the site.

14 Advertisements associated with tourism developments should:

(a) not exceed 0.5 square metres in area for each display

(b) be limited to no more than 2 per site

(c) be located on the same site as the tourist development

(d) not be internally illuminated.

15 Tourism development in rural areas should occur only where it:

(a) incorporates a separation distance or buffers to avoid conflict with existing rural industries or agriculture or otherwise is designed to overcome the potential impacts associated with the adjoining land use (such as noise, dust, spray drift, odour and traffic)

(b) will not give rise to demands for infrastructure and services, especially on public lands that are inappropriate to the primary purpose of the zone and/or policy area.

16 Tourism development, particularly in remote areas should be designed to minimise energy and water demands and incorporate alternative, sustainable technologies that use renewable energy sources and/or treat and re-use stormwater and wastewater to minimise reliance on mains services.

17 Natural features, signs and walkways should be used to manage and minimise potential risks of visitors damaging areas of cultural or natural significance, fragile areas, and areas of highest environmental value.

18 The visual and ambient impact of vehicles should be minimised by placing roadways and parking areas in unobtrusive locations.

Residential Parks and Caravan and Tourist Parks

19 Residential parks which are principally designed for residents should be located in areas with access to employment, shops, schools, public transport and community and recreation facilities.

20 Residential parks and Caravan and Tourist parks should be designed to:

(a) minimise potential conflicts between long-term residents and short-term tourists

(b) protect the privacy and amenity of occupants through landscaping and fencing

(c) minimise traffic speeds and provide a safe environment for pedestrians

(d) include centrally located recreation areas

(e) include extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site

(f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.

21 Visitor car parking should be provided at the rate of:

(a) one space per 10 sites to be used for accommodation for parks with less than 100 sites

(b) one space per 15 sites to be used for accommodation for parks with greater than 100 sites.

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

(a) be designed and located to be accessible to visitors at all times

(b) not dominate the internal site layout

(c) be clearly defined as visitor spaces and not specifically associated with any particular accommodation site.

23 Long-term occupation of Caravan and Tourist parks should not lead to the displacement of existing tourist accommodation, particularly in important tourist destinations, such as in coastal or riverside locations.

24 A minimum of 12.5 per cent of a park should comprise communal open space, landscaped areas and recreation areas.

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

Transportation and Access

OBJECTIVES

1 A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:

(a) provide equitable access to a range of public, community and private transport services for all people

(b) ensure a high level of safety

(c) effectively support the economic development of the State

(d) have minimal negative environmental and social impacts

(e) maintain options for the introduction of suitable new transport technologies.

2 Development that:

(a) provides safe and efficient movement for all transport modes

(b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles

(c) provides off-street parking

(d) is appropriately located so that it supports and makes best use of existing transport facilities and networks

(e) provides convenient and safe access to public transport stops.

3 A road hierarchy that promotes safe and efficient transportation in an integrated manner throughout the State.

4 Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks that are connected to the public transport network.

5 Safe and convenient freight and people movement throughout the State.

6 Establishment of a system of scenic routes to improve access to scenic areas along the coast.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Movement Systems

2 Development should be integrated with existing transport networks, particularly major rail, road and public transport corridors as shown on *Location Maps* and *Overlay Maps - Transport*, and designed to minimise its potential impact on the functional performance of the transport network.

3 Transport corridors should be sited and designed so as to not unreasonably interfere with the health and amenity of adjacent sensitive land uses.

4 Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.

5 Scenic and coastal routes should be in the form of loop roads to enable tourists to visit places of interest without having to leave the main tourist route.

6 Land uses that generate large numbers of visitors such as shopping centres, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by the public transport network and encourage walking and cycling.

7 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, and entertainment and sporting facilities should incorporate passenger pick-up and set-down areas. The design of such areas should minimise interference to existing traffic and give priority to pedestrians, cyclists and public and community transport users.

8 The location and design of public and community transport set-down and pick-up points should maximise safety and minimise the isolation and vulnerability of users.

9 Development should provide safe and convenient access for all anticipated modes of transport.

10 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.

11 Driveway crossovers affecting pedestrian footpaths should maintain the level and surface colour of the footpath.

12 Driveway crossovers should be separated and the number minimised to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

13 Development should be designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses.

14 Industrial/commercial vehicle movements should be separated from passenger vehicle car parking areas.

15 Development should provide for the on-site loading, unloading and turning of all traffic likely to be generated.

Cycling and Walking

16 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, pedestrian crossing points on arterial roads, public and community transport stops and activity centres.

17 Development should provide access, and accommodate multiple route options, for pedestrians and cyclists by enhancing and integrating with open space networks, recreational trails, parks, reserves, and sport and recreation areas.

18 New developments should give priority to and not compromise existing designated bicycle routes.

19 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.

20 Development should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:

(a) showers, changing facilities and secure lockers

(b) signage indicating the location of bicycle facilities

(c) bicycle parking facilities.

21 On-site secure bicycle parking facilities should be:

(a) located in a prominent place

(b) located at ground floor level

(c) located undercover

(d) located where surveillance is possible

(e) well lit and well signed

(f) close to well used entrances

(g) accessible by cycling along a safe, well lit route.

22 Pedestrian and cycling facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guides*.

Access

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

24 Development should be provided with safe and convenient access which:

(a) avoids unreasonable interference with the flow of traffic on adjoining roads

(b) provides appropriate separation distances from existing roads or level crossings

(c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision

(d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.

25 Development should not restrict access to publicly owned land such as recreation areas.

26 The number of vehicle access points onto arterial roads shown on *Overlay Maps - Transport* should be minimised and, where possible, access points should be:

(a) limited to local roads (including rear lane access)

(b) shared between developments.

27 Development with access from roads with existing or projected traffic volumes exceeding 6000 vehicles per day should be sited to avoid the need for vehicles to reverse onto or from the road.

28 Structures such as canopies and balconies that encroach onto the footpath of an arterial road should not cause visual or physical obstruction to:

(a) signalised intersections

(b) heavy vehicles

(c) street lighting

(d) overhead electricity lines

(e) street trees

(f) bus stops.

29 Driveways, access tracks and parking areas should be designed and constructed to:

(a) follow the natural contours of the land

(b) minimise excavation and/or fill

(c) minimise the potential for erosion from surface runoff

(d) avoid the removal of existing vegetation

(e) be consistent with *Australian Standard AS: 2890 - Parking facilities*.

Access for People with Disabilities

30 Development should be sited and designed to provide convenient access for people with a disability.

31 Where appropriate and practical, development should provide for safe and convenient access to the coast and beaches for disabled persons.

Vehicle Parking

32 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with *Table Ell/2 - Off Street Vehicle Parking Requirements* unless all the following conditions are met:

(a) an agreement is reached between the Council and the applicant for a reduced number of parking spaces

(b) a financial contribution is paid into the Council Car Parking Fund specified by the Council, in accordance with the gazetted rate per car park.

33 Development should be consistent with *Australian Standard AS: 2890 - Parking facilities*.

34 Vehicle parking areas should be sited and designed to:

(a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development

(b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network

(c) not inhibit safe and convenient traffic circulation

(d) result in minimal conflict between customer and service vehicles

(e) avoid the necessity to use public roads when moving from one part of a parking area to another

(f) minimise the number of vehicle access points onto public roads

(g) avoid the need for vehicles to reverse onto public roads

(h) where practical, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points

(i) not dominate the character and appearance of a site when viewed from public roads and spaces

(j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas

(k) include infrastructure such as underground cabling and connections to power infrastructure that will enable the recharging of electric vehicles.

35 Where vehicle parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to users.

36 Vehicle parking areas that are likely to be used during non-daylight hours should provide floodlit entry and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the parking area.

37 Vehicle parking areas should be sealed or paved to minimise dust and mud nuisance.

38 To assist with stormwater detention and reduce heat loads in summer, outdoor vehicle parking areas should include landscaping.

39 Vehicle parking areas should be line-marked to delineate parking bays, movement aisles and direction of traffic flow.

40 On-site visitor parking spaces should be sited and designed to:

(a) not dominate internal site layout

(b) be clearly defined as visitor spaces not specifically associated with any particular dwelling

(c) be accessible to visitors at all times.

Vehicle Parking for Residential Development

41 On-site vehicle parking should be provided having regard to:

(a) the number, nature and size of proposed dwellings

(b) proximity to centre facilities, public and community transport within walking distance of the dwellings

(c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons.

42 Vehicle parking areas servicing more than one dwelling should be of a size and location to:

(a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely

(b) provide adequate space for vehicles, including emergency service vehicles, to manoeuvre between the street and the parking area

(c) reinforce or contribute to attractive streetscapes.

43 The provision of ground level vehicle parking areas, including garages and carports (other than where located along a rear lane access way), should:

(a) not face the primary street frontage

(b) be located to the rear of buildings with access from a shared internal laneway

(c) ensure vehicle park entries are recessed at least 0.5 metres behind the main face of the building.

Undercroft and Below Ground Garaging and Parking of Vehicles

44 Undercroft and below ground garaging of vehicles should only occur where envisaged in the relevant zone or policy area or precinct and ensure:

(a) the overall height and bulk of the undercroft structure does not adversely impact on streetscape character of the locality or the amenity of adjacent properties

(b) vehicles can safely enter and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles

(c) driveway gradients provide for safe and functional entry and exit

(d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath

(e) openings to undercroft areas are integrated with the main building so as to minimise visual impact

(f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties

(g) the overall streetscape character of the locality is not adversely impaired (e.g. visual impact, building bulk, front setbacks relative to adjacent development)

45 In the case of undercroft and below ground car parks where cars are visible from public areas, adequate screening and landscaping should be provided.

Waste

OBJECTIVES

1 Development that, in order of priority, avoids the production of waste, minimises the production of waste, re-uses waste, recycles waste for re-use, treats waste and disposes of waste in an environmentally sound manner.

2 Development that includes the treatment and management of solid and liquid waste to prevent undesired impacts on the environment including, soil, plant and animal biodiversity, human health and the amenity of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should be sited and designed to prevent or minimise the generation of waste (including wastewater) by applying the following waste management hierarchy in the order of priority as shown below:

(a) avoiding the production of waste

(b) minimising waste production

(c) reusing waste

(d) recycling waste

(e) recovering part of the waste for re-use

(f) treating waste to reduce the potentially degrading impacts

(g) disposing of waste in an environmentally sound manner.

2 The storage, treatment and disposal of waste materials from any development should be achieved without risk to health or impairment of the environment.

3 Development should avoid as far as practical, the discharge or deposit of waste (including wastewater) onto land or into any waters (including processes such as seepage, infiltration or carriage by wind, rain, sea spray, stormwater or by the rising of the water table).

4 Untreated waste should not be discharged to the environment, and in particular to any water body.

5 Development should include appropriately sized area to facilitate the storage of receptacles that will enable the efficient recycling of waste.

6 Development that involves the production and/or collection of waste and/or recyclable material should include designated collection and storage area(s) that are:

(a) screened and separated from adjoining areas

(b) located to avoid impacting on adjoining sensitive environments or land uses

(c) designed to ensure that wastes do not contaminate stormwater or enter the stormwater collection system

(d) located on an impervious sealed area graded to a collection point in order to minimise the movement of any solids or contamination of water

(e) protected from wind and stormwater and sealed to prevent leakage and minimise the emission of odours

(f) stored in such a manner that ensures that all waste is contained within the boundaries of the site until disposed of in an appropriate manner.

Wastewater

7 The disposal of wastewater to land should only occur where methods of wastewater reduction and reuse are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.

8 Wastewater lagoons should not be sited in any of the following areas:

(a) within land subject to a 1-in-100 year average return interval flood event

(b) within 50 metres of the top of the bank of a watercourse

(c) within 500 metres of the coastal high water mark

(d) where the base of the lagoon would be below any seasonal water table.

9 Artificial wetland systems for the storage of treated wastewater, such as wastewater lagoons, should be:

(a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts

(b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.

Waste Treatment Systems

10 Development that produces any sewage or effluent should be connected to a waste treatment system that complies with (or can comply with) the relevant public and environmental health legislation applying to that type of system.

11 The methods for, and siting of, effluent and waste storage, treatment and disposal systems should minimise the potential for environmental harm and adverse impacts on:

(a) the quality of surface and groundwater resources

(b) public health

(c) the amenity of a locality

(d) sensitive land uses.

12 Waste treatment should only occur where the capacity of the treatment facility is sufficient to accommodate likely maximum daily demands including a contingency for unexpected high flows and breakdowns.

13 Any on-site wastewater treatment system/re-use system or effluent drainage field should be located within the allotment of the development that it will service.

14 A dedicated on-site effluent disposal area should not include any areas to be used for, or could be reasonably foreseen to be used for, private outdoor open space, driveways, car parking or outbuildings.

15 The spreading or discharging of treated liquid or solid waste onto the ground should only occur where the disposal area consists of soil and vegetation that has the capacity to store and use the waste without contaminating soil or surface or ground water resources or damaging crops.

16 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works, waste or recycling depots and concrete batching works should have a wastewater management system that is designed so as not to discharge wastes generated by the premises:

(a) into any waters

(b) onto land in a place where it is reasonably likely to enter any waters by processes such as:

(i) seepage

(ii) infiltration

(iii) carriage by wind, rain, sea spray, or stormwater

(iv) the rising of the watertable.

Waste Management Facilities

OBJECTIVES

1 The orderly and economic development of waste management facilities in appropriate locations.

2 Minimisation of human and environmental health impacts from the location and operation of waste management facilities.

3 Protection of waste management facilities from incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Waste management facilities should be located and designed to minimise adverse impacts on both the site and surrounding areas from the generation of surface water and groundwater pollution, traffic, noise, odours, dust, vermin, weeds, litter, gas and visual impact.

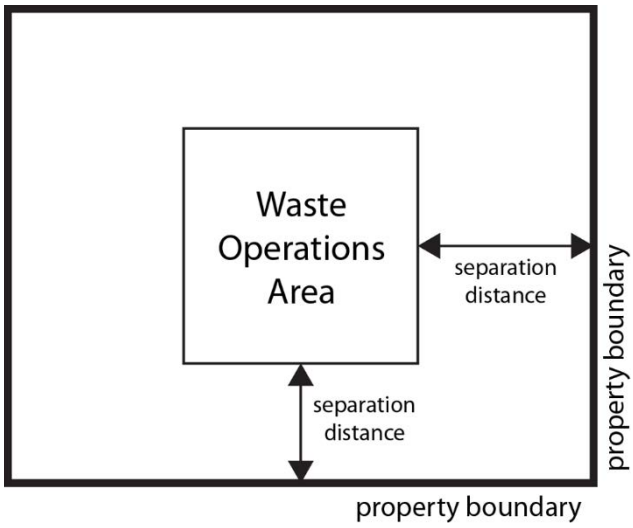
2 Waste management facilities in the form of landfill and organic processing facilities should not be located in existing or future township, living, residential, centre, office, business, institutional or environmental protection, conservation, landscape, water protection and open space areas.

3 Waste management facilities should not be located where access to the facility requires, or is likely to involve, the use of non-arterial roads in adjacent residential areas.

4 Waste management facilities should:

(a) be appropriately separated from sensitive land uses and environmentally sensitive areas

(b) incorporate the separation distance between the waste operations area (including all closed, operating and future cells) and sensitive uses within the development site as illustrated in the figure below:



(c) not incorporate other land uses and activities within the separation distance unless they are compatible with both a waste management facility and any adjacent land uses.

5 Separation and/or noise attenuation should be used to ensure noise generation associated with the waste management operation does not unreasonably interfere with the amenity of sensitive land uses.

6 Sufficient area should be provided within the waste operations area for the:

(a) maximum expected volume of material on the site at any one time

(b) containment of potential groundwater and surface water contaminants

(c) diversion of clean stormwater away from the waste and potentially contaminated areas.

7 Processing facilities and operational areas should be screened from public view.

8 Waste management sites should be accessed by appropriately constructed and maintained roads.

9 Traffic circulation movements within any waste management site should:

(a) be of a dimension and constructed to support all vehicles transporting waste

(b) enable all vehicles to enter and exit the site in a forward direction.

10 Suitable access for emergency vehicles should be provided to and within waste management sites.

11 Chain wire mesh or pre-coated painted metal fencing to a minimum height of 2 metres should be erected on the perimeter of a waste management facility site to prevent access other than at entry points.

12 Plant, equipment or activities that could cause a potential hazard to the public should be enclosed by a security fence.

13 Litter control measures that minimise the incidence of wind blown litter should be provided.

14 The waste operations area of a landfill or organic waste processing facility should be sited at least:

(a) 3 kilometres from an airfield used by commercial aircraft to minimise the risk of bird strikes to aircraft

(b) 500 metres from:

(i) the boundaries of the allotment

(ii) the nearest dwelling, shop, office, public institution or other building designed primarily for human occupation in the case of an organic waste processing facility for the composting of waste

(c) 250 metres from a public open space reserve, forest reserve, national park, conservation zone or policy area

(d) 100 metres from:

(i) the nearest surface water (whether permanent or intermittent)

(ii) a 1-in-100 year average return interval flood event area.

15 The waste operations area of a landfill should not be located on land:

(a) that is subject to land slipping

(b) with ground slopes greater than 10 per cent, except where the site incorporates a disused quarry.

16 The waste operations area of an organic waste processing facility should not be located on land:

(a) that is subject to land slipping

(b) with ground slopes greater than 6 per cent

(c) where the interface of the engineered landfill liner and natural soils would be within any of the following:

(i) 15 metres of unconfined aquifers bearing groundwater with less than 3000 milligrams per litre total dissolved salts

(ii) 5 metres of groundwater with a water quality of 3000 to 12 000 milligrams per litre total dissolved salts

(iii) 2 metres of groundwater with a water quality of greater than 12 000 milligrams per litre total dissolved salts.

17 Where required, a leachate barrier should be provided between the operational areas and underlying soil and groundwater.

18 Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should make sustainable use of landfill gas emissions. For smaller landfill activities, if the sustainable use of the landfill gas emissions is not practical or feasible, flaring should be used to avoid gases being vented directly to the air.

Zone Section

Airfield Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone primarily accommodating aircraft operations, passenger terminals, airport and aviation-related light industrial, service industrial, warehouse and storage purposes.

2 A 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

Land Use

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

- air passenger or air freight terminal
- aircraft related facility
- airport
- fuel depot
- light industry ancillary to and in association with aviation activities
- recreation area
- service industry ancillary to and in association with aviation activities
- shop within the terminal building
- warehouse ancillary to and in association with aviation activities.

2 Development listed as non-complying is generally inappropriate.

3 Development that would be adversely affected by noise and other hazards caused by airport activities should not be undertaken in the zone.

4 Development should not impede the use of the zone for aviation purposes.

Form and Character

5 Development should be in accordance with *Concept Plan Ell/1 Airport Building Heights*.

6 Commercial and light industrial development located on the airport site should:

(a) facilitate the more efficient operation of the airport

(b) be sited in defined clusters

(c) not adversely affect the amenity of surrounding land uses.

Land Division

7 Land should not be divided except for the realignment of allotment boundaries or where this assists in the more efficient operation and use of the airport.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the complying criteria/conditions as outlined in the table below:

Form of Development	Complying Criteria/Conditions
Aircraft apron	Nil
Aircraft runway	
Navigation equipment associated with airfield development	
Taxiway	

Non-complying Development

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

Form of Development	Exceptions
Bank	
Camping ground	
Caravan park	
Commercial forestry	
Community centre	
Consulting room	
Dwelling	
Educational establishment	Except where ancillary to and in association with aviation activities.
Hospital	
Horticulture	
Hotel	
Indoor recreation centre	
Intensive animal keeping	
Land division	Except where (a) or (b) applies: (a) no additional allotments are created wholly or partly within the zone (b) it is required to facilitate the more efficient operation of the Elliston airstrip.
Motel	
Nursing home	

Form of Development	Exceptions
Place of worship	
Pre-school	
Residential flat building	
Shop	Except where located within the terminal building.
Tourist accommodation	
Waste reception, storage, treatment or disposal	

Public Notification

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

Aquaculture Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone primarily for land-based facilities for marine-based aquaculture farms and for intensive animal keeping in the form of aquaculture, including associated support facilities.

2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone supports the presence and growth of land-based aquaculture, land-based facilities for marine aquaculture and aquaculture-related support facilities.

Development comprising indoor and outdoor storage, processing and wash-down areas, and a caretaker's residence will be an integral component of the zone. Support facilities are envisaged to include light industrial activities such as the cleaning, washing, packing or adapting for sale of any fish or marine produce and the small-scale manufacture, maintenance or repair of infrastructure used in aquaculture, plus the storage of boats, vehicles and equipment associated with aquaculture activities.

It is envisaged that development minimises potential off-site impacts or nuisance to surrounding land uses. As development within the zone is likely to operate over extended hours, there is a need to minimise potential adverse effects (such as the creation of dust, noise, odour, over-spray or other forms of pollution) on nearby sensitive uses, including residential areas, by incorporating appropriate siting and design.

Development will recognise and protect the environmental assets of the surrounding area, particularly the coastal, marine and estuarine environments, through quality, well planned design. In doing so, development ought not compromise coastal biodiversity, restrict change in response to natural influences, or interfere with the natural processes of deposition and erosion.

Opportunities for the development of land based aquaculture within the zone include land adjacent Anxious Bay, north of Elliston.

With the expansion and diversification of the Eyre Peninsula region including Elliston to encourage long-term economic sustainability and self-sufficiency, there are significant opportunities for the traditional fishing industry in the area. 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.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- land-based aquaculture and related infrastructure
- boat launching facility
- office in association with and ancillary to aquaculture

- processing and packaging facility associated with and ancillary to aquaculture
- storage and warehousing associated with and ancillary to aquaculture.

2 Dwellings or tourism development should only occur where it is in association with and ancillary to aquaculture.

3 Development listed as non-complying is generally inappropriate.

Form and Character

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

5 A landscaped buffer of at least 30 metres in width should be provided in accordance with the following:

(a) along the road boundary

(b) along any boundary adjoining a living, tourist accommodation, rural living or rural land use.

6 Buildings and structures should be a maximum of 8 metres in height.

7 Development not capable of connection to a reticulated or similar water supply should provide water storage tanks with a total capacity of not less than 5000 litres.

8 Development of allotments adjacent to the main road should provide a set-back of 20 metres from the road boundary to any building or structure.

Land Division

9 Land division should create allotments that have an area not less than 1 hectare, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated.

Coastal Policy Area 1

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

Land Use

1 Land preserved for development that requires a coastal location while protecting natural features of the coast.

2 Land subject to inundation or susceptible to erosion kept free of development.

3 Development that contributes to the desired character of the policy area.

PRINCIPLES OF DEVELOPMENT CONTROL

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than 2 advertisements on the allotment.
Amusement machine centre	
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except where all of the following apply: (a) it is ancillary and in association with aquaculture (b) it is on the same allotment as an aquaculture development.
Educational establishment	Except where all of the following apply: (a) it is ancillary and in association with aquaculture (b) it is on the same allotment as an aquaculture development.
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	

Form of development	Exceptions
Indoor recreation centre	
Industry	
Intensive animal keeping	Except for the purposes of: (a) land based aquaculture (b) inlet and outlet pipes in association with aquaculture.
Mining	
Motel	
Motor repair station	
Nursing home	
Office	Except where all of the following apply: (a) it is in association with and ancillary to aquaculture development (b) it is located on the same allotment as the aquaculture development.
Petrol filling station	
Place of worship	
Pre-school	
Primary School	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	Except where all of the following apply: (a) the gross leasable area is 60 square metres or less (b) it is in association with and ancillary to aquaculture (c) it is located on the same allotment as the aquaculture development.
Stadium	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	Except in association with and ancillary to aquaculture.
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Aquaculture	Boat launching facility
Activities ancillary to aquaculture development	
Coastal protection works	

Bulk Handling Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone in which agricultural and other commodities are received, stored and dispatched in bulk.

2 Buildings and structures screened from adjoining areas by landscaping, using locally indigenous plant species where possible.

3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The townships of Lock, Elliston, Murdinga and Tooligie include the necessary infrastructure facilities for the handling, storage and transportation of bulk farm commodities that are of strategic importance to the economy of the State.

These facilities, which include silos and the adjacent circulation, sampling and weighbridge areas, are an important and integral part of the local rural economy and require protection from encroachment by incompatible activities.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- bulk handling and storage facility
- office and workers' amenities (operating as an adjunct to a bulk handling use of the site)
- road transport terminal
- value-adding industries associated with bulk commodities.

2 Development listed as non-complying is generally inappropriate.

3 Development unrelated to facilities associated with the reception, storage and dispatch of agricultural and other commodities in bulk, or value-adding industries processing such commodities, should not occur.

4 Development should not impede the on-going operation of facilities associated with the handling and storage of bulk commodities.

Form and Character

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

6 Development associated with the handling and storage of bulk commodities, or value-adding processing, should be undertaken in a manner that minimises adverse off site impacts on sensitive land uses.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the complying criteria/conditions as outlined in the table below:

Form of development	Complying criteria/conditions
Store	Subject to the conditions contained in *Table Ell/3 – Conditions for Complying Development*.
Warehouse	Subject to the conditions contained in *Table Ell/3 – Conditions for Complying Development*.

Non-complying Development

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

Form of development	Exceptions
Aged persons accommodation	
Amusement machine centre	
Caravan park	
Community centre	
Consulting room	
Dwelling	
Educational establishment	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Motor repair station	
Nursing home	
Petrol filling station	
Place of worship	
Pre-school	
Residential flat building	
Shop	
Special industry	

Form of development	Exceptions
Tourist accommodation	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Bulk handling and storage facilities	

Caravan and Tourist Park Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone primarily for short-term tourist accommodation and associated facilities.

2 A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins and transportable dwellings surrounded by open landscaped areas.

3 Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.

4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins.

Buildings, will generally be designed and constructed to enable their relocation. Buildings are ideally of a single storey in height that blends in with the natural environment. In rural and natural landscapes, the visual impact of a caravan park will be considered from scenic vantage points, public lookouts and tourist routes. Prominent sites such as ridges and exposed headlands are avoided, as well as sites that are difficult to landscape.

Development will 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 character of the locality.

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

Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

There are opportunities for the development of a range of tourist facilities, particularly caravan parks, within the townships of Elliston, Venus Bay, Port Kenny and Lock.

The Venus Bay caravan park is located on the coast and some of the land may be at risk of coastal flooding and erosion. This risk will increase in the event of future sea level rise due to climate change. Such land should be either kept free of development or development will be required to provide appropriate coastal protection measures. Development will integrate with and not impede access to any nearby coastal reserves.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- amenity block, including shower, toilet and laundry facilities
- cabin

- caravan park
- caravan permanently fixed to land
- camping ground
- recreation area including tennis court, basketball court, playground
- shop with a gross leasable area 150 square metres or less ancillary to a tourist accommodation facility
- swimming pool/spa
- tourist park and other forms of tourist accommodation.

2 Development listed as non-complying is generally inappropriate.

Form and Character

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

4 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.

5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.

6 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.

7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

Car Parking and Access

8 Every caravan, cabin or dwelling site should have parking for at least 1 vehicle, either located on the site or grouped within the park.

9 Internal road surfaces should be surfaced to prevent dust becoming a nuisance.

Street and Boundary Setbacks

10 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be setback a minimum of:

(a) 1 metre from an internal road

(b) 30 metres from a public road

(c) 2 metres from the boundary of the caravan park or camping ground.

Natural Hazards

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

Land Division

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

Venus Bay Caravan Park Coastal Policy Area 2

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

Land Use

1 A policy area for the accommodation of tourists in caravan parks comprising caravan park sites, cabins and camping sites.

2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

A policy area that supports the retention and upgrade of the Venus Bay Caravan Park. Development will ensure that the natural coastal environment is protected by limiting development in areas susceptible to coastal hazard risk and ensuring that any future development is adequately and effectively protected from the risk of coastal hazards.

PRINCIPLES OF DEVELOPMENT CONTROL

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

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the complying criteria/conditions as outlined in the table below:

Form of development	Complying criteria/conditions
Recreation area	

Non-complying Development

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

Form of Development	Exceptions
Amusement machine centre	
Bus depot	
Cemetery	
Commercial forestry	
Community centre	Except where in association with and ancillary to tourist accommodation.
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except for a manager's residence in association with and ancillary to tourist accommodation.
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	Except where in association with and ancillary to tourist accommodation.
Industry	
Intensive animal keeping	

Form of Development	Exceptions
Land division which results in the creation of additional allotment(s) either wholly or partly within the zone.	Except where a lease or licence agreement is made, granted or accepted under the *Residential Parks Act 2007*.
Marina	
Motor repair station	
Nursing home	
Office	Except where in association with and ancillary to tourist accommodation.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Restaurant	Except where it is both: (a) 150 square metres or less in gross floor area (b) in association with and ancillary to tourist accommodation.
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it is both: (a) 150 square metres or less in gross floor area (b) in association with and ancillary to tourist accommodation.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Amenity block, including shower, toilet, laundry and kitchen facilities	
Cabin	
Camping ground	
Caravan park	
Caravan permanently fixed to land	
Office ancillary to a tourist accommodation facility	
Recreation area	
Swimming pool	
Tourist park	
Water tank	

Coastal Conservation Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 To enhance and conserve the natural features of the coast including visual amenity, landforms, fauna and flora.

2 Low-intensity recreational uses located where environmental impacts on the coast will be minimal.

3 Maintain farming activities outside of areas of native vegetation, coastal dunes and wetlands of national importance.

4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone will continue to be a predominately natural landscape containing coastal features and habitats such as mangroves, wetlands, salt marshes, beaches, sand dunes, cliff tops and native vegetation.

The zone primarily encompasses land directly adjacent to the coast within the Council area. It comprises land and features of major conservation significance such as areas of natural vegetation, wildlife habitat or wilderness qualities.

Preservation of the natural beauty and features of the coastal landscape is paramount in this zone however public access to allow its enjoyment is to be maintained and developed where this can be achieved with minimal adverse impact to the environment. The removal of significant stands of native vegetation is strongly discouraged.

Vegetation varies from sparse on predominantly sandy dune systems and beaches to densely vegetated dune systems, samphire (tidal marsh) and mangrove areas.

The topography varies from relatively flat, low-lying and high cliff formations, to low profile, small dune systems and undulating larger dune systems. The morphology of rivers, estuaries, lagoons and coastal outlets will change in response to natural influences and interface with the natural processes of deposition and erosion.

The area is abundant in native wildlife that depends on the natural coastline for survival.

Development and public enjoyment needs will be balanced with the conservation of the coastal environment to ensure that the coastal environment is protected and biodiversity maintained. This may involve locations such as the Venus Bay Conservation Park, Lake Newland Conservation Park, and Lake Newland Conservation Reserve, that are predominantly set aside for conservation. Public access is well managed in these areas to minimise impacts on the sensitive coastal environment.

The Elliston Coastal Trail is a 14 kilometre walking trail along Waterloo Bay and the adjoining coastal cliff tops from Little Bay to Cape Finniss. The trail includes compacted limestone pathways, upgraded vehicular access and parking, safer viewing areas, interpretative signage and revegetation. A wider shared walking and cycling path links Wellington Point to the Elliston Jetty.

Development will borrow from, and complement, the natural landscape in form and scale, and in building materials, textures, colours and tones, to ensure that the natural elements of the site/locality remain dominant to any introduced elements, and to protect the scenic quality of the coast.

The zone will include only a limited number of 'iconic', nature-based/eco-tourism developments. These developments will provide experiences that relate to the natural environment, whether for relaxation, discovery and/or adventure, and meet the needs of tourists and the people who live in the region, while protecting and enhancing opportunities for the future. These developments achieve excellence in environmental protection and management by ensuring their impacts (activities, visitation and buildings) on the ecology and natural environment are minimal and their design is of a high quality that complements the natural environment, site features and conditions. The existing camping sites off Talia Caves Road, near Woolshed Cave, lend themselves to continued camping use in a manner that does not impair the surrounding natural coastline features. The camping area will be revegetated with endemic coastal vegetation and will provide suitable toilet facilities, barbeque, shelter and small scale interpretive facilities.

Those parts of the zone at risk from coastal hazards such as flooding, erosion and acid sulphate soils are kept free from development. Road construction is minimal and limited to that which is required to access a car park. Access over dunes and beaches is pedestrian only, using boardwalks to protect sand dunes from erosion.

Aquaculture inlet and outlet pipes are anticipated in the zone, where the adjoining land is located in an **Aquaculture Zone**, or where the environmental impacts will be minimal.

Development that requires the disposal of industrial waste will be avoided.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- conservation work
- interpretive signage and facility
- nature based/eco tourist accommodation
- recreation path.

2 Development listed as non-complying is generally inappropriate.

3 Buildings and structures should mainly be for essential purposes, such as shelters and toilet facilities associated with public recreation, navigation purposes or necessary minor public works.

4 Development involving the removal of shell grit or sand, other than for coastal protection works purposes, or the disposal of domestic and industrial waste should not be undertaken.

5 Aquaculture inlet and outlet pipes should not be developed unless 1 or more of the following applies:

(a) the adjoining land is located in an aquaculture zone

(b) the environmental impacts will be minimal.

6 Native vegetation retained and farming activities located away from sensitive areas such as dunes, wetlands, beaches or other sensitive features.

Form and Character

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

8 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.

9 Development should:

(a) not adversely impact on the ability to maintain the coastal frontage in a stable and natural condition

(b) minimise vehicle access points to the area that is the subject of the development

(c) be landscaped with locally indigenous plant species to enhance the amenity of the area and to screen buildings from public view

(d) utilise external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape

(e) not require retaining walls or the excavation and/or filling of land unless it can be demonstrated that it will reduce the visual impact of buildings

(f) use natural materials where possible that reflect the natural setting, such as stone, timber and rammed earth.

10 Where public access is necessary in sensitive locations, walkways and fencing should be provided to effectively control access.

11 Development should:

(a) be self-sufficient in terms of infrastructure and services, such as water, sewerage, electricity and waste disposal, unless existing infrastructure is available that can accommodate the projected demand from the development

(b) minimise impacts on the natural surrounding environment by containing construction within a tightly defined site boundary

(c) not obscure existing views to coastal features or be visibly prominent from key public vantage points, including public roads or car parking areas

(d) avoid areas that may endanger or threaten important nesting or breeding areas or the movement/migration patterns of fauna.

12 Tourist accommodation should be limited to:

(a) sustainably designed nature-based development that complements the natural landscape and has minimal impact on the natural environment

(b) one tourist accommodation development per 25 kilometres, measured in a straight line from allotment boundary to allotment boundary, within the zone.

13 Tourist accommodation should be designed to minimise the potential conversion of buildings into dwellings such as through shared facilities, grouped accommodation and/or shared parking.

14 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) designed, sited and orientated to minimise disturbance, visual intrusion and environmental impact to the park.

15 Car parking and access points to development should, wherever practicable, be:

(a) constructed of a permeable surface

(b) located on cleared land or along property boundaries to avoid the unnecessary removal of native vegetation.

16 Pedestrian and cycle paths should:

(a) be clearly defined and constructed of compacted gravel or timber

(b) where possible, be elevated from the ground to minimise erosion and the disturbance to flora and fauna.

17 Parking for tourist accommodation should be:

(a) a maximum of 1 space per tourist accommodation unit, plus parking for employees

(b) grouped in one location, unless it can be demonstrated that an alternative arrangement will reduce the impact on the natural environment

(c) located in an area where minimal vegetation clearance is required.

18 Alterations to existing dwellings should assist environmental improvements, including by the provision of approved waste control systems and effluent disposal, building setbacks and site coverage requirements, and reduction of the level of hazard risk.

19 Outbuildings, rainwater tanks and open-sided garden structures should only be developed in association with an existing dwelling.

20 Outbuildings in association with a dwelling should be limited to two buildings per allotment, and each building should not exceed 81 square metres in total floor area.

21 Replacement dwellings should be substantially located on the same site as the existing dwelling unless it can be demonstrated that a greater environmental benefit can be achieved through alternative siting.

Land Division

22 Land division should only occur where either of the following applies:

(a) the division would create an allotment greater than 5 hectares to accommodate an existing tourist accommodation development

(b) the division would not create any additional allotments either wholly or partly within the zone and would not increase the number of allotments with direct access to the coast or a reserve, including through the creation of land under rights of way or community title.

PRECINCT SPECIFIC PROVISIONS

Refer to the *Map Reference Tables* for a list of the maps that relate to this precinct(s).

Precinct 1 Venus Bay Environs

23 Tourist accommodation within the precinct should be:

(a) small-scale in nature, comprising of no more than 12 camping sites and associated effluent disposal systems

(b) in the form of non-permanent demountable tents

(c) screened from the view of Flinders Highway

(d) sited to minimise disturbance to coastal features and native vegetation.

Precinct 2 Lot 21 Government Road Elliston

24 Development of a dwelling and associated outbuildings on Allotment 21, FP 37341, (Certificate of Title Volume 5466 Folio 729), should only be undertaken within the precinct boundaries and should be setback a minimum of 20 metres from the primary road frontage.

Precinct 3 Lot 20 Spindrift Road Elliston

25 Development of a dwelling and associated outbuildings on 5 Spindrift Road, Allotment 20, FP 37341, (Certificate of Title Volume 5414 Folio 827), should only be undertaken within the precinct boundaries and should be setback a minimum of 20 metres from the primary road frontage.

Precinct 4 Lot 19 Spindrift Road Elliston

26 Development of a dwelling and associated outbuildings on 10 Spindrift Road, Allotment 19, FP 37341, (Certificate of Title Volume 5843 Folio 502), should only be undertaken within the precinct boundaries and should be setback a minimum of 20 metres from the primary road frontage.

Precinct 5 Talia Caves Camping Area

27 Redevelopment of the Talia Caves Camping Area should:

(a) be undertaken within the precinct boundaries and be small in scale

(b) result in minimal modification to the land form and native vegetation

(c) include toilet, barbeque and interpretive facilities that are of a design, scale, materials and colour that complement the natural features of the locality.

28 Short term tourist accomodation within the precinct may comprise of camping sites and non-permanent demountable structures.

Clifftop Drive Policy Area 3

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 The protection of the natural coastal environment from inappropriate development.

2 Preservation of rural character and scenic features as a backdrop to the Elliston township.

3 Single storey detached dwellings located in cleared areas void of environmentally-sensitive coastal features and substantially intact strata of native vegetation.

4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy incorporates land to the north west of the Elliston township. The land has an open coastal character and provides a buffer between the township, the outlying rural land and land developed for aquaculture purposes.

Small scale detached dwellings are located on the five rural coastal allotments within the policy area in areas void of environmentally-sensitive coastal features and substantially intact strata of native vegetation.

Buildings will be single storey and be compatible with the natural environment. The visual impact of development will be minimal from scenic vantage points, public lookouts and tourist routes.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Dwellings within the policy area should:

(a) be setback at least 100 metres from the coast

(b) unless existing infrastructure is available the dwelling should be self-sufficient in terms of water, sewerage, electricity and waste disposal

(c) be located in cleared areas and should not be located in delicate or environmentally-sensitive coastal features such as sand dunes, cliff tops, wetlands or substantially intact strata of native vegetation

(d) be setback a minimum of 50 metres from the primary road frontage.

2 Existing dwellings should be upgraded to assist environmental improvements, including by the provision of approved waste control systems and effluent disposal, building setbacks and site coverage requirements, and reduction of the level of hazard risk.

3 Not more than one dwelling should be erected on an allotment.

PROCEDURAL MATTERS

Complying Development

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

No other forms of development are complying in the zone.

Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Except in association with conservation works for tourist information purposes.
Amusement machine centre	
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except where one of the following applies: (a) for alterations to an existing dwelling (b) for the purposes of administering either or both of the: (i) *National Parks and Wildlife Act 1972* (ii) *Wilderness Protection Act 1992*. (c) to develop a detached dwelling within an Exclusion Area designated in a Heritage Agreement approved before 1 January 2008 under the *Native Vegetation Act 1991* (d) for the replacement of an existing dwelling (e) to develop a detached dwelling within one of the following areas; **Clifftop Drive Policy Area 1, Precinct 2 Lot 21 Government Road Elliston**, **Precinct 3 Lot 20 Spindrift Road Elliston** or **Precinct 4 Lot 19 Spindrift Road Elliston**.
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	

Form of Development	Exceptions
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	Except inlet and outlet pipes in association with aquaculture.
Land division	Except where the development achieves either (a) or (b): (a) it would create an allotment greater than 5 hectares to accommodate an existing tourist accommodation development (b) both of the following apply: (i) no additional allotments are created wholly or partly within the zone (ii) there is no increase in the number of allotments with frontage or direct access to the coast.
Marina	
Motel	
Motor repair station	
Nursing home	
Office	Except where used for the purposes of administering the *National Parks and Wildlife Act 1972.*
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	

Form of Development	Exceptions
Tourist accommodation	Except where the development achieves either (a) or (b): (a) all of the following apply: (i) it is located on one allotment that is greater than 5 hectares in area (ii) it comprises a minimum of 11 and a maximum of 50 tourist accommodation units (iii) it is setback a minimum of 100 metres from the Mean High Water Mark (iv) it is not located on a coastal wetland, beach or dune (b) it is located within **Precinct 5 Talia Caves Camping Area**.
Warehouse	
Waste reception, storage, treatment or disposal	
Water tank	Except where in association with a farm building, tourist development or dwelling.
Wrecking yard	

Public Notification

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

Coastal Mixed Use Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

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

2 Development within the zone that is orderly and compact in nature.

3 Development within the zone that allows for safe and effective circulation especially with regard to parking, servicing and pedestrian access.

4 A zone developed as a public realm, allowing for free and open access to the community and visitors whilst accommodating operational constraints.

5 Development within the zone that does not impair the natural character or function of the adjacent coastal areas.

6 A zone displaying 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.

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.

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.

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.

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.

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.

12 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone ought to be characterised by a diversity of coastal activities, together with community, tourist, recreational and commercial aquaculture facilities. It is envisaged that retail development is kept to a minimum to prevent conflict with town centre development. Provision for car parking and recreation areas is an important element of the zone.

Public recreation area

The area encompasses the majority of the 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, the sand dunes and remnant, coastal vegetation areas.

The public recreation precinct comprises the well-utilized portion of the 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 paramount in the future.

The area is intended to retain a principally open and natural character and appearance. As a result, the envisaged development will be restricted to shelter shed facilities, picnic and BBQ facilities, information displays, lookouts and board walks. Buildings are discouraged within this area.

In terms of land use, the ongoing role of the public recreation area is for recreational activities within a landscaped and revegetated coastal environment, with associated amenities, access and car parking facilities. Likewise, tourist facilities are not envisaged apart from lookout facilities, board walks, information displays and other associated low-key infrastructure.

Activities, other than recreation and low-key tourist facilities, will be limited to accommodation of underground pipelines and power lines which might be required in association with development of other areas within the zone.

Aquaculture/Commercial Fishing Area

This comprises an area of approximately 5000 square metres, located in the north-western portion of the zone, directly adjacent Flinders Highway. The locality 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 area.

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 will need to be sensitive to the inter-relationship with the adjacent public recreation area, providing for safe and convenient access and egress and complementary landscaping.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- aquaculture
- development in association with commercial fishing activities
- recreation area
- recreation path
- shop
- tourism facility.

2 Development listed as non-complying is generally inappropriate.

Form and Character

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

4 Development should be in accordance with the *Concept Plan Map Ell/2 - Coastal Mixed Use*.

5 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.

6 Buildings and structures should not be developed unless they are sited in accordance with the *Concept Plan Map Ell/2 - Coastal Mixed Use* and are well screened with vegetation.

7 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.

8 A landscaped area of 20 metres in width should exist along the eastern boundary of the zone.

9 A landscaped area of at least five metres in width should exist along the north-western boundary of the zone.

10 A landscaped area of at least five metres in width should surround the Aquaculture/Commercial Fishing Precinct in accordance with the *Concept Plan Map Ell/2 - Coastal Mixed Use*.

11 Buildings and structures, other than low-key facilities such as picnic tables, barbecue facilities, public toilets and shelter sheds, should not be located within 60 metres of High Water Mark.

12 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.

13 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.

14 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.

15 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.

16 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.

17 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.

18 Development should enhance the character and amenity of the areas coastal setting.

19 Landscaping should be integrated into the design of new development to enhance the amenity of the area.

Movement of People and Goods

20 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 Ell/2 - Off Street Vehicle Parking Requirements*.

21 Development should include rear servicing where appropriate.

22 Development should provide suitable screened areas for storage of waste receptacles and convenient access for service vehicles.

23 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

24 Development should ensure that all public utilities and services are installed in underground trenches.

25 A water supply sufficient for the purpose for which the zone is to be used should be made available.

26 Provision should 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 should 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.

27 Fish processing water should be retained and treated on site or transported to a recognised disposal site.

28 Fish processing waste water should not be permitted to re-enter the sea unless adequately treated.

29 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.

30 Refuse and storage should be screened from view with fencing and landscaping.

31 Development should manage waste and pollution in a manner which minimises its impact on the environment.

32 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.

33 All development within the zone should be located and designed to allow public access along the waterfront, to beaches, the jetty and coastal reserves.

34 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.

35 Key views, illustrated on the *Concept Plan Map Ell/2 - Coastal Mixed Use* should be maintained and where possible enhanced.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the complying criteria/conditions as outlined in the table below:

Form of development	Complying criteria/conditions
Recreation area	

Non-complying Development

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

Form of Development	Exceptions
Dwelling	
Fuel depot	
General industry	
Horse keeping	
Intensive animal keeping	Except aquaculture.
Land division	
Office	
Petrol filling station	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area does not exceed 450 square metres.
Special industry	
Store	
Warehouse	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 1993*.

Coastal Open Space Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 Coastal land protected from development other than that necessary for conservation, recreational activity and public facilities.

2 Preservation and upgrading of the scenic character of the coastal landscape and foreshore areas fronting urban areas, townships or settlements.

3 Development of foreshore areas for a range of passive and active outdoor recreation activities and open space development, conservation and revegetation, in a parkland setting.

4 Land subject to inundation or susceptible to erosion kept free of development.

5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone incorporates land adjacent to the coastline within the townships of Port Kenny, Venus Bay, Elliston and the Anxious Bay boat ramp, predominantly characterised by rugged cliffs and long sandy beaches. The scenic beauty of these coastal areas is an important tourist asset to the district. Because of their significance for tourist purposes and their natural scenic value, there is a need to protect the more fragile areas from intensive development, visitor and recreation use through properly managed vehicular and pedestrian access routes and clearly delineated car parking areas.

Although highly modified, the zone has an open feel to it which is to be maintained into the future.

As such, land in the zone will be characterised more by passive recreation activities than the intensive built form common to other zones, including barbecue and picnic areas, shelters, toilets, showers, park furniture and public art.

Retention of pedestrian access of the coast is important. Tourist and community development may be appropriate in certain locations, providing development reflects the open character of the zone. Such development is required to incorporate environmental protection measures to maximise protection of coastal processes and natural features and dune systems.

Land at risk from coastal acid sulphate soils, flooding and erosion is to be kept free from development. The only access to beaches will be through pedestrian boardwalks that minimise impacts on the sensitive coastal environment.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- coastal protection works
- community recreation facility directly related to water activities (such as sailing clubs, boat ramps)
- conservation works
- jetty and boat ramp

- recreation area
- recreation path
- toilet blocks and barbeque facilities
- public car parking.

2 Development listed as non-complying is generally inappropriate.

3 The provision of facilities should be related to the demand for such facilities so as to prevent oversupply and inappropriate siting.

4 Development should be for public purposes and use.

Form and Character

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

6 Development should not diminish the ability of the public to use and enjoy the coast or to gain access to the foreshore.

7 Development should be of a high standard of coordinated design with an emphasis on the creation of pedestrian areas.

8 Community facilities including shelters, boat ramps, public conveniences and kiosks, should be sited in convenient and accessible locations linked to the surrounding vehicular and pedestrian movement networks.

9 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.

Land Division

10 Land division should not be undertaken except where:

(a) it will facilitate an envisaged use within the zone

(b) no additional allotments are created

(c) there is no increase in the number of allotments with frontage or direct access to the coast.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	

Form of Development	Exceptions
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where both of the following apply: (a) no additional allotments are created wholly or partly within the zone (b) there is no increase in the number of allotments with frontage or direct access to the coast.
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 80 square metres or less and is associated with tourist development.

Form of Development	Exceptions
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Water tank	Except where in association with existing buildings, recreation uses and public ablution buildings.
Wrecking yard	

Public Notification

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

Coastal Settlement Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 The protection of the natural coastal environment from inappropriate development.

2 Existing dwellings upgraded to enhance amenity and incorporating environmental improvements.

3 Land subject to inundation or susceptible to erosion kept free of development.

4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone includes a small number of dwellings within the township of Venus Bay, located directly adjacent to the coast.

Due to the proximity of the zone to the coastline, the allotments are at risk of coastal flooding and erosion and this risk will increase in the event of future sea level rise due to climate change. Development will take this matter into account while assisting with environmental improvements.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- coastal protection work
- detached dwelling
- outbuilding associated with a dwelling
- tourist/visitor facility (other than accommodation).

2 Development listed as non-complying is generally inappropriate.

3 Dwellings should be upgraded to assist environmental improvements, including by the provision of approved waste control systems and effluent disposal, building setbacks and site coverage requirements, and reduction of the level of hazard risk.

4 Not more than one dwelling should be erected on an allotment.

5 Where there is an existing dwelling on an allotment, ancillary buildings should be limited to:

(a) one garage and one shed

(b) rainwater tank(s) and tank stand(s)

(c) open-sided garden structures, eg pergolas and gazebos.

6 Outbuildings should only be constructed in association with an existing dwelling and should not exceed 81 square metres in total floor area.

7 Water tanks and associated stands should only be erected in association with an existing dwelling.

Form and Character

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

9 Development should:

(a) minimise vehicle access points to the area that is the subject of the development

(b) ensure access to the coast is sited to avoid adverse impact on the environment

(c) be sited so that views to the coast are maintained where possible.

10 Additions or alterations to or replacement of an existing dwelling should:

(a) not exceed one-storey in height other than where required to increase the elevation to minimise the potential for personal or property damage as a result of inundation

(b) not be sited closer to the waterfront than any part of the existing dwelling

11 Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:

(a) site levels are at least 3.1 metres Australian Height Datum

(b) building floor levels are at least 3.35 metres Australian Height Datum

(c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

12 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from side boundaries	1 metre
Maximum wall height (one storey) For the purpose of this principle, the height of dwellings is not considered to include any elevation necessary to minimise the potential for personal or property damage as a result of flood.	3 metres
Maximum building height (from natural ground level)	8 metres
Minimum number of on site car parking spaces (one of which should be covered)	2 metres
Minimum setback from mean high water mark	50 metres

Land Division

13 Land should not be divided unless:

(a) for creating an allotment to accommodate an existing dwelling

(b) for creating a public road or a public reserve

(c) for a minor adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures.

PRECINCT SPECIFIC PROVISIONS

Refer to the *Map Reference Tables* for a list of the maps that relate to the following precinct(s).

Precinct 6 Harbour Point Road

14 Development within the precinct should:

(a) not exceed a maximum of 18 dwellings

(b) retain existing areas of native vegetation.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Amusement machine centre	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except where the development achieves either (a) or (b): (a) a detached dwelling that will not result in more than one dwelling on an allotment. (b) is located within **Precinct 6 Harbour Point Road**.
Educational establishment	

Form of development	Exceptions
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where the land division is for one or more of the following purposes: (a) to accommodate an existing dwelling (b) to create a road reserve or public reserve (c) adjustment of allotment boundaries where no new allotments are created partly or wholly in the zone.
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Industry Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone primarily accommodating a wide range of industrial, warehouse, storage and transport land uses.

2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

A zone focussed within the townships of Elliston and Lock accommodating a wide range of commercial and industrial activities including warehousing and storage, together with appropriately located light, service and general industries.

Development adjacent to the zone boundary to be compatible with development in adjoining zones in terms of scale, traffic generation, noise and other emissions.

Appropriate landscaping to 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, Todd Highway or from adjoining residential zones.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- industry
- office in association with and ancillary to industry
- store
- transport distribution
- warehouse.

2 Development listed as non-complying is generally inappropriate.

Form and Character

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

4 Development should be set back at least 8 metres from any road frontage, except where fronting a road identified in *Table Ell/1 - Building Setbacks from Road Boundaries* or on *Overlay Maps - Transport*.

5 In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):

(a) buildings up to a height of 6 metres should be sited at least 8 metres from the primary street alignment

(b) buildings exceeding a height of 6 metres should be sited at least 10 metres from the primary street alignment

(c) where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.

6 Building facades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise that would adversely affect the residential amenity.

7 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.

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

(a) flashing or animated signs

(b) bunting, streamers, flags, or wind vanes

(c) roof-mounted advertisements projected above the roofline

(d) parapet-mounted advertisements projecting above the top of the parapet.

9 A landscaped area of not less than 2 metres in width should be provided where an industrial or commercial site adjoins the Flinders Highway or the Todd Highway, or a residential property boundary, with trees and shrubs planted which will achieve a minimum height of 3 metres.

Land Division

10 Land division should create allotments that are of a size and shape suitable for the intended use.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the complying criteria/conditions as outlined in the table below:

Form of development	Complying criteria/conditions
Store	Subject to the conditions contained in *Table EII/3 - Conditions for Complying Development*.
Warehouse	Subject to the conditions contained in *Table EII/3 - Conditions for Complying Development*.

Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Camping area	
Caravan park	
Community centre	

Form of development	Exceptions
Consulting room	
Dwelling	Except where: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Educational establishment	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	Except aquaculture.
Motel	
Nursing home	
Office	Except where: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Pre-school	
Place of worship	
Prescribed mining operations	
Residential flat building	
Shop or group of shops	Except where the gross leasable area is 100 square metres or less.
Stock sales yard	
Stock slaughter works	
Tourist accommodation	

Public Notification

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

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

Category 1	Category 2
Alterations and additions to existing development	
Office where ancillary to and in association with industrial development	

Open Space Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone:

(a) in which the open space character is preserved to provide a visual contrast to the surrounding urban area

(b) comprising open space that accommodates a range of public and private activities in an open and natural setting, including:

(i) passive and active recreation land uses

(ii) habitat conservation and restoration.

2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Elliston's major sporting facilities including recreational grounds bound by Flinders Highway and Memorial Drive and the golf course located on the south eastern boundary of the township are located within the zone, along with the Council depot. The zone also contains a large parcel of vegetated coastal land to the rear of residential development fronting the Esplanade. This land may be used for recreational purposes where the natural stability of the sand dunes are maintained and areas of native vegetation of significant biodiversity conservation value are not disturbed.

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

Landscaping should ensure that any remnant native vegetation is incorporated into the landscape design and that locally indigenous vegetation is utilised wherever possible.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- conservation works
- community centre
- indoor recreation centre
- outdoor sporting facility
- recreation area
- stadium
- sporting club facilities
- swimming pool
- toilet blocks and barbeque facilities.

2 Development listed as non-complying is generally inappropriate.

3 Development should allow for unstructured passive and active recreation.

Form and Character

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

5 Development should only occur where it is integral to the aesthetic, drainage or recreation function of the zone.

6 Buildings should be:

(a) restricted in size and number

(b) sited so as not to detract from the open natural character of the zone

(c) constructed of materials which blend with the landscape.

7 Development should ensure coordinated design with an emphasis on the creation of pedestrian areas.

8 Landscaped buffers should be provided around the perimeter of recreation or sporting facilities.

9 Landscaping should comprise locally indigenous species and incorporate existing remnant vegetation.

Land Division

10 Land division should not be undertaken except where (a) or (b) is satisfied:

(a) for a boundary realignment where no additional allotments are created partly or wholly within the zone

(b) to create an additional allotment for envisaged uses within the zone.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the complying criteria/conditions as outlined in the table below:

Form of development	Complying Criteria/Conditions
Outbuilding associated with open space maintenance	Subject to the conditions contained in *Table Ell/3 - Conditions for Complying Development*.
Recreation area	Subject to the conditions contained in *Table Ell/3 - Conditions for Complying Development*.

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Except where in association with: (a) conservation works (b) a sporting facility (c) recreation.
Amusement machine centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Educational establishment	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where (a) or (b) is satisfied: (a) for a boundary realignment where no additional allotments are created partly or wholly within the zone (b) to create an additional allotment for envisaged uses within the zone.
Motel	
Motor repair station	
Nursing home	
Office	Except where in association with recreation facilities.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Restaurant	
Road transport terminal	
Service trade premises	

Form of development	Exceptions
Shop or group of shops	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Category 1	Category 2
Recreation area	Sporting club facilities
Single storey alterations and additions to existing buildings	

Primary Production Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 The long term continuation of primary production.

2 Economically productive, efficient and environmentally sustainable primary production.

3 Allotments of a size and configuration that promote the efficient use of land for primary production.

4 Protection of primary production from encroachment by incompatible land uses and protection of scenic qualities of rural landscapes.

5 Accommodation of wind farms and ancillary development.

6 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

A zone primarily for primary industry, on-farm activities related to the harvest and storage of that production.

Tourist accommodation and facilities that promote the enjoyment of the rural environment while supporting protection of biodiversity, conservation ecological processes are appropriate within this zone. Such development will require careful siting with respect to key views, and it is expected that development not be visible from Flinders Highway. It is envisaged that buildings exhibit a high standard of design and appearance and be supplemented by adequate landscaping, using native species, and off-road parking.

Industrial development associated with primary production may be accommodated, but only where it can be demonstrated that the use cannot be located suitably within the boundaries of a township or other appropriately zoned areas, it does not involve the loss of land identified as significant for primary production and it does not adversely affect the use of adjoining land for primary production.

Council's Resource Recovery Centre is located within the zone within Allotment 50 Deposited Plan 35532 (Crown Record Volume 5752 Folio 758) on Crown Land, south of Venus Bay Road east of the Venus Bay township. The facility will continue to operate and any expansion will minimise adverse impacts on both the site and surrounding areas from the generation of surface water and groundwater pollution, traffic, noise, odours, dust, vermin, weeds, litter, gas and visual impact.

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- bulk handling and storage facility (not located within the **Township Fringe Policy Area 4**)
- detached dwellings associated with primary production
- farming
- farm building
- intensive animal keeping (not located within the **Township Fringe Policy Area 4**)
- tourist accommodation (including through the diversification of existing farming activities and conversion of farm buildings)
- wind farm and ancillary development
- wind monitoring mast and ancillary development.

2 Development listed as non-complying is generally inappropriate.

3 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:

(a) in visually prominent locations

(b) closer to roads than envisaged by generic setback policy.

4 Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site, and should be developed where:

(a) it has a direct relationship with primary production

(b) it is unlikely to limit or inhibit the use of adjoining land for primary production

(c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality

(d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons

(e) the use would be inappropriate within a township

(f) the capacity of the infrastructure, including roads, is capable of supporting the use without detriment to existing users.

5 A dwelling should only be developed if:

(a) there is a demonstrated connection with farming or other primary production

(b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone

(c) it is located more than 500 metres from an existing intensive animal keeping operation unless used in association with that activity

(d) it does not result in more than one dwelling per allotment.

6 Tourist accommodation should not be converted to dwellings and should be designed to preclude the conversion of buildings into dwellings such as through shared facilities, common utility services, grouped accommodation and/or shared parking.

7 A shop should be:

(a) ancillary to primary production or processing uses or tourist accommodation or other tourist development

(b) located on the same site as the primary use.

8 The reception, storage, treatment or disposal of waste and the expansion of such activities may be undertaken within Council's Resource Recovery Centre within Allotment 50 Deposited Plan 35532 (Crown Record Volume 5752 Folio 758), south of Venus Bay Road east of the Venus Bay township.

Form and Character

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

10 Development should not occur within 500 metres of a National Park, Conservation Park, Wilderness Protection Area or significant stands of native vegetation if it will increase the potential for, or result in, the spread of pest plants.

11 Development should provide an access way of at least 3 metres wide that provides access for emergency vehicles to the rear of the allotment.

12 Buildings should primarily be limited to farm buildings, a detached dwelling associated with primary production on the allotment and residential outbuildings that are:

(a) grouped together on the allotment and set back from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads

(b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.

Land Division

13 For land not within a policy area, land division, including boundary realignments, should only occur where it will promote economically productive, efficient and sustainable primary production and not create any allotment less than 40 hectares in area.

14 Land division involving boundary realignments should only occur where the number of resulting allotments of less than 40 hectares is not greater than the number that existed prior to the realignment and all of the allotments are greater than 10 hectares in area.

Township Fringe Policy Area 4

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 A policy area primarily for low-intensity primary production compatible with the adjoining urban areas.

2 Preservation of rural character and scenic features as a backdrop to the town.

3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This zone incorporates land of open character 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.

The portion of the policy area at Elliston contains the town's cemeteries and waste transfer station.

The portion of the policy area 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

Land Use

1 The following forms of development are envisaged in the policy area:

- detached dwellings on large allotments
- farming
- low-intensity primary production.

2 Rural industries and activities such as intensive animal keeping, feedlots, commercial bulk handling and storage, mining, stock sale yards and produce processing industries that require large buildings or multiple structures should not be developed.

3 Small-scale tourist accommodation may be developed where it achieves one of the following:

(a) it is within existing buildings

(b) it is in the form of farm stay, guesthouse, rural or nature retreat or bed and breakfast accommodation as an integral part of the group of farm buildings.

Form and Character

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

5 Dwellings should be confined to a detached dwelling associated with primary production on the same allotment.

6 Farm buildings, dwellings and residential outbuildings, should be grouped together.

7 Buildings should be sited and designed to minimise their visual impact on the scenic and natural qualities of the landscape.

8 Buildings should not be erected within 50 metres from the boundary of any road.

9 Existing vegetation should be retained and development of structures should include landscaping adjacent to roadside boundaries to provide an attractive entrance to towns as viewed from public roads and to enhance the scenic contrast between urban development and rural areas.

10 Dwellings and associated buildings within the Policy area should be located in cleared areas and should not be located in delicate or environmentally sensitive coastal features such as sand dunes, cliff tops, wetlands or substantially intact strata of native vegetation.

Land Division

11 Land should not be divided unless no additional allotments are created and all of the following are satisfied:

(a) the number of resulting allotments of less than 40 hectares is not greater than the number that existed prior to boundary re-alignment

(b) all of the resultant allotments are greater than 10 hectares in area.

PROCEDURAL MATTERS

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

In addition, the following forms of development are designated as complying subject to the complying criteria/conditions as outlined in the table below:

Form of development	Complying Criteria/Conditions
Domestic outbuilding Farm building Farming Horticulture (excluding olive orchards)	subject to the conditions contained in *Table Ell/3 - Conditions for Complying Development*.

Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Bulk handling and storage where it is located within the **Township Fringe Policy Area 4**	
Community centre	
Consulting room	
Commercial forestry where it is located in the **Township Fringe Policy Area 4**	
Educational establishment	
Fuel depot where it is located in the **Township Fringe Policy Area 4**	
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves (a) and (b): (a) at least 500 metres from all of the following: (i) a National Park (ii) a Conservation Park (iii) a Wilderness Protection Area (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area

Form of Development	Exceptions
	(b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.
Hospital	
Hotel	
Indoor recreation centre	
Industry where it is located in the **Township Fringe Policy Area 4**	
Intensive animal keeping where it is located in the **Township Fringe Policy Area 4**	
Land division	Except where it achieves one or more of the following: (a) creation of additional allotments are greater than 40 hectares (b) a boundary rationalisation, where the number of resultant allotments of less than 40 hectares is not greater than the number that existed prior to rationalisation and all of the allotments are greater than 10 hectares.
Motor repair station	
Nursing home	
Office	Except where ancillary to and in association with primary production or tourism development.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations where it is located in the **Township Fringe Policy Area 4**	
Primary school	
Residential flat building	
Road transport terminal where it is located in the **Township Fringe Policy Area 4**	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 40 square metres
Stadium	
Stock sales yard where it is located in the **Township Fringe Policy Area 4**	
Stock slaughter works where it is located in the **Township Fringe Policy Area 4**	
Warehouse where it is located in the **Township Fringe Policy Area 4**	

Form of Development	Exceptions
Waste reception, storage, treatment or disposal where it is located in the **Township Fringe Policy Area 4**	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Domestic outbuilding Dwelling that is on an allotment of 40 hectares or more in area. Farming Farm building	Horticulture (except within the **Township Fringe Policy Area 4**) Intensive animal keeping (except within the **Township Fringe Policy Area 4**) Processing, packing and storage facilities associated with primary production (except within the **Township Fringe Policy Area 4**) Tourist accommodation associated with existing farming properties (except within the **Township Fringe Policy Area 4**) 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.

Residential Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.

2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.

3 Provision for small-scale tourist accommodation in a style and form compatible with the primary purpose of the zone for residential purposes.

4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

A zone for primarily detached dwellings at low densities on individual allotments within the Elliston and Lock townships, but which provides for a range of dwelling types supported by community facilities.

An area of predominantly holiday houses exists along the foreshore area at Elliston and there is scope for small scale tourist accommodation in a style and form compatible with the primary purpose of the zone for residential purposes.

Some retail, commercial and industrial uses are present within the zone but further development of such uses will be limited to existing sites, and both their design and their intensity of operation should be compatible with residential character and amenity.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- affordable housing
- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling
- dwelling addition
- small scale non-residential use that serves the local community, for example:
  - child care facility
  - health and welfare service
  - primary and secondary school
  - recreation
  - shop, office or consulting room of 250 square metres or less
- supported accommodation
- tourist accommodation.

2 Development listed as non-complying is generally inappropriate.

3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.

4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:

(a) serves the local community

(b) is consistent with the character of the locality

(c) does not detrimentally impact on the amenity of nearby residents.

5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

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

7 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from primary road frontage within the Elliston Links development	6 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metre
Minimum setback from rear boundary	3 metres
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	8 metres

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

Parameter	Value
Maximum floor area	120 square metres
Maximum wall height (from natural ground level)	3.7 metres
Minimum setback from side and rear boundaries	1 metre
Minimum setback from a primary road frontage	8 metres

Affordable Housing

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

Land Division

10 Land division should create allotments with minimum areas as outlined in the table below:

Location	Minimum allotment area (square metres)
Any location where the allotment can be connected to a sewer	600
Any location where the allotment cannot be connected to a sewer	800

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the complying criteria/conditions as outlined in the table below:

Form of Development	Complying Criteria/Conditions
Detached dwelling	Subject to the conditions contained in *Table Ell/3 – Conditions for Complying Development*.
Outbuilding	Subject to the conditions contained in *Table Ell/3 – Conditions for Complying Development*.

Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	
Amusement machine centre	
Consulting room	Except where: (a) the total floor area is 100 square metres or less (b) the site does not front an arterial road.
Crematorium	
Dairy	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	

Form of Development	Exceptions
Industry	
Intensive animal keeping	
Motor repair station	
Office	Except where: (a) the total floor area is 100 square metres or less (b) the site does not front an arterial road.
Petrol filling station	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: (a) the gross leasable area is 250 square metres or less (b) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Rural Living Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- detached dwelling
- domestic outbuilding in association with a detached dwelling
- domestic structure
- dwelling alteration and addition
- farming
- farm building
- stable.

2 Development listed as non-complying is generally inappropriate.

3 There should be no more than one dwelling per allotment.

4 The keeping of animals should be ancillary to and in association with the residential use of the land.

5 The keeping of horses should only be undertaken if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.

Form and Character

6 Buildings should not be erected within 50 metres of any boundary with the Flinders Highway, except where all of the following criteria apply:

(a) the height of the proposed building is less than that of any existing development on the same allotment

(b) the setback of the proposed building is consistent with that of existing buildings on the same allotment and on adjoining land

(c) the siting of the proposed building will not diminish the safety of access from the site onto the adjoining roadway.

7 Sheds, garages and similar freestanding outbuildings should be sited behind the main face of the associated dwelling.

8 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres (except Flinders Highway)
Minimum setback from secondary road frontage	8 metres (except Flinders Highway)
Minimum setback from side boundaries	5 metres
Minimum setback from rear boundary	5 metres

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

Parameter	Value
Maximum floor area	150 square metres
Maximum wall height (from natural ground level)	4.5 metres
Minimum setback from side and rear boundaries	5 metres

Land Division

10 Land division should create allotments with an area of at least 0.5 hectares unless within the Waterloo Bay development where allotments should have a minimum area of 1200 square metres.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the complying criteria/conditions as outlined in the table below:

Form of Development	Complying Criteria/Conditions
Domestic outbuilding	Subject to the conditions contained in *Table Ell/3 – Conditions for Complying Development*.

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.

Form of development	Exceptions
Amusement machine centre	
Crematorium	
Dairy	
Dwelling	Except a detached dwelling that results in no more than one dwelling per allotment.
Fuel depot	
General industry	
Hotel	
Intensive animal keeping	
Light industry	
Major public service depot	
Motor repair station	
Petrol filling station	
Residential flat building	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 80 square metres or less.
Special industry	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Town Centre Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A centre accommodating a wide range of retail, office, administrative, community, cultural and entertainment facilities to serve residents of the town and the surrounding rural community.

2 Conservation and upgrading of buildings of historic character.

3 Rationalisation of vehicular access, car parking and major pedestrian movement paths to provide a safer, more efficient and more attractive environment.

4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

A zone accommodating a range of retailing, business and community activities, catering for the local community, the surrounding rural district and for the travelling public and focussing on Railway Terrace, Lock and Beach Terrace, Elliston.

Emphasis is to be on the redevelopment of existing sites and rationalisation of uses of land to maintain the compact nature of these town centres. It is envisaged that development generally enhance the appearance of the town centres, designed and sited in harmony with the character, scale and pattern of the townships, and to promote efficiency of traffic and pedestrian movement, car parking and landscaping.

Opportunities exist for limited development of tourist accommodation and facilities.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- bulky goods outlet
- café
- consulting room
- cultural centre
- entertainment facility
- fitness studio
- hotel
- meeting room
- motor repair station
- office
- petrol filling station
- restaurant
- service trade premises
- shop
- tourist facility.

2 Development listed as non-complying is generally inappropriate.

3 A dwelling should be established only where it is associated with and ancillary to an existing, or part of a proposed use envisaged for the zone.

Form and Character

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Dairy	
Dwelling	Except a dwelling: (a) ancillary to and in association with a non-residential development (b) located on the same allotment.
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Major public service depot	
Residential flat building	
Road transport terminal	
Special industry	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	Except where it is in the form of a recycling collection depot.
Wrecking yard	

Public Notification

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

Township Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 Services and facilities grouped together to serve the local community and the visiting public.

2 Increased mix in the range of dwellings available to cater for changing demographics, particularly smaller household sizes and supported accommodation.

3 Conservation and enhancement of the main road streetscape and scenic rural setting of the township.

4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

A zone accommodating the small coastal townships of Venus Bay and Port Kenny.

It is desirable for development to minimise the extent of cut and fill, and thereby preserve the natural form of land and existing locally indigenous vegetation. The building materials, colour, siting, landscaping and provision for future maintenance are key aspects of the built form which development will need to consider and incorporate in a considered manner. Buildings are to be low in profile and generally limited to one-storey in height.

Some of the land at Venus Bay is low-lying and may be subject to coastal flooding. It is therefore crucial for site and building floor levels to be sufficiently high enough to address this issue.

Retail development within the Venus Bay township is encouraged along the southern side of Matson Terrace in the vicinity of the Venus Bay jetty. Industrial or commercial development in the township is not considered appropriate except where it is associated directly with the local fishing industry.

Industrial and commercial development at Port Kenny is not envisaged 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.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- community facility
- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling
- dwelling addition
- educational establishment
- open space
- recreation area
- shop or group of shops where the gross leasable area is 250 square metres or less
- small-scale commercial development
- small scale light and service industry development

- small-scale tourist development
- supported accommodation.

2 Development listed as non-complying is generally inappropriate.

3 Residential development should be mainly in the form of low-density detached dwellings, with a limited range of increased density development.

4 Business and commercial development should be of a scale and function consistent with the role of the township as a local service centre supplying a range of goods and services to the local community, the surrounding district and visitors to the area.

5 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.

Form and Character

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

7 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side and rear boundaries	1 metre
Maximum site coverage	60 per cent
Minimum number of on site car parking spaces (One of which should be covered)	2

8 Development within the Venus Bay township should have a:

(a) minimum site level of 3.1 metres Australian Height Datum

(b) minimum floor level of 3.35 metres Australian Height Datum.

9 The excavation and/or filling of land should:

(a) not occur except to reduce the visual impact of buildings and structures

(b) not exceed 1 metre above or below natural ground level

(c) not result in high retaining walls

(d) be set back from property boundaries so as to reduce impact and to ensure stabilisation of slopes.

10 The keeping of horses, sheep, cattle, pigs, goats, donkeys and wild animals should not occur.

11 Development of a business, commercial or industrial nature should be consolidated with existing facilities to establish identifiable service centres.

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

Parameter	Value
Maximum floor area	120 square metres
Maximum wall height (from natural ground level)	3.7 metres
Minimum setback from side and rear boundaries	1 metres
Minimum setback from a primary road frontage	8 metres

Land Division

13 Allotments should have a frontage of at least 20 metres and area of at least:

(a) 1000 square metres, where the development includes a waste water treatment system that complies with the requirements of the *Public and Environmental Health Act 1987*

(b) 1200 square metres, in all other cases.

Venus Shores Policy Area 5

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 A zone accommodating primarily detached dwellings on individual allotments.

2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area will consist predominantly of detached dwellings on individual allotments.

Dwellings will be sited to maximise the views of Venus Bay, without obstructing the views of adjoining land owners, or undue cutting and filling. Building materials will be new and of a non-reflective finishes.

Landscaping is encouraged on private and public land, using indigenous species where possible, to enhance the appearance of the locality. More than one dwelling on an allotment is contrary to the desired character and is strongly discouraged.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the policy area:

- detached dwelling
- domestic outbuilding.

Form and Character

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

3 Dwellings should be set back the following distances from any road frontage:

(a) 5 metres, if the allotment is adjacent to an open space reserve

(b) 8 metres, if the allotment is not adjacent to an open space reserve.

4 The colours and materials of the external cladding of sheds, garages and other freestanding outbuildings should complement the colours and materials of the associated dwelling.

Land Division

5 Allotments should have an area of not less than 1200 square metres.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the complying criteria/conditions as outlined in the table below:

Form of Development	Complying Criteria/Conditions
Detached dwelling	Subject to the conditions contained in *Table Ell/3 – Conditions for Complying Development*.
Domestic outbuilding	Subject to the conditions contained in *Table Ell/3 – Conditions for Complying Development*.

Non-complying Development

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

Form of development	Exceptions
Crematorium	
Dairy	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Road transport terminal	
Shop or group of shops	Except where the gross leasable area is 250 square metres or less.
Special industry	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	Except where it is in the form of a recycling collection depot.
Wrecking yard	

Public Notification

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

Water Protection Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 Protection of surface and underground water resources from pollution, contamination or unsustainable use.

2 Development excluded from the zone where it is liable to contribute to the contamination or pollution of surface and underground water resources or the reduction of aquifer recharge.

3 Extensive areas of locally indigenous plant species established and retained in order to safeguard the catchment and recharge characteristics of the water resource.

4 Accommodation of wind farms and ancillary development.

5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The 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 the Eyre Peninsula.

It is desirable that activities 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 development within the zone.

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- broad acre cropping
- farm building
- grazing
- wind farm and ancillary development
- wind monitoring mast and ancillary development.

2 Development listed as non-complying is generally inappropriate.

3 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:

(a) in visually prominent locations

(b) closer to roads than envisaged by generic setback policy.

4 Development should not:

(a) prejudice the protection of the water catchment

(b) affect the quality and quantity of the catchment's water resources

(c) inhibit the potential of the aquifer to recharge

(d) involve the storage or disposal of hazardous substances

(e) involve the storage of chemicals in quantities that require a licence under the *Environment Protection Act 1993*

(f) generate waste of a quantity that affects surface or underground water resources.

5 Land should not be used for farming or horticulture unless the depth to the watertable is greater than 2 metres from the ground surface.

6 Land should not be used for farming or horticulture unless the following issues are considered and addressed:

(a) the risk of pollution or adverse impacts on dependent ecosystems

(b) the risk of any increase in salinity levels of either surface or groundwater supplies

(c) the avoidance of adverse impacts on downstream properties in terms of water flow and discharge of pollutants

(d) the availability of surface and/or sub-surface water required to sustain the proposed activity

(e) the capability of the soil structure and the land to support the proposed activity

(f) avoiding any land prone to water logging or subject to flooding through irrigation

(g) compatibility with land uses on adjacent land

(h) the risk of the watertable falling or rising significantly as a result of excessive irrigation.

7 Diversion or storage dams used for irrigation should be located off-stream, with the storage capacity of the dams not exceeding 50 per cent of the median annual runoff from the allotment.

Form and Character

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

9 Irrigated areas should not be sited where they may impact upon a watercourse, lake or well.

10 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 at least 20 metres.

11 Animal keeping activities including the keeping of one or more horses, donkeys, goats, cattle, sheep or other livestock should not be undertaken on an allotment less than 1200 square metres.

Land Division

12 Land should not be divided unless to alter the boundaries of an allotment for the purpose of increased primary production efficiency or productivity.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the complying criteria/conditions as outlined in the table below:

Form of Development	Complying Criteria/Conditions
Alterations and/or additions to existing buildings	Subject to the conditions contained in *Table Ell/3 – Conditions for Complying Development*.
Domestic Outbuilding	Subject to the conditions contained in *Table Ell/3 – Conditions for Complying Development*.

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Amusement machine centre	
Bus depot	
Caravan Park	Except in close proximity of the Sheringa Beach Roadhouse.
Cemetery	
Commercial forestry	
Community centre	

Form of development	Exceptions
Consulting room	
Crematorium	
Dairy	
Educational establishment	
Fuel depot	
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves (a) and (b): (a) at least 500 metres from all of the following: (i) a national park (ii) a conservation park (iii) a wilderness protection area (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area (b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.
Horse keeping	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where: (a) no additional allotments are created partly or wholly within the zone; or (b) an allotment not greater than 1 hectare in area is created to provide a separate certificate of title for one of two houses in existence since 1 August 1984.
Motel	
Motor repair station	
Nursing home	
Office	Except where it achieves at least one of the following: (a) in association with and ancillary to primary production activities (b) used for the purposes of administering the *National Parks and Wildlife Act 1972.*
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	

Form of development	Exceptions
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
	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 Section

Table Ell/1 - Building Setbacks from Road Boundaries

Road Boundary	Setback distance from road boundary (metres)
Boundary of Flinders Highway and Tod Highway	50
All other roads within the: (a) **Coastal Conservation Zone** (b) **Primary Production Zone**	50
All other roads within in the **Aquaculture Zone**	20
All other roads within in the **Caravan and Tourist Park Zone**	30
All other roads within in the **Industry Zone** including: (a) buildings up to 6 metres in height from the primary street frontage (b) buildings exceeding 6 metres in height from the primary street frontage (c) buildings from the secondary street frontage	 8 10 3
All other roads within in the **Residential Zone** and **Township Zone** including: (a) buildings from the primary street frontage (b) buildings within the Elliston Links development (c) buildings from the secondary street frontage	 8 6 3
All other roads within the: (a) **Airfield Zone** (b) **Open Space Zone** (c) **Rural Living Zone** (d) **Water Protection Zone**	8
All roads within the **Town Centre**: (a) if the difference between the setbacks of the adjoining buildings is greater than 2 metres (b) if the difference between the setbacks of the adjoining buildings is equal to or less than 2 metres.	 (a) the same distance as one of the adjoining buildings (b) not less than the average of the setbacks of the adjoining buildings
High water mark or top of a sea cliff	100 metres

Table Ell/2 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Amusement machine centre, bowling alley, clubroom, community centre, hall, indoor recreation centre	1 per 10 square metres of total floor area
Aquaculture	1 per 75 square metres of total floor area or 1 per 3 employees (whichever provides the larger parking area)
Bank	1 per 15 square metres of total floor area
Boarding house, hostel	1 per 2 beds
Bowling club	30 per bowling green
Consulting room	4 for the first surgery, plus 2 per each additional surgery
Detached dwelling	1 covered car parking space per dwelling and 1 uncovered space
Funeral parlour	1 per 5 chapel seats plus provision for vehicles operated by parlour
Industry, motor repair station	1 per 75 square metres of total floor area or 1 per 2 employees (whichever provides the larger parking area)
Hospital, nursing home	1 per 2 beds plus 1 per 2 staff
Hotel	1 per 2 square metres of bar floor area plus 1 per 10 square metres of lounge bar or beer garden floor area; or 1 per 3 guest rooms (whichever provides the larger parking area)
Motel	1 per room or residential unit plus 1 per 10 square metres of total floor area of restaurant (if provided)
Multiple dwelling	1 roofed parking space per dwelling unit plus 1 per 2 dwelling units for visitor parking
Office	1 per 25 square metres of total floor area
Place of worship	1 per 5 seats
Restaurant	1 per 6 seats
Row dwelling, semi-detached dwelling	1 roofed car parking space per dwelling
Service station	10 spaces per station
Shop (excluding restaurant)	1 per 15 square metres of floor area
Squash court, tennis court	3 per court
Store, warehouse	1 per 75 square metres of total floor area or 1 per 3 employees (whichever provides the larger parking area)
Supported accommodation	1 per 10 residents plus 1 per 2 staff plus 1 per 5 residents (for visitors)
Theatre	1 per 5 seats

Table Ell/3 - Conditions for Complying Development

<table>
<tr><th>Form of Development</th><th>Compliance Criteria/Conditions</th></tr>
<tr><td>All development listed as complying in the applicable zone</td><td>1 Unless specified elsewhere in this table, all buildings are set back from the road frontage in accordance with the standards set out in Table Ell/1 - Building Setbacks from Road Boundaries.
2 Unless specified elsewhere in this table, parking for vehicles is provided on each site in accordance with Table Ell/2 - Off Street Vehicle Parking Requirements.</td></tr>
<tr><td>Detached dwelling in the Residential Zone</td><td>1 The development achieves the following parameters:
<table>
<tr><th>Parameter</th><th>Value</th></tr>
<tr><td>Minimum site area per dwelling where connected to a common effluent drainage scheme</td><td>600 square metres</td></tr>
<tr><td>Minimum width of frontage of site of regular shape</td><td>15 metres</td></tr>
<tr><td>Minimum depth of site of regular shape</td><td>25 metres</td></tr>
<tr><td>Average width of site of irregular shape</td><td>15 metres</td></tr>
<tr><td>Average depth of site of irregular shape</td><td>25 metres</td></tr>
<tr><td>Maximum height</td><td>does not exceed a height of 6 metres from existing ground level to the top of the roof line.</td></tr>
<tr><td>Maximum site coverage</td><td>50 per cent</td></tr>
<tr><td>Minimum side boundary set-back</td><td>1 metre</td></tr>
<tr><td>Minimum rear boundary set-back</td><td>3 metres</td></tr>
<tr><td>Minimum private open space area (with a minimum dimension of 4 metres)</td><td>40 square metres</td></tr>
</table>
2 The external materials are composed of one or more of the following:
(a) masonry
(b) brick
(c) stone
(d) timber
(e) rendered masonry
(f) compressed fibrous cement board or sheeting
(g) glass.
3 The dwelling is located in an area shown as ‘Excluded area from bushfire protection planning provisions’ as shown on Bushfire Protection Area BPA Maps Ell/1 to 23.
4 The building site is at least 0.3 metres above the 1-in-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.</td></tr>
</table>

<table>
<tr><th>Form of Development</th><th colspan="2">Compliance Criteria/Conditions</th></tr>
<tr><td></td><td>5</td><td>The building floor level meets the required minimum floor level specified within the zone.</td></tr>
<tr><td></td><td>6</td><td>If the dwelling is elevated, the space between the floor of the building and the ground is enclosed.</td></tr>
<tr><td>Detached dwelling in the Township Zone</td><td>1</td><td>The development achieves the following parameters:
<table>
<tr><th>Parameter</th><th>Value</th></tr>
<tr><td>Minimum site area per dwelling</td><td>1200 square metres.</td></tr>
<tr><td>Maximum height</td><td>does not exceed a height of 6 metres from existing ground level to the top of the roof line.</td></tr>
<tr><td>Minimum setback from side and rear boundaries</td><td>1 metre</td></tr>
<tr><td>Maximum site coverage</td><td>60 per cent</td></tr>
</table></td></tr>
<tr><td></td><td>2</td><td>The dwelling is located in an area shown as ‘Excluded area from bushfire protection planning provisions’ as shown on Bushfire Protection Area BPA Maps Ell/1 to 23.</td></tr>
<tr><td></td><td>3</td><td>The building floor level meets the required minimum floor level specified within the zone.</td></tr>
<tr><td></td><td>4</td><td>If the dwelling is elevated, the space between the floor of the building and the ground is enclosed.</td></tr>
<tr><td>Domestic outbuilding</td><td>1</td><td>It is ancillary to the use of the land.</td></tr>
<tr><td></td><td>2</td><td>Does not exceed the requirements of the zone in which the outbuilding is located.</td></tr>
<tr><td></td><td>3</td><td>Constructed of new, non reflective and colour coated materials for external surfaces.</td></tr>
<tr><td>Farm building</td><td>1</td><td>It is sited more than 50 metres from any public road or allotment boundary.</td></tr>
<tr><td></td><td>2</td><td>Has a total floor area of 500 square metres or less.</td></tr>
<tr><td></td><td>3</td><td>Exterior cladding is new materials only.</td></tr>
<tr><td></td><td>4</td><td>It is used wholly or partly for the purpose of farming or horticulture.</td></tr>
<tr><td>Horticulture</td><td>1</td><td>The slope of the subject land to be used for horticulture is less than 7 degrees (or 12 per cent or 1-in-8).</td></tr>
<tr><td></td><td>2</td><td>The minimum depth of soil on the land to be used for horticulture is 400 millimetres.</td></tr>
<tr><td></td><td>3</td><td>The subject land is located outside of a prescribed water resources area.</td></tr>
<tr><td></td><td>4</td><td>No native vegetation is removed.</td></tr>
<tr><td></td><td>5</td><td>The subject land used for horticulture is not located within a 1-in-100 year average return interval flood plain</td></tr>
<tr><td></td><td>6</td><td>The following separation distances are maintained between production areas subject to regular chemical spraying and the following sensitive receptors:</td></tr>
</table>

<table>
<tr><th>Form of Development</th><th>Compliance Criteria/Conditions</th></tr>
<tr><td></td><td>
<table>
<tr><th>Sensitive Receptor Type</th><th>Distance (metres)</th></tr>
<tr><td>Dwelling, mobile home or caravan park, residential marina or other residential place</td><td>300</td></tr>
<tr><td>Tourist accommodation</td><td>300</td></tr>
<tr><td>Childcare centre, kindergarten, school or other educational institution</td><td>300</td></tr>
<tr><td>Medical centre or hospital</td><td>300</td></tr>
<tr><td>An approved land-based aquaculture operation</td><td>100</td></tr>
<tr><td>Watercourse identified on a 1:50 000 SA Government topographical map or a wetland identified in A Directory of Important Wetlands in South Australia (1996)</td><td>50</td></tr>
<tr><td>Well, stock and domestic bores</td><td>50</td></tr>
</table>
7 If involving viticulture, a minimum distance of 8 metres is maintained between allotment boundaries abutting public roads and the headlands of crop rows.
8 The depth of the high seasonal water table is greater than two metres below the ground surface level.
9 The proposal does not involve:
(a) the use of gas guns
(b) the construction of a dam
(c) the construction of any structures, including structures for the growing of plants (ie shade house, glasshouse or any other similar structure)
(d) the use of frost fans.</td></tr>
<tr><td>Store</td><td>1 No building being erected having a height exceeding 10 metres in height from existing ground level to the top of the roofline.
2 Site coverage not exceeding 40 per cent coverage of the total site area.
3 Provision being made for all loading and unloading of vehicles to take place on the site.</td></tr>
<tr><td>Warehouse</td><td>1 No building being erected having a height exceeding 10 metres in height from existing ground level to the top of the roofline.
2 Site coverage not exceeding 40 per cent coverage of the total site area.
3 Provision being made for all loading and unloading of vehicles to take place on the site.</td></tr>
</table>

Table Ell/4 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 16 Criteria	SA Heritage Register ID
Off Flinders Highway ELLISTON	Elliston Jetty	A10	D49780	CT 5834/442		14210
Off Flinders Highway ELLISTON	Cast Iron Lead Light	B1	H551900	CT 5795/341		14211
Flinders Highway ELLISTON	Oaklands Shearing Shed	S25	H551900	CT 6025/747		14212
9 Memorial Drive ELLISTON	Elliston CWA (Country Women's Association) Rest Rooms	A100	F215845	CT 5685/98		14204
Off Sheringa - Sheringa Beach Road SHERINGA VIA PORT LINCOLN	Round Lake Washing Pool	S173	H552000	CT 6015/476		14202

Note: This table is an extract from the South Australian Heritage Register established under Section 13(1) of the *Heritage Act 1993*. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.

Mapping Section

Map Reference Tables
Spatial Extent Maps
Bushfire Risk Maps
Concept Plan Maps

Map Reference Tables

Index Maps

Map Reference
Council Index Map

Zone Maps

Zone Name	Map Numbers
Airfield Zone	EII/27, EII/28, EII/30
Aquaculture Zone	EII/8
Bulk Handling Zone	EII/24, EII/27
Caravan and Tourist Park Zone	EII/3, EII/4, EII/24, EII/25, EII/26, EII/27, EII/29
Coastal Conservation Zone	EII/2, EII/3, EII/4, EII/5, EII/6, EII/7, EII/8, EII/9, EII/10, EII/11, EII/12, EII/13, EII/14, EII/15, EII/25, EII/26, EII/27, EII/29, EII/30
Coastal Mixed Use Zone	EII/27
Coastal Open Space Zone	EII/8, EII/25, EII/26, EII/27, EII/29
Coastal Settlement Zone	EII/4, EII/26
Industry Zone	EII/24, EII/27, EII/28, EII/29, EII/30
Open Space Zone	EII/24, EII/27, EII/29, EII/30
Primary Production Zone	EII/1, EII/2, EII/3, EII/4, EII/5, EII/6, EII/7, EII/8, EII/9, EII/10, EII/11, EII/12, EII/13, EII/15, EII/16, EII/17, EII/18, EII/19, EII/20, EII/21, EII/22, EII/23, EII/24, EII/25, EII/26, EII/27, EII/28, EII/29, EII/30
Residential Zone	EII/24, EII/27, EII/29, EII/30
Rural Living	EII/27
Town Centre Zone	EII/24, EII/27, EII/29
Township Zone	EII/4, EII/25, EII/26
Water Protection Zone	EII/1, EII/2, EII/3, EII/4, EII/5, EII/9, EII/10, EII/11, EII/13, EII/14, EII/15, EII/16, EII/17, EII/18, EII/19, EII/20, EII/21, EII/22, EII/23, EII/28, EII/30

Policy Area Maps

Policy Area Name	Map Numbers
Coastal Policy Area 1	EII/8
Venus Bay Caravan Park Coastal Policy Area 2	EII/26
Clifftop Drive Policy Area 3	EII/8
Township Fringe Policy Area 4	EII/24, EII/27, EII/28, EII/29, EII/30
Venus Shores Policy Area 5	EII/4, EII/26

Precinct Maps

Precinct Name	Map Numbers
Precinct 1 Venus Bay Environs	EII/4
Precinct 2 Government Road Elliston	EII/30
Precinct 3 Lot 20 Spindrift Road Elliston	EII/30
Precinct 4 Lot 19 Spindrift Road Elliston	EII/30
Precinct 5 Talia Caves Camping Area	EII/5
Precinct 6 Harbour Point Road	EII/4

Overlay Maps

Issue	Map Numbers
Location	EII/1, EII/2, EII/3, EII/4, EII/5, EII/6, EII/7, EII/8, EII/9, EII/10, EII/11, EII/12, EII/13, EII/14, EII/15, EII/16, EII/17, EII/18 EII/19, EII/20, EII/21, EII/22, EII/23, EII/24, EII/25, EII/26, EII/27, EII/28, EII/29, EII/30
Transport	EII/1, EII/2, EII/3, EII/4, EII/5, EII/6, EII/7, EII/8, EII/9, EII/10, EII/11, EII/12, EII/13, EII/15, EII/17, EII/18 EII/19, EII/20, EII/21, EII/22, EII/24, EII/25, EII/27, EII/29, EII/30
Development Constraints	EII/1, EII/2, EII/3, EII/4, EII/25, EII/26
Heritage	EII/1, EII/15, EII/27, EII/29
Natural Resources	EII/1, EII/5, EII/6, EII/7

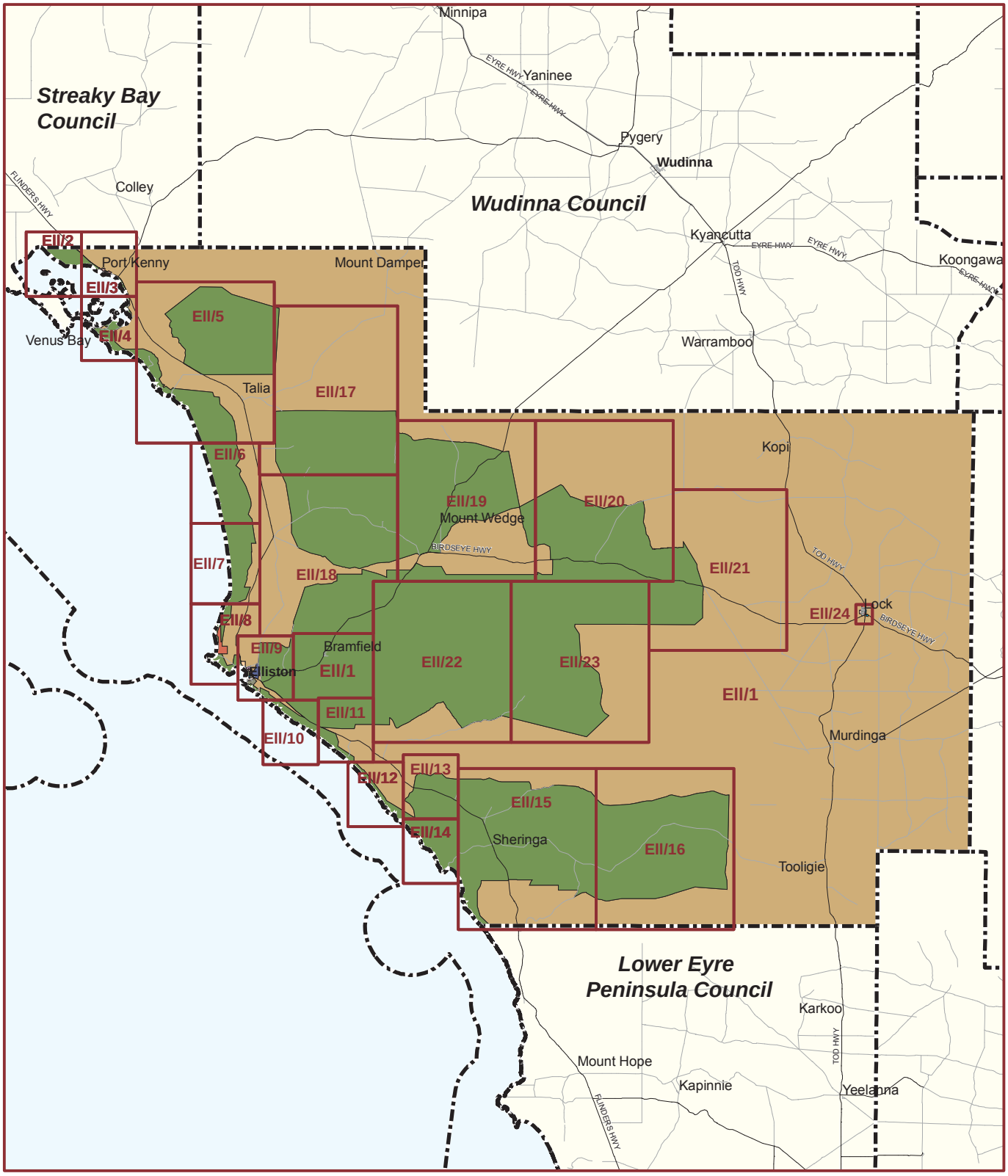
Bushfire Protection Overlay Maps

Bushfire Map Type	BPA Map Numbers
Bushfire Protection - Bushfire Risk	EII/1, EII/2, EII/3, EII/4, EII/5, EII/6, EII/6, EII/7, EII/8, EII/9, EII/10, EII/11, EII/12, EII/13, EII/14, EII/15, EII/16, EII/17, EII/18, EII/19, EII/20, EII/21, EII/22, EII/23

Concept Plan Maps

Concept Plan Title	Map Numbers
Airport Building Heights (Elliston)	Concept Plan Map EII/1
Coastal Mixed Use (Elliston)	Concept Plan Map EII/2
Inundation (Elliston)	Concept Plan Map EII/3

Spatial Extent Maps

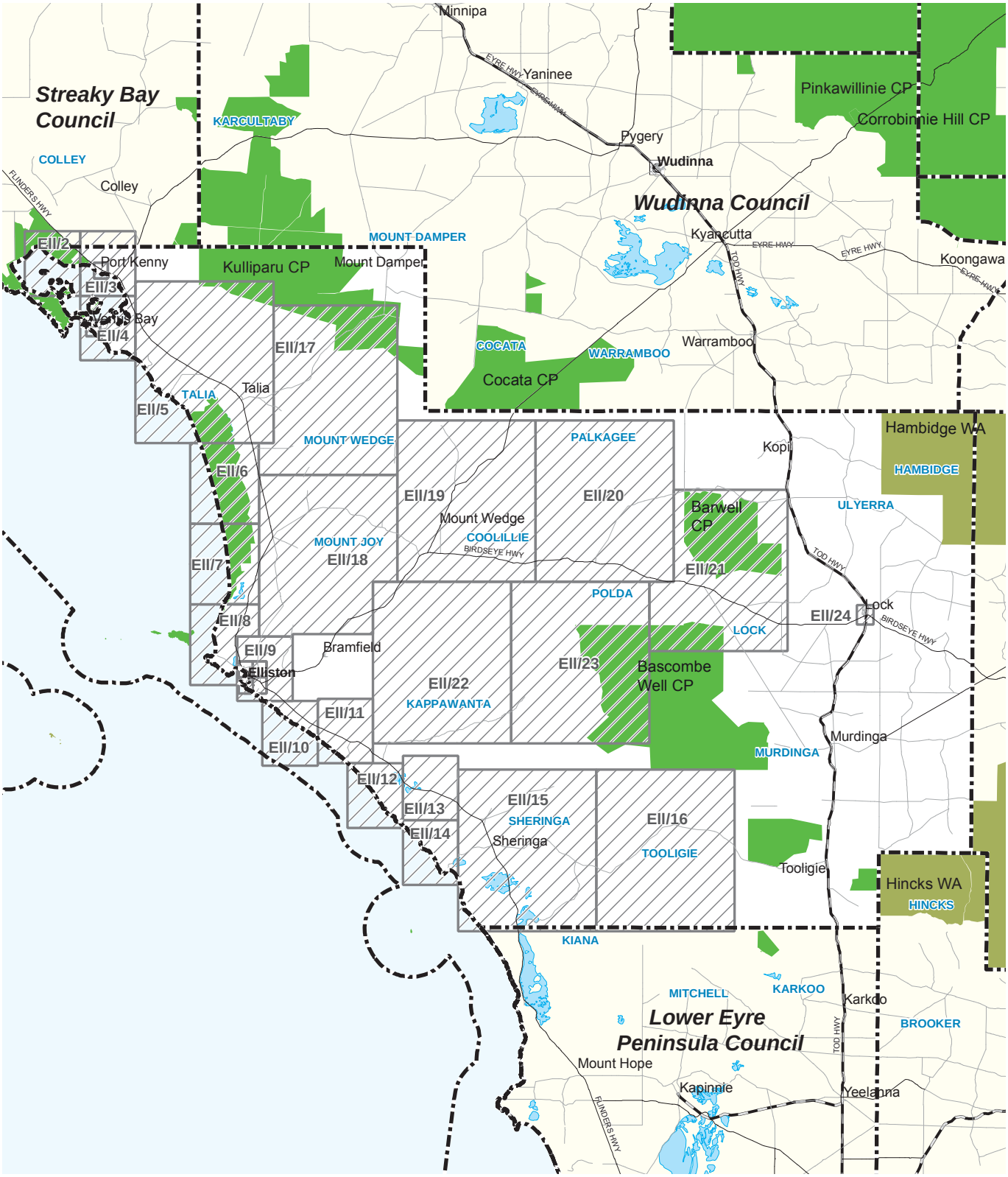


For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps EII/1 to Map EII/30 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.

N

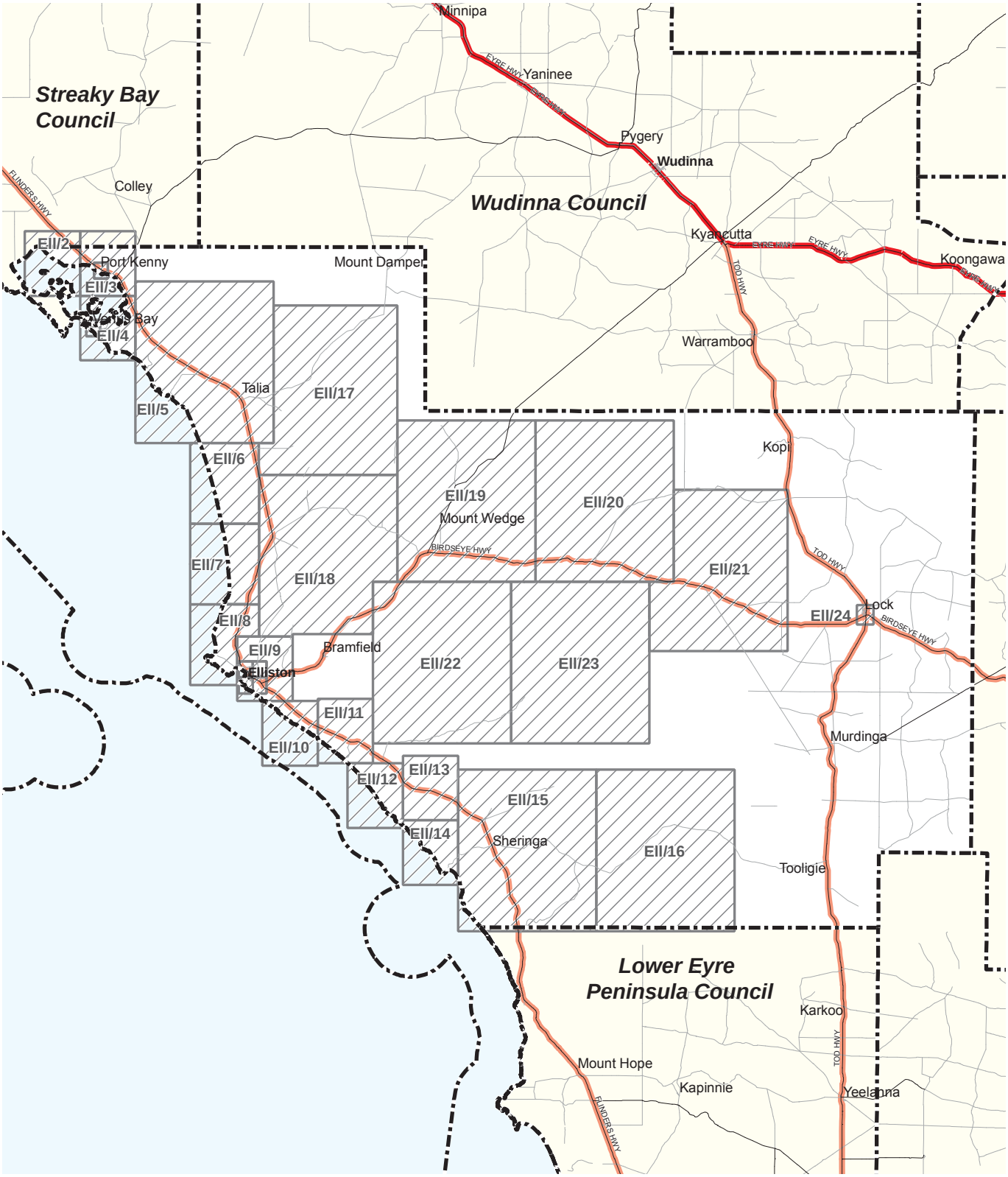
0 25 km

Council Index Map



Council Office
Railways
Conservation Park
Wilderness Protection Area
Waterbodies
Development Plan Boundary

Location Map EIII/1



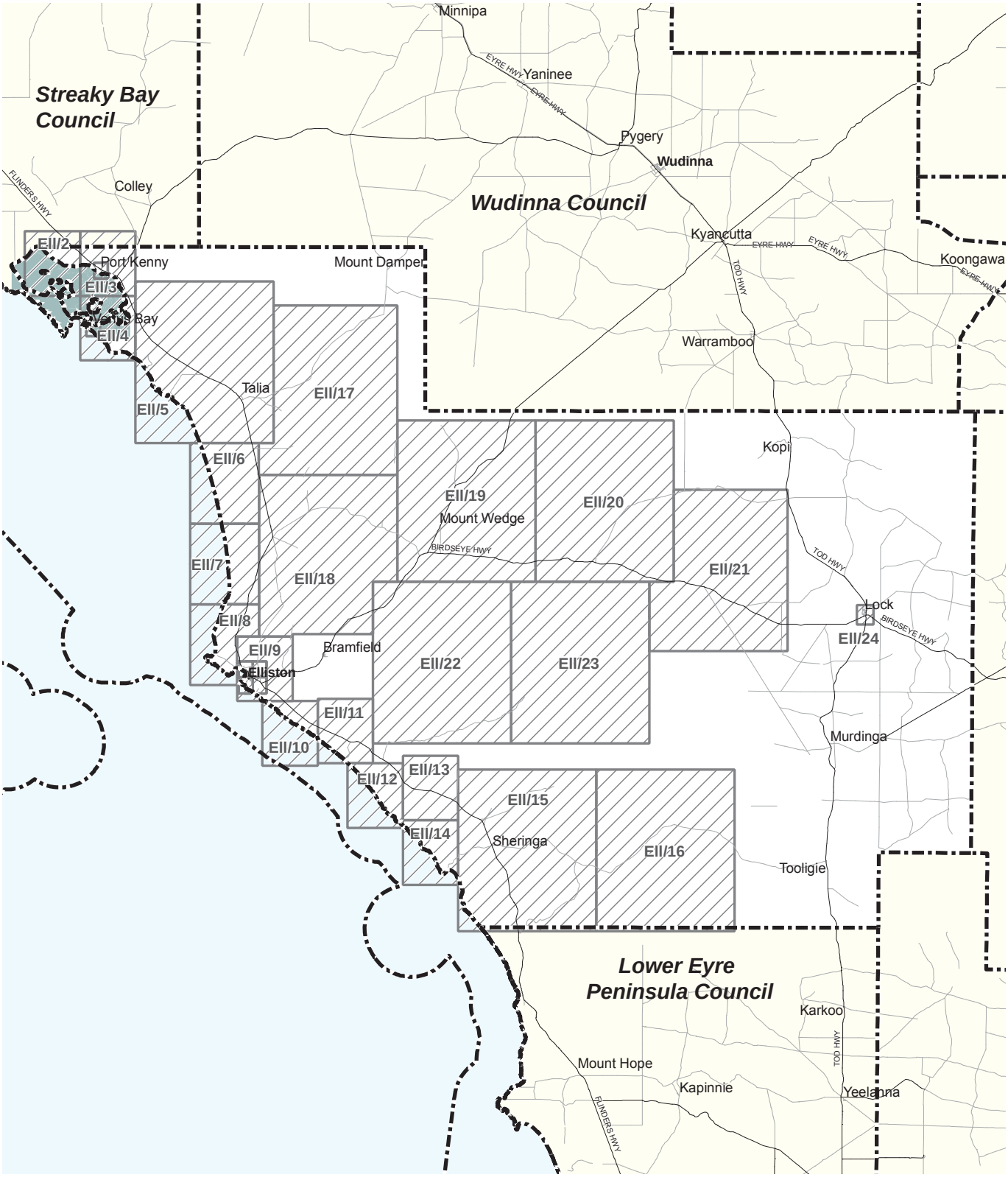
Overlay Map EII/1

TRANSPORT

Primary Arterial Roads

Secondary Arterial Roads

Development Plan Boundary

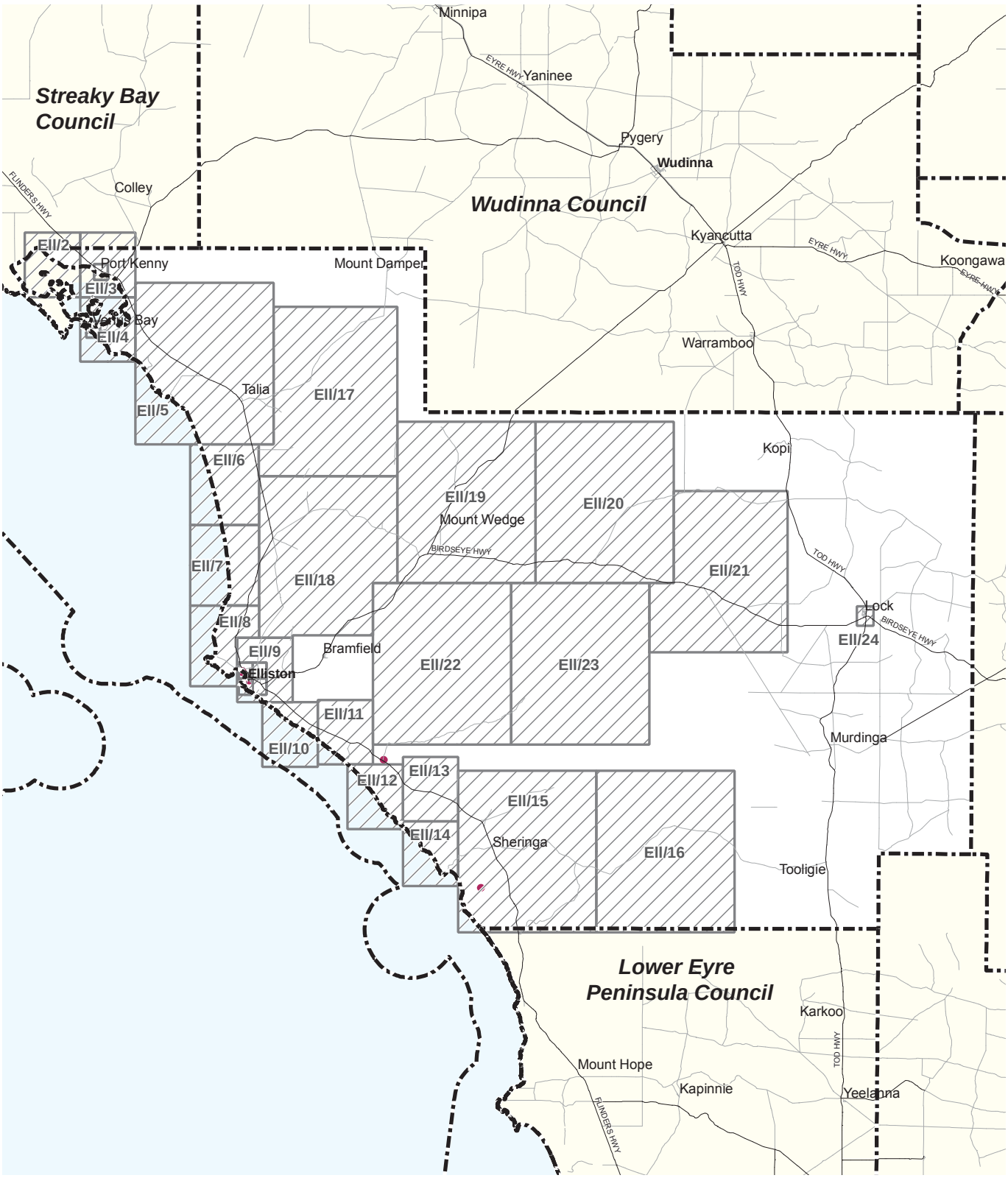


Overlay Map EII/1

DEVELOPMENT CONSTRAINTS

Coastal Acid Sulfate Soils

Development Plan Boundary



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

N

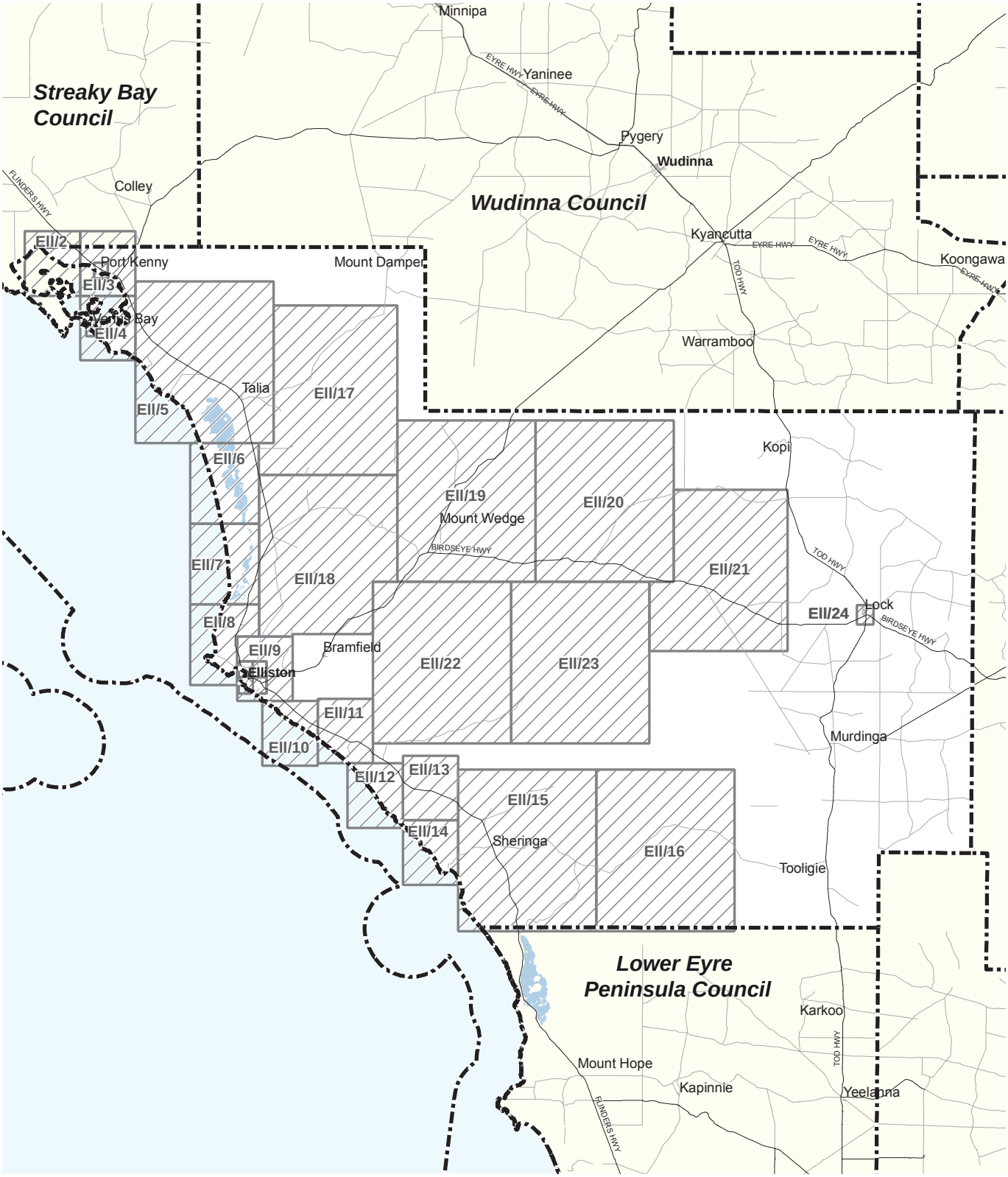
0 25 km

Overlay Map EII/1

HERITAGE

State heritage place

Development Plan Boundary

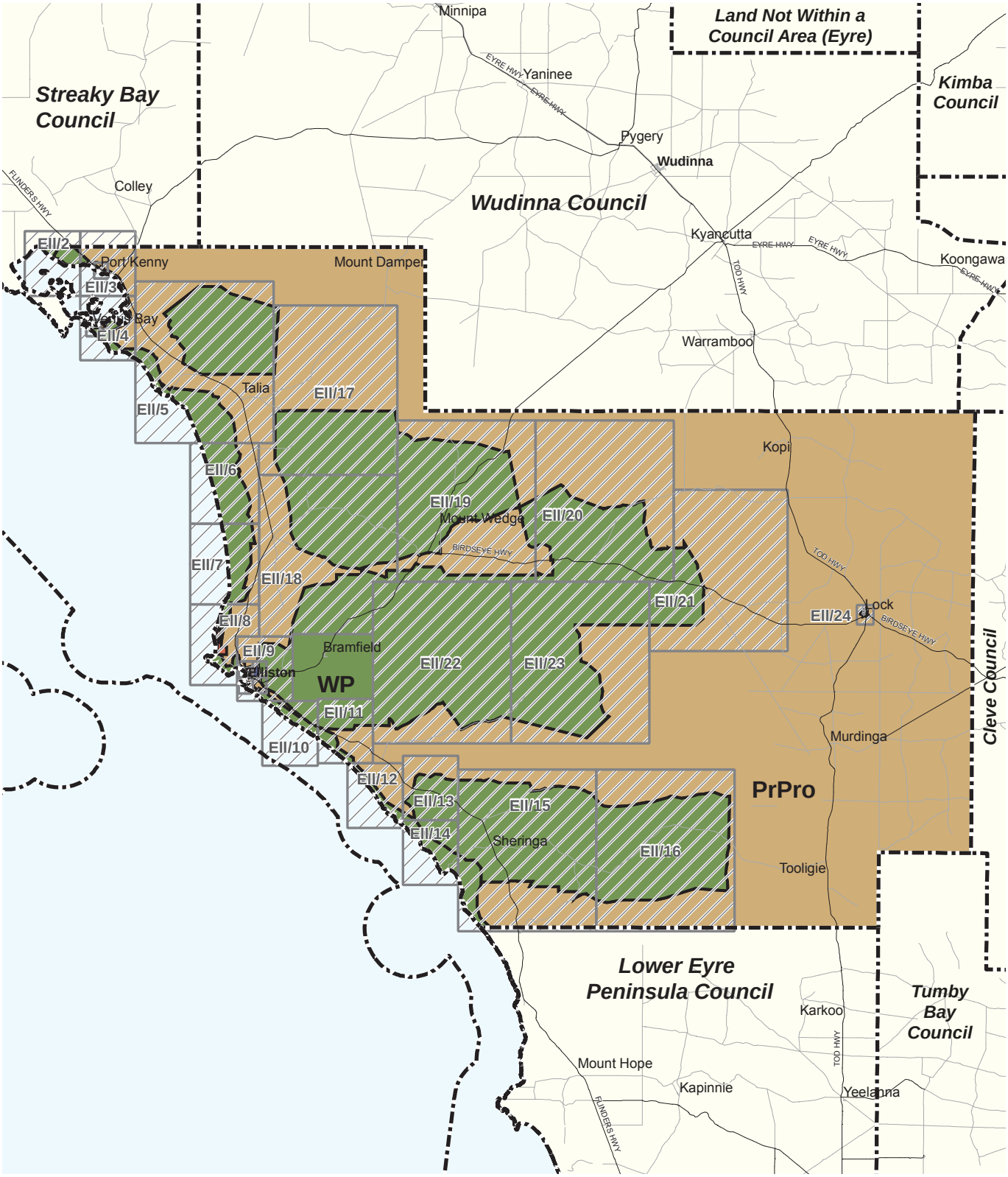


Overlay Map EII/1

NATURAL RESOURCES

Wetlands of National Importance

Development Plan Boundary

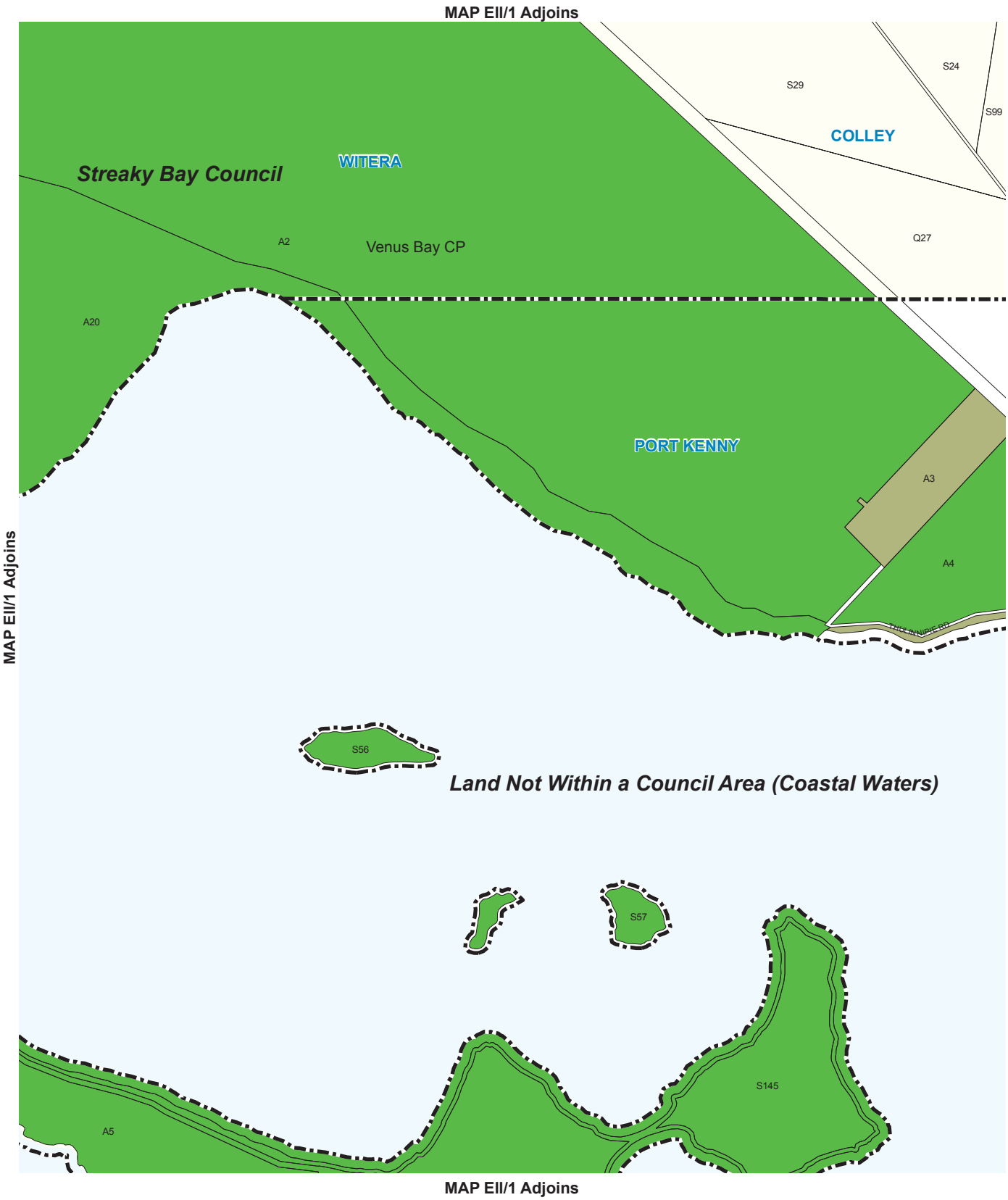


See enlargement map for accurate representation.

Zones

- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary
- Development Plan Boundary

Zone Map EII/1



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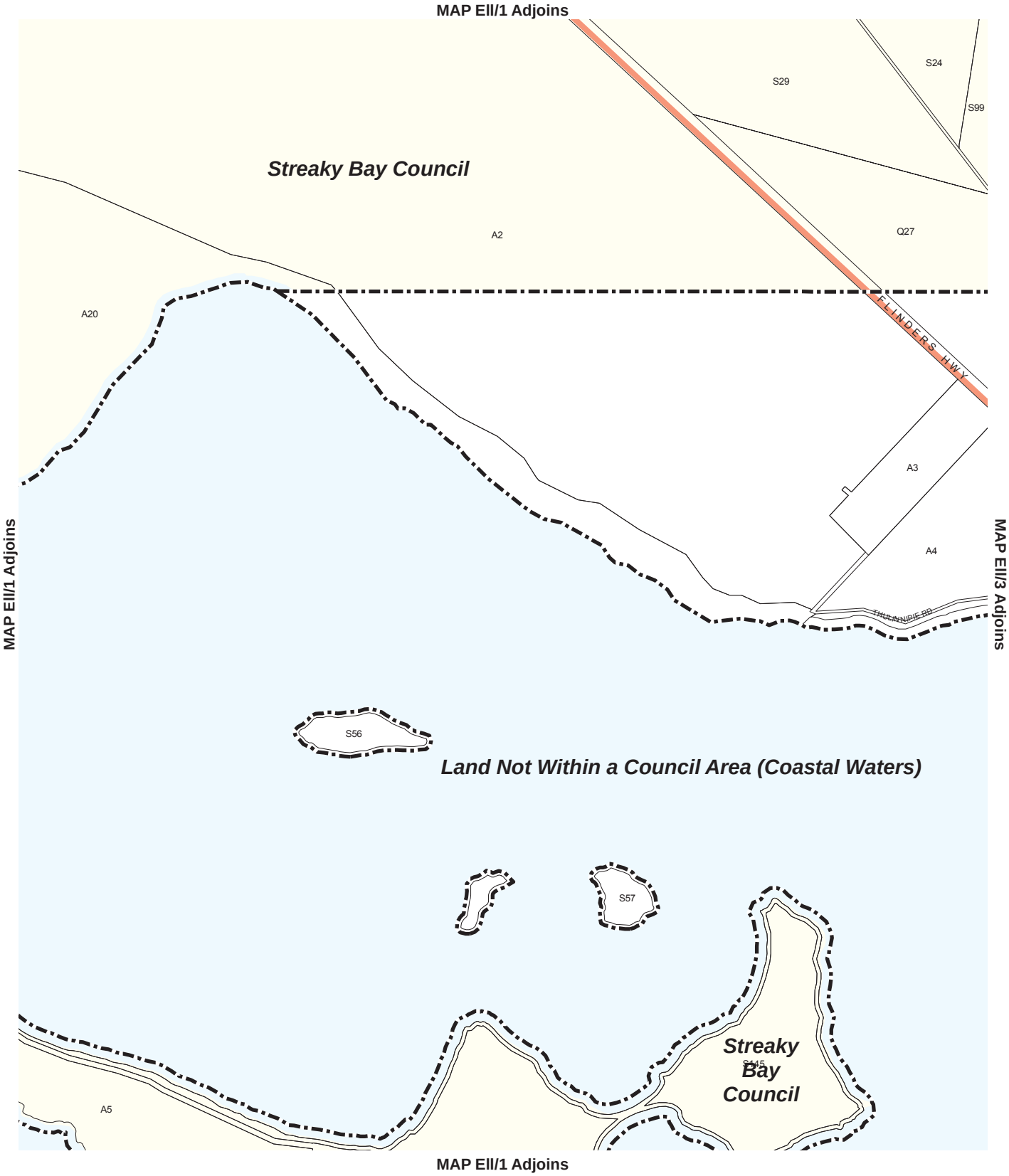
0 2,000 m

Location Map EII/2

Local Reserves
Conservation Park
Development Plan Boundary



N

0 2,000 m

Overlay Map Ell/2

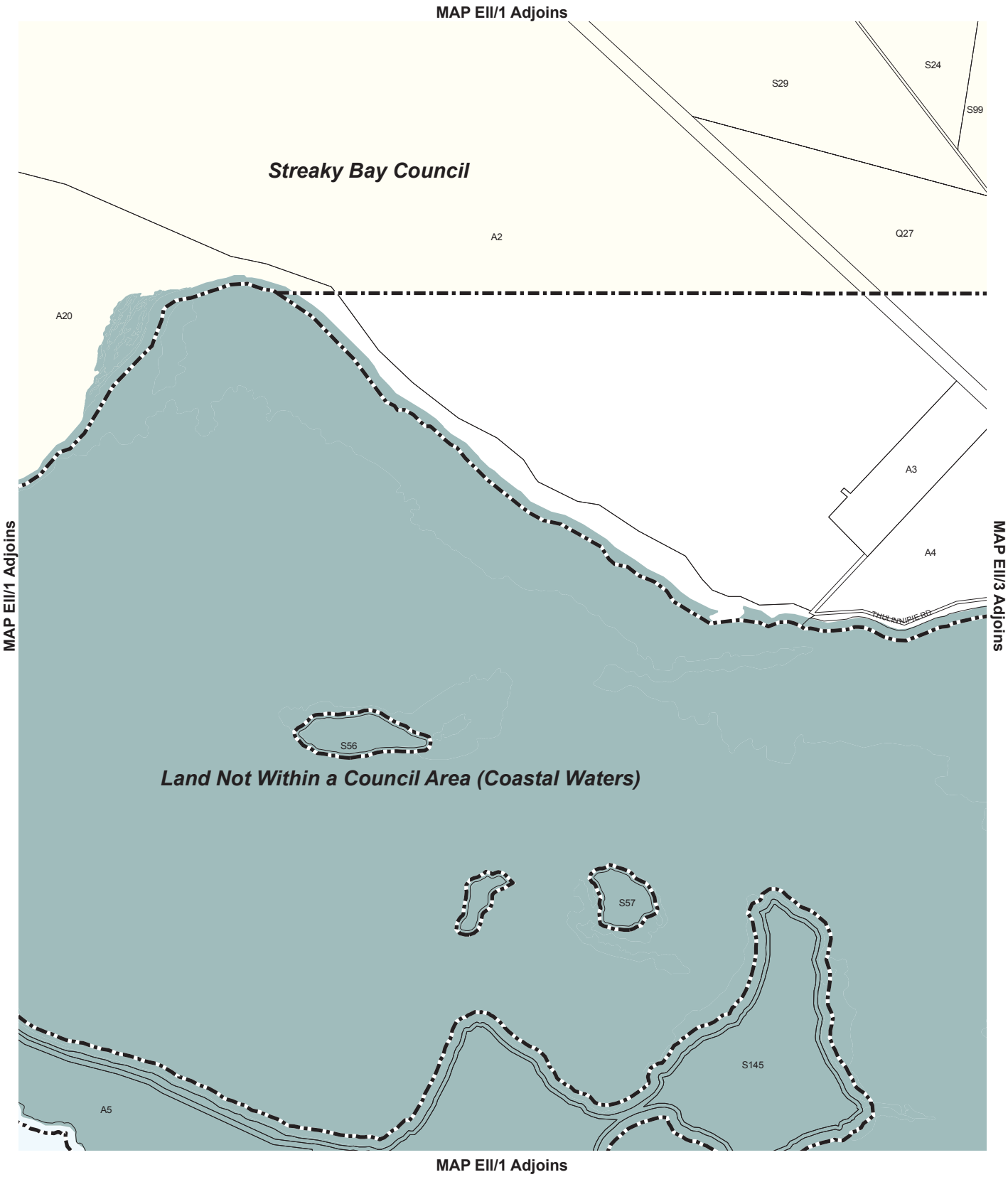
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017



N

0 2,000 m

Overlay Map EII/2

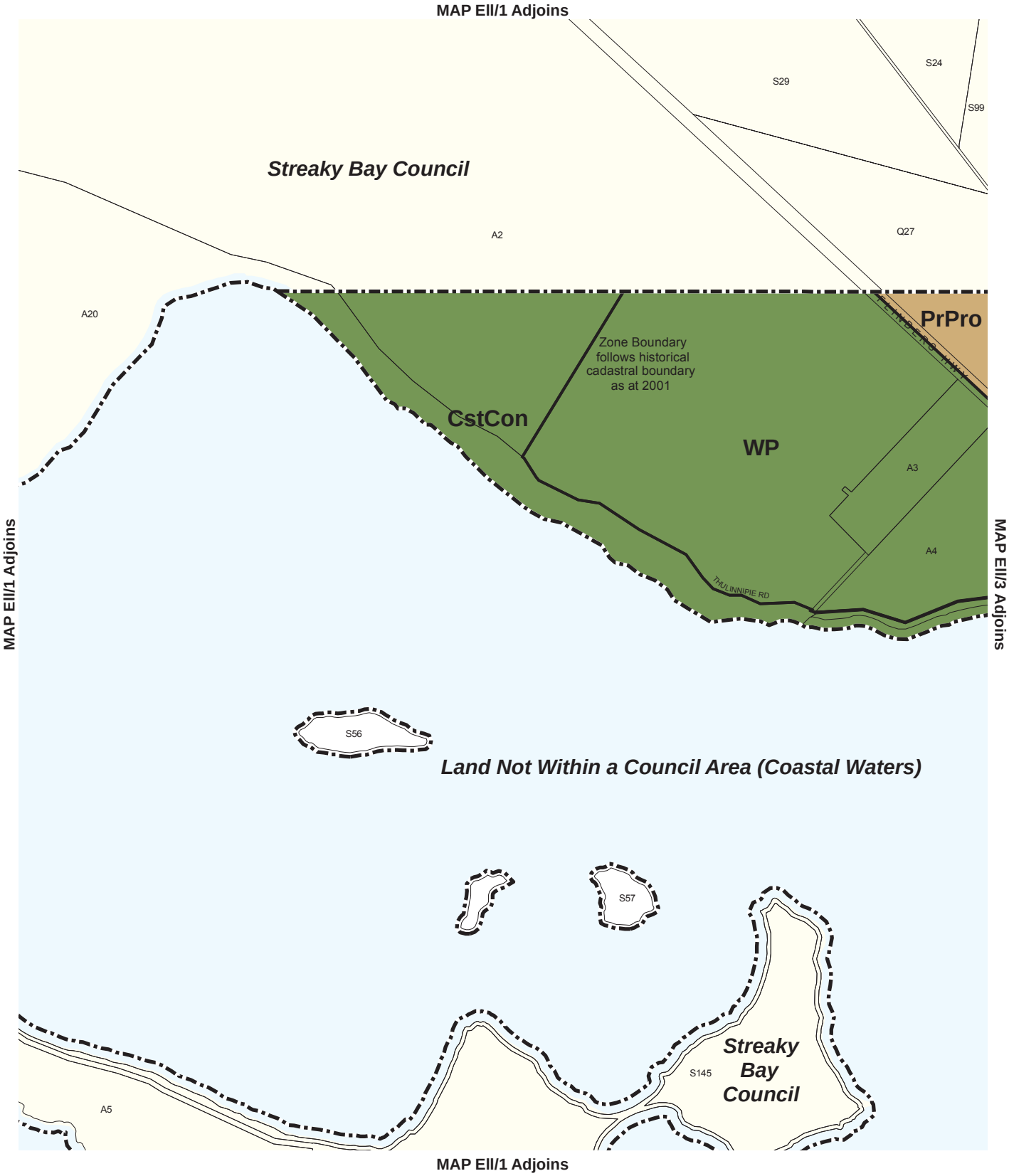
DEVELOPMENT CONSTRAINTS

Coastal Acid Sulfate Soils

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017



Lamberts Conformal Conic Projection, GDA94

N

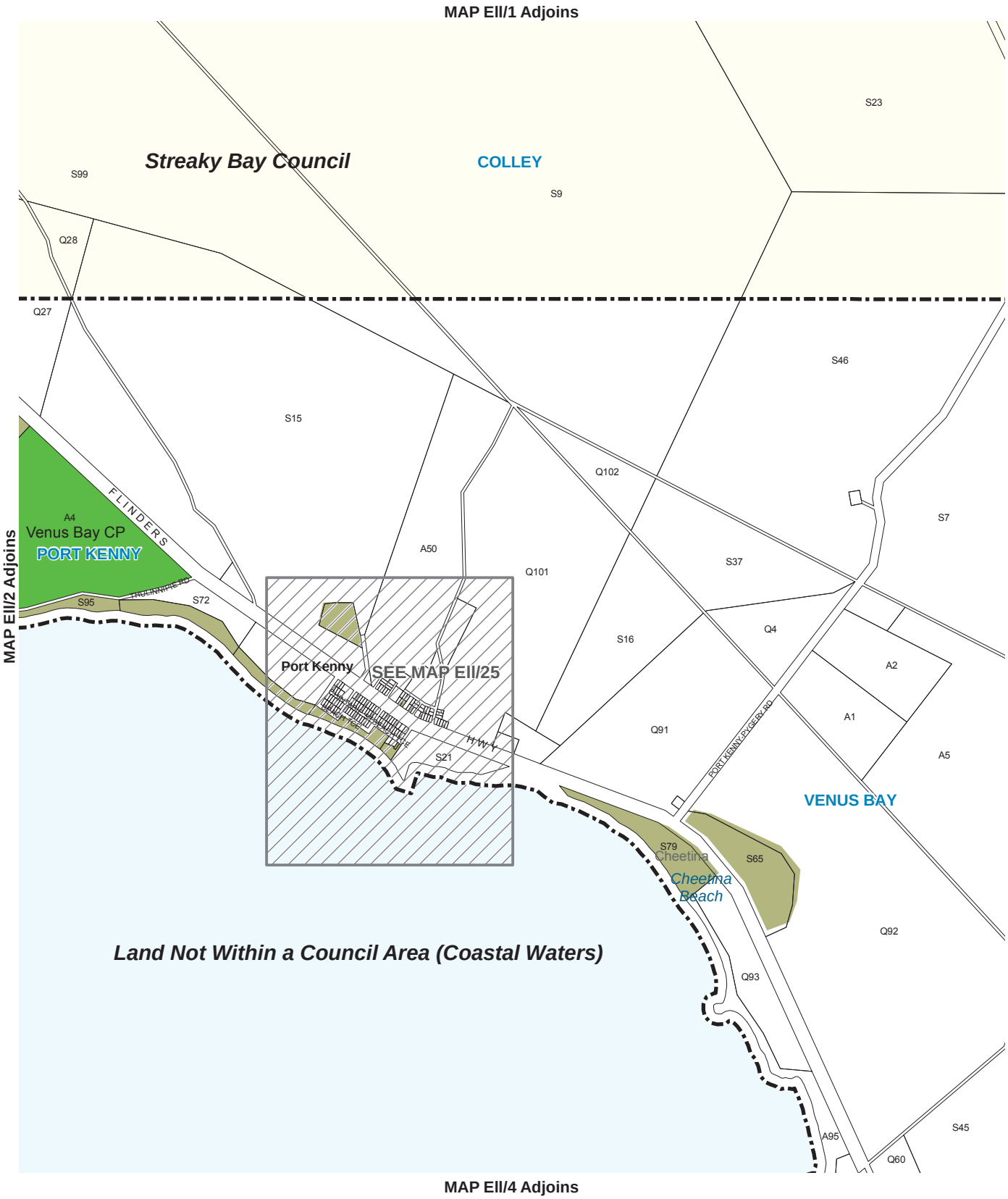
0 2,000 m

Zones

- CstCon — Coastal Conservation
- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary
- Development Plan Boundary

Zone Map EII/2

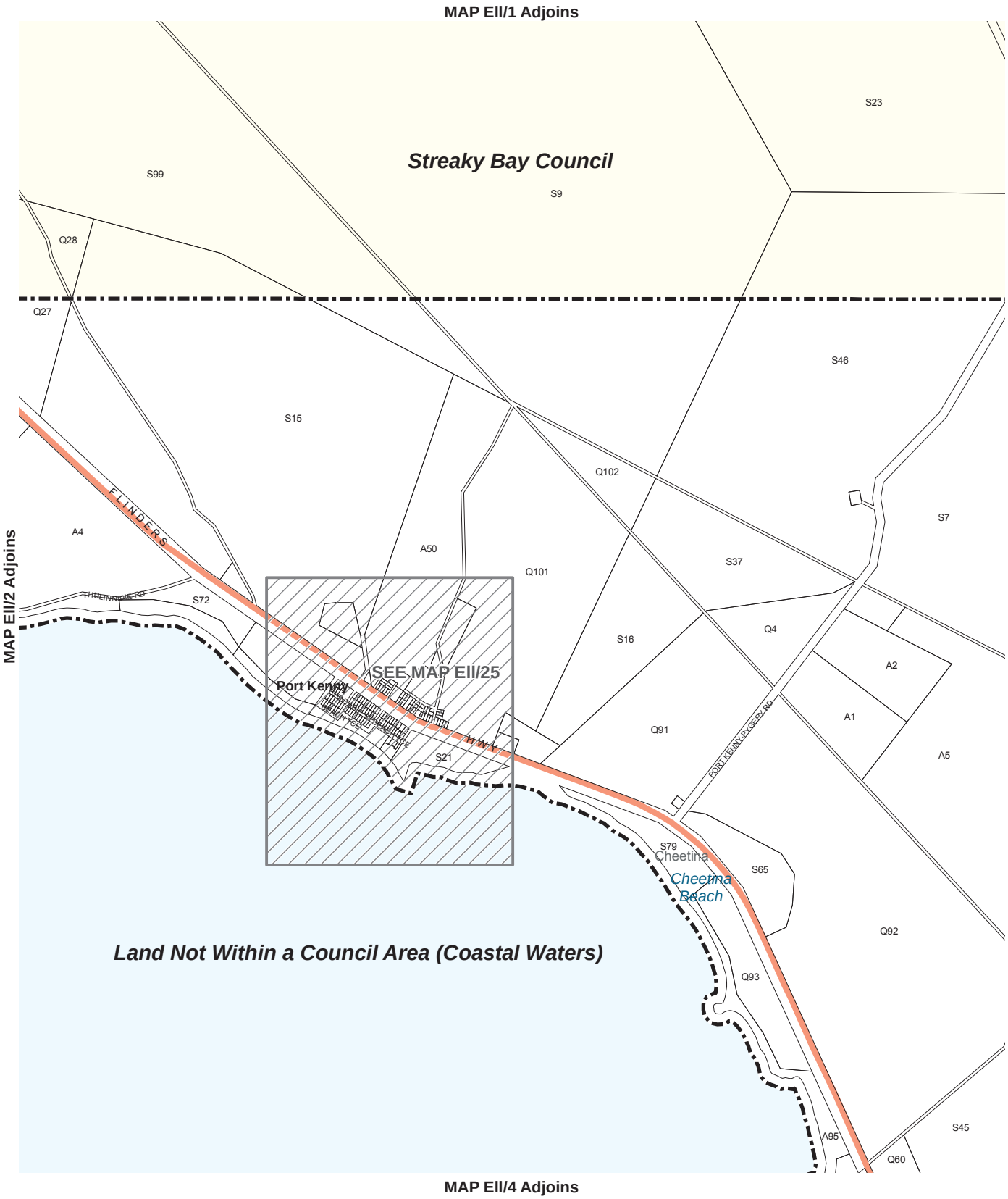
ELLISTON COUNCIL
Consolidated - 12 December 2017



Location Map EII/3

Local Reserves
Conservation Park
Development Plan Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017



Overlay Map EII/3

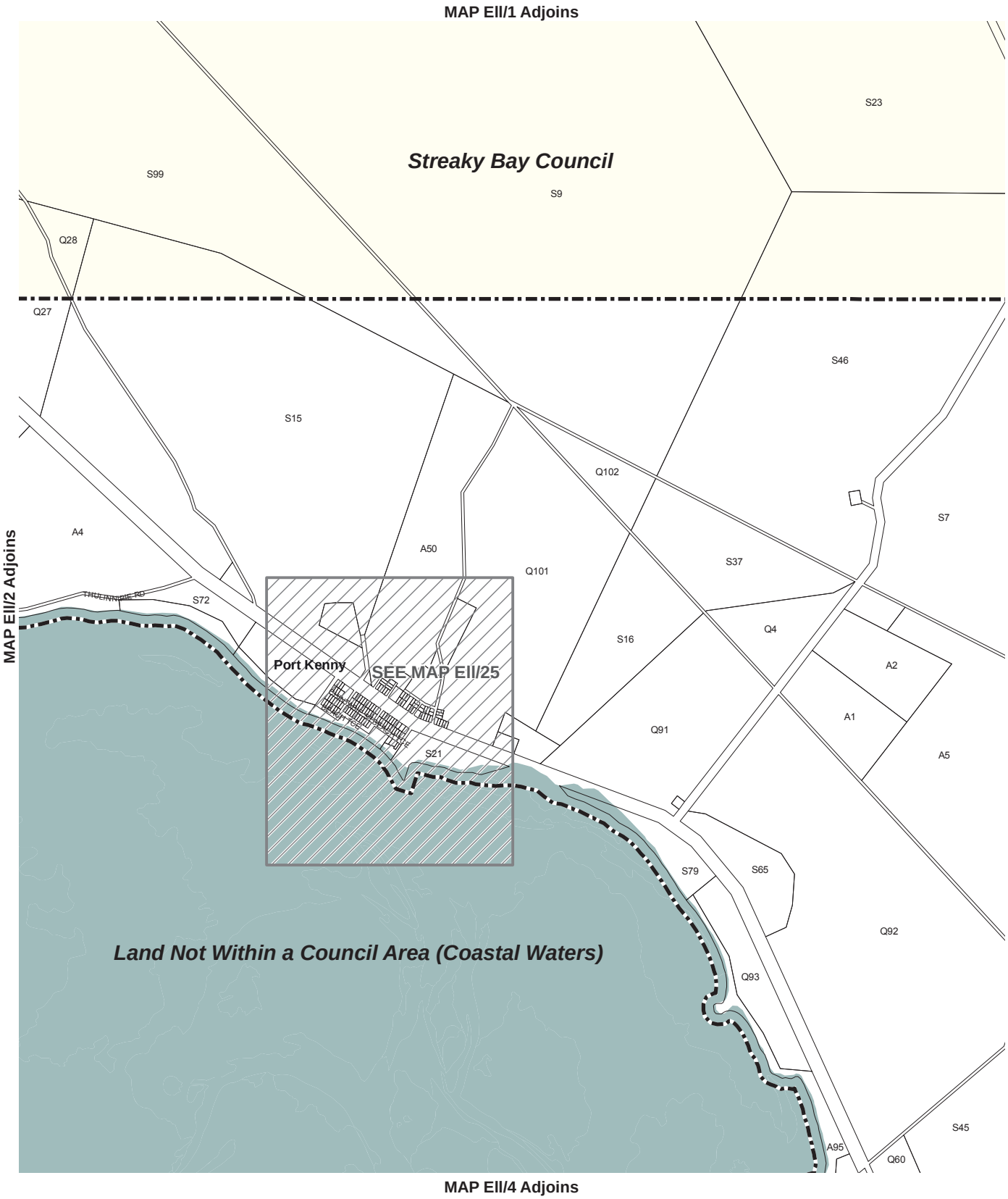
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017



N

0 2,000 m

Overlay Map EII/3

DEVELOPMENT CONSTRAINTS

Coastal Acid Sulfate Soils

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017

MAP Ell/1 Adjoins

MAP Ell/4 Adjoins

See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

Zones

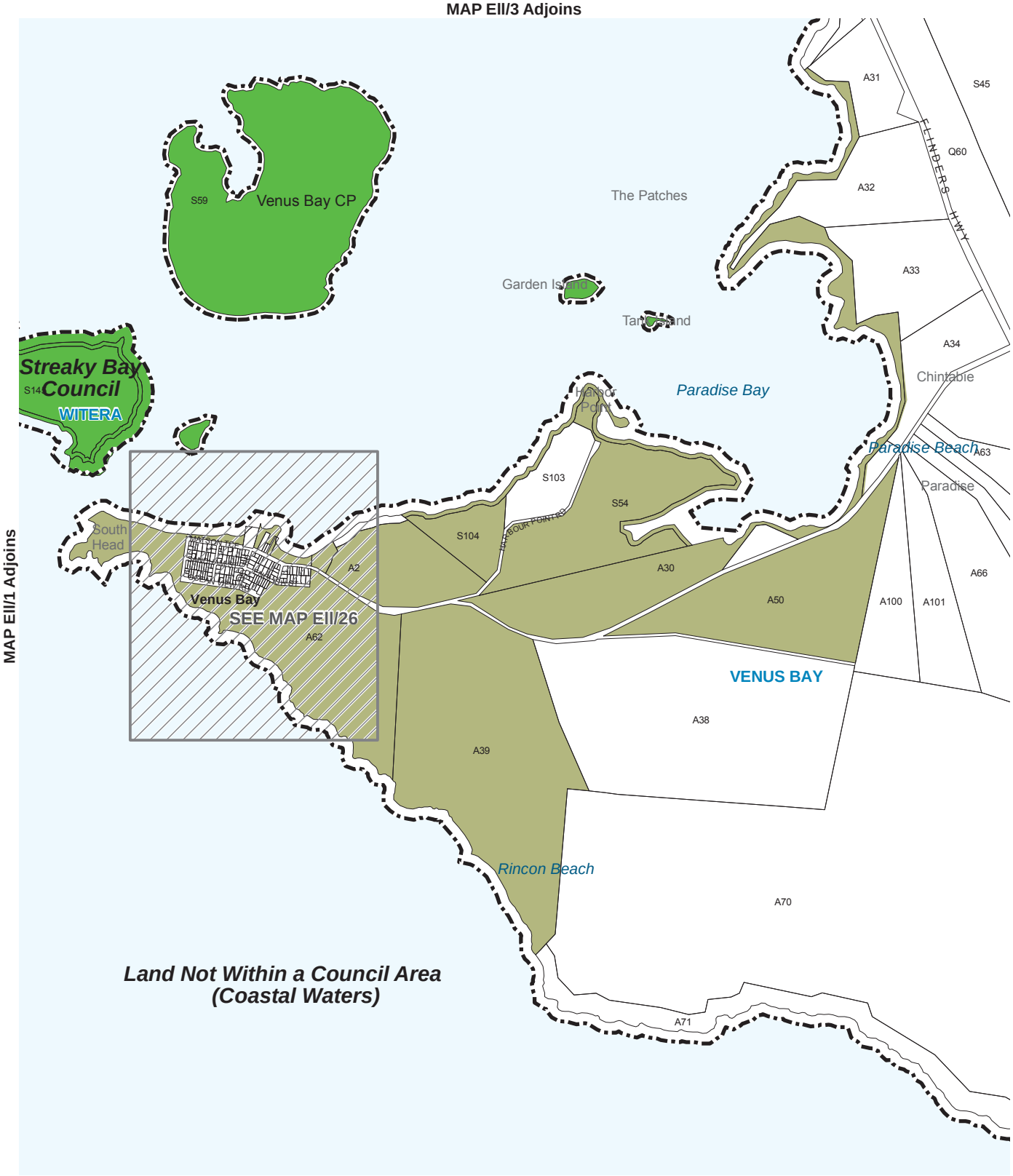
- CP — Caravan and Tourist Park
- CstCon — Coastal Conservation
- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary
- Development Plan Boundary

Zone Map Ell/3

ELLISTON COUNCIL

Consolidated - 12 December 2017

MAP EII/3 Adjoins



MAP EII/1 Adjoins

MAP EII/5 Adjoins

MAP EII/1 Adjoins

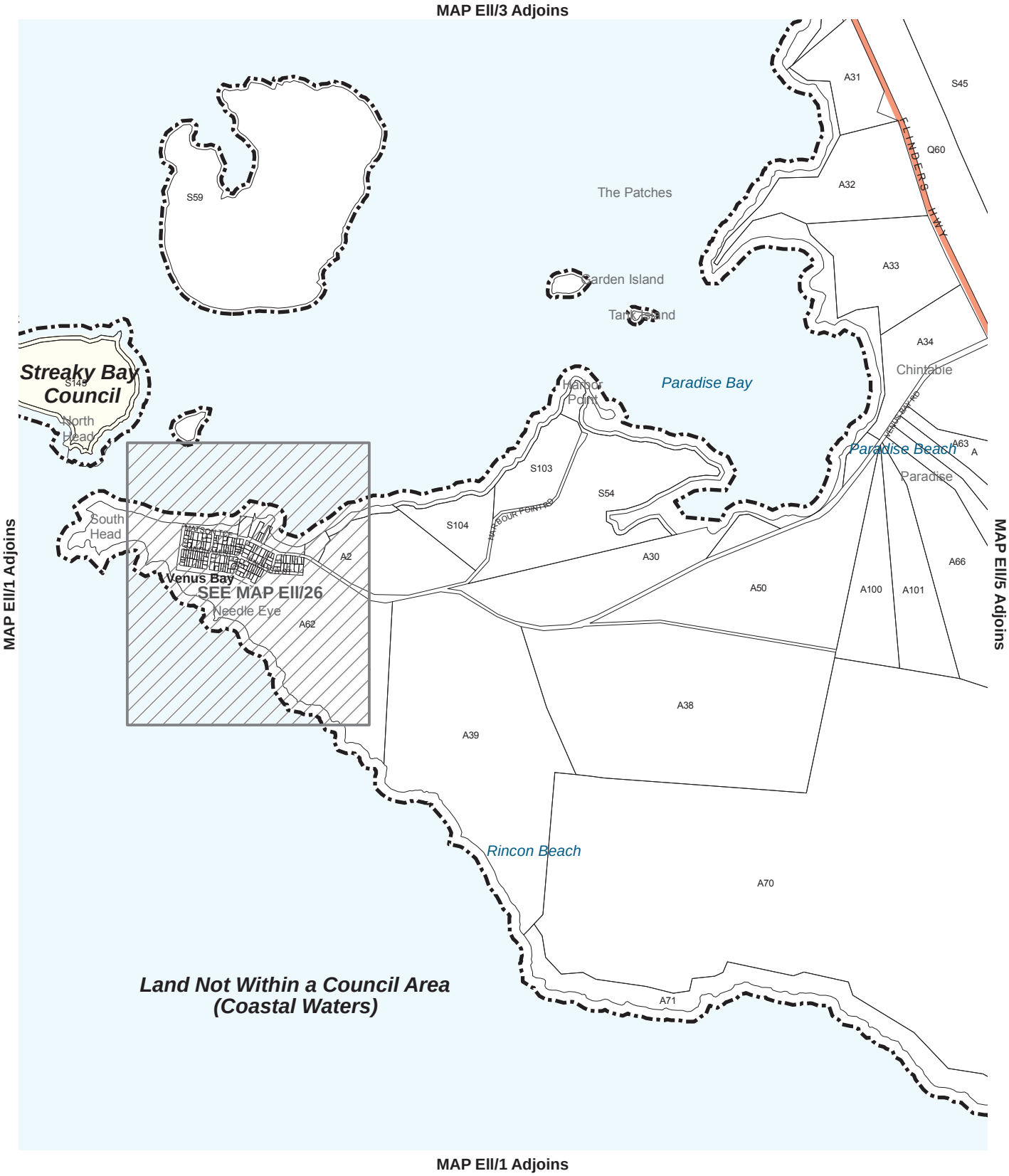
N

0 2,000 m

Location Map EII/4

Local Reserves
Conservation Park
Development Plan Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017



Overlay Map EII/4

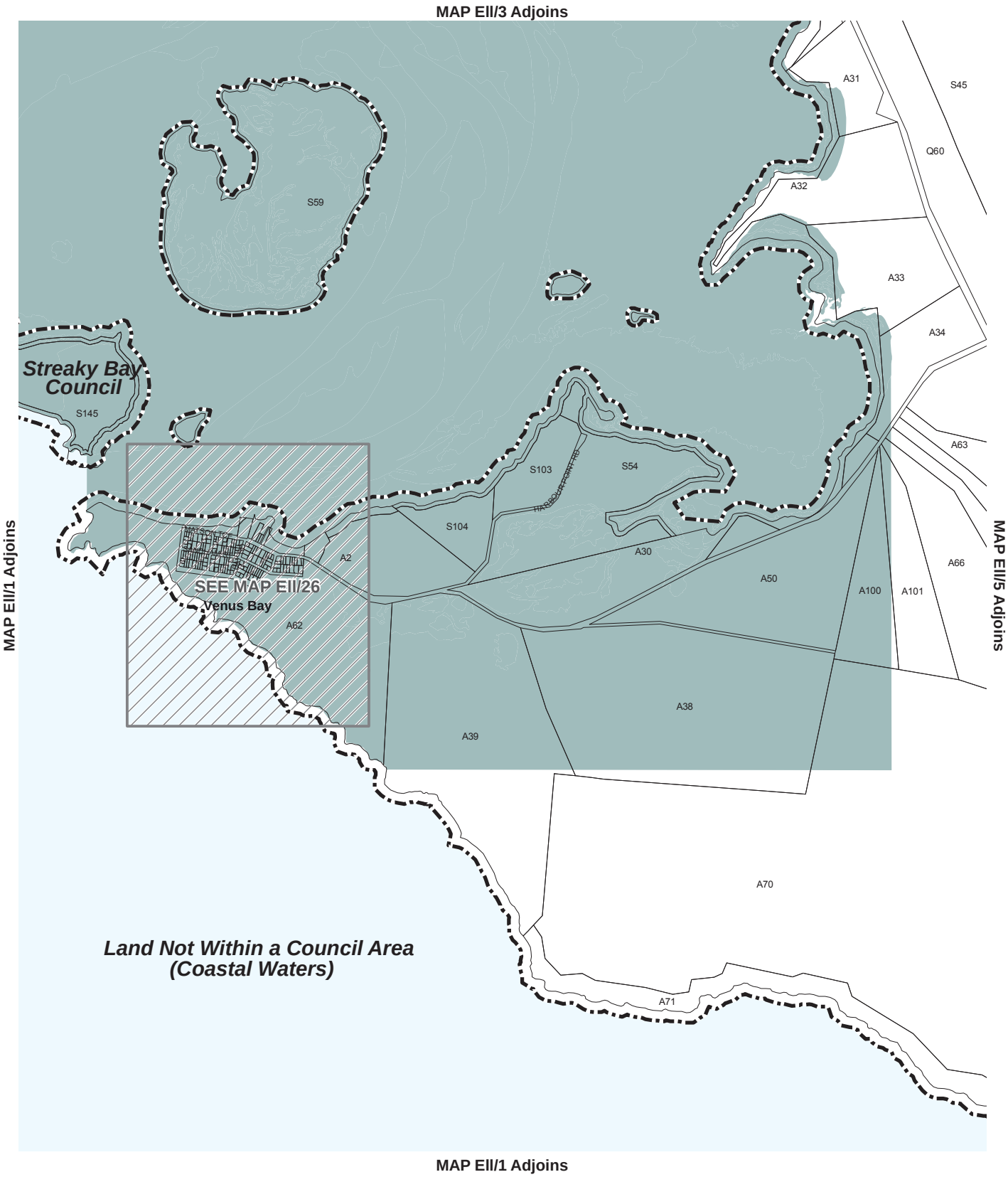
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017



N

0 2,000 m

Overlay Map EII/4

DEVELOPMENT CONSTRAINTS

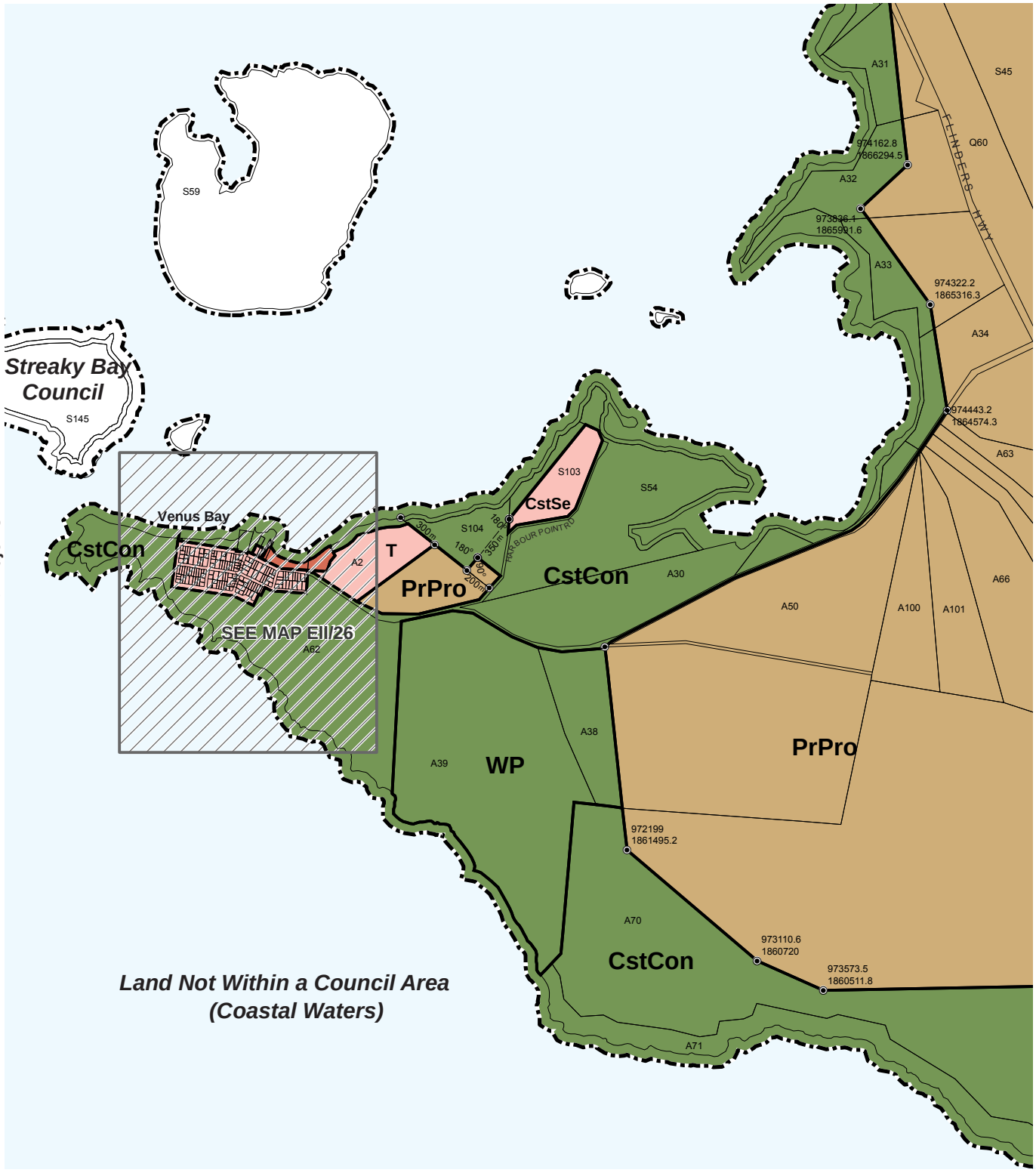
Coastal Acid Sulfate Soils

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017

MAP EII/3 Adjoins



MAP EII/1 Adjoins

MAP EII/5 Adjoins

MAP EII/1 Adjoins

See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

Zones

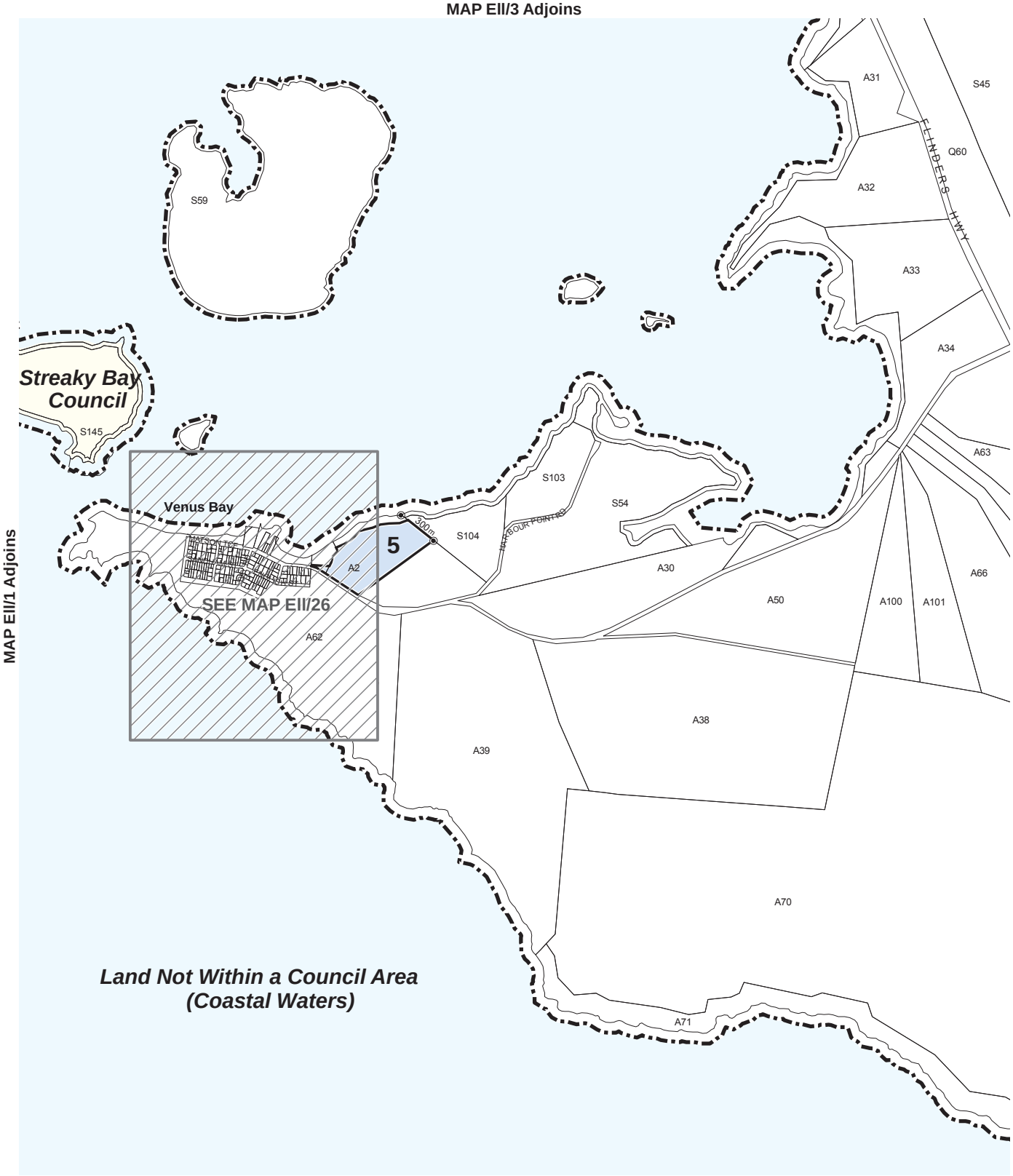
CstSe	Coastal Settlement
CstCon	Coastal Conservation
WP	Water Protection
PrPro	Primary Production
T	Township
	Zone Boundary
	Development Plan Boundary

Zone Map EII/4

ELLISTON COUNCIL

Consolidated - 12 December 2017

MAP EII/3 Adjoins



MAP EII/1 Adjoins

MAP EII/5 Adjoins

MAP EII/1 Adjoins

See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Policy Area

5 Venus Shores

N

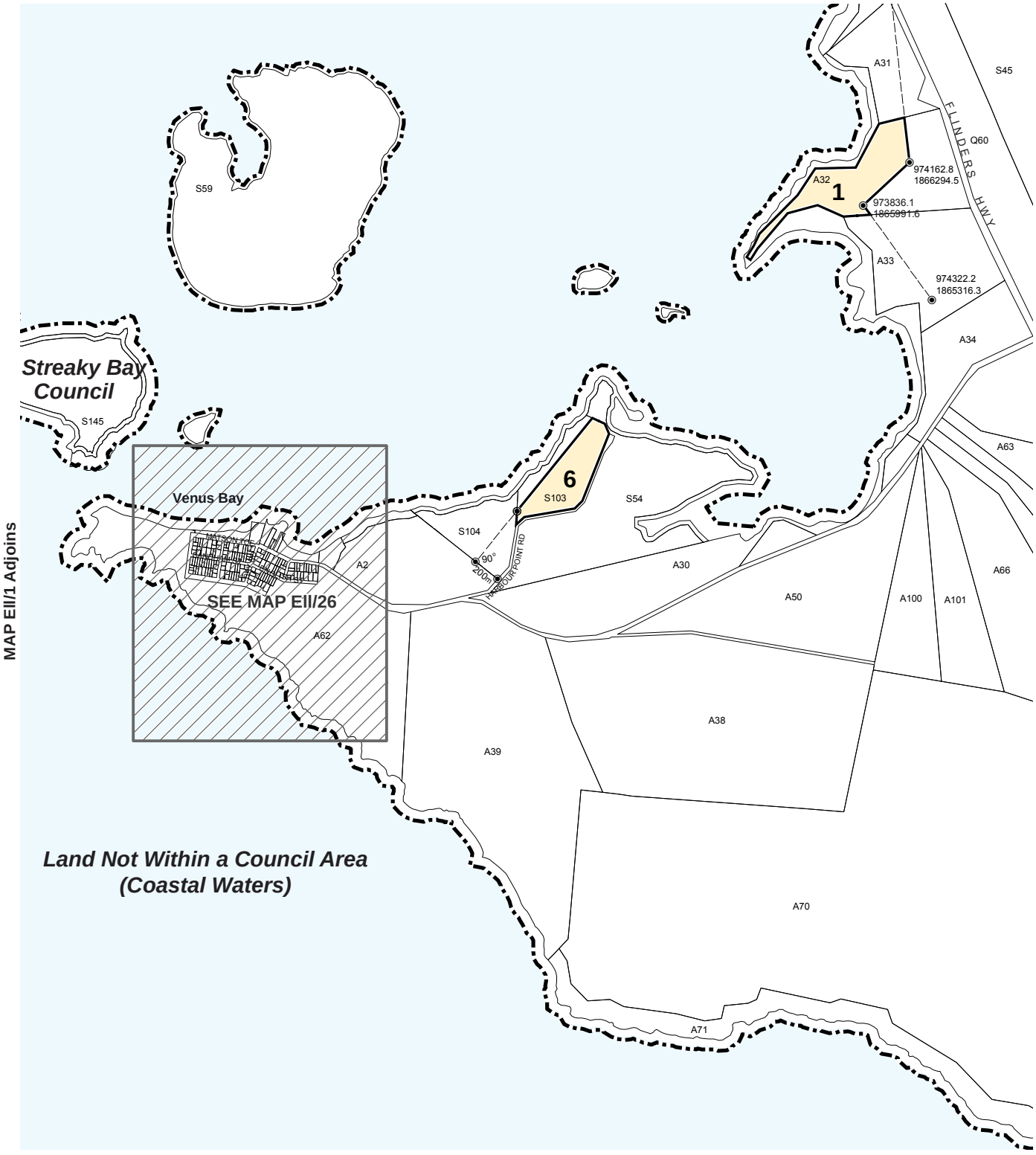
0 2,000 m

Policy Area Map EII/4

Policy Area Boundary

Development Plan Boundary

MAP EII/3 Adjoins



MAP EII/1 Adjoins

MAP EII/5 Adjoins

MAP EII/1 Adjoins

See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Precinct

1 Venus Bay Environs

6 Harbour Point Road

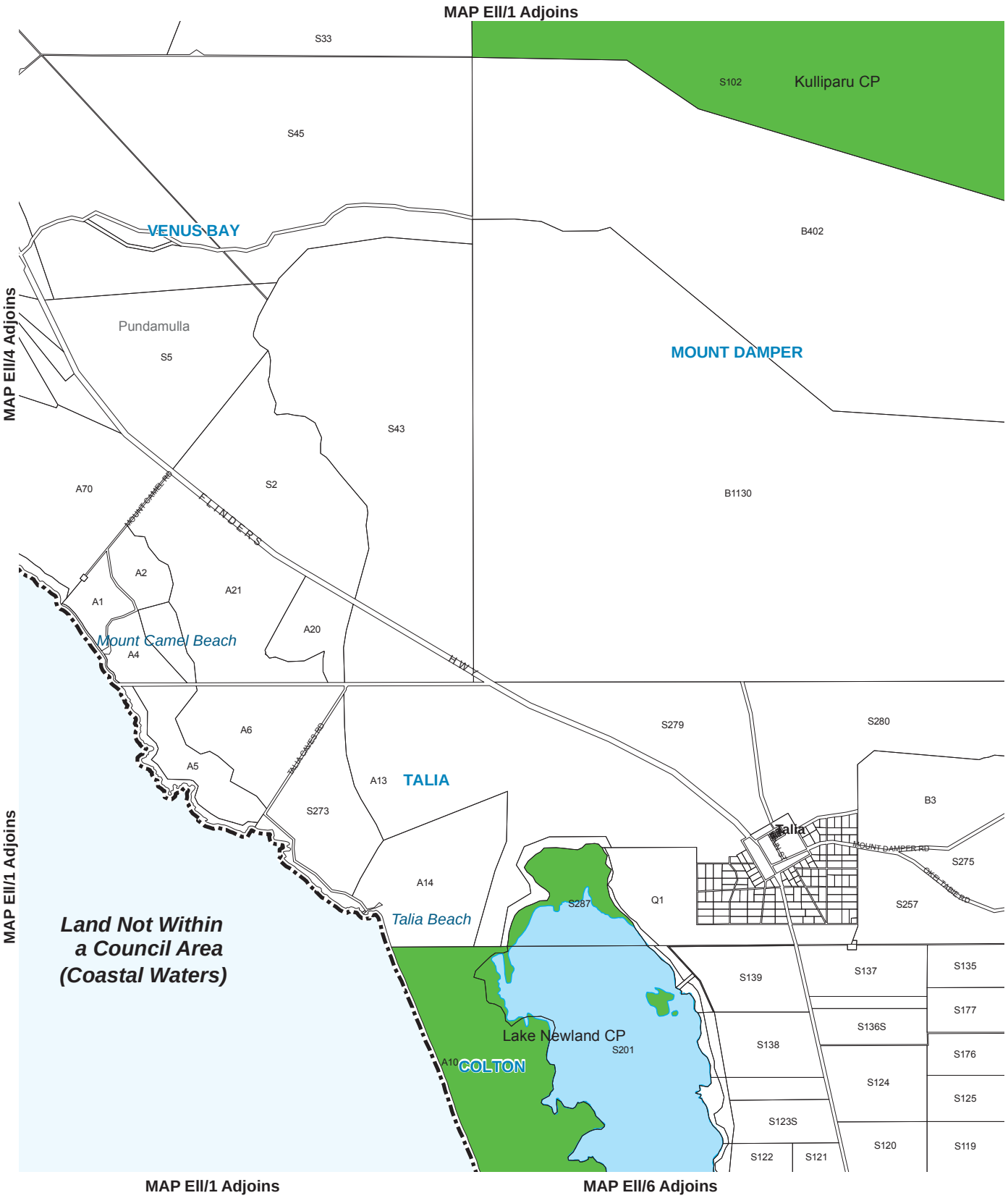
N

0 2,000 m

Precinct Map EII/4

Precinct Boundary

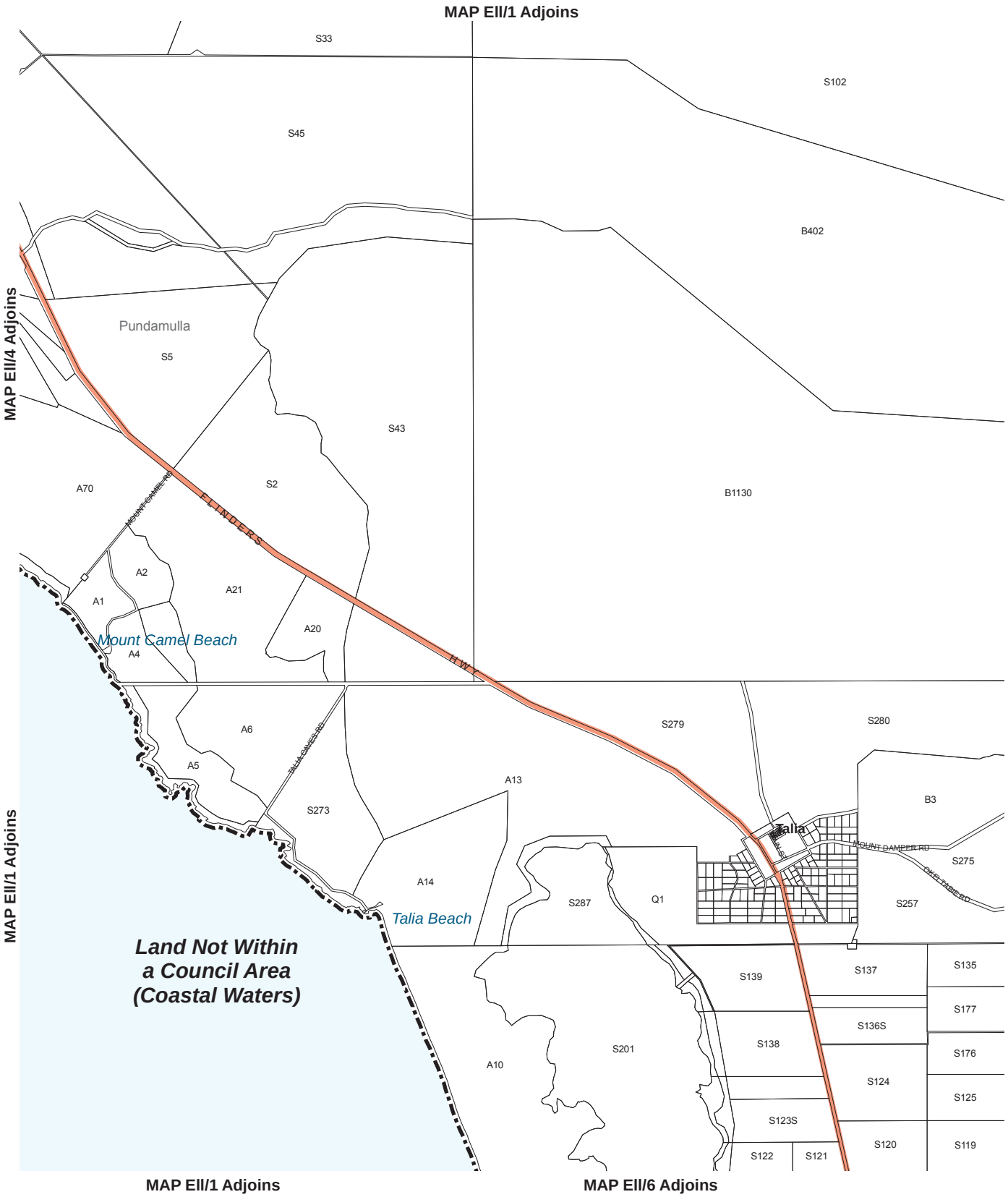
Development Plan Boundary



Location Map Ell/5

Conservation Park
Waterbodies
Development Plan Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017



Overlay Map Ell/5

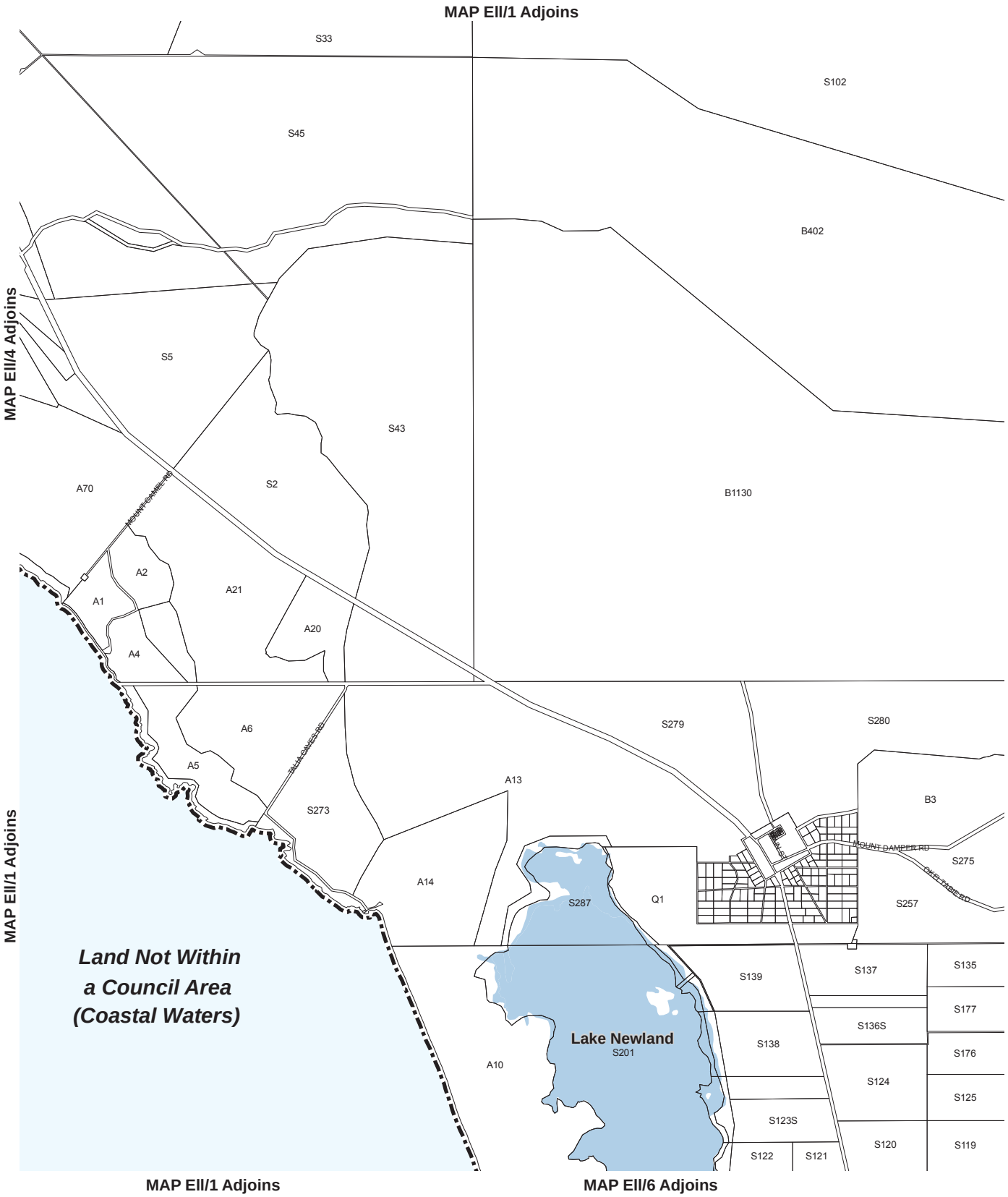
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017



Overlay Map Ell/5

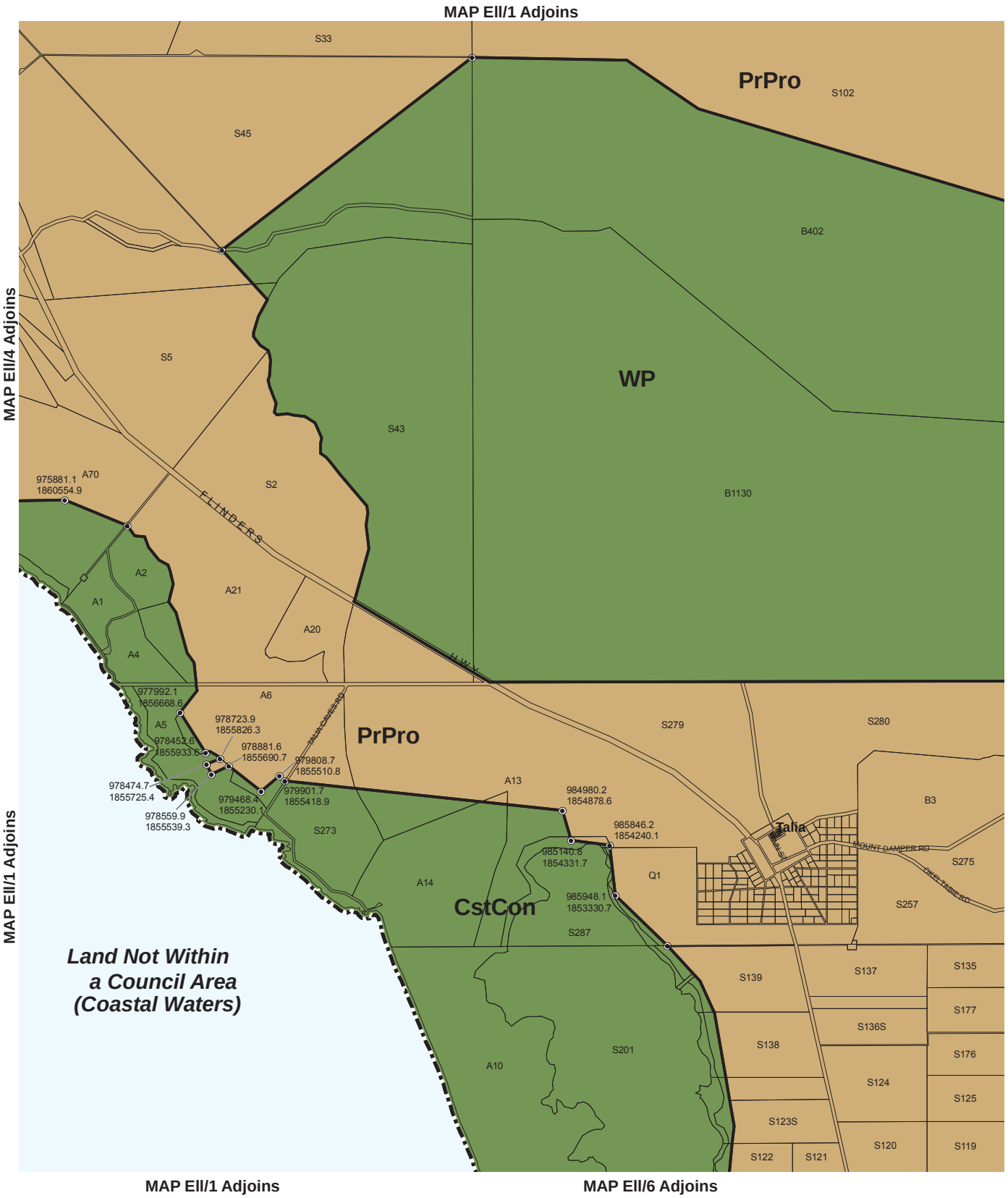
NATURAL RESOURCES

Wetlands of National Importance

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017



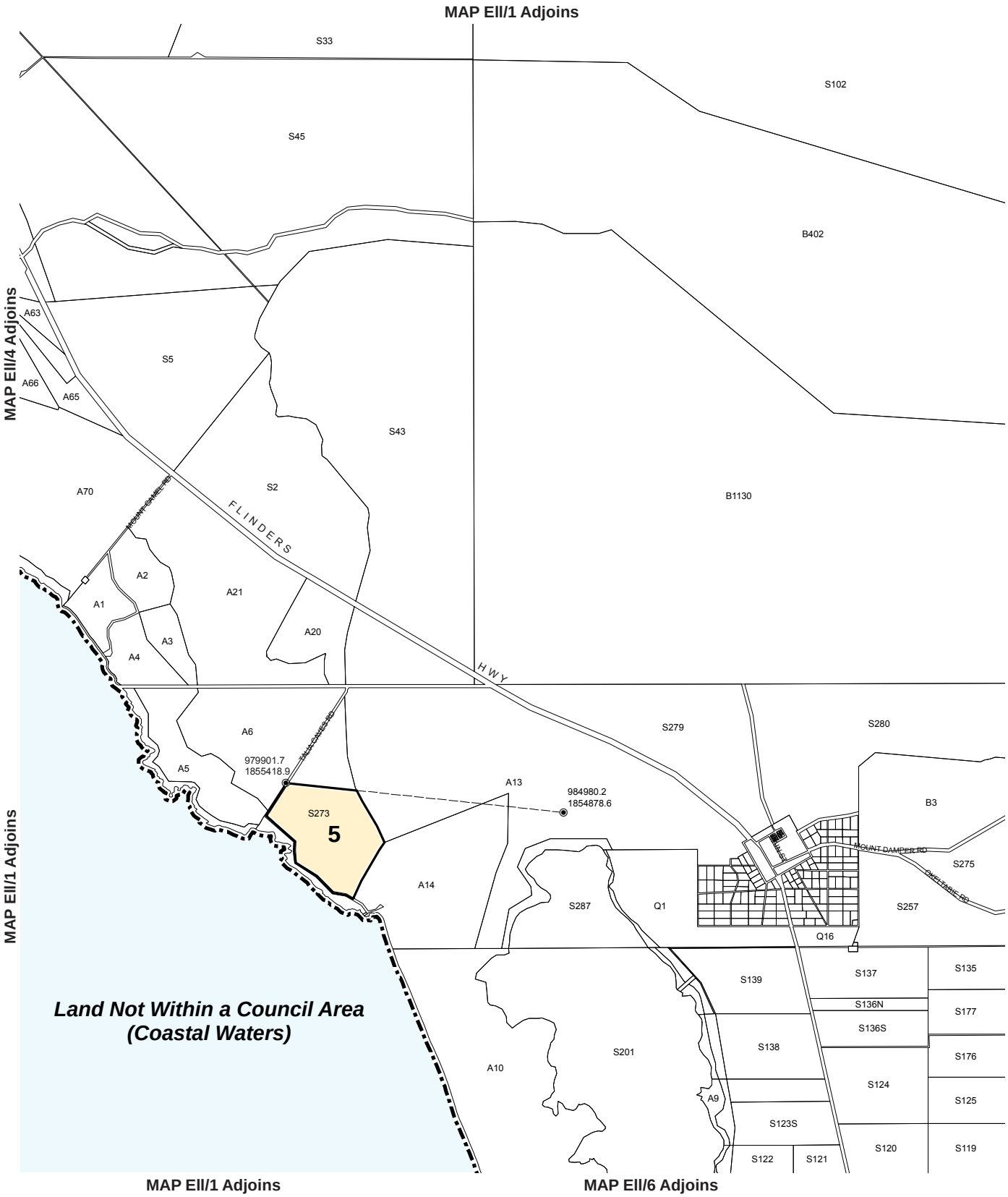
Lamberts Conformal Conic Projection, GDA94

Zones

- CstCon — Coastal Conservation
- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary
- Development Plan Boundary

Zone Map Ell/5

ELLISTON COUNCIL
Consolidated - 12 December 2017



Lamberts Conformal Conic Projection, GDA94

Precinct
5 Talia Caves Camping Area

N

0 5km

Precinct Map Ell/5

Precinct Boundary

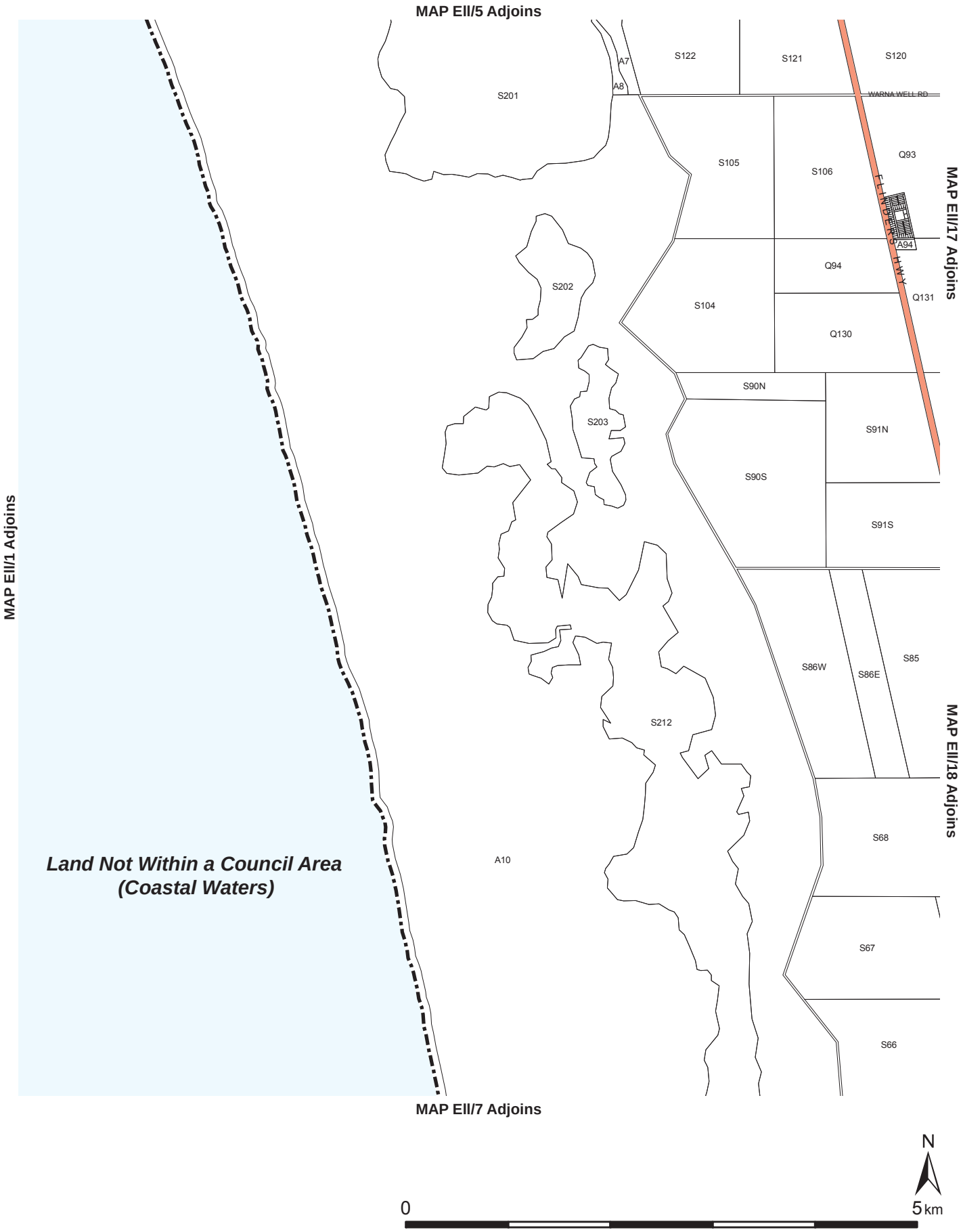
Development Plan Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017

Location Map EII/6

Conservation Park
Waterbodies
Development Plan Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017



Overlay Map EII/6

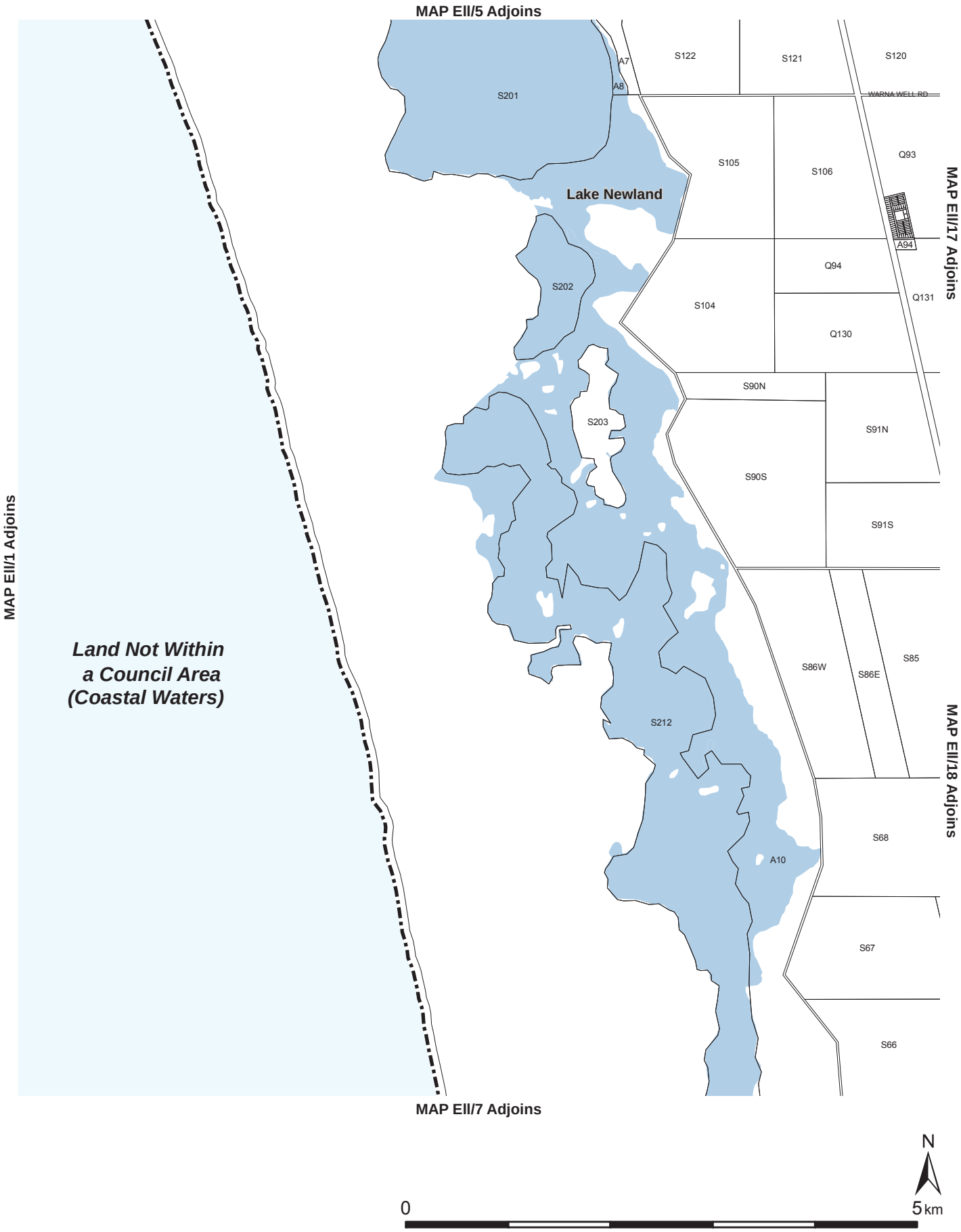
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017



Overlay Map EII/6

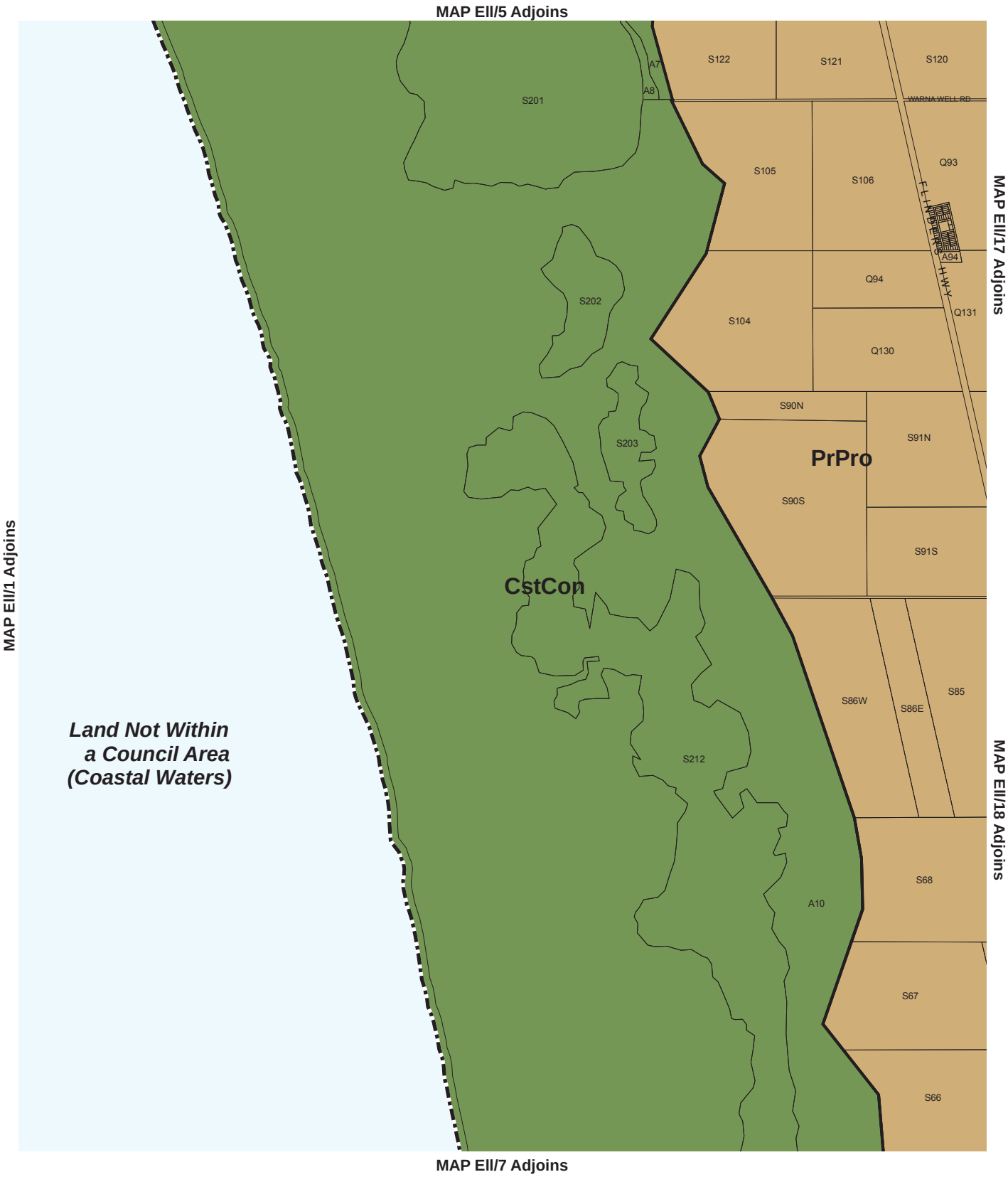
NATURAL RESOURCES

Wetlands of National Importance

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017



Lamberts Conformal Conic Projection, GDA94

N

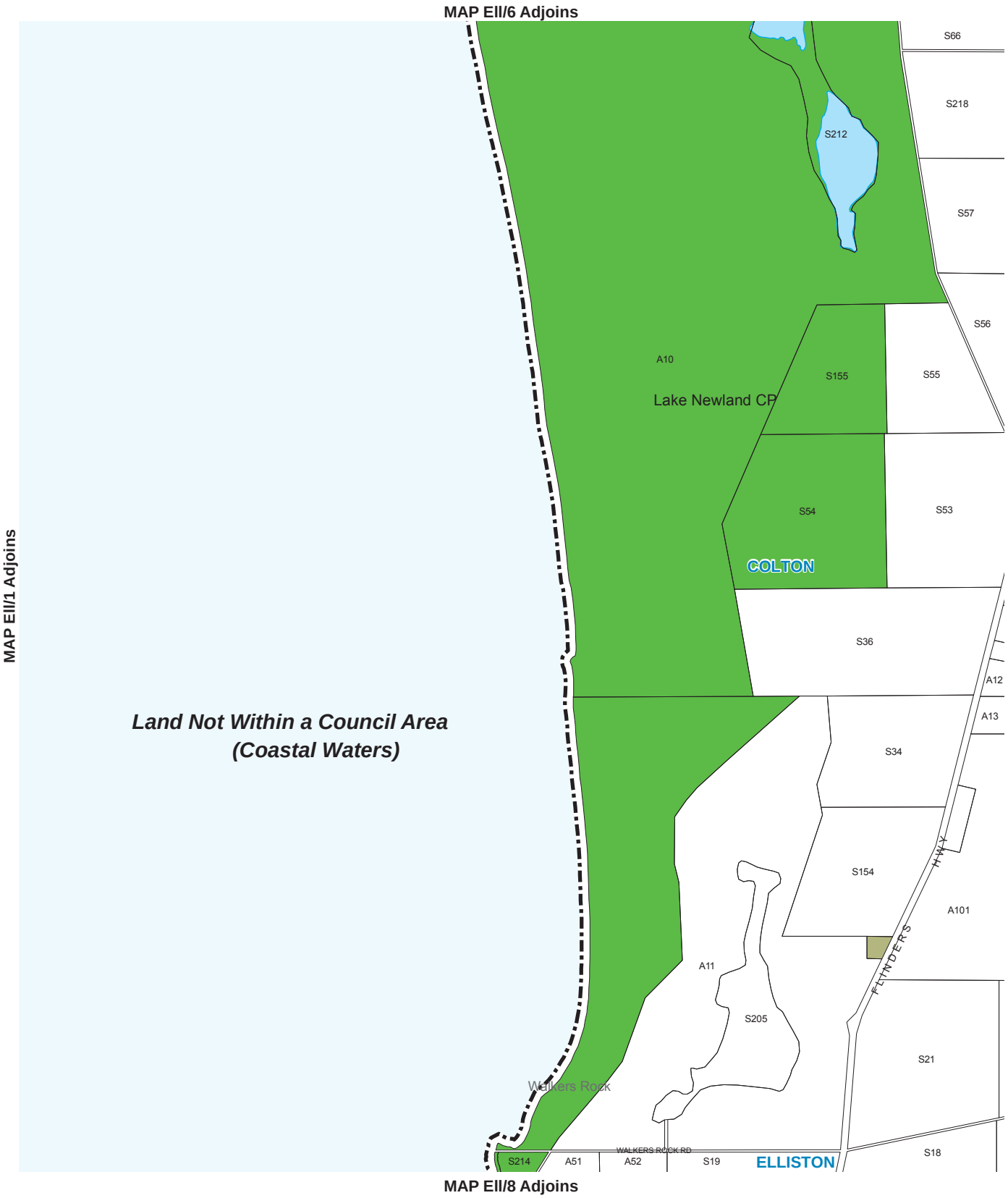
0 5 km

Zone Map EII/6

Zones

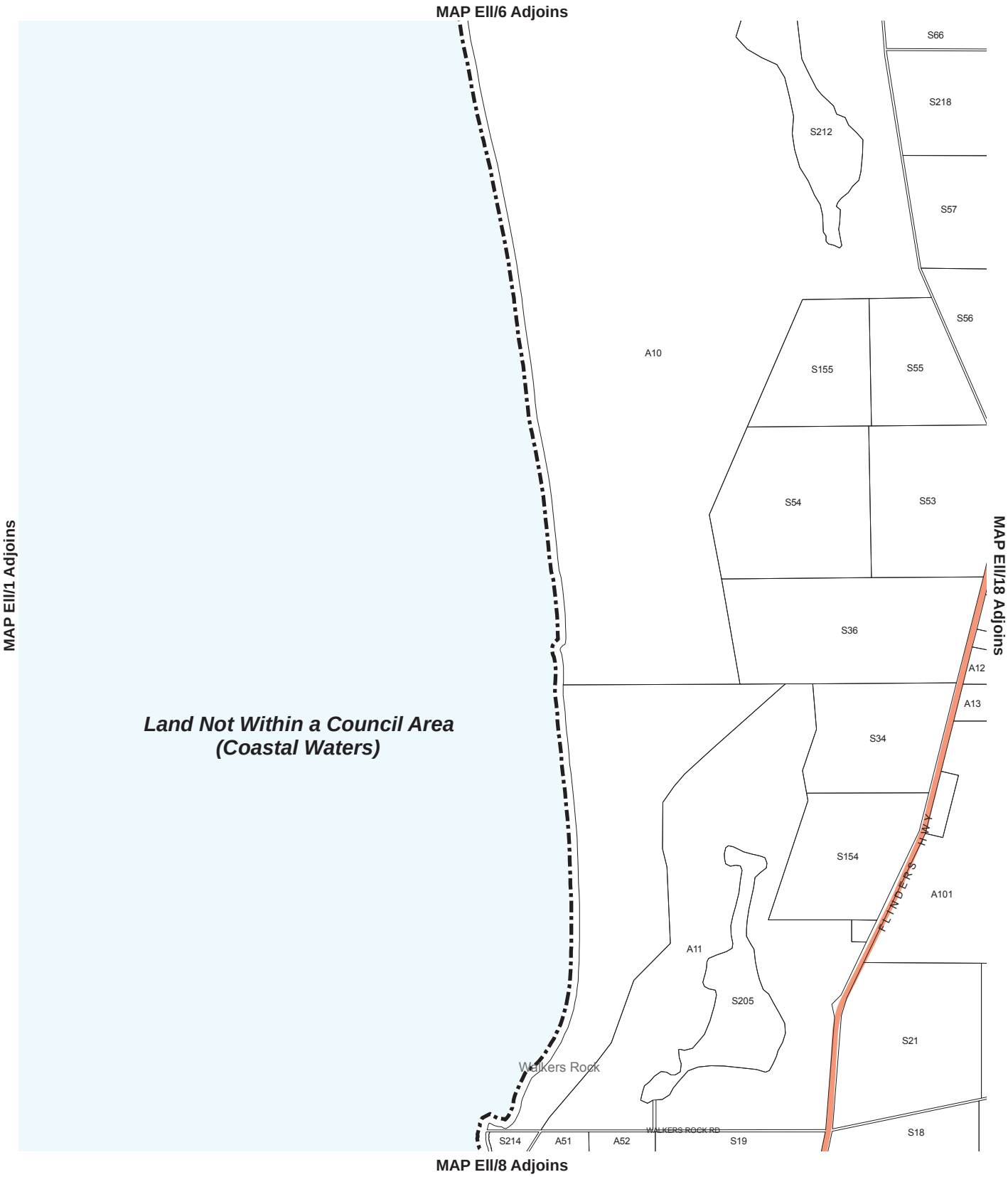
- CstCon — Coastal Conservation
- PrPro — Primary Production
- Zone Boundary
- Development Plan Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017



Location Map EII/7

Local Reserves
Conservation Park
Waterbodies
Development Plan Boundary



Overlay Map EII/7

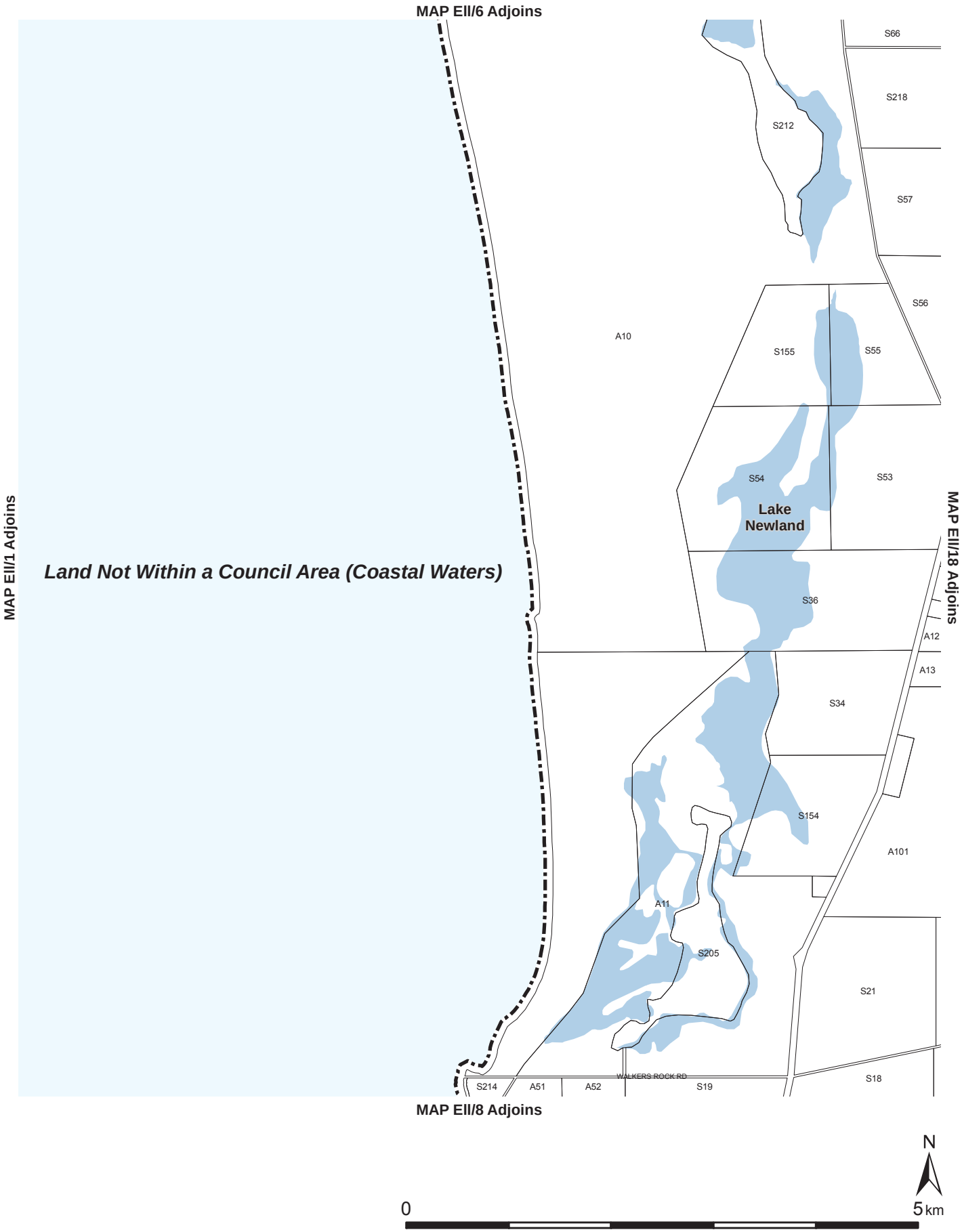
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017



Overlay Map EII/7

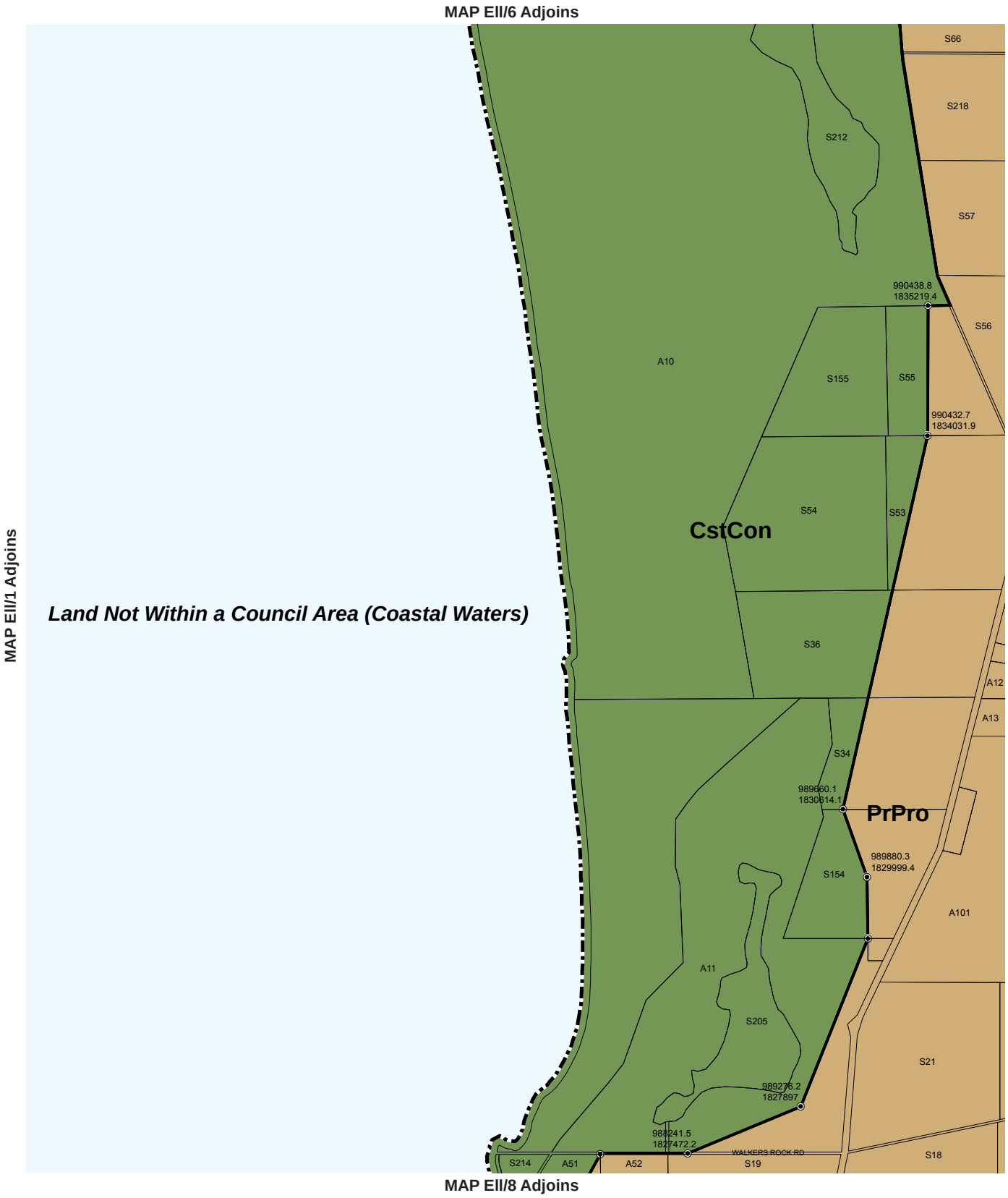
NATURAL RESOURCES

Wetlands of National Importance

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017



Lamberts Conformal Conic Projection, GDA94

N

0 5 km

Zone Map Ell/7

Zones

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

ELLISTON COUNCIL
Consolidated - 12 December 2017

Location Map EII/8

Local Reserves
Conservation Park
Development Plan Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017

Overlay Map Ell/8

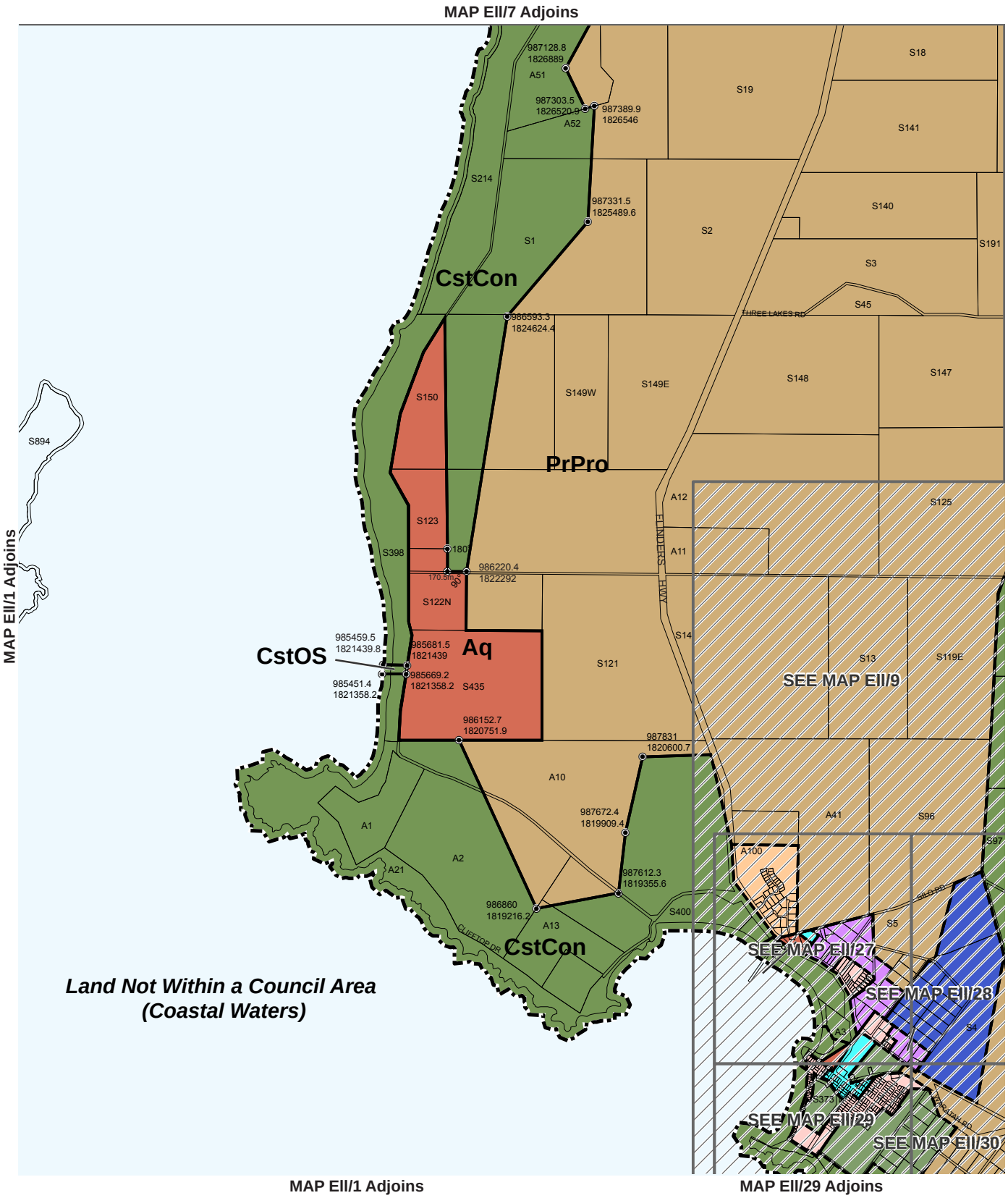
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017



See enlargement map for accurate representation.

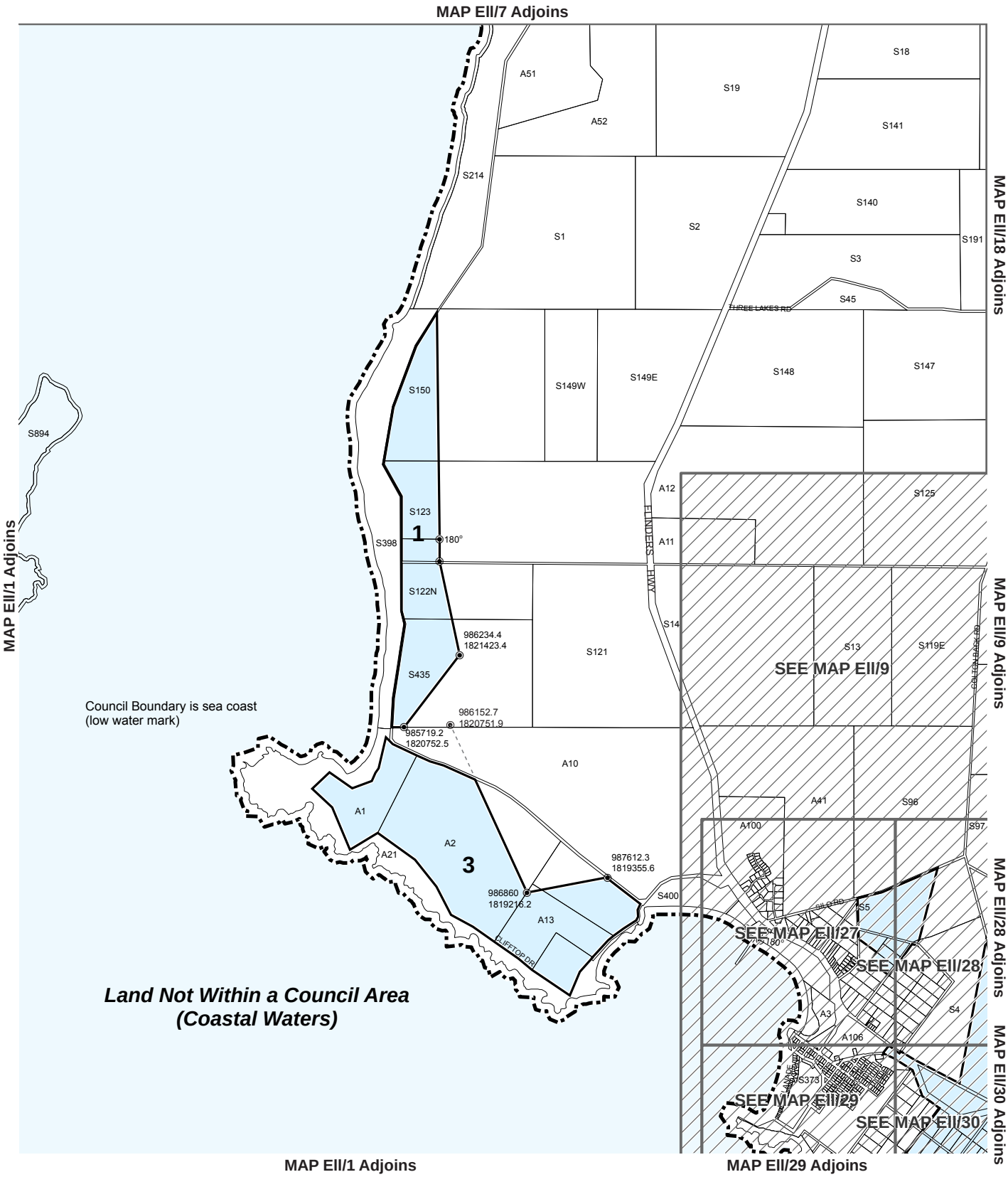
Lamberts Conformal Conic Projection, GDA94

Zones

- Aq — Aquaculture
- CstCon — Coastal Conservation
- CstOS — Coastal Open Space
- PrPro — Primary Production
- Zone Boundary
- Development Plan Boundary

Zone Map Ell/8

ELLISTON COUNCIL
Consolidated - 12 December 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Policy Area

1 Coastal

3 Clifftop Drive

N

0 5 km

Policy Area Map EII/8

Policy Area Boundary

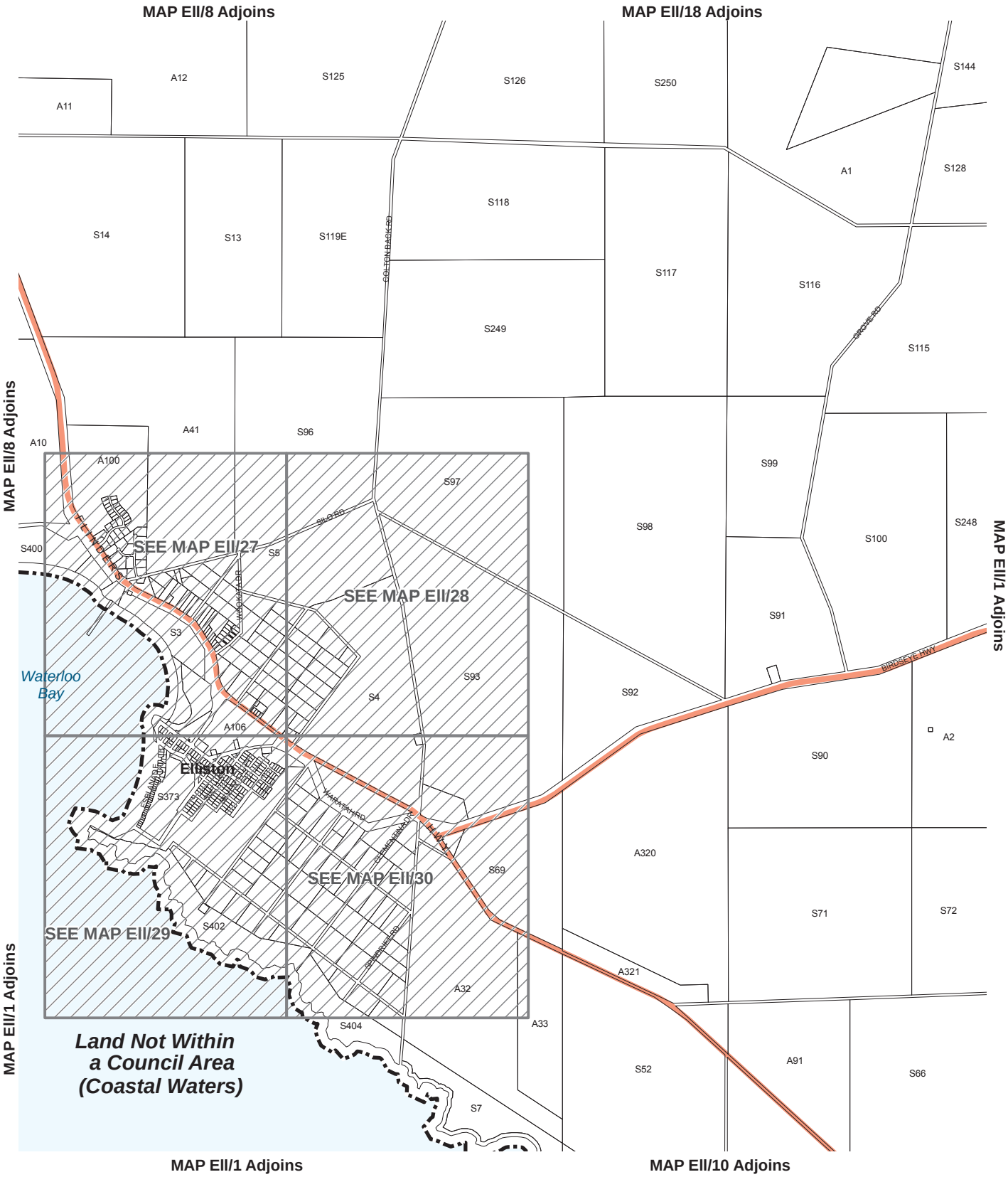
Development Plan Boundary

Location Map Ell/9

Local Reserves

Development Plan Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017



N

0 2,000 m

Overlay Map Ell/9

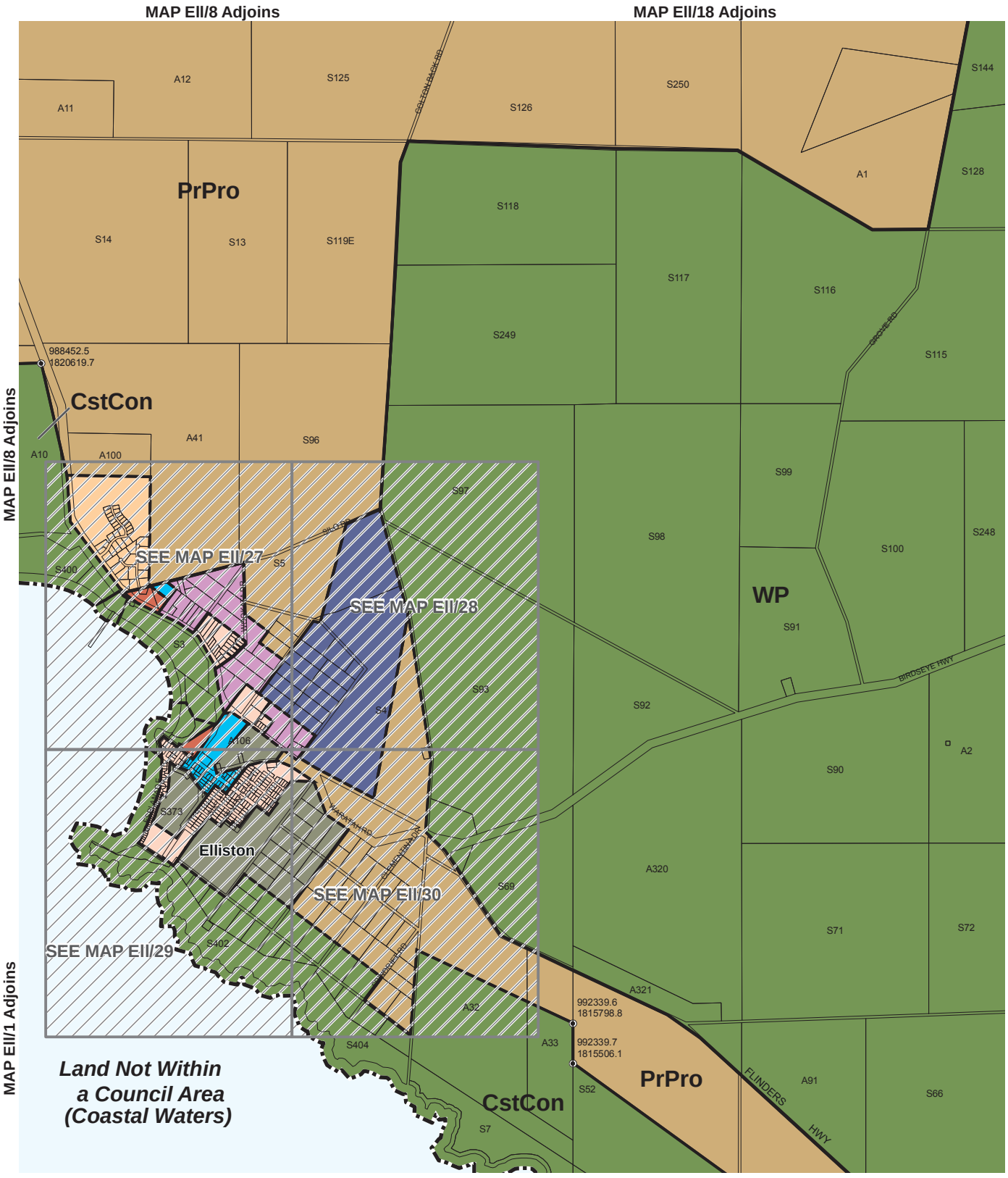
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

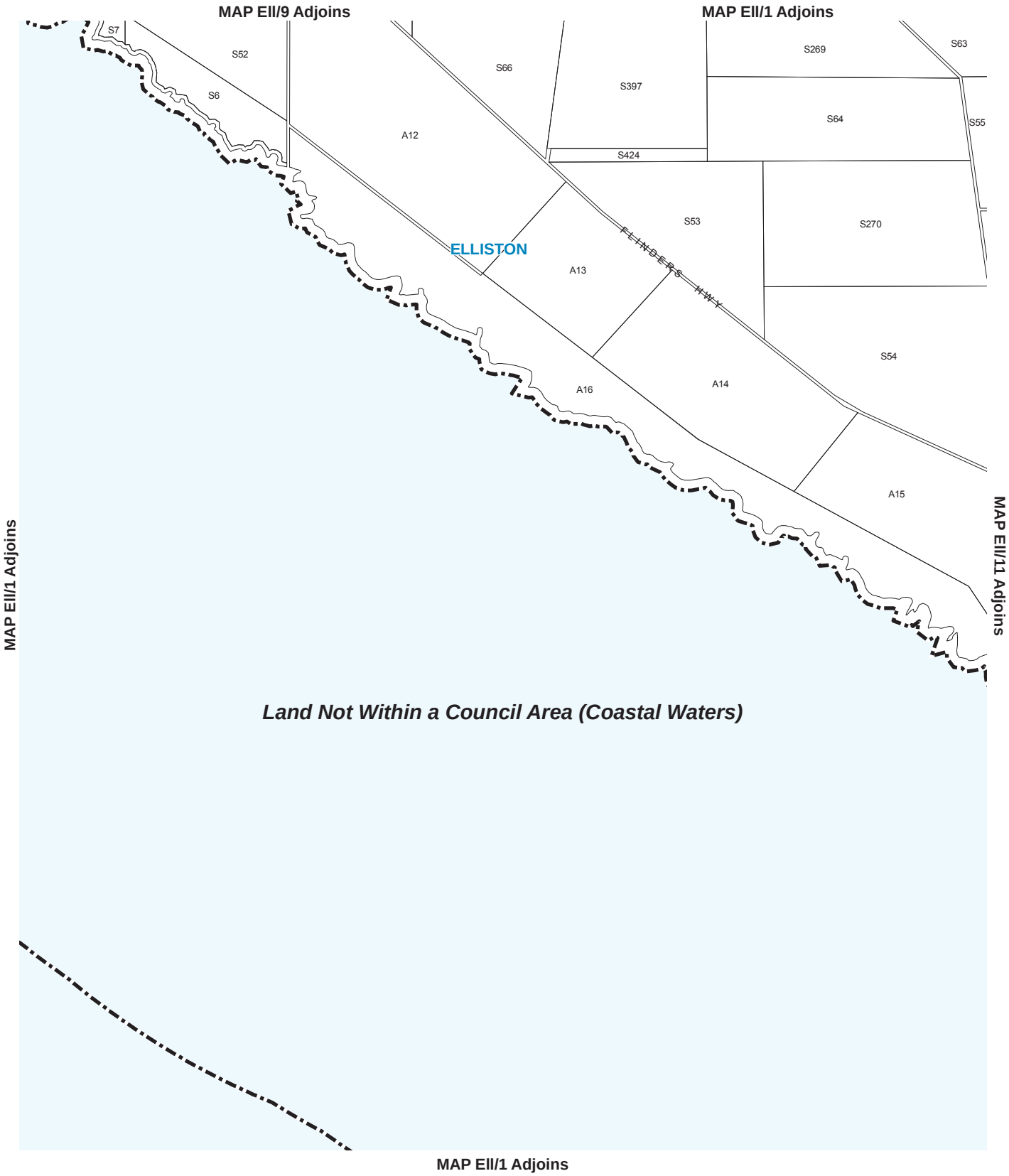
0 2,000 m

Zones

- CstCon — Coastal Conservation
- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary
- Development Plan Boundary

Zone Map Ell/9

ELLISTON COUNCIL
Consolidated - 12 December 2017

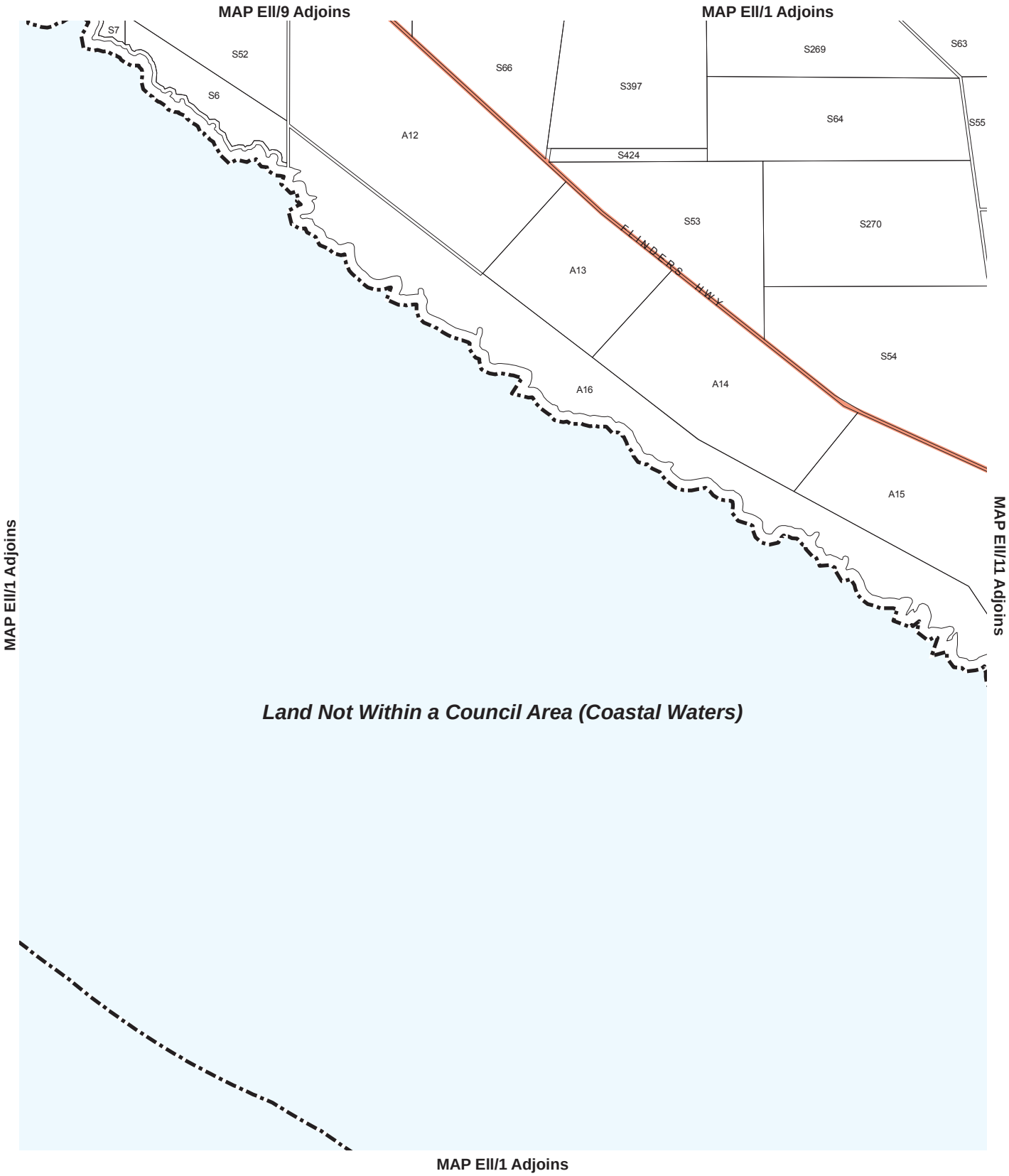


N

0 2,000 m

Location Map Ell/10

Development Plan Boundary



N

0 2,000 m

Overlay Map EII/10

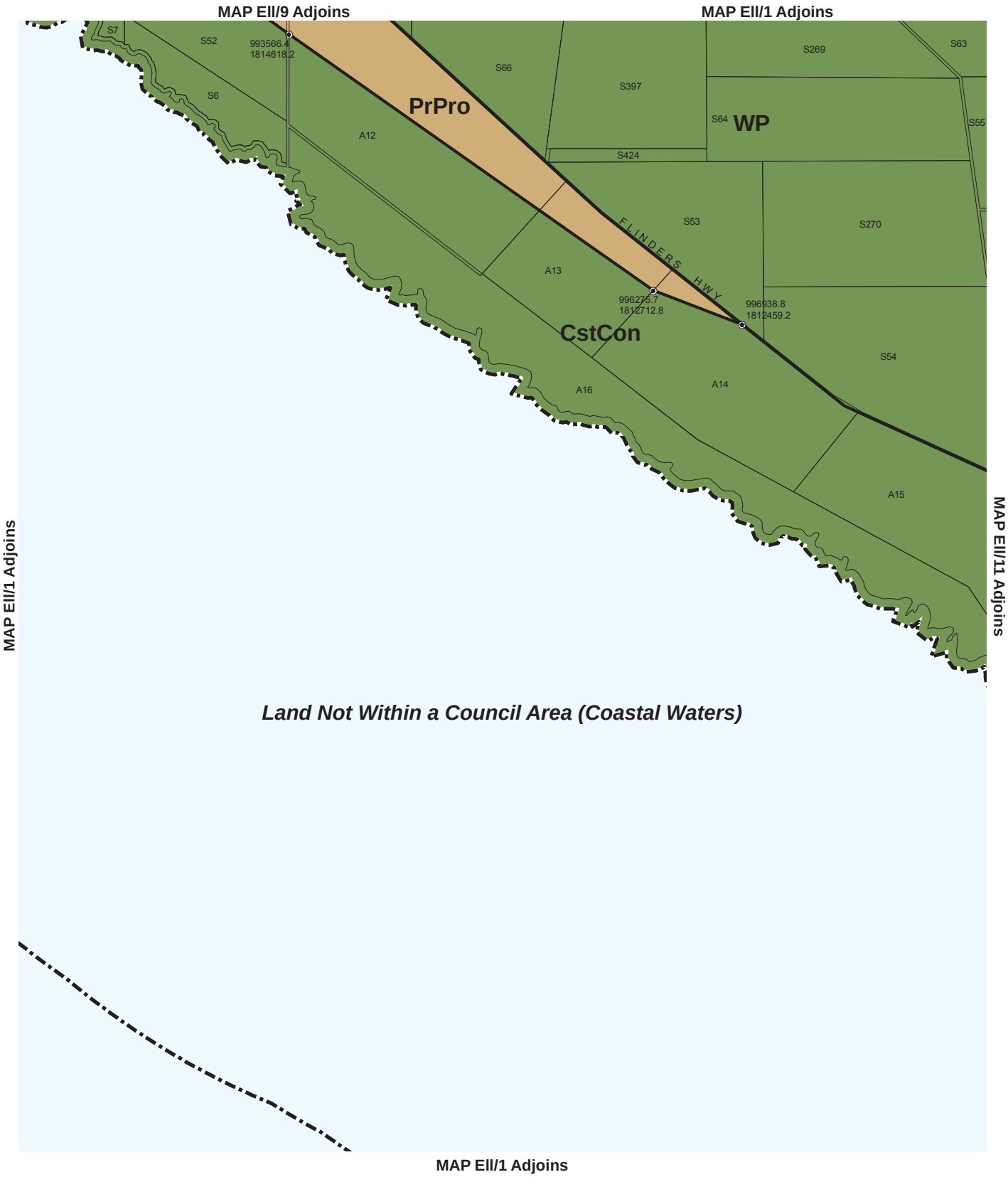
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017



Lamberts Conformal Conic Projection, GDA94

N

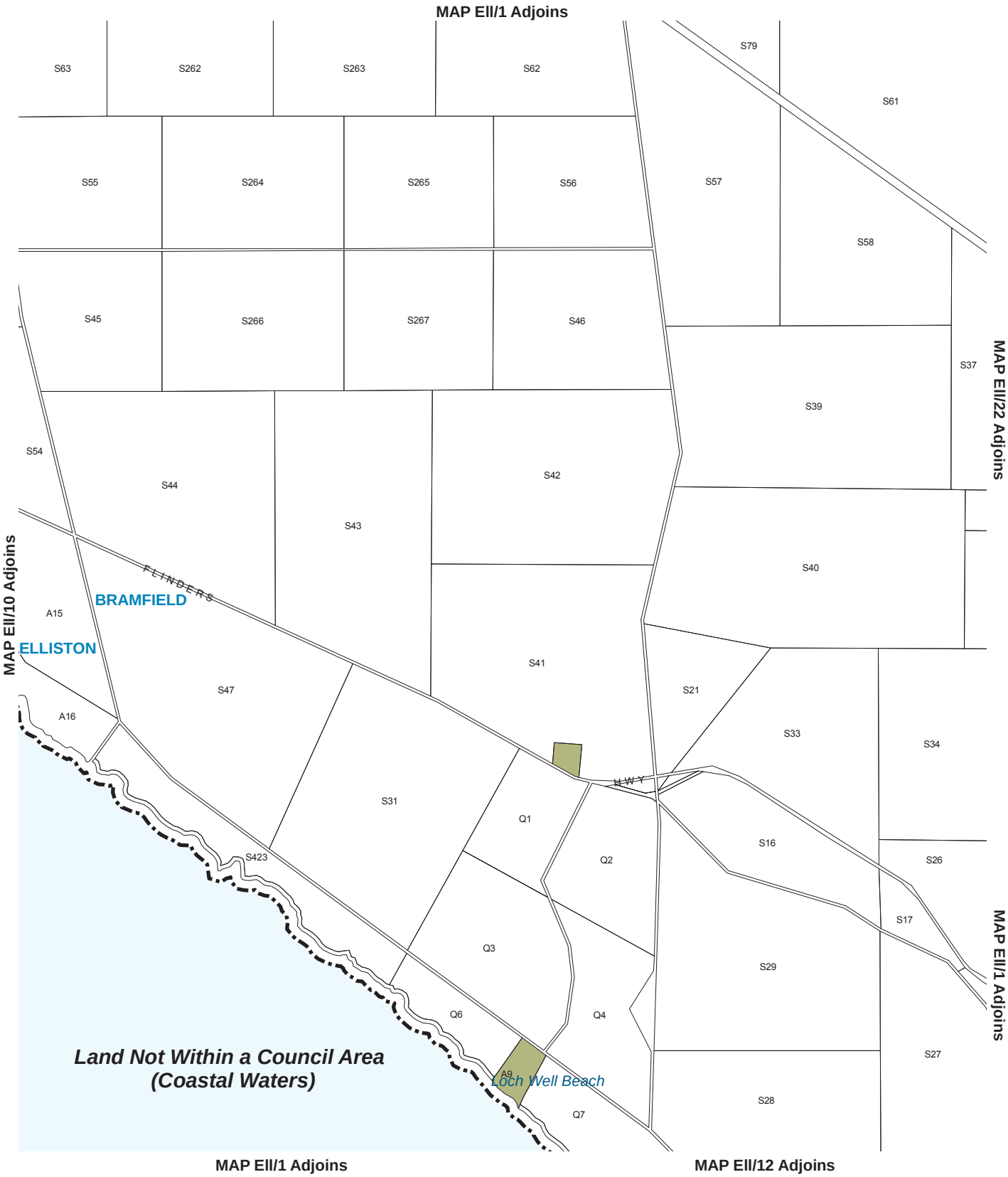
0 2,000 m

Zones

- CstCon — Coastal Conservation
- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary
- Development Plan Boundary

Zone Map EII/10

ELLISTON COUNCIL
Consolidated - 12 December 2017



Location Map Ell/11

Local Reserves

Development Plan Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017

N

0 2,000 m

Overlay Map Ell/11

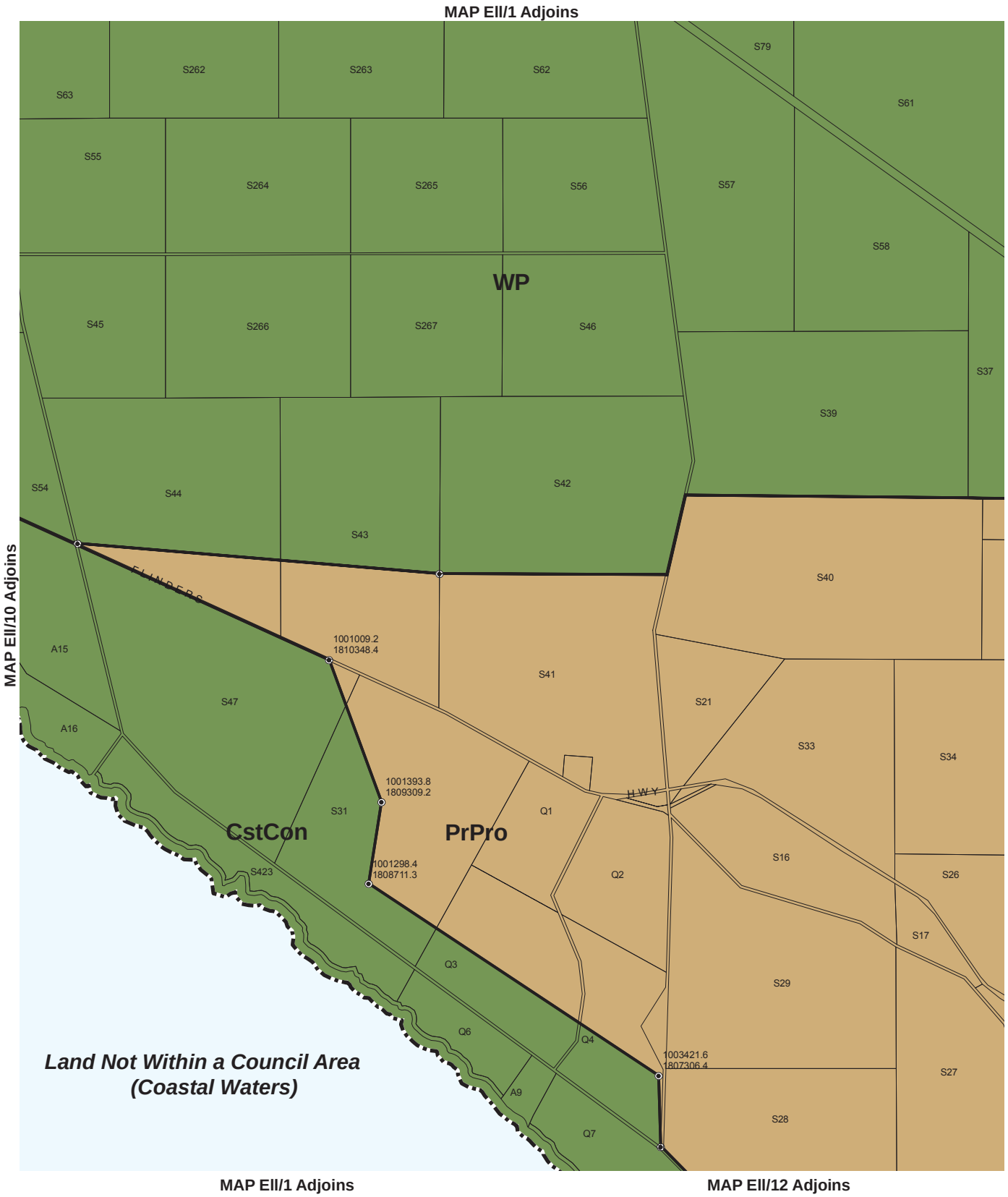
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017



Lamberts Conformal Conic Projection, GDA94

N

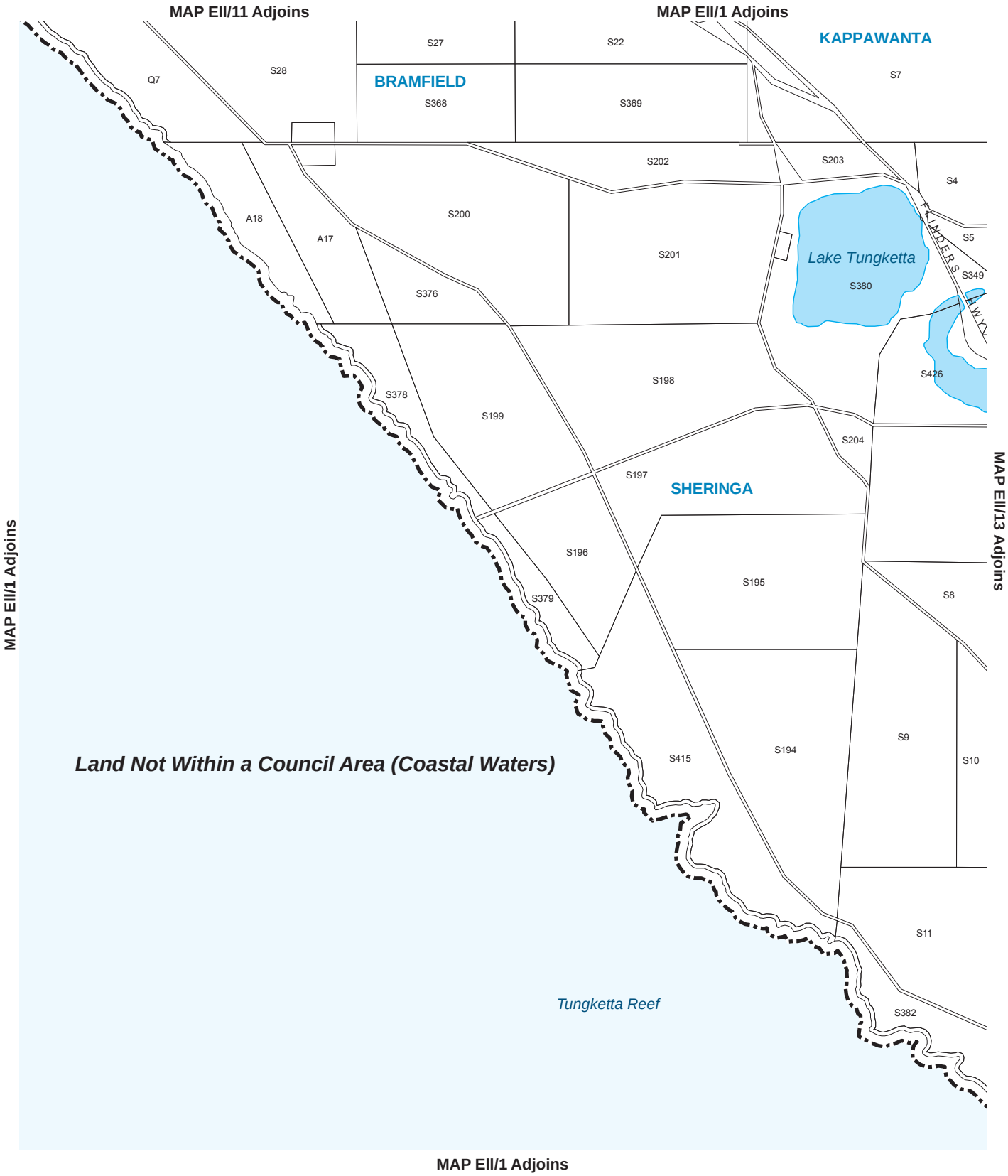
0 2,000 m

Zones

- CstCon — Coastal Conservation
- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary
- Development Plan Boundary

Zone Map Ell/11

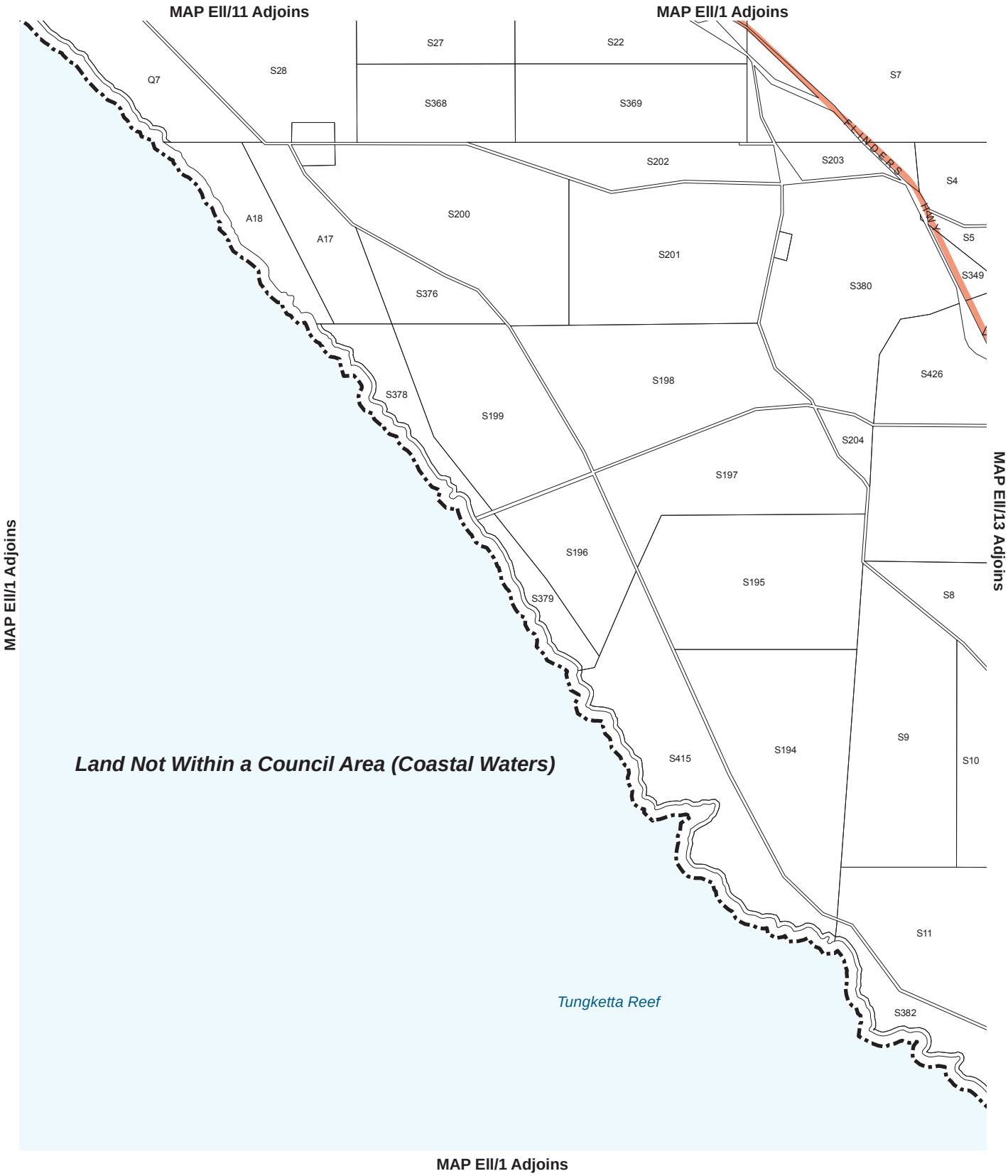
ELLISTON COUNCIL
Consolidated - 12 December 2017



Location Map EII/12

Waterbodies

Development Plan Boundary



Overlay Map Ell/12

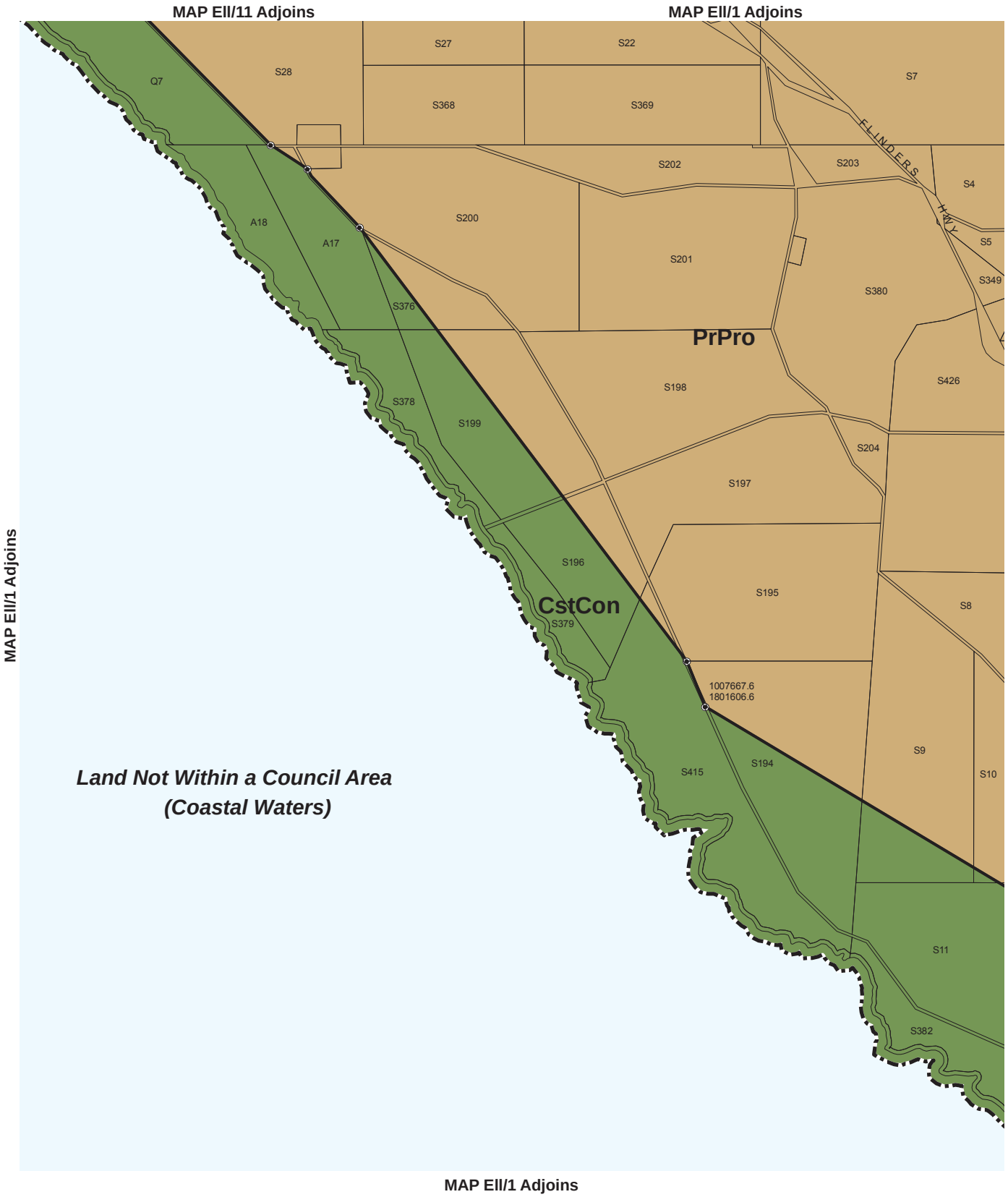
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017



Lamberts Conformal Conic Projection, GDA94

N

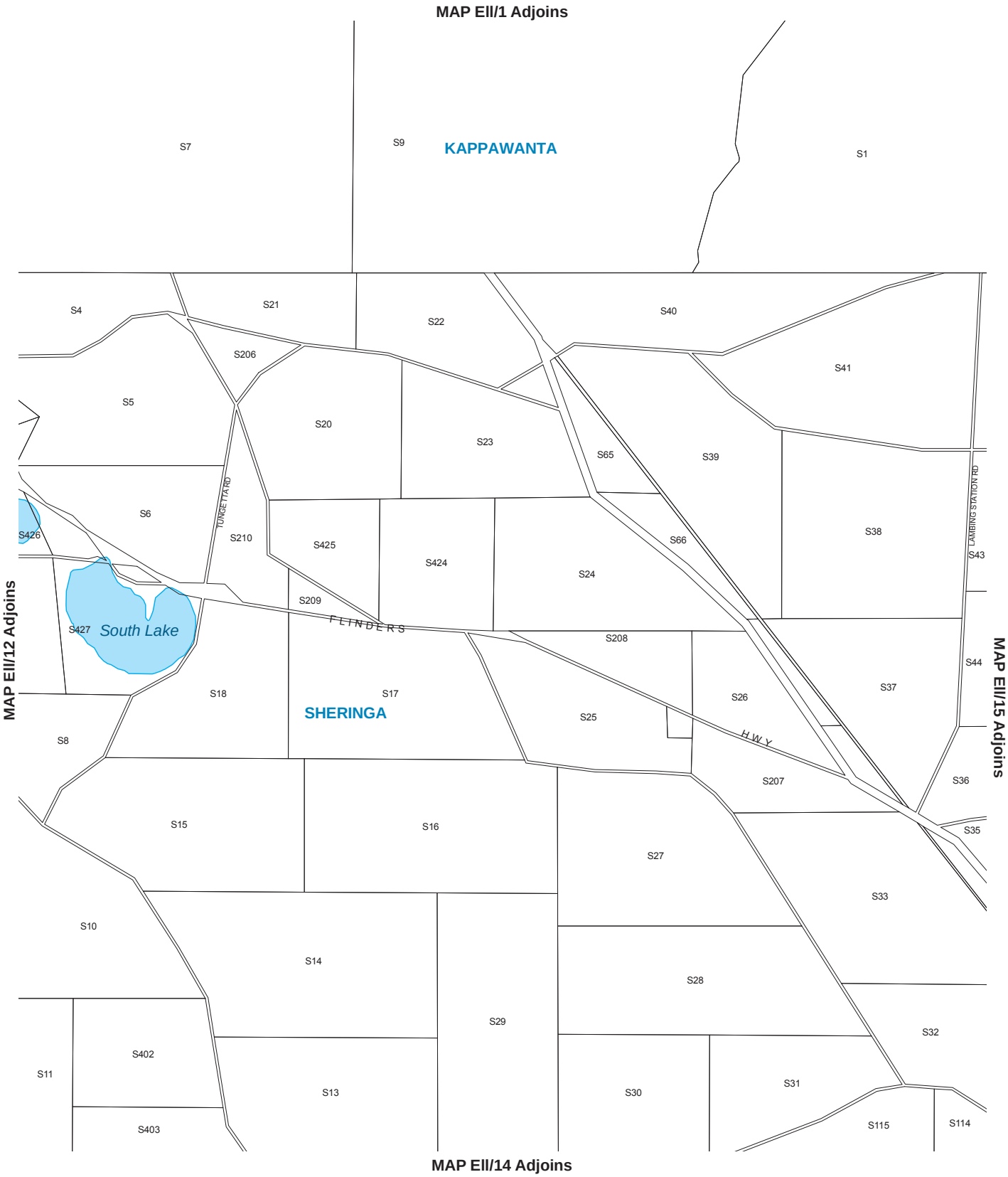
0 2,000 m

Zone Map Ell/12

Zones

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

ELLISTON COUNCIL
Consolidated - 12 December 2017



Location Map EII/13

Waterbodies

ELLISTON COUNCIL
Consolidated - 12 December 2017

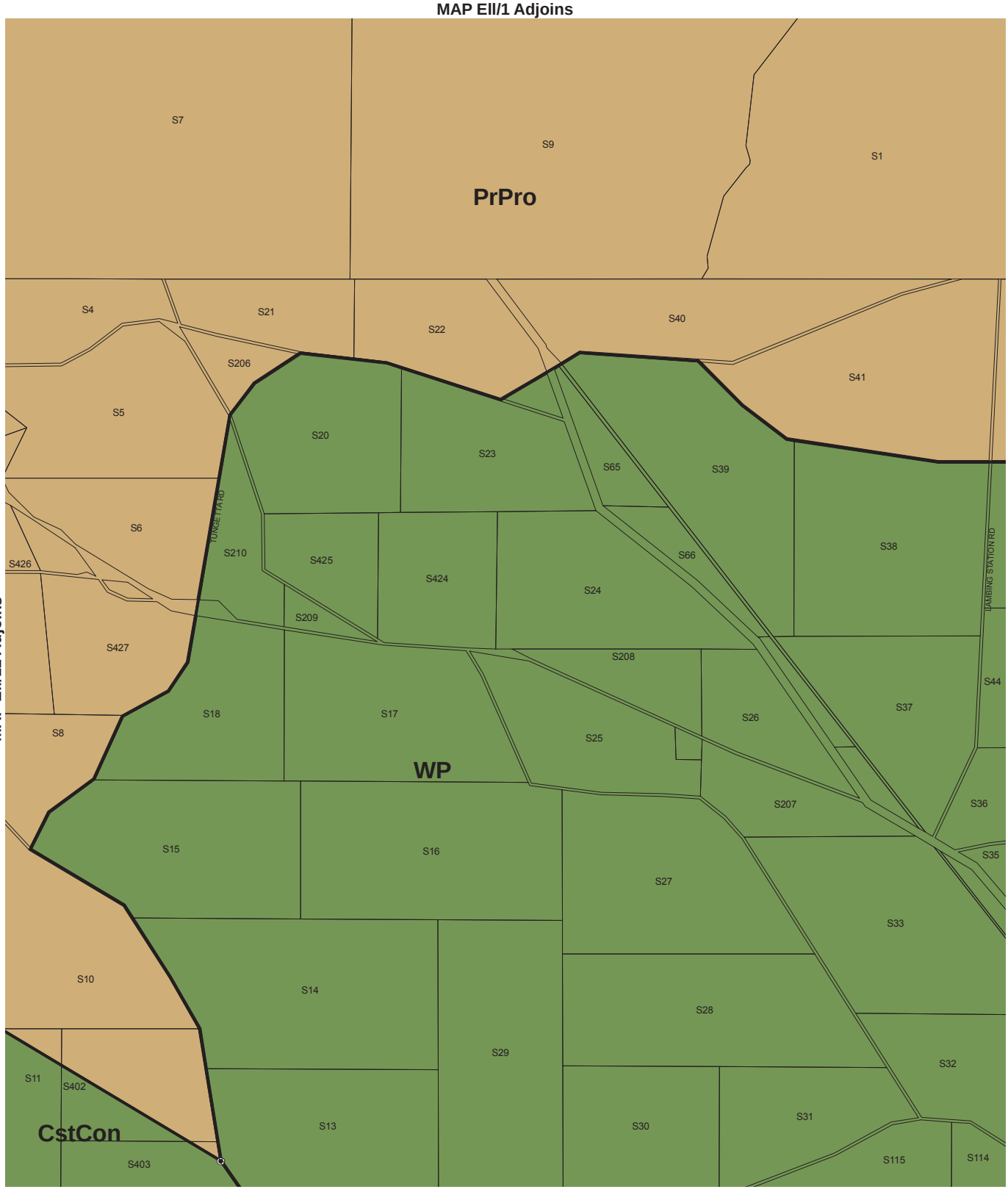
Overlay Map Ell/13

TRANSPORT

Secondary Arterial Roads

ELLISTON COUNCIL
Consolidated - 12 December 2017

MAP Ell/1 Adjoins



MAP Ell/12 Adjoins

MAP Ell/15 Adjoins

MAP Ell/14 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

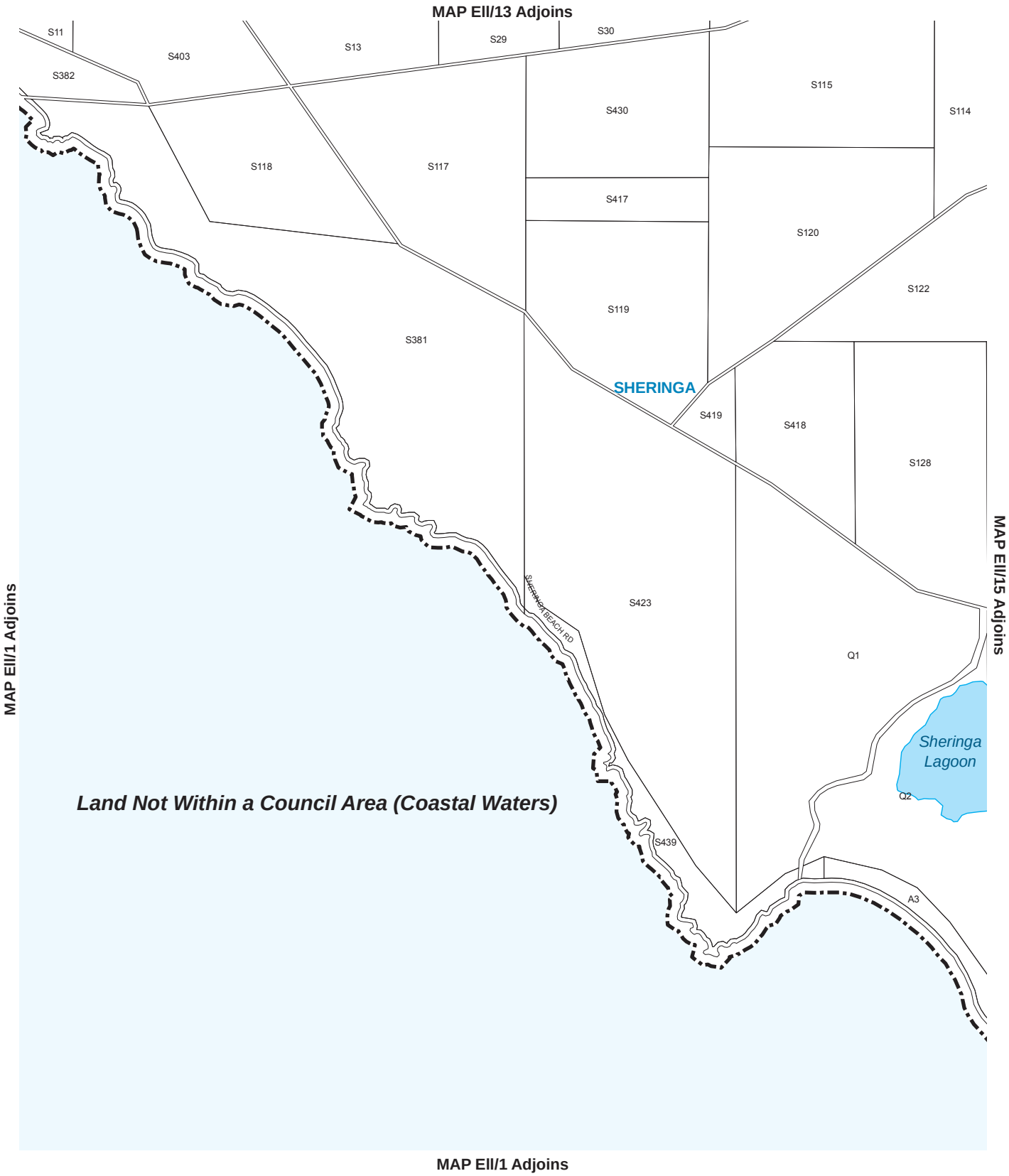
0 2,000 m

Zones

- CstCon — Coastal Conservation
- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary

Zone Map Ell/13

ELLISTON COUNCIL
Consolidated - 12 December 2017



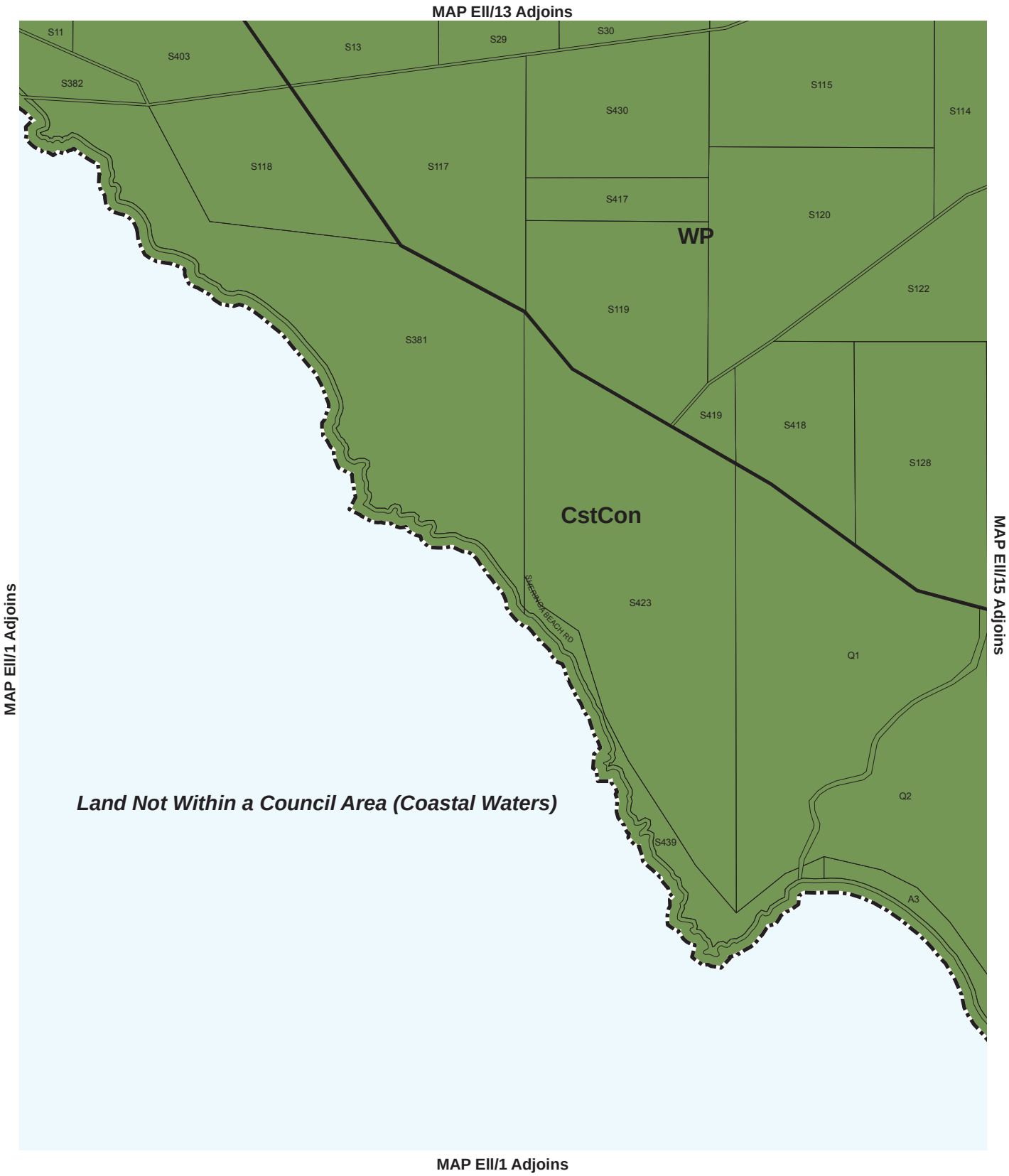
N

0 2,000 m

Location Map Ell/14

Waterbodies

Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

N

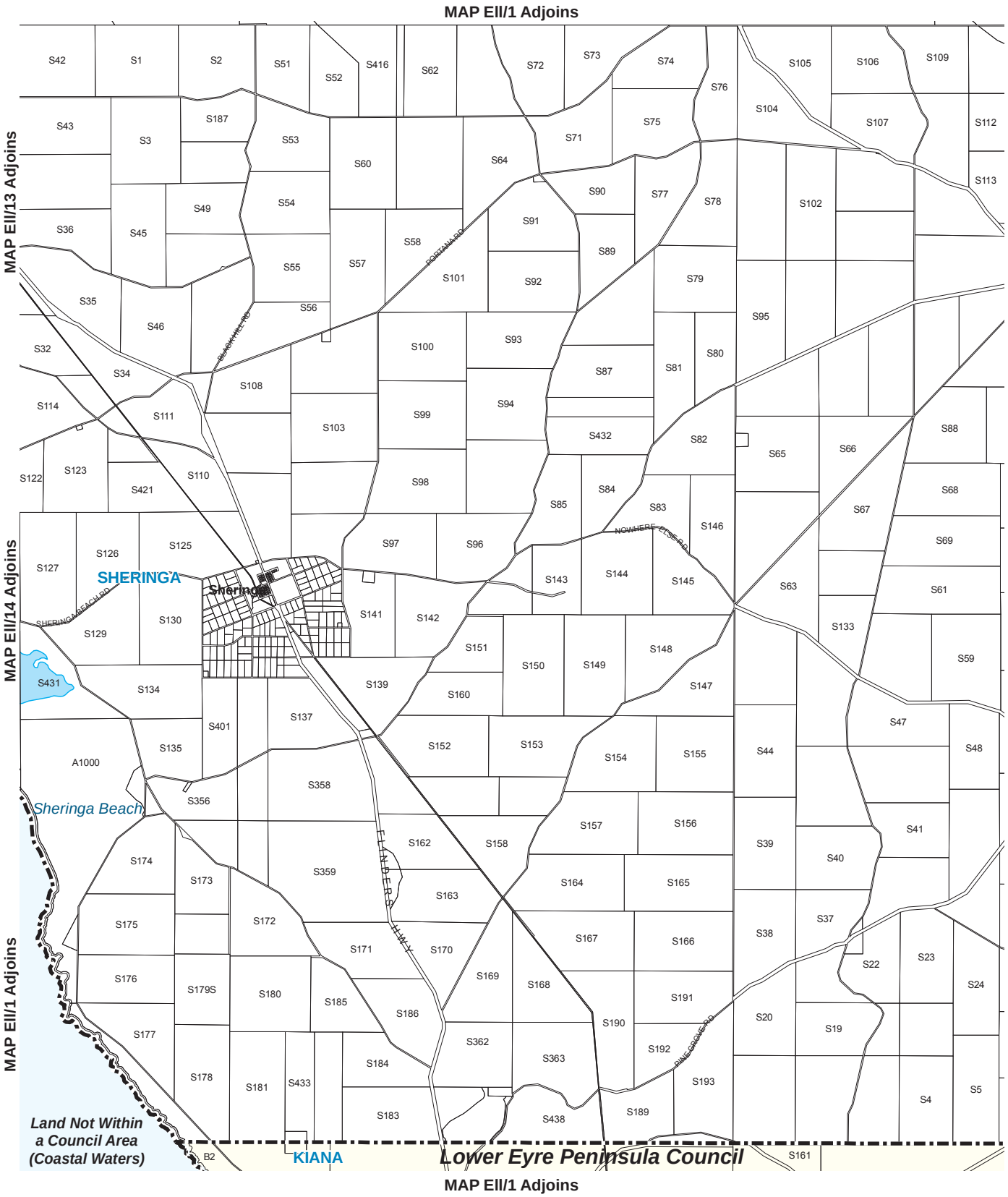
0 2,000 m

Zone Map Ell/14

Zones

- CstCon — Coastal Conservation
- WP — Water Protection
- Zone Boundary
- Development Plan Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017

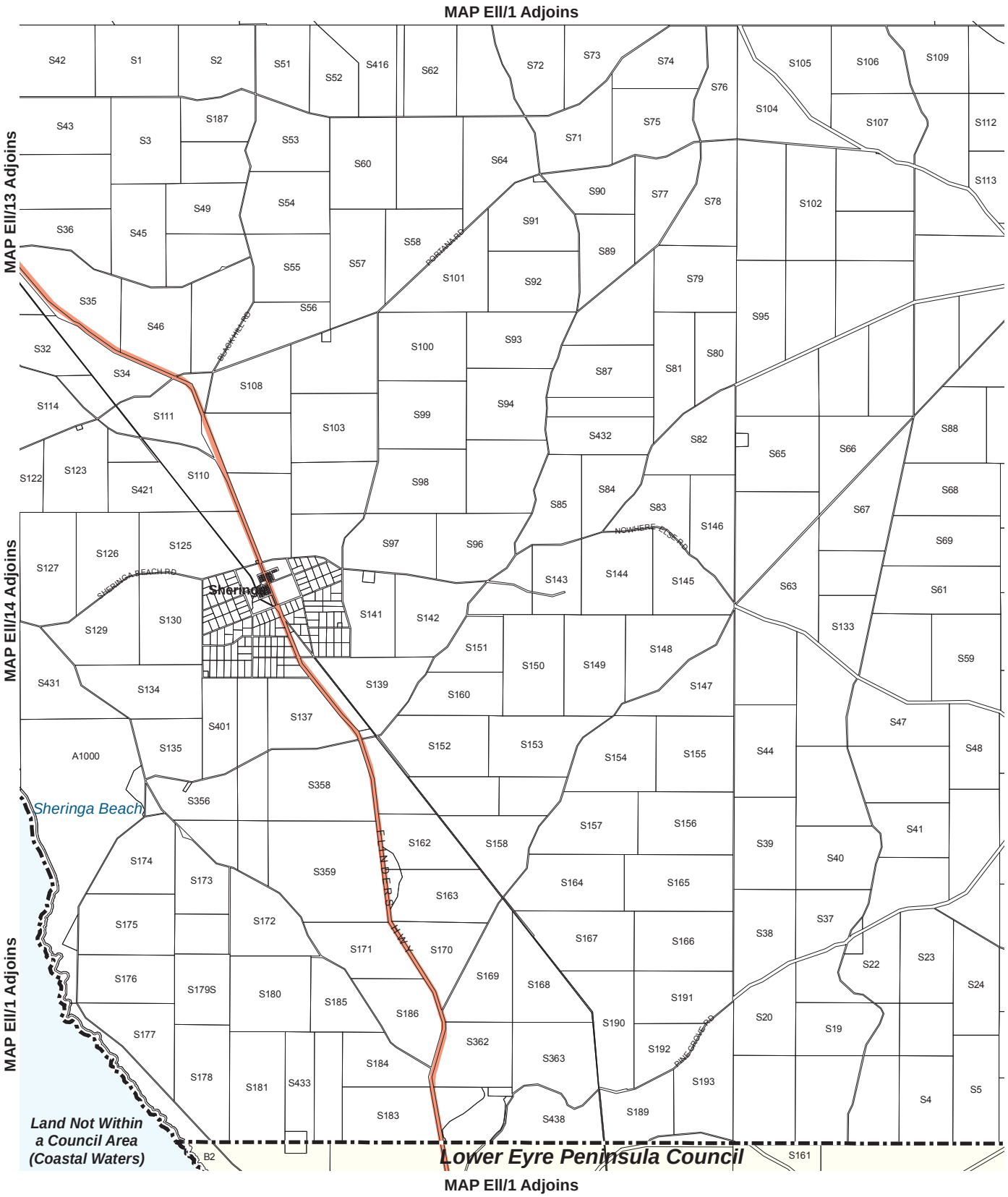


Location Map EII/15

Waterbodies

Development Plan Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017



N

0 5km

Overlay Map EII/15

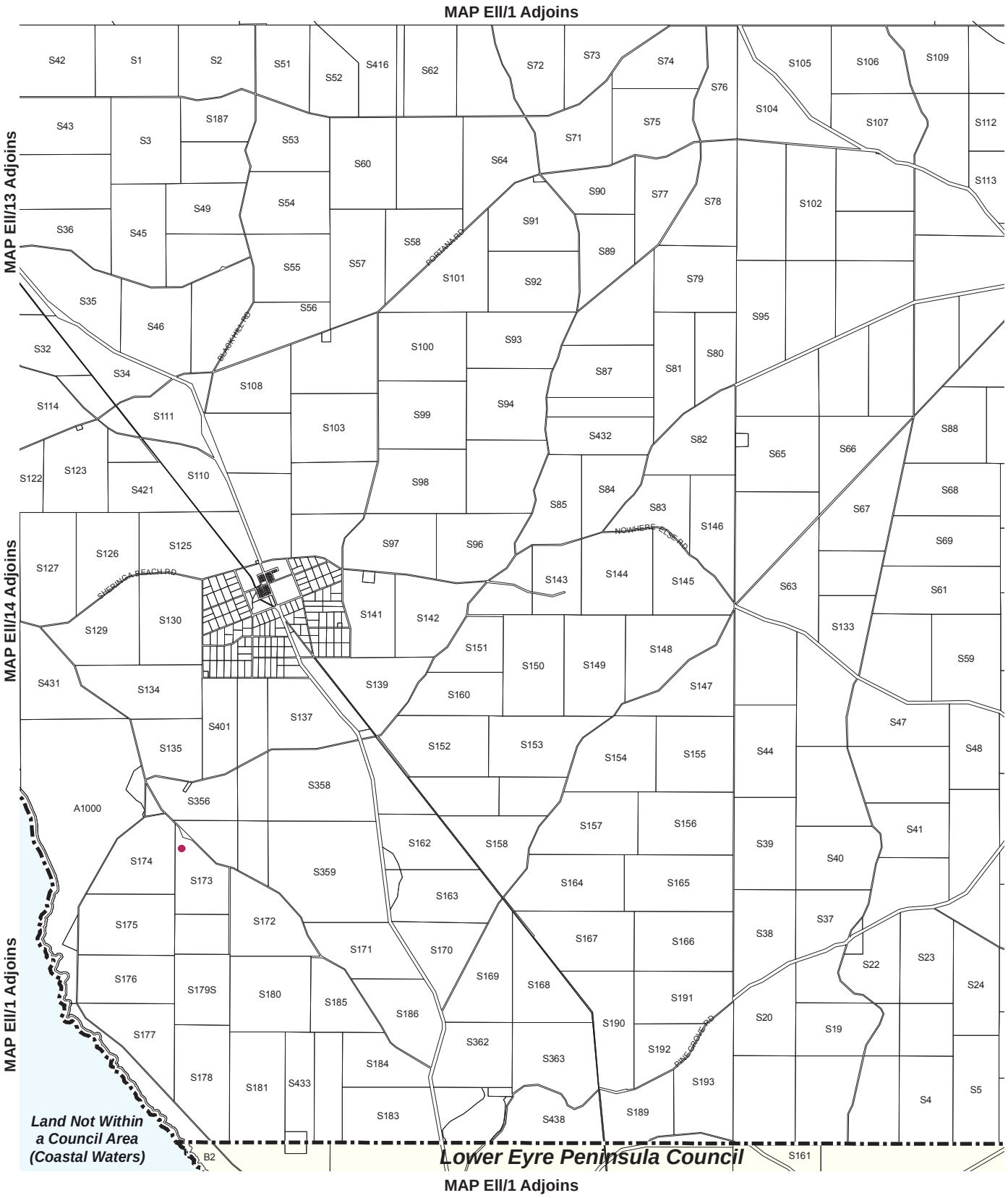
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017



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

N

0 5km

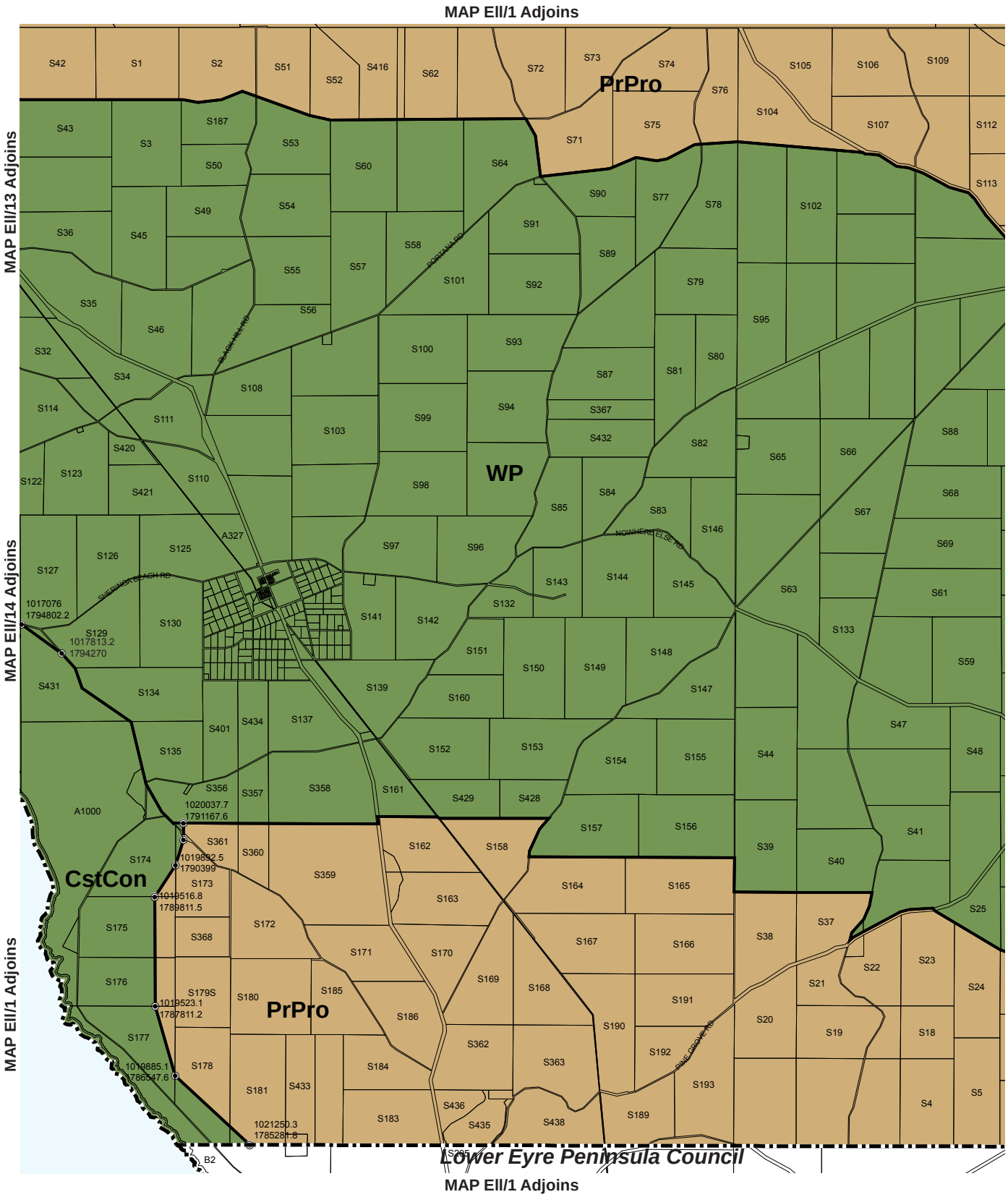
Overlay Map EII/15

HERITAGE

State heritage place

Development Plan Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017



Lamberts Conformal Conic Projection, GDA94

N

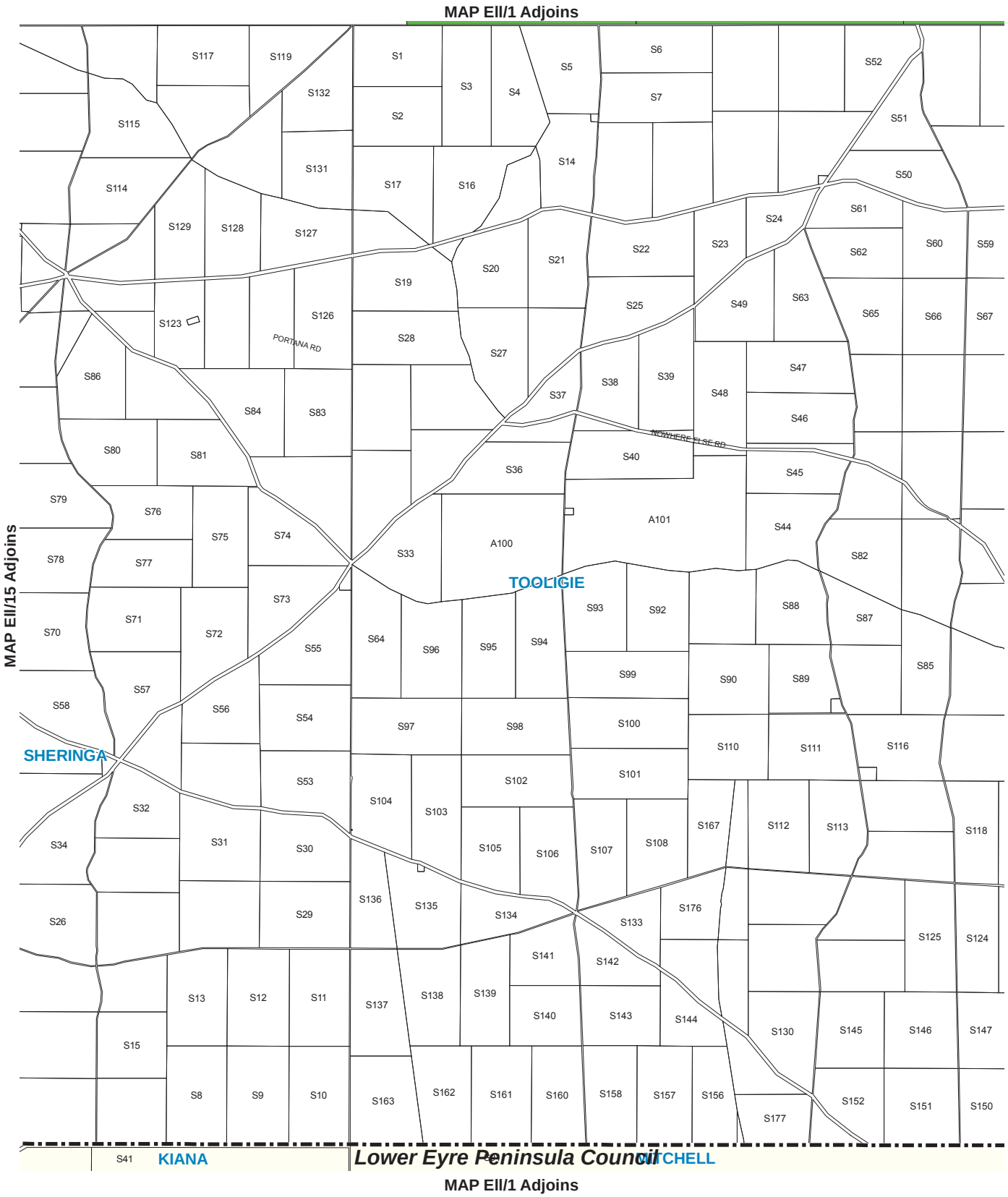
0 5km

Zones

- CstCon — Coastal Conservation
- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary
- Development Plan Boundary

Zone Map Ell/15

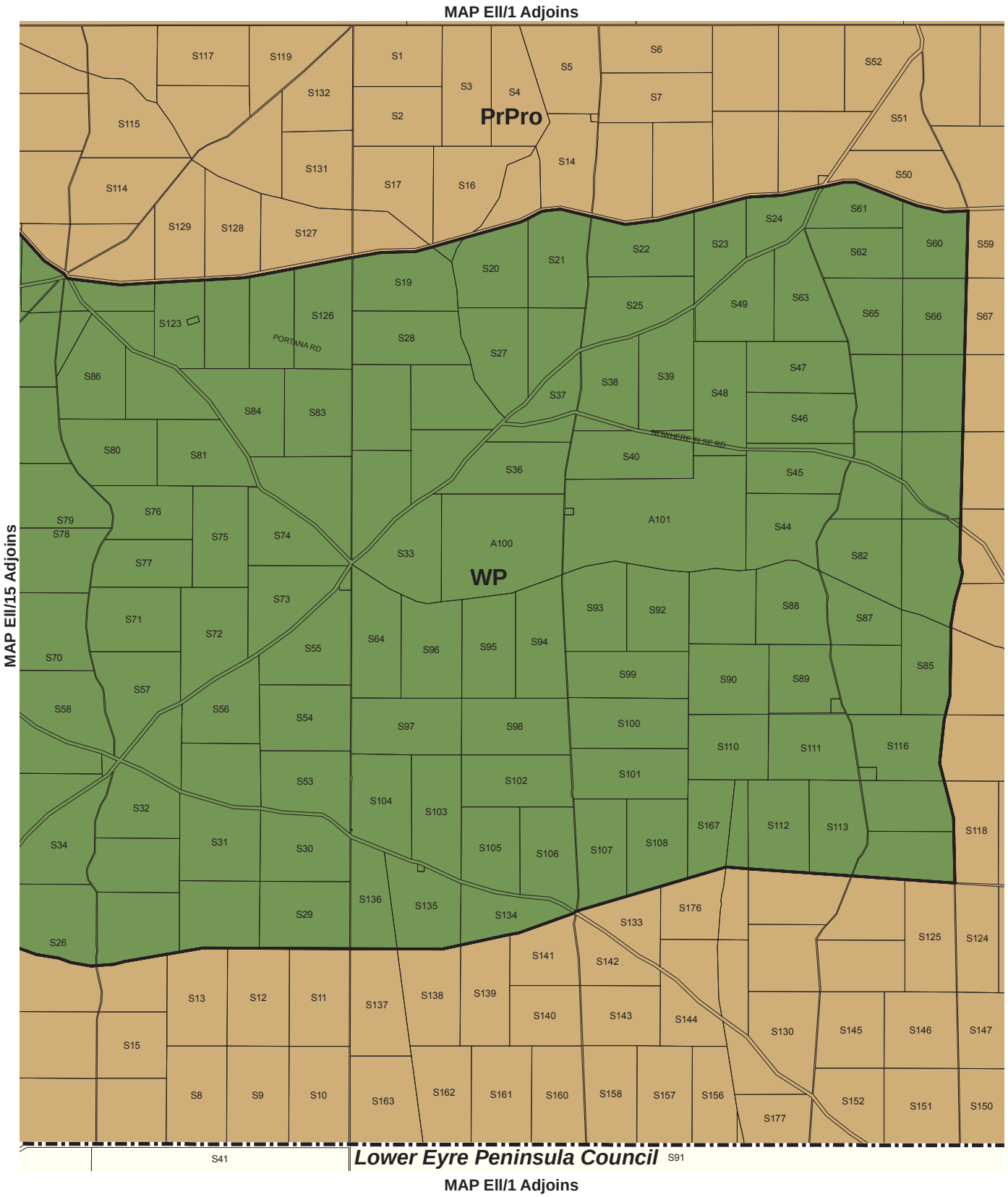
ELLISTON COUNCIL
Consolidated - 12 December 2017



Location Map Ell/16

Conservation Park

Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

N

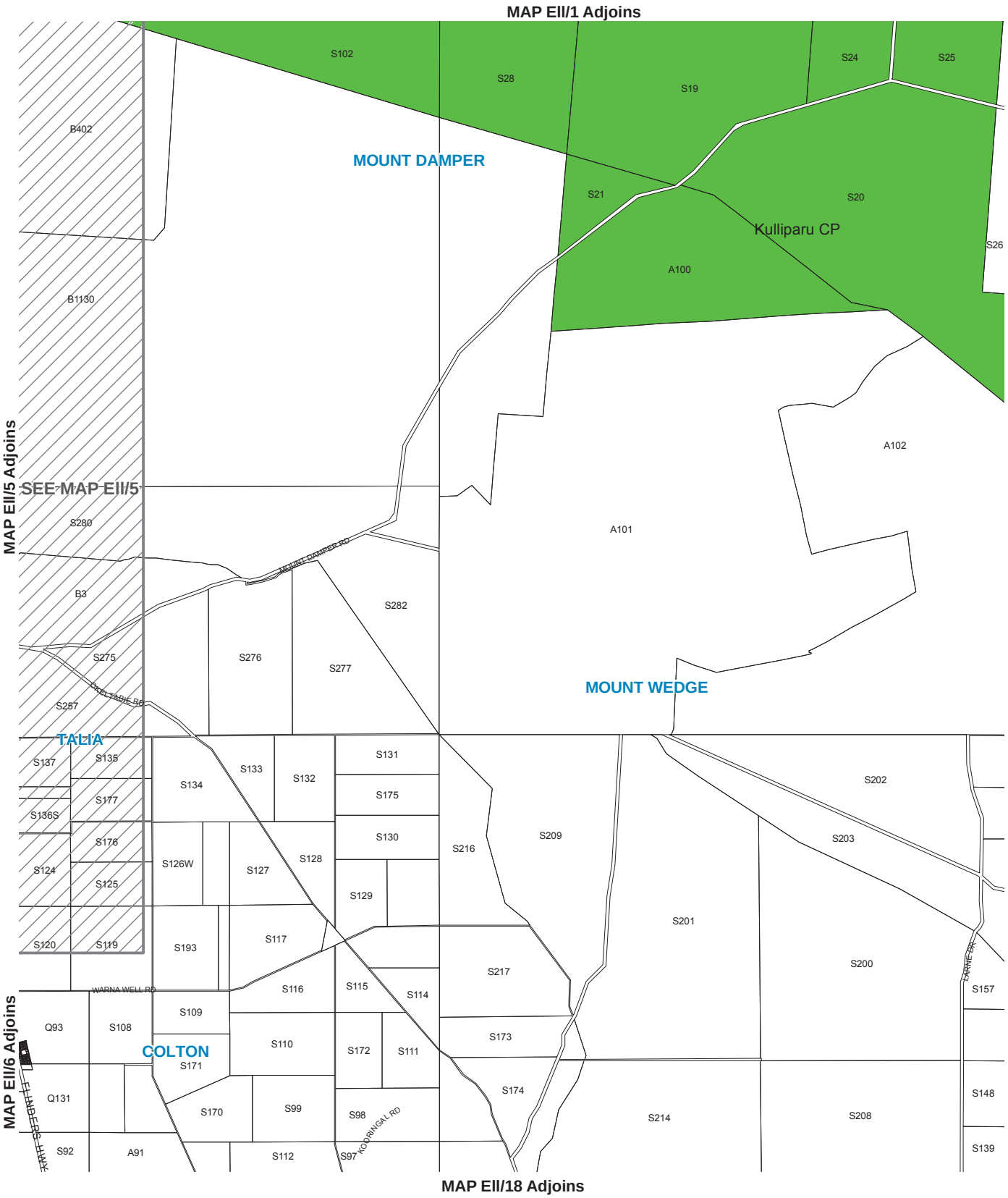
0 5km

Zone Map Ell/16

Zones

- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary
- Development Plan Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017



Location Map Ell/17

Conservation Park

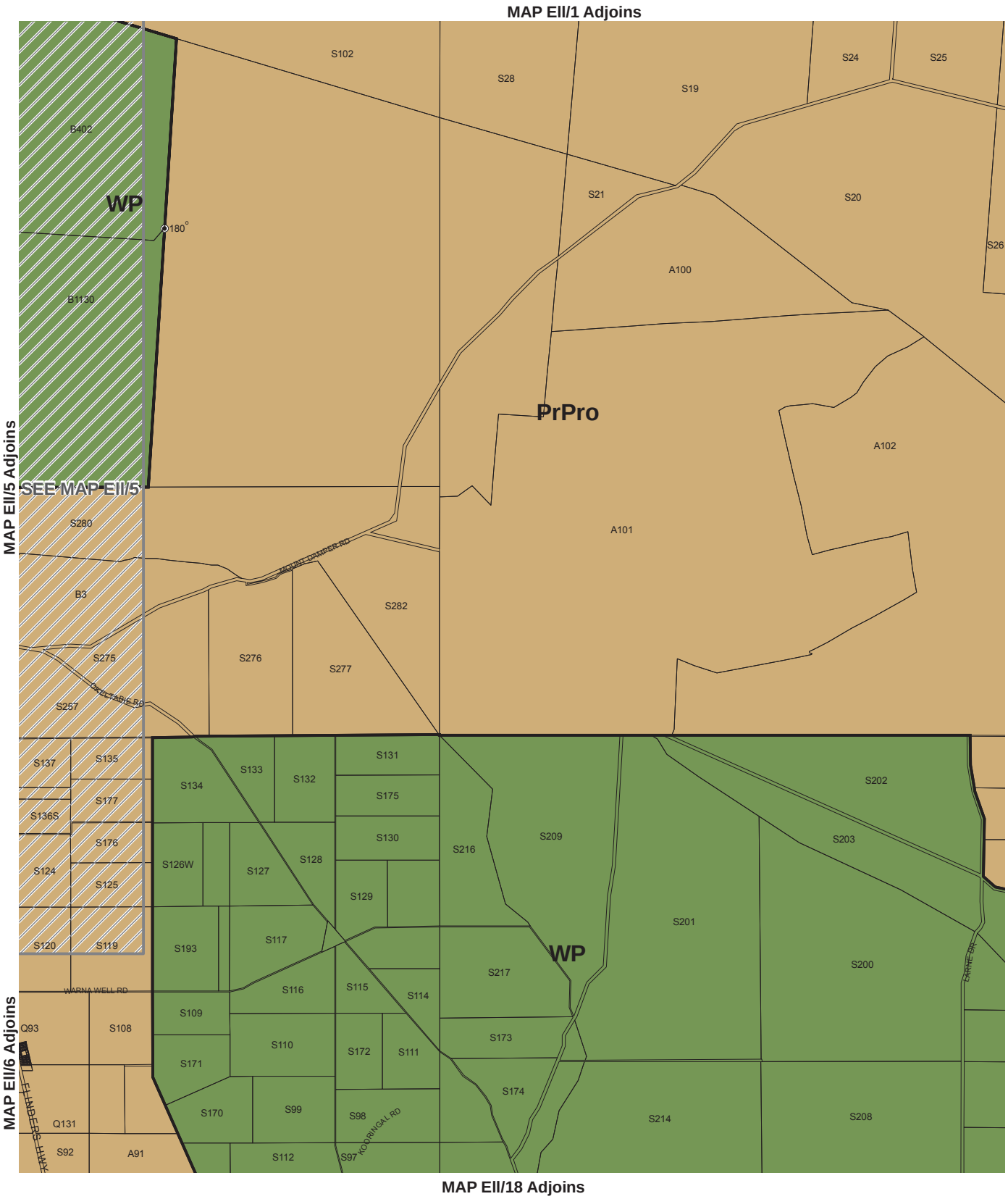
ELLISTON COUNCIL
Consolidated - 12 December 2017

Overlay Map Ell/17

TRANSPORT

Secondary Arterial Roads

ELLISTON COUNCIL
Consolidated - 12 December 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 10 km

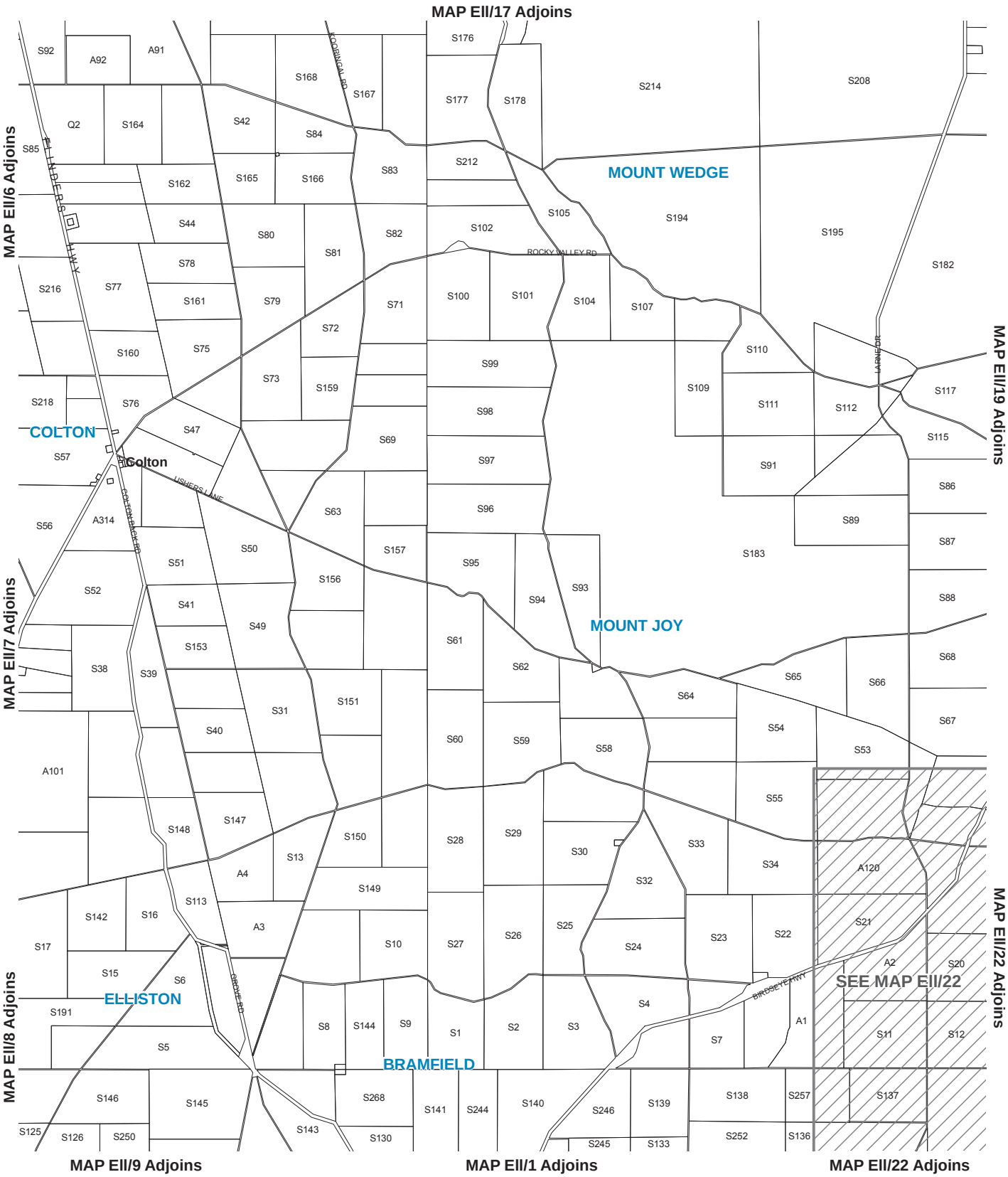
Zone Map Ell/17

Zones

- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017



Location Map Ell/18

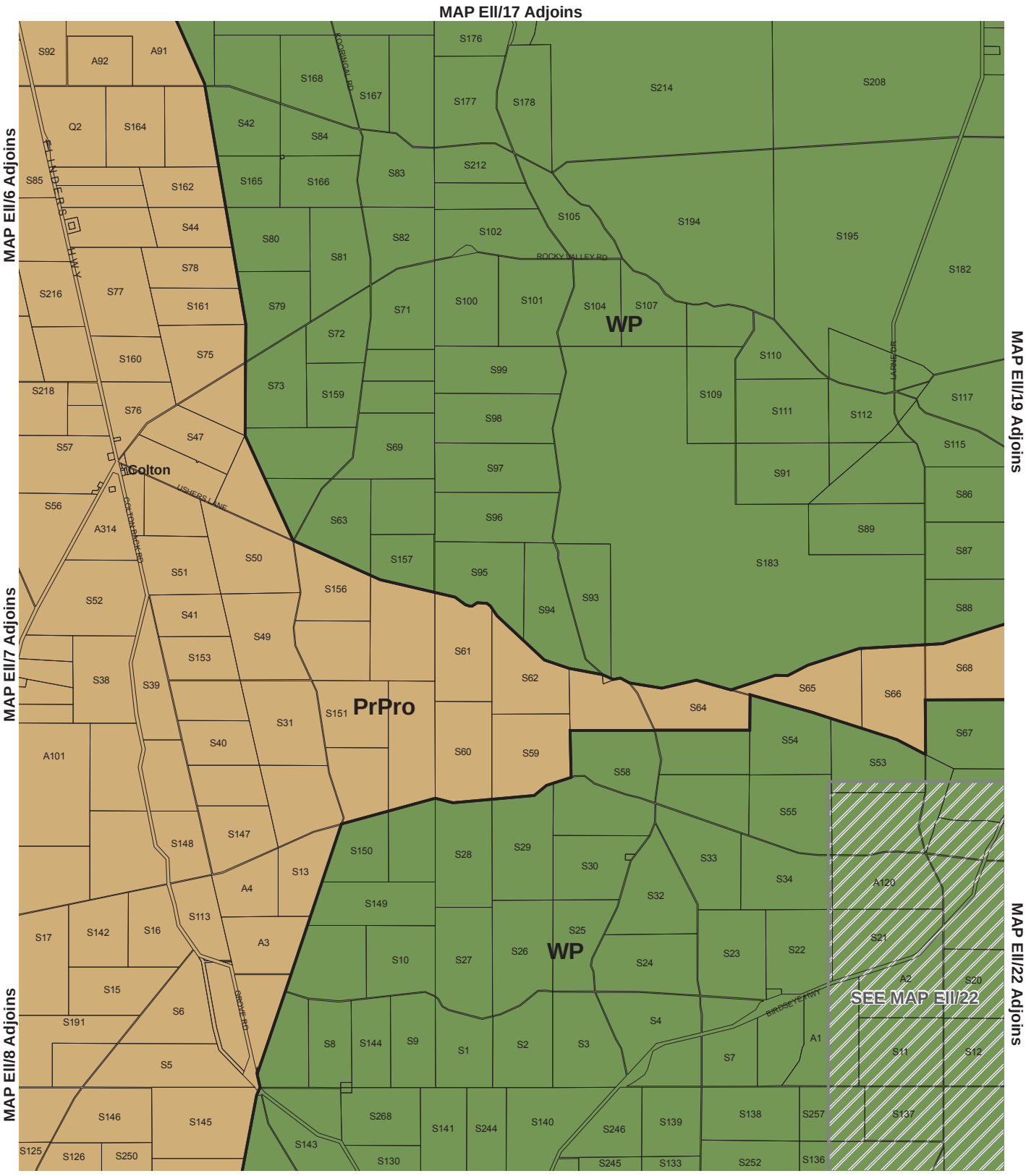
ELLISTON COUNCIL
Consolidated - 12 December 2017

Overlay Map Ell/18

TRANSPORT

Secondary Arterial Roads

ELLISTON COUNCIL
Consolidated - 12 December 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 5km

Zone Map Ell/18

Zones

- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017

Location Map Ell/19

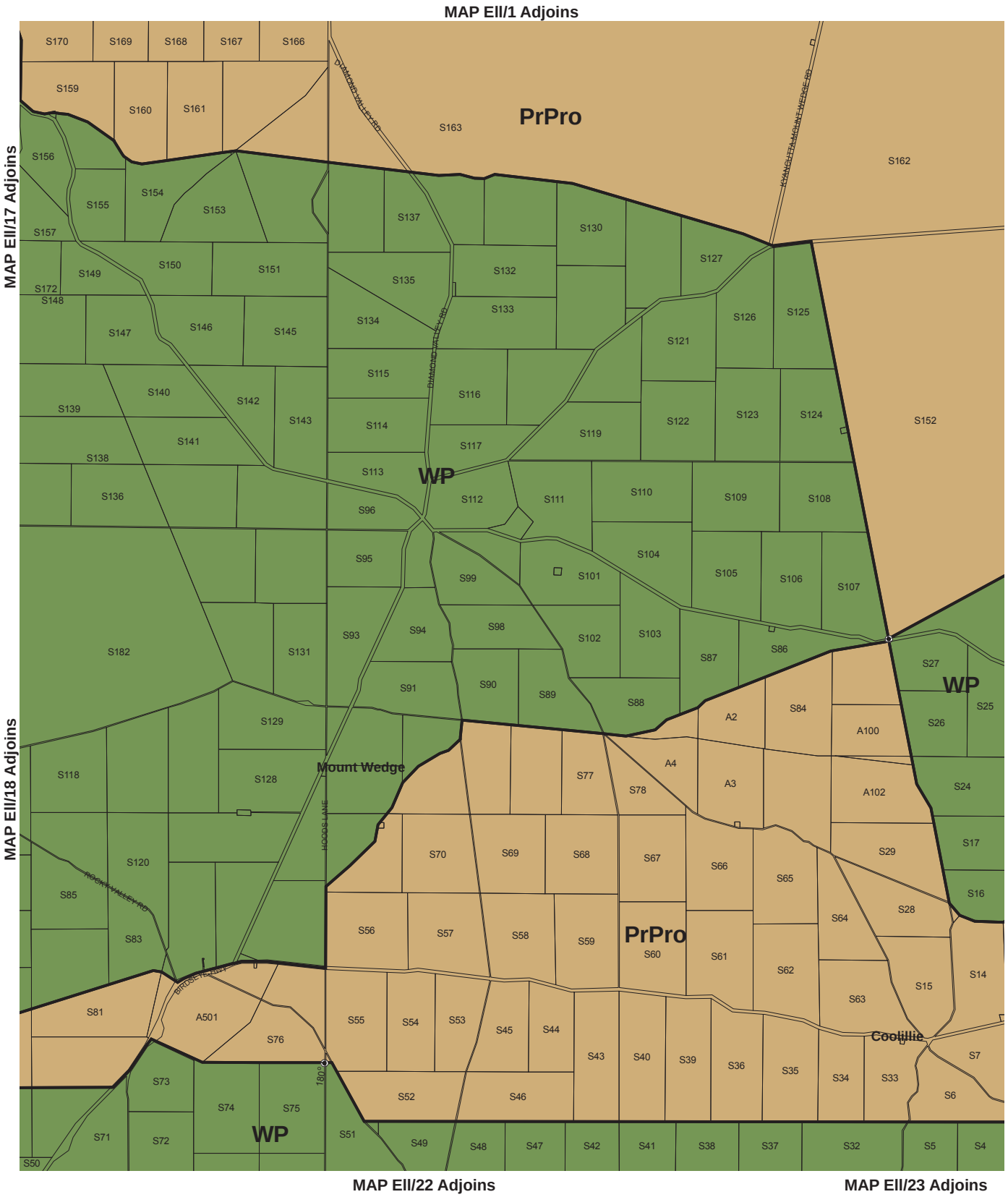
ELLISTON COUNCIL
Consolidated - 12 December 2017

Overlay Map Ell/19

TRANSPORT

Secondary Arterial Roads

ELLISTON COUNCIL
Consolidated - 12 December 2017



Lamberts Conformal Conic Projection, GDA94

N

0 5km

Zone Map Ell/19

Zones

- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017

Location Map Ell/20

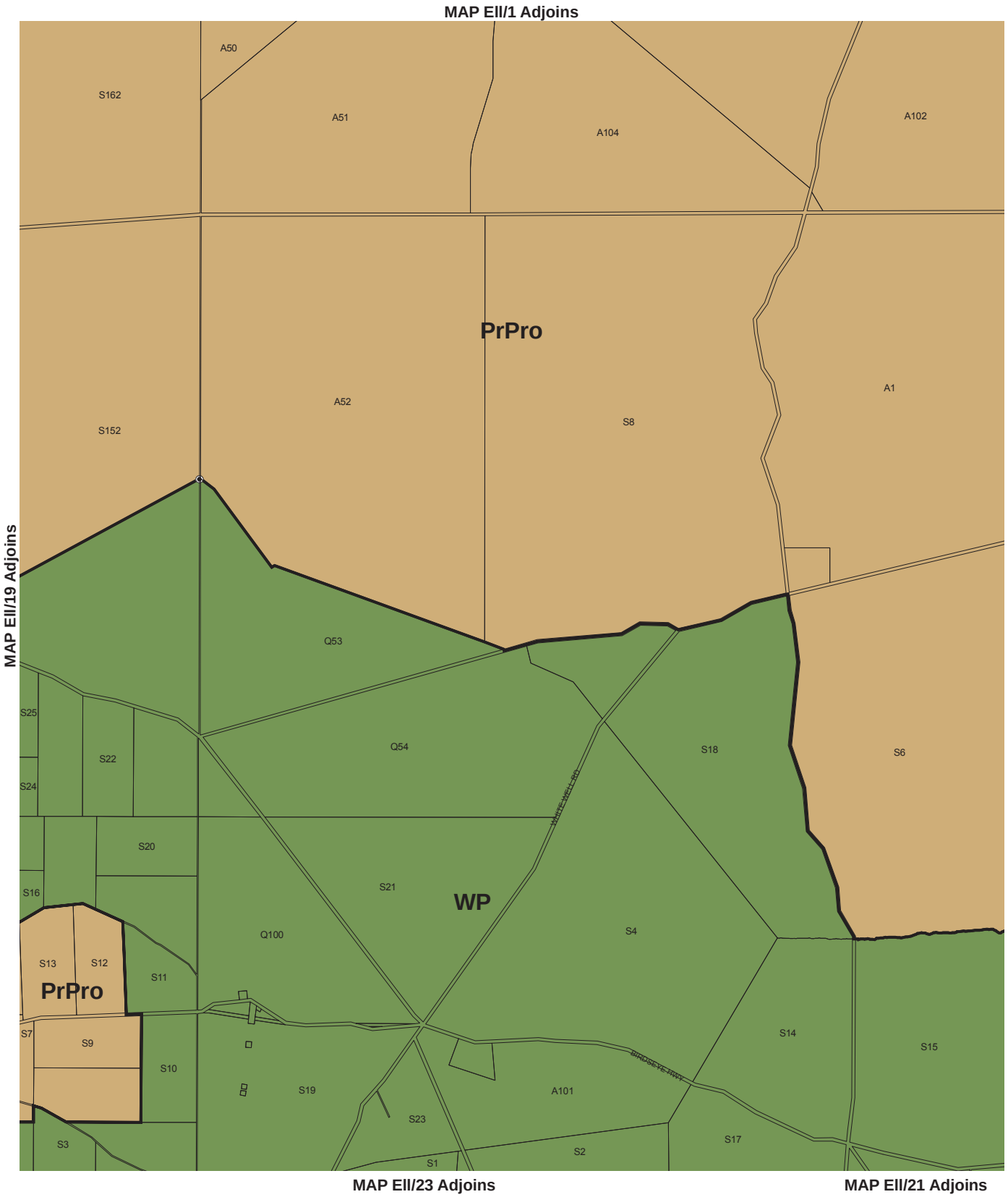
ELLISTON COUNCIL
Consolidated - 12 December 2017

Overlay Map Ell/20

TRANSPORT

Secondary Arterial Roads

ELLISTON COUNCIL
Consolidated - 12 December 2017



Lamberts Conformal Conic Projection, GDA94

N

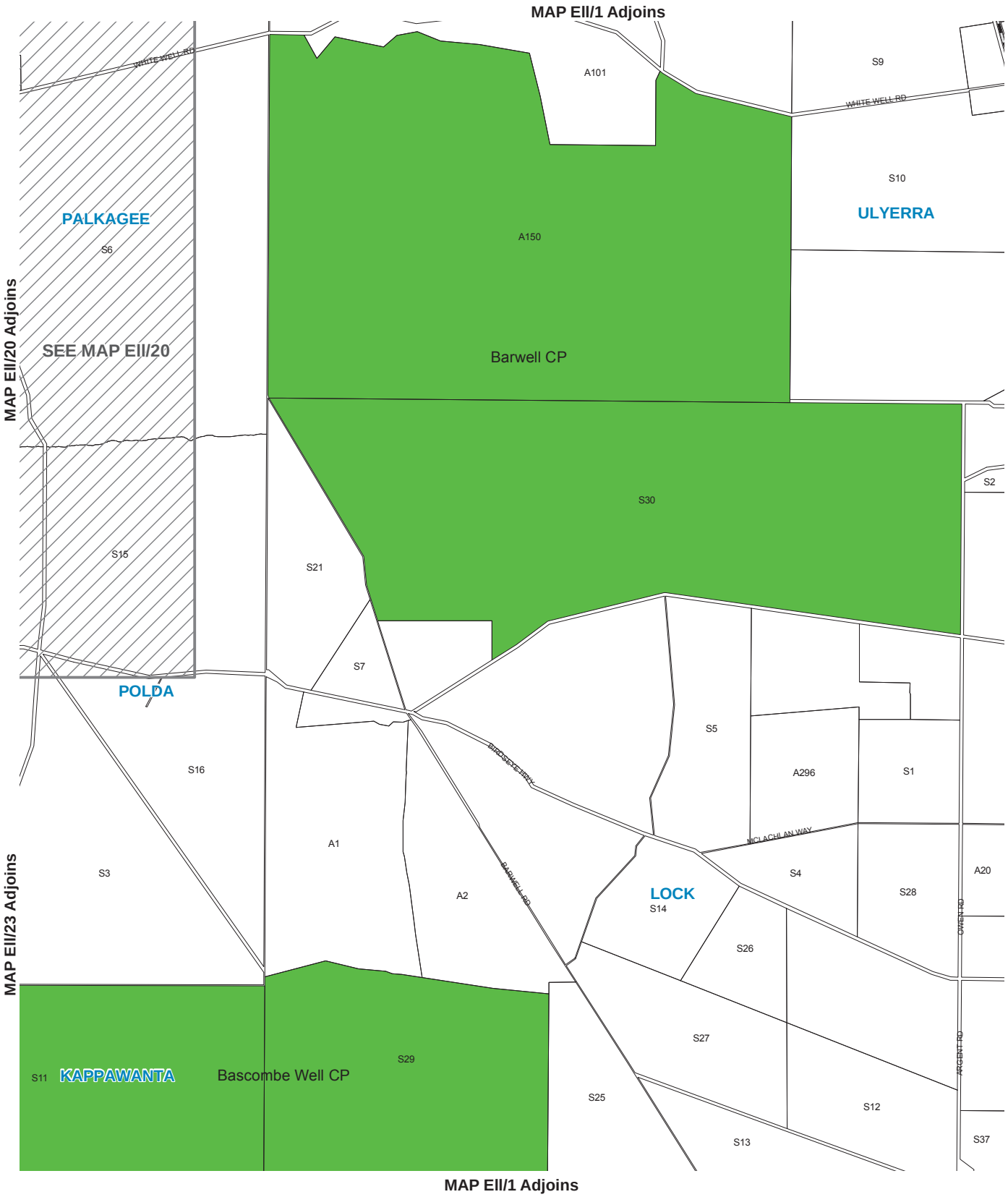
0 5km

Zone Map Ell/20

Zones

PrPro	Primary Production
WP	Water Protection
	Zone Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017



Location Map EII/21

Railways

Conservation Park

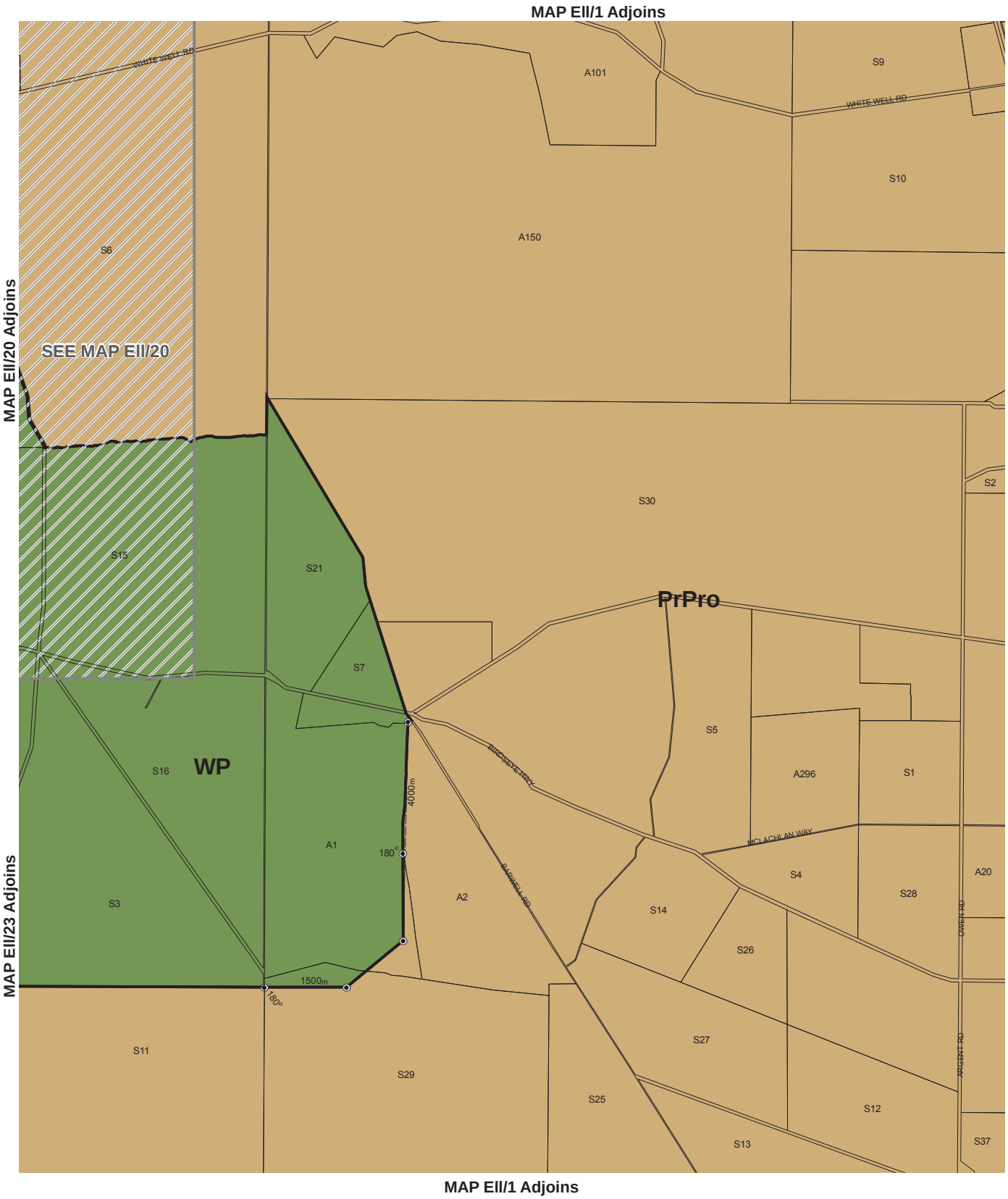
ELLISTON COUNCIL
Consolidated - 12 December 2017

Overlay Map EII/21

TRANSPORT

Secondary Arterial Roads

ELLISTON COUNCIL
Consolidated - 12 December 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 5km

Zone Map EII/21

Zones

- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017

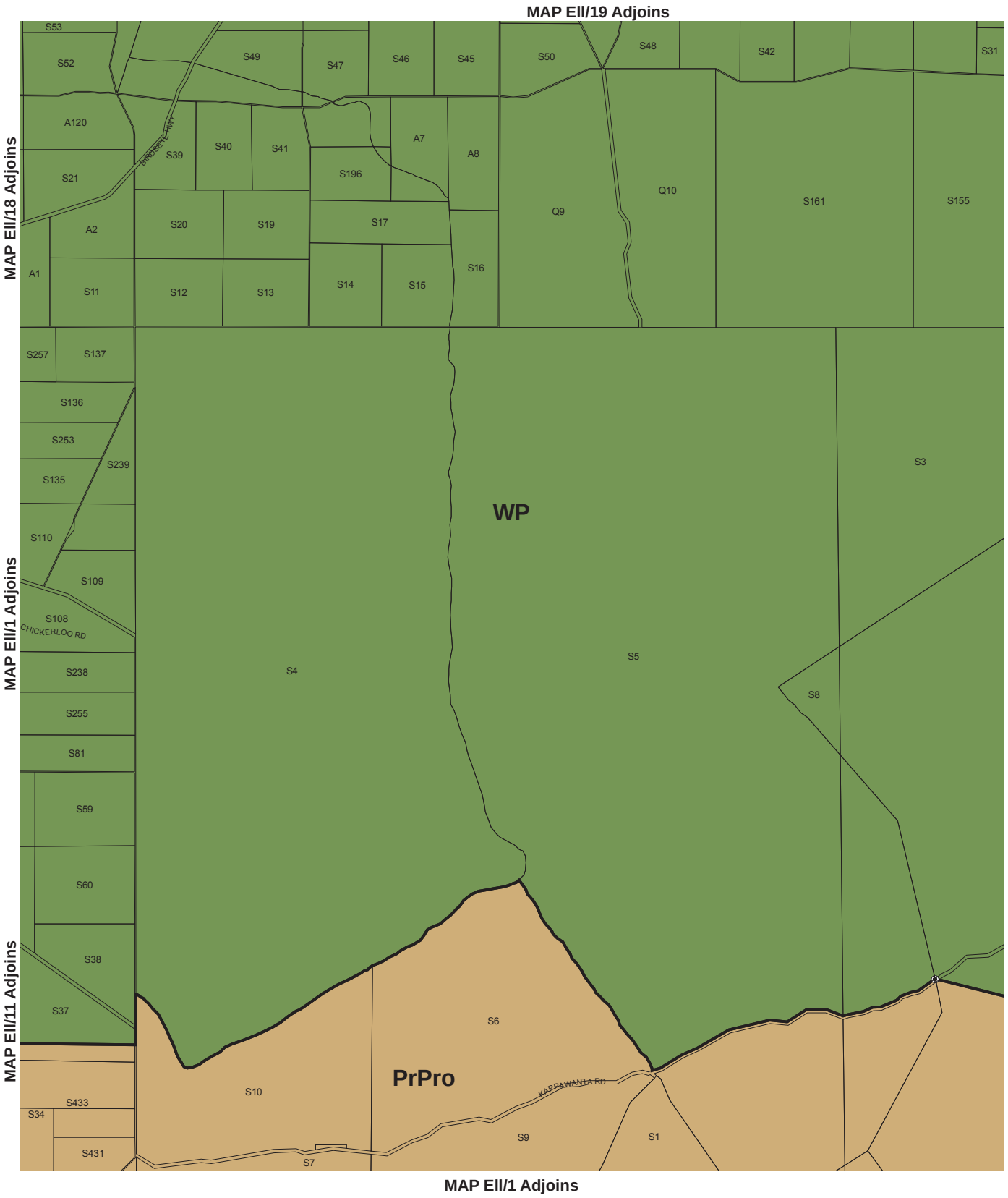
Location Map EII/22

Overlay Map EII/22

TRANSPORT

Secondary Arterial Roads

ELLISTON COUNCIL
Consolidated - 12 December 2017



Lamberts Conformal Conic Projection, GDA94

N

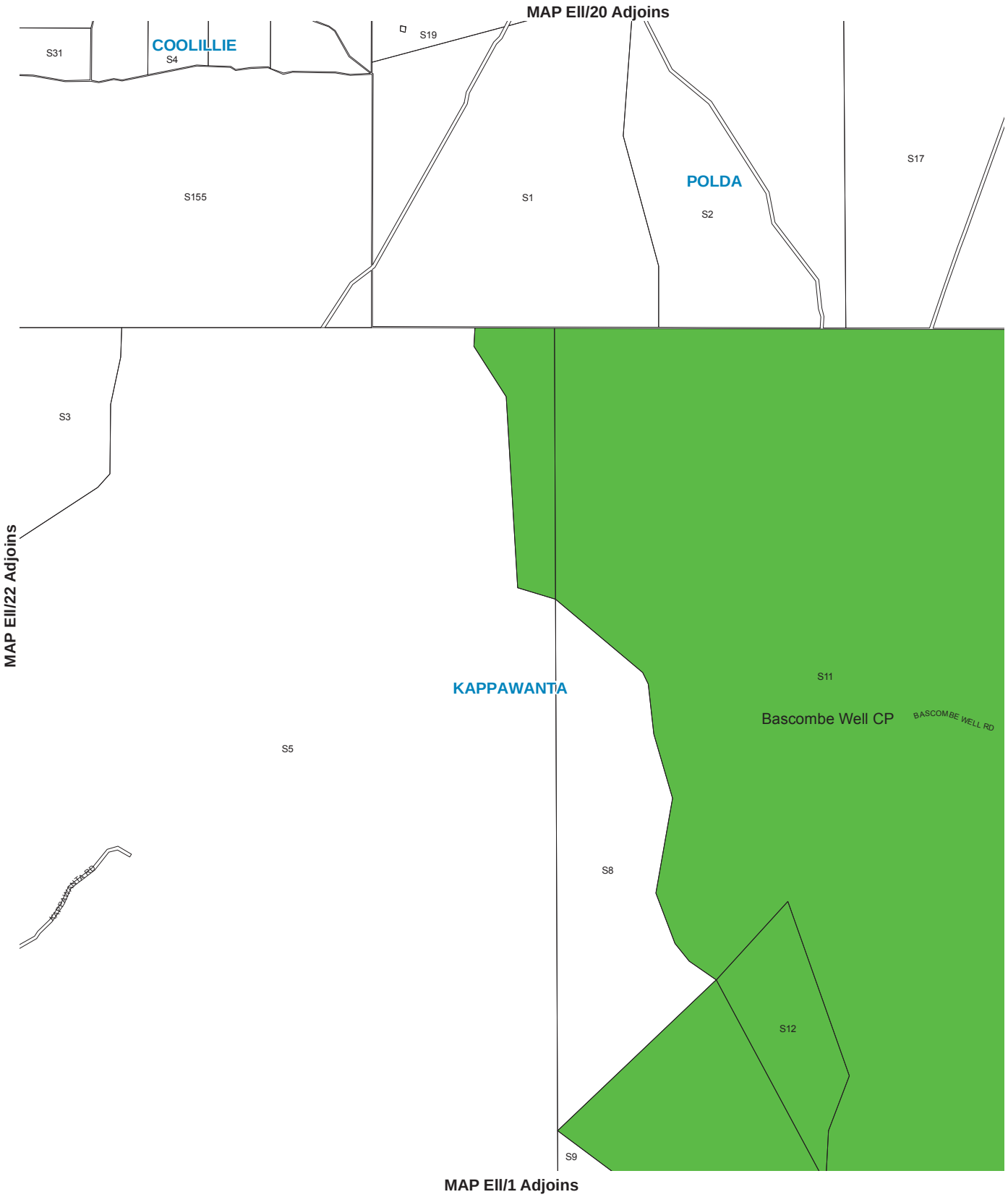
0 5km

Zone Map Ell/22

Zones

- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary

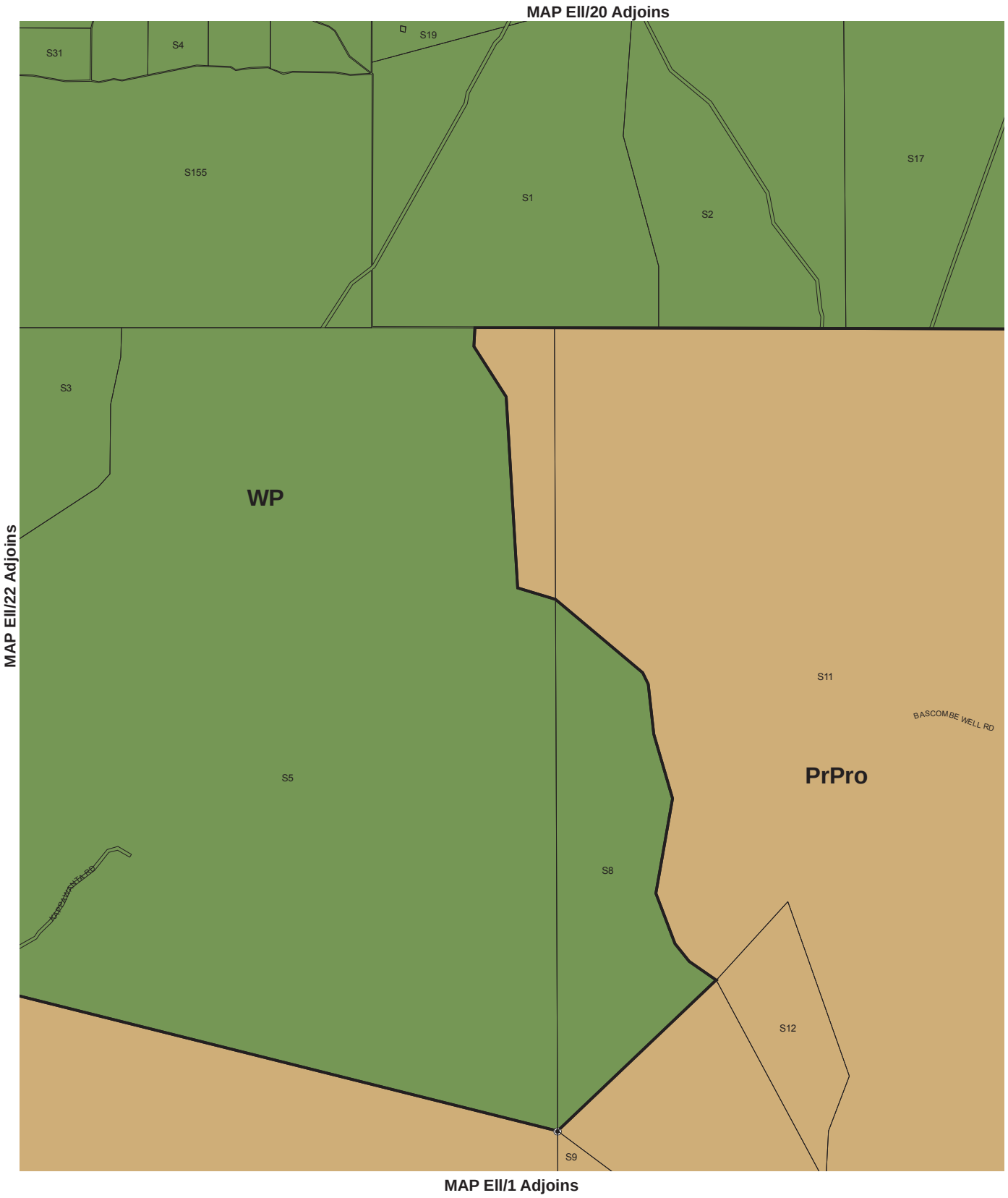
ELLISTON COUNCIL
Consolidated - 12 December 2017



Location Map EII/23

Conservation Park

ELLISTON COUNCIL
Consolidated - 12 December 2017



Lamberts Conformal Conic Projection, GDA94

N

0 5km

Zone Map Ell/23

Zones

- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary

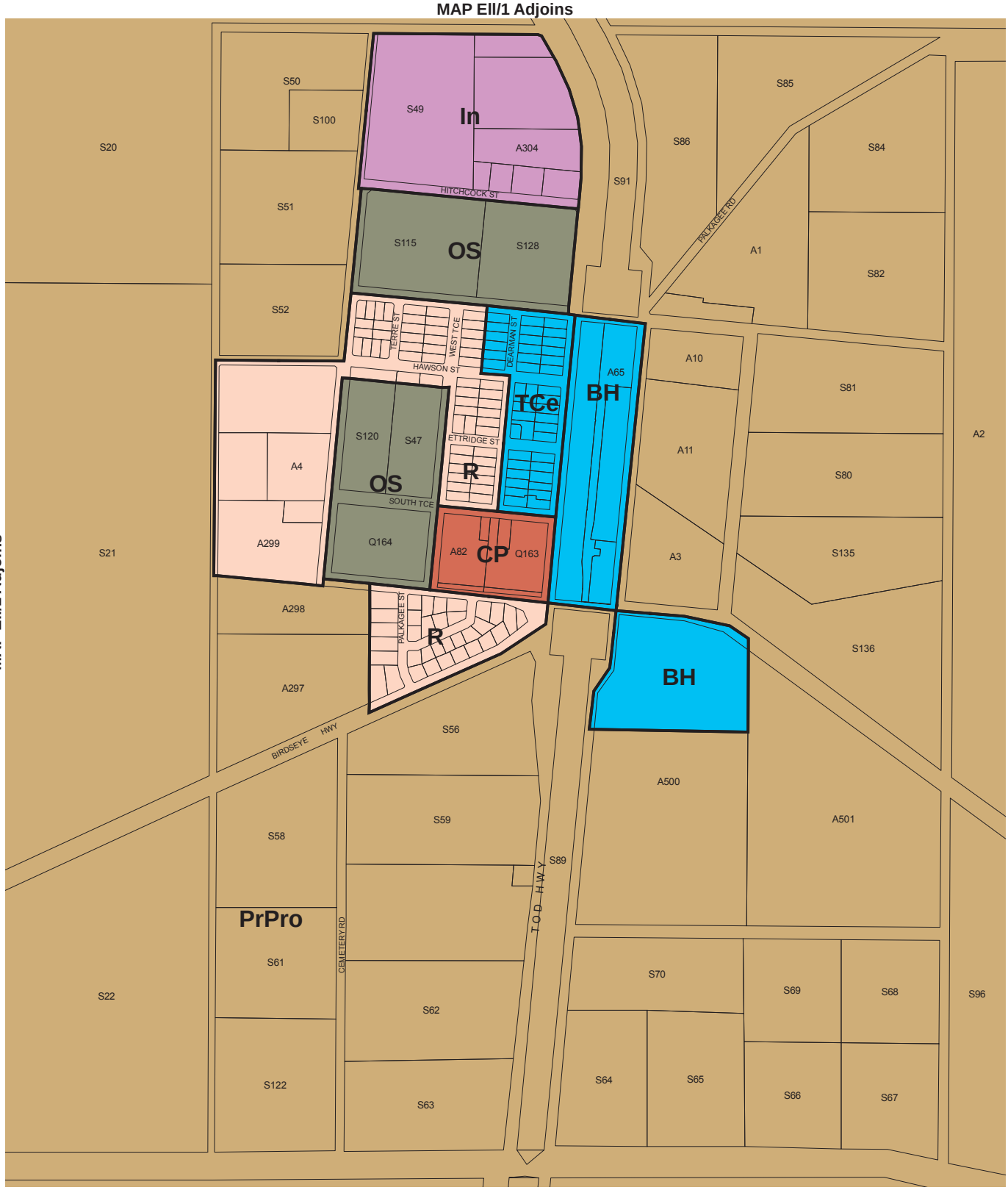
ELLISTON COUNCIL
Consolidated - 12 December 2017

Location Map Ell/24

ELLISTON COUNCIL
Consolidated - 12 December 2017

MAP EII/1 Adjoins
MAP EII/1 Adjoins
MAP EII/1 Adjoins
MAP EII/1 Adjoins
S20
S21
S22
S50
S100
S49
A304
S51
S115
S128
S52
S85
S86
S84
S91
A1
S82
PALKAGEE RD
HITCHCOCK ST
NORTH TCE
TERRE ST
HAWSON ST
A65
A10
S81
A11
A2
S80
S120
S47
ETTRIDGE ST
HERON ST
WEST TCE
DEARMAN ST
SOUTH TCE
A4
A299
Q164
A82
Q163
A3
S135
STARKE ST
RAILWAY TCE
A298
PALKAGEE ST
MCLACHLAN ST
S136
A297
BIRDSEYE HWY
S56
A500
A501
S59
S58
S89
T.O.D. HWY
CEMETERY RD
S61
S70
S69
S68
S96
S62
S64
S65
S66
S67
S122
S63
N
0
500 m
LOCK
Overlay Map EII/24
TRANSPORT
Secondary Arterial Roads
ELLISTON COUNCIL
Consolidated - 12 December 2017

MAP EII/1 Adjoins



MAP EII/1 Adjoins

MAP EII/1 Adjoins

MAP EII/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

- BH Bulk Handling
- CP Caravan and Tourist Park
- In Industry
- OS Open Space
- PrPro Primary Production
- R Residential
- TCe Town Centre
- Zone Boundary

LOCK

Zone Map EII/24

ELLISTON COUNCIL
Consolidated - 12 December 2017

Lamberts Conformal Conic Projection, GDA94

Policy Area

4 Township Fringe

N

0 500 m

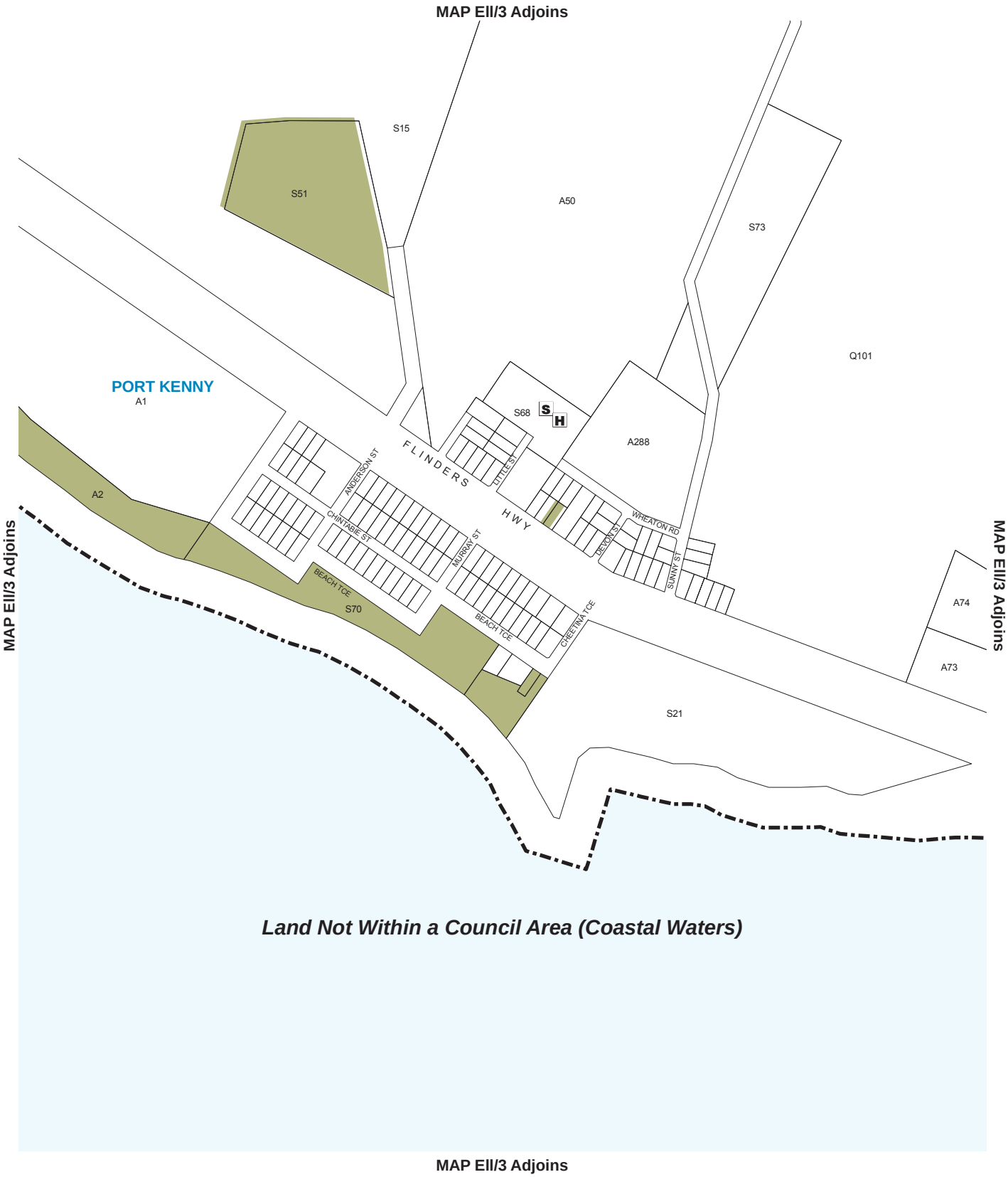
LOCK

Policy Area Map EII/24

Policy Area Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017



N

0 500 m

PORT KENNY

Location Map EII/25

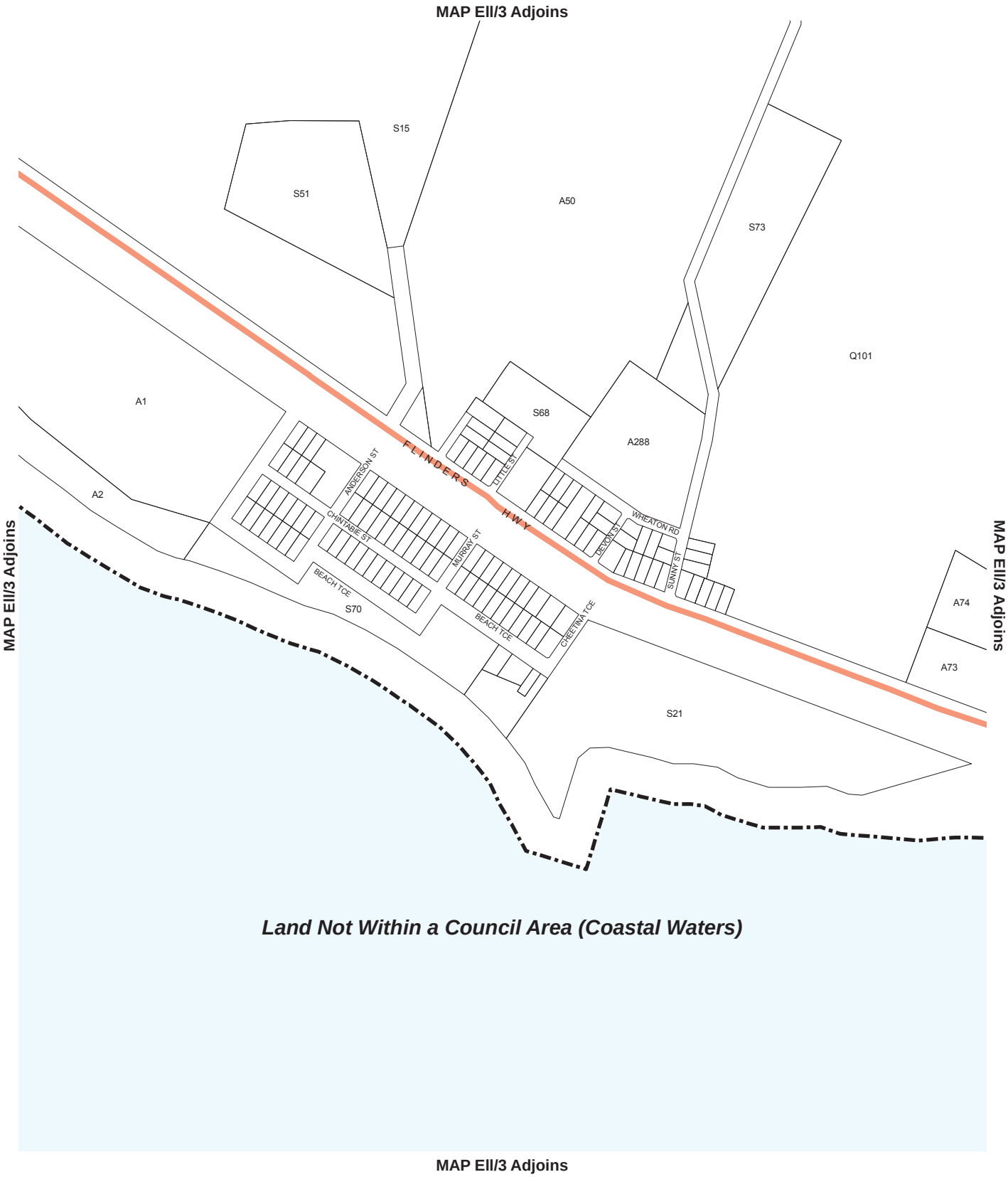
S School

H Other Health Services

Local Reserves

Development Plan Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017



N

0 500 m

PORT KENNY

Overlay Map Ell/25

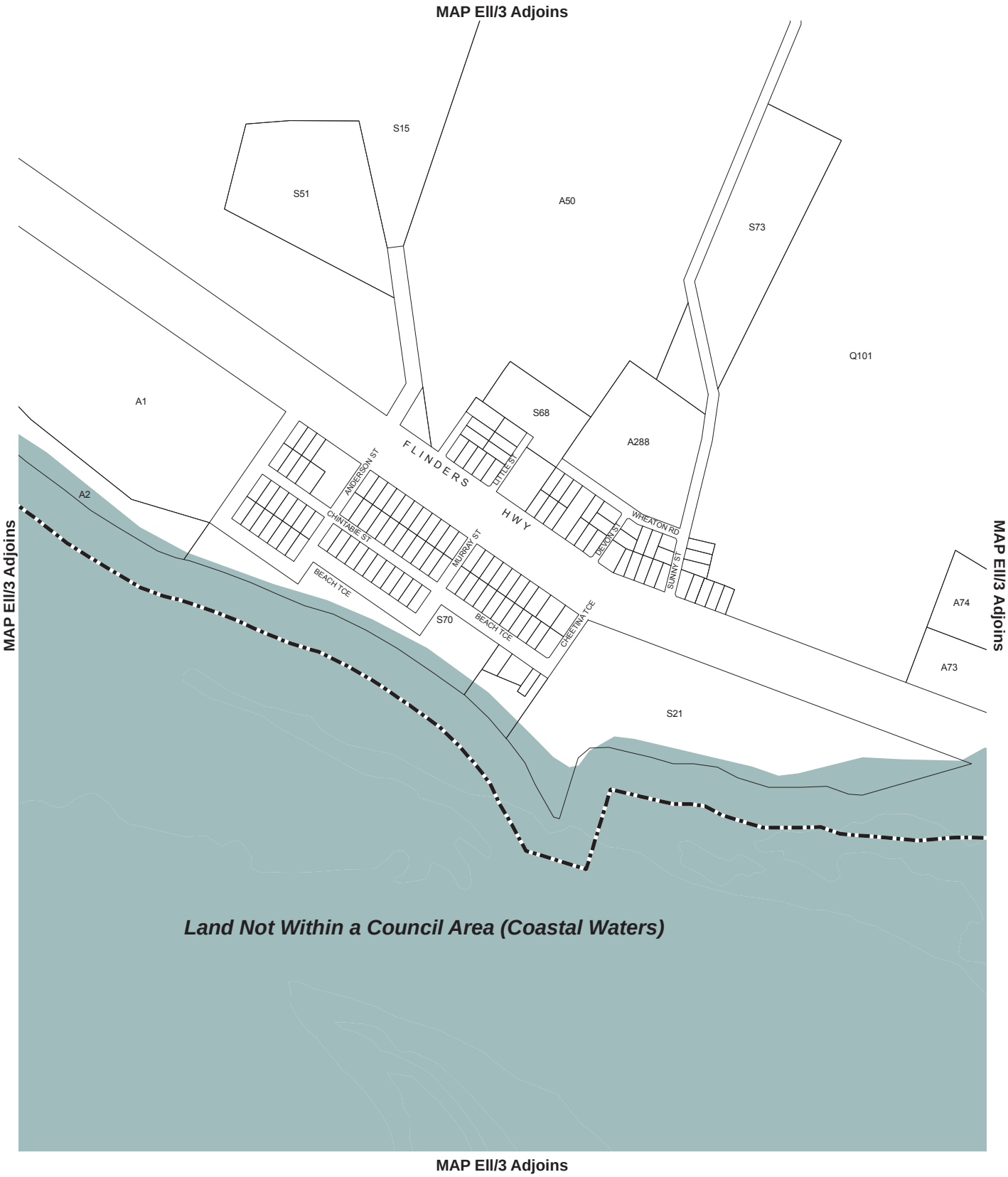
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017



N

0 500 m

PORT KENNY

Overlay Map EII/25

DEVELOPMENT CONSTRAINTS

Coastal Acid Sulfate Soils

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017

MAP Ell/3 Adjoins

MAP Ell/3 Adjoins

MAP Ell/3 Adjoins

Land Not Within a Council Area (Coastal Waters)

MAP Ell/3 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

- CP — Caravan and Tourist Park
- CstCon — Coastal Conservation
- CstOS — Coastal Open Space
- PrPro — Primary Production
- T — Township
- Zone Boundary
- Development Plan Boundary

PORT KENNY

Zone Map Ell/25

ELLISTON COUNCIL
Consolidated - 12 December 2017

MAP EII/4 Adjoins

N

0 500 m

VENUS BAY

Location Map EII/26

Local Reserves

Development Plan Boundary

MAP EII/4 Adjoins

MAP EII/4 Adjoins

MAP EII/4 Adjoins

MAP EII/4 Adjoins

N

0 500 m

VENUS BAY

Overlay Map EII/26

DEVELOPMENT CONSTRAINTS

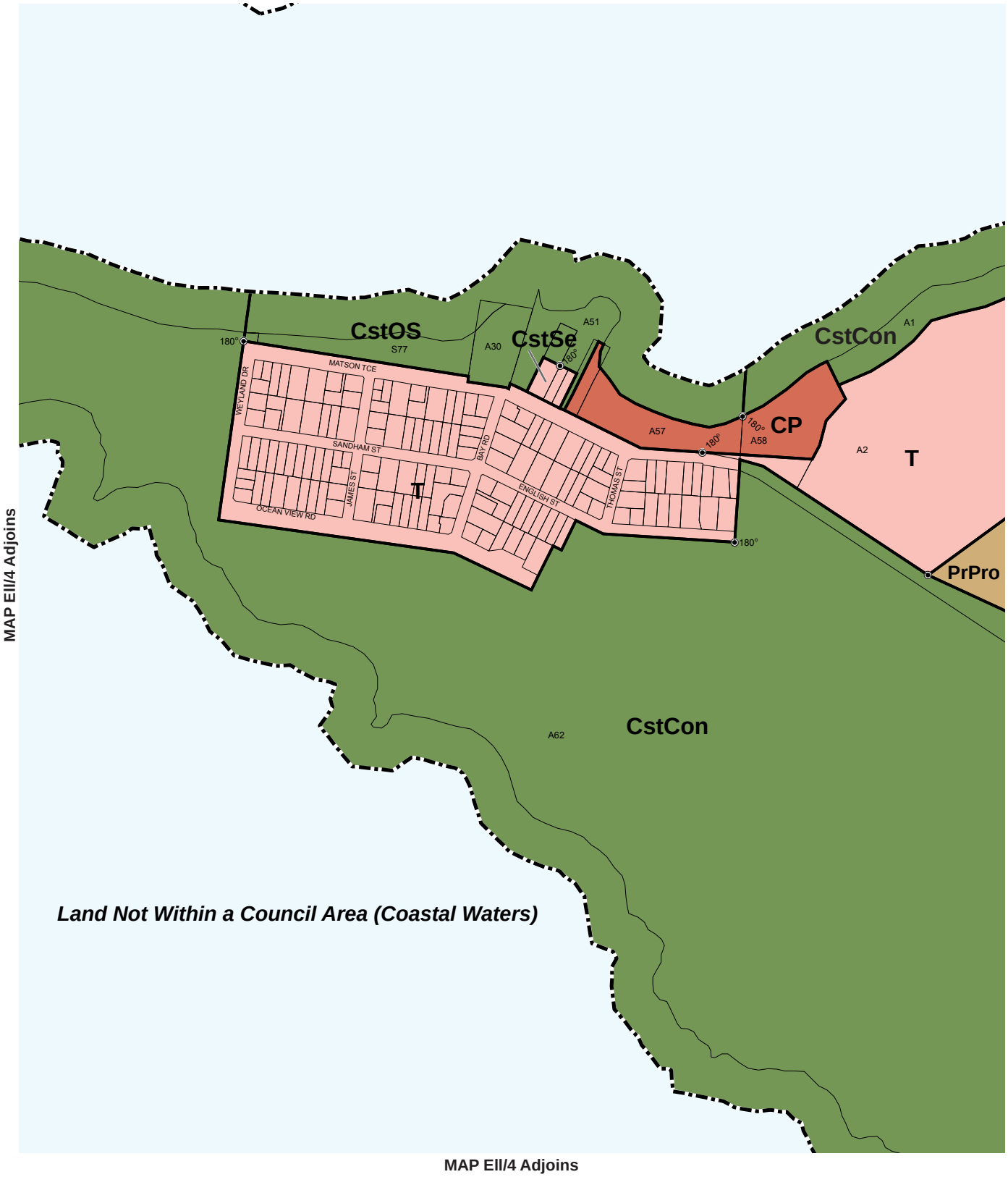
Coastal Acid Sulfate Soils

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017

MAP EII/4 Adjoins



MAP EII/4 Adjoins

MAP EII/4 Adjoins

MAP EII/4 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

- CP — Caravan and Tourist Park
- CstCon — Coastal Conservation
- CstOS — Coastal Open Space
- CstSe — Coastal Settlement
- PrPro — Primary Production
- T — Township
- Zone Boundary
- Development Plan Boundary

VENUS BAY

Zone Map EII/26

ELLISTON COUNCIL
Consolidated - 12 December 2017

MAP EII/4 Adjoins

MAP EII/4 Adjoins

MAP EII/4 Adjoins

MAP EII/4 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

2 Venus Bay Caravan Park

5 Venus Shores

N

0 500 m

VENUS BAY

Policy Area Map EII/26

Policy Area Boundary

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017

N

0 500 m

ELLISTON

Location Map Ell/27

School

Local Reserves

Development Plan Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017

ELLISTON

Overlay Map Ell/27

TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017

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

N

0 500 m

State heritage place

Development Plan Boundary

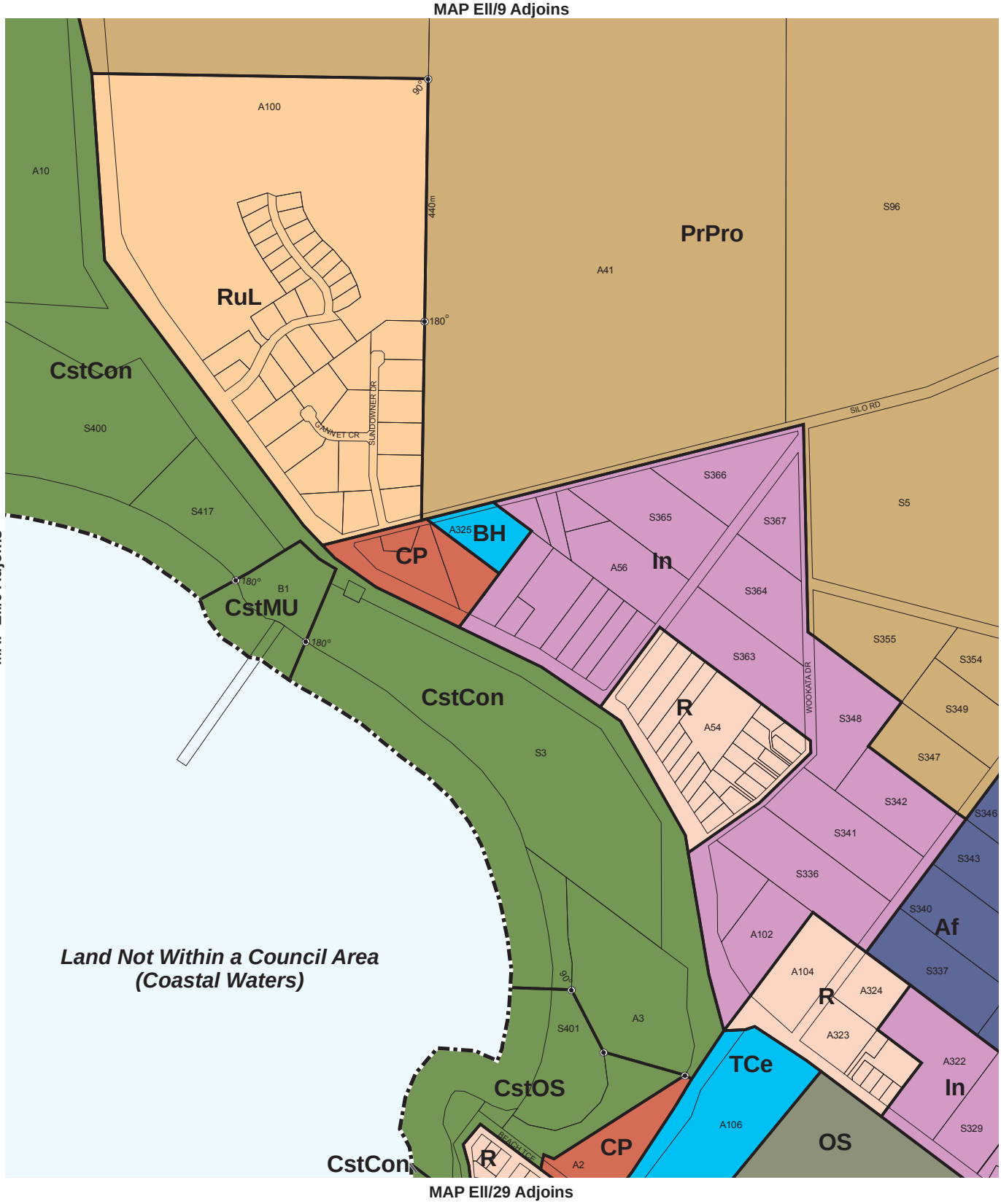
ELLISTON

Overlay Map Ell/27

HERITAGE

ELLISTON COUNCIL
Consolidated - 12 December 2017

MAP Ell/9 Adjoins



MAP Ell/9 Adjoins

MAP Ell/28 Adjoins

MAP Ell/29 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

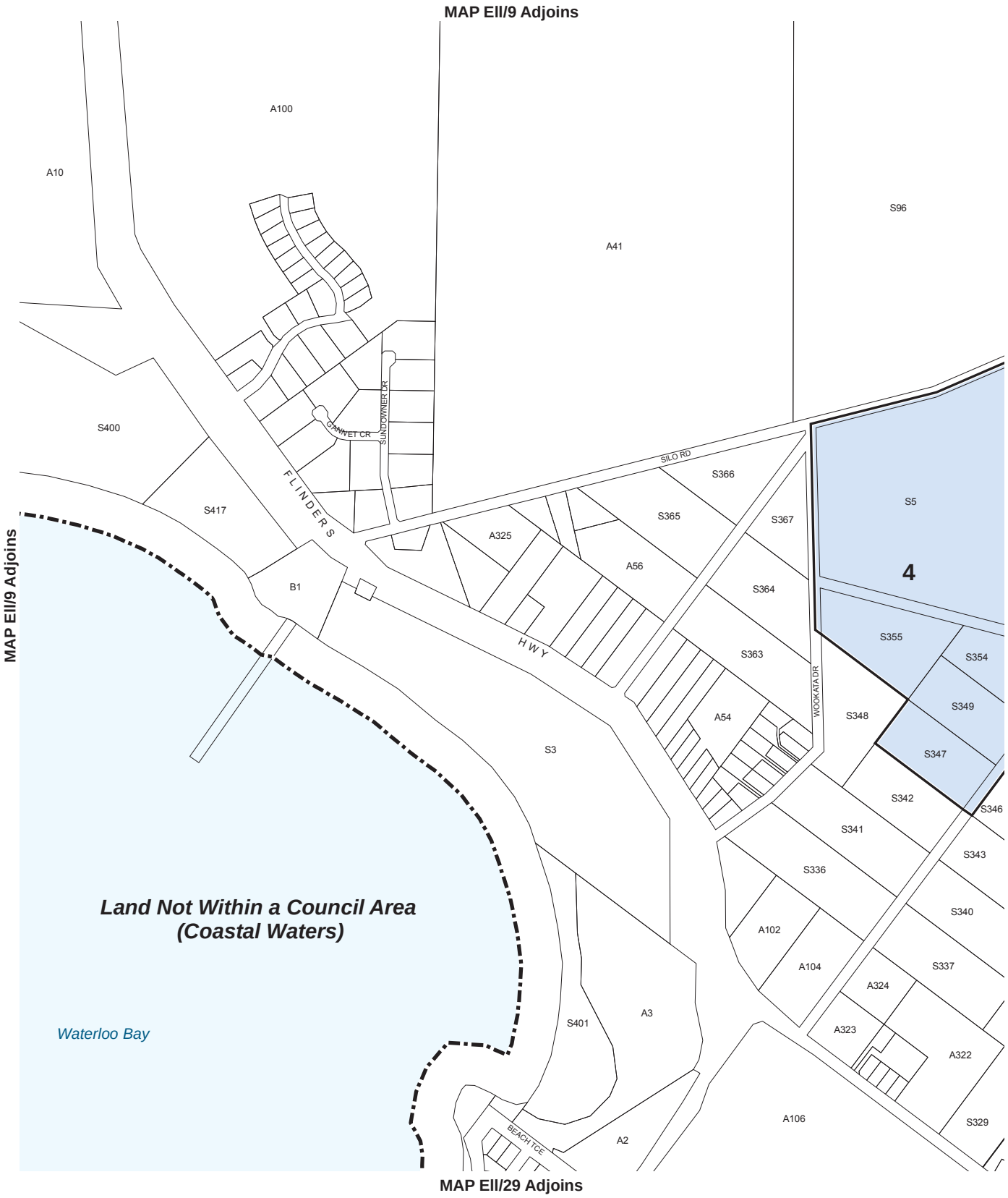
Zones

Af	Airfield
BH	Bulk Handling
CP	Caravan and Tourist Park
CstCon	Coastal Conservation
CstMU	Coastal Mixed Use
CstOS	Coastal Open Space
In	Industry
OS	Open Space
PrPro	Primary Production
R	Residential
RuL	Rural Living
TCe	Town Centre
	Zone Boundary
	Development Plan Boundary

ELLISTON

Zone Map Ell/27

ELLISTON COUNCIL
Consolidated - 12 December 2017



Lamberts Conformal Conic Projection, GDA94

Policy Area

4 Township Fringe

N

0 500 m

ELLISTON

Policy Area Map Ell/27

Policy Area Boundary

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017

N

0 500 m

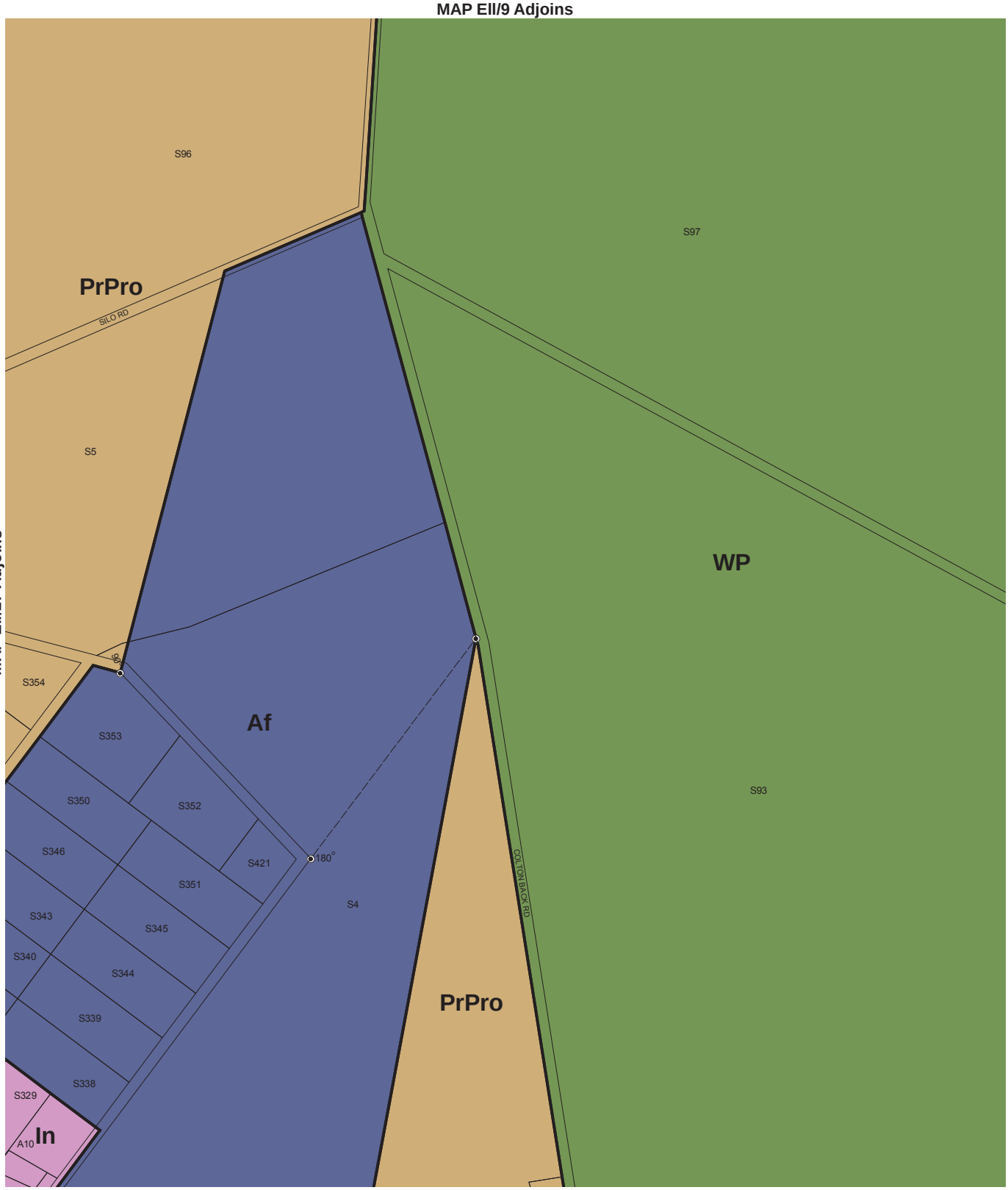
ELLISTON

Location Map Ell/28

Local Reserves

ELLISTON COUNCIL
Consolidated - 12 December 2017

MAP Ell/9 Adjoins



MAP Ell/27 Adjoins

MAP Ell/9 Adjoins

MAP Ell/30 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

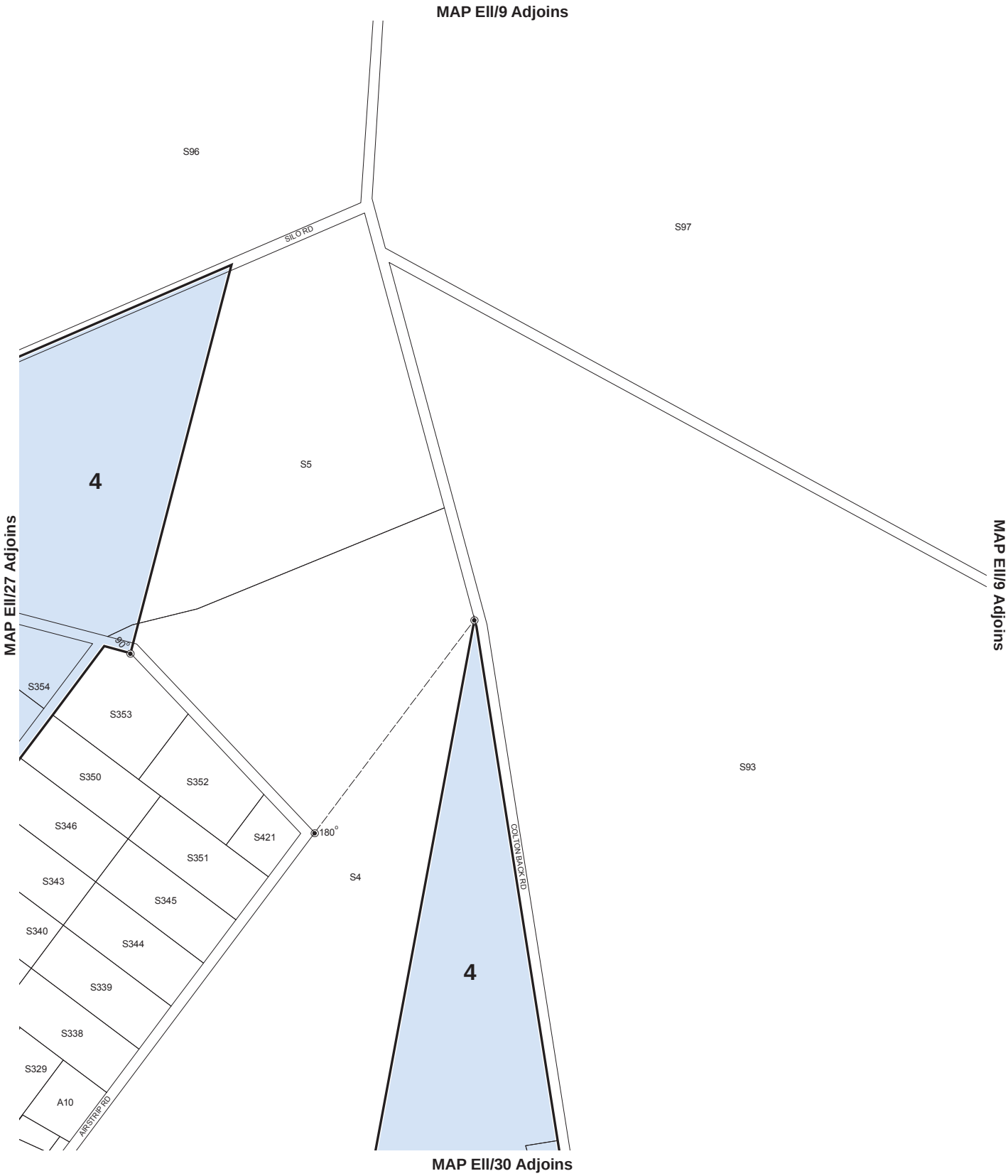
ELLISTON

Zone Map Ell/28

Zones

- Af — Airfield
- In — Industry
- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017



Lamberts Conformal Conic Projection, GDA94

Policy Area

4 Township Fringe

N

0 500 m

ELLISTON

Policy Area Map Ell/28

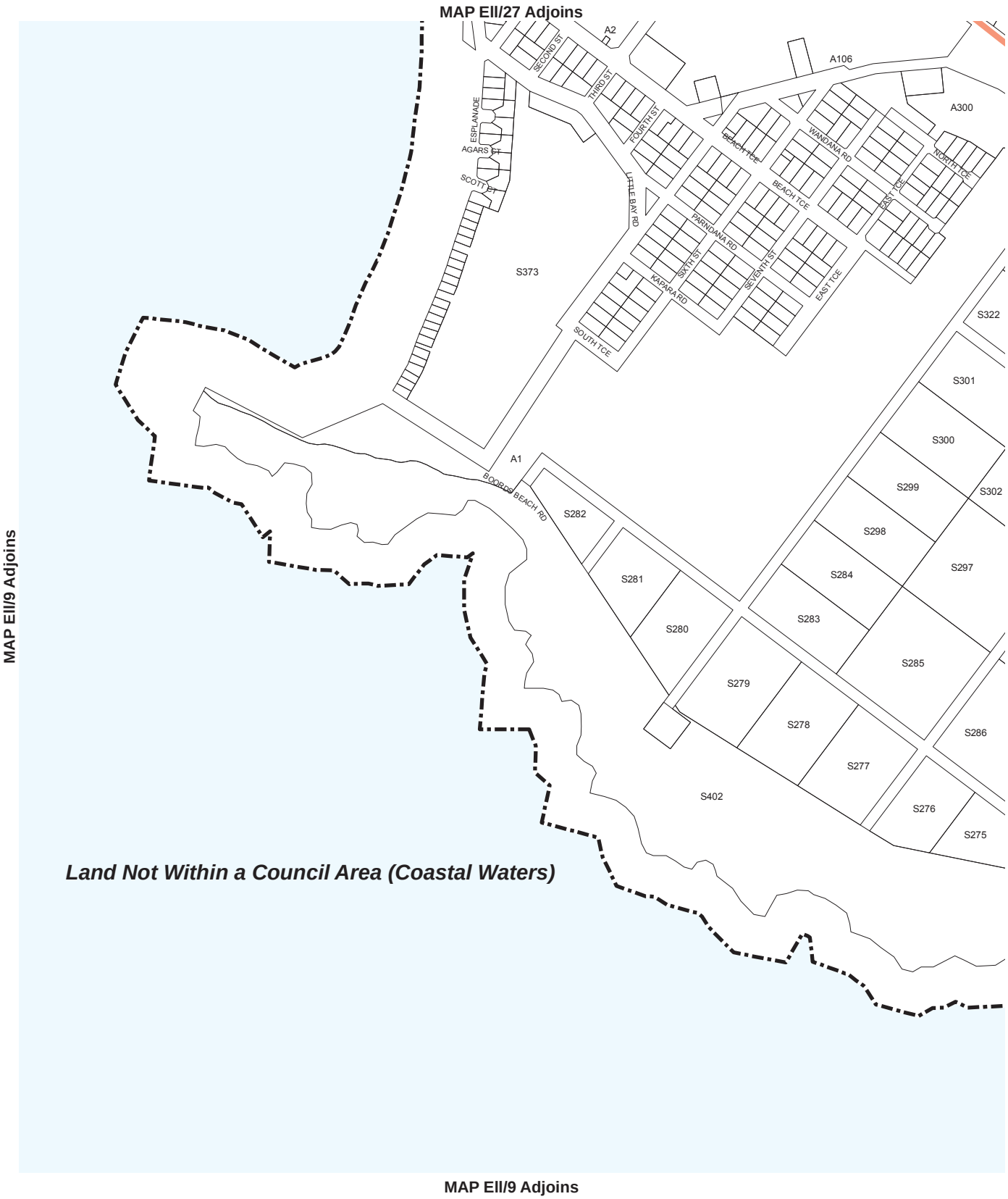
Policy Area Boundary

ELLISTON

Location Map Ell/29

- C Council Office
- H Other Health Services
- H Hospital
- P Police Station
- Local Reserves
- Development Plan Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017



N

0 500 m

ELLISTON

Overlay Map EII/29

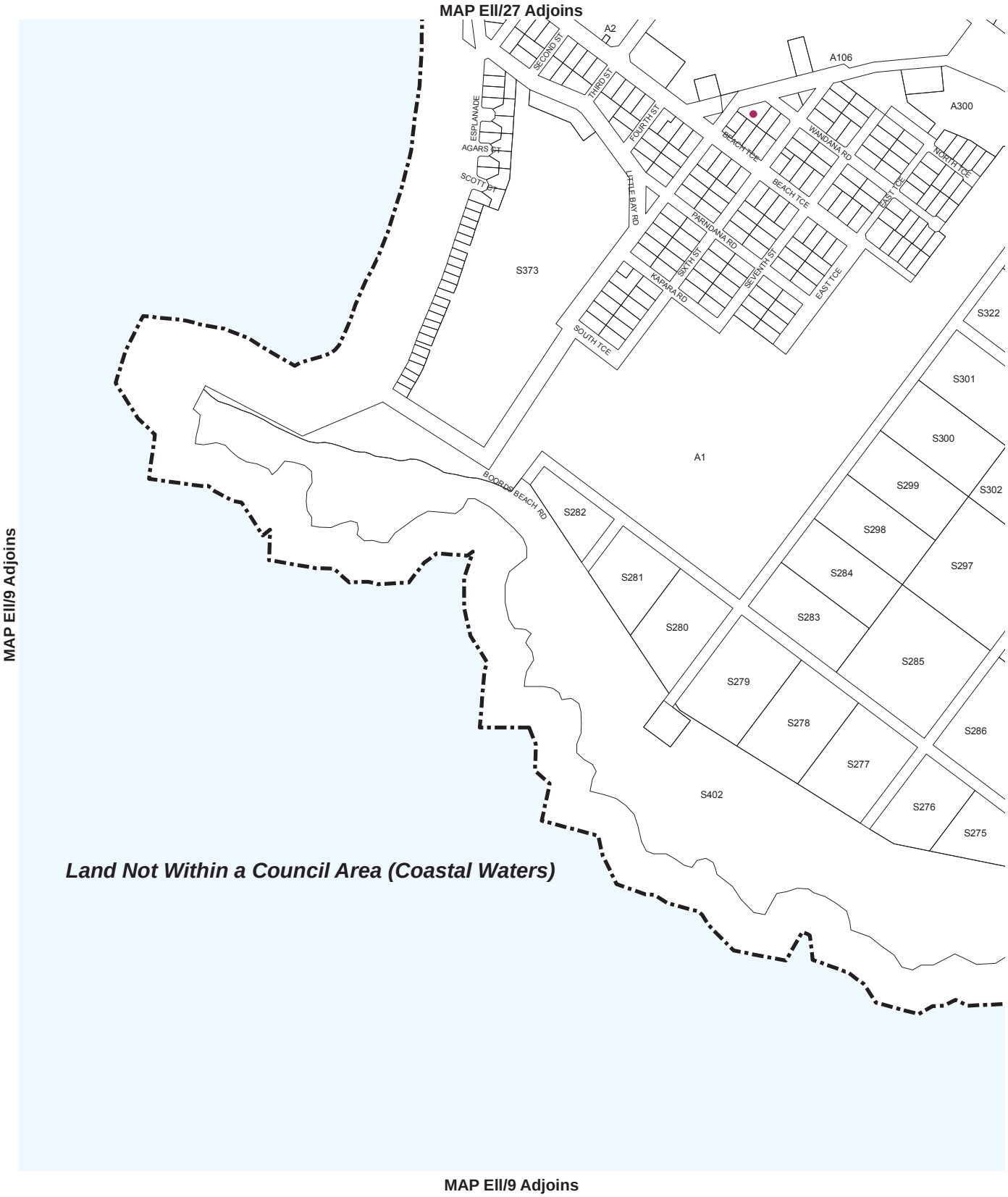
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017



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

N

0 500 m

ELLISTON

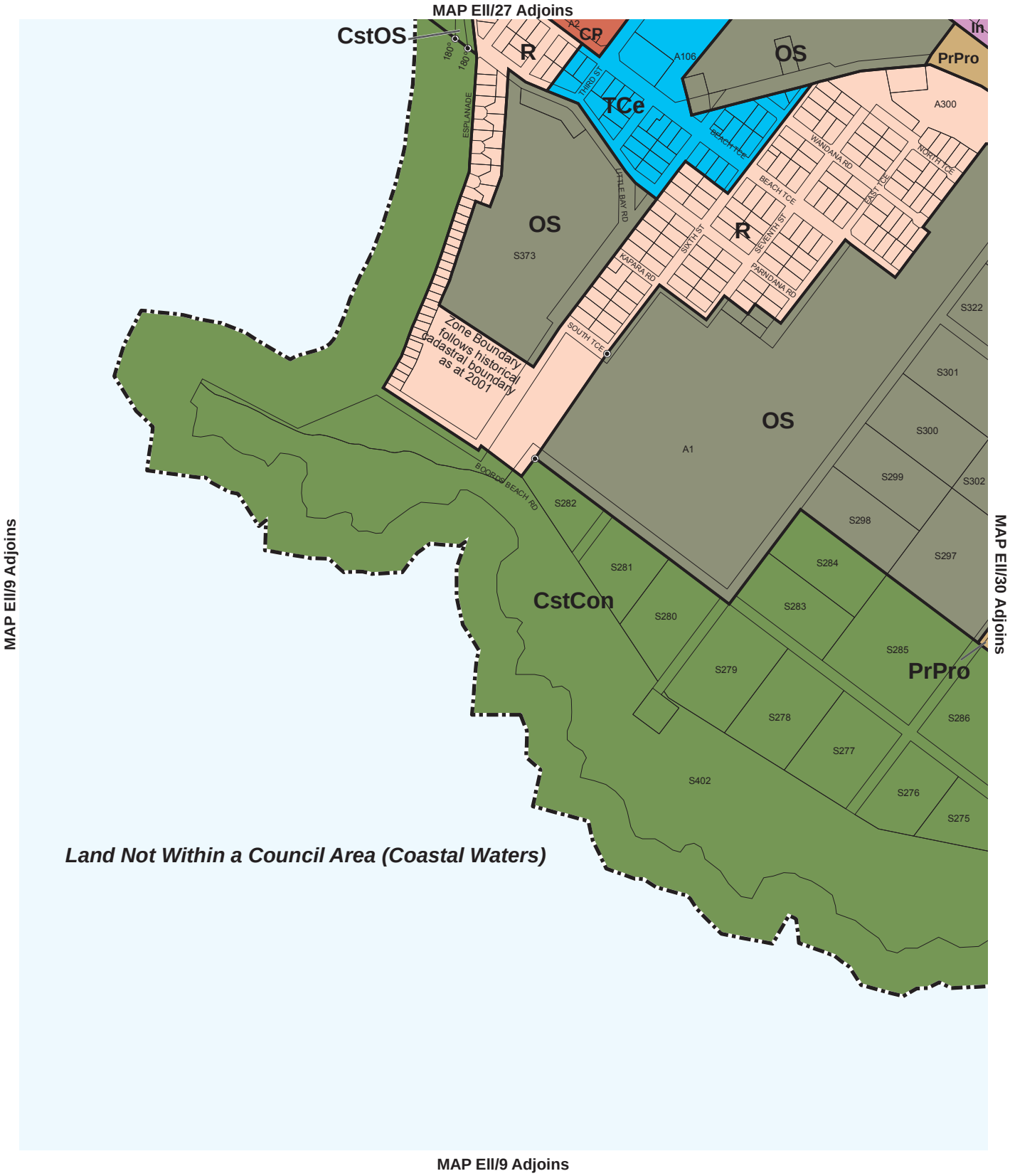
Overlay Map Ell/29

HERITAGE

State heritage place

Development Plan Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017



Lamberts Conformal Conic Projection, GDA94

Zones

CP	Caravan and Tourist Park
CstCon	Coastal Conservation
CstOS	Coastal Open Space
In	Industry
OS	Open Space
PrPro	Primary Production
R	Residential
TCe	Town Centre
	Zone Boundary
	Development Plan Boundary

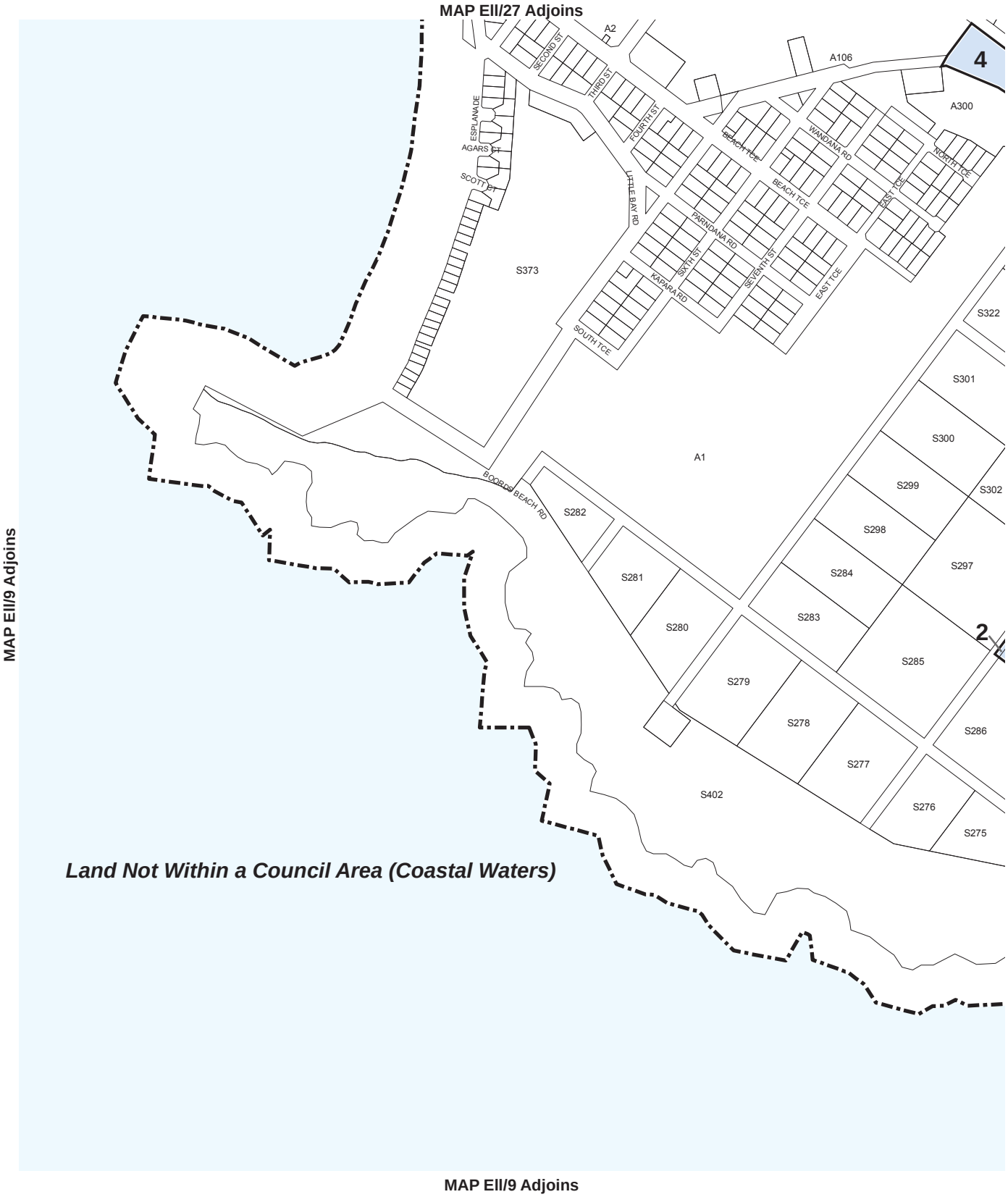
N

0 500 m

ELLISTON

Zone Map EII/29

ELLISTON COUNCIL
Consolidated - 12 December 2017



Lamberts Conformal Conic Projection, GDA94

Policy Area

4 Township Fringe

N

0 500 m

ELLISTON

Policy Area Map EII/29

Policy Area Boundary

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017

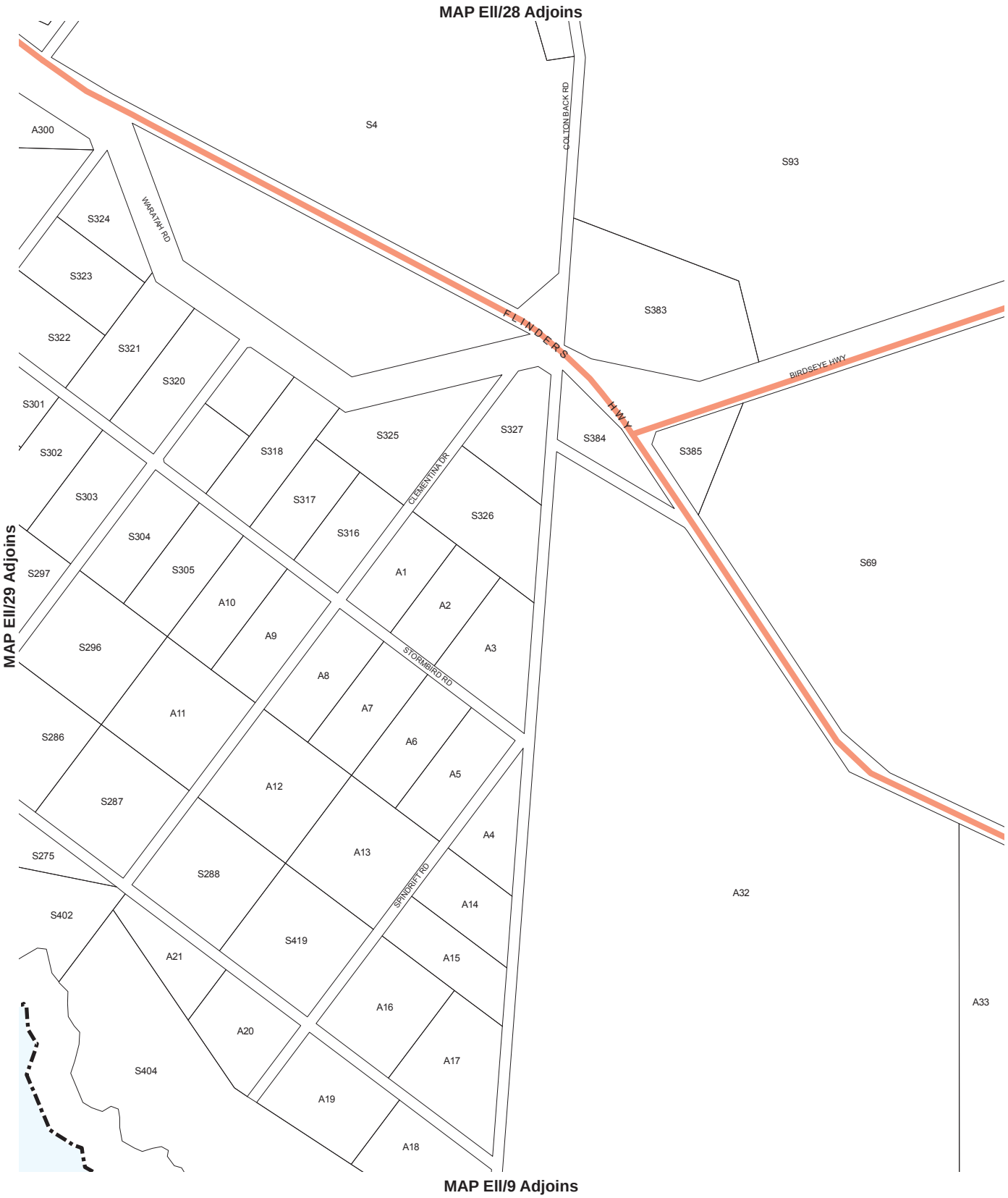
ELLISTON

Location Map Ell/30

Local Reserves

Development Plan Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017



ELLISTON

Overlay Map EII/30

TRANSPORT

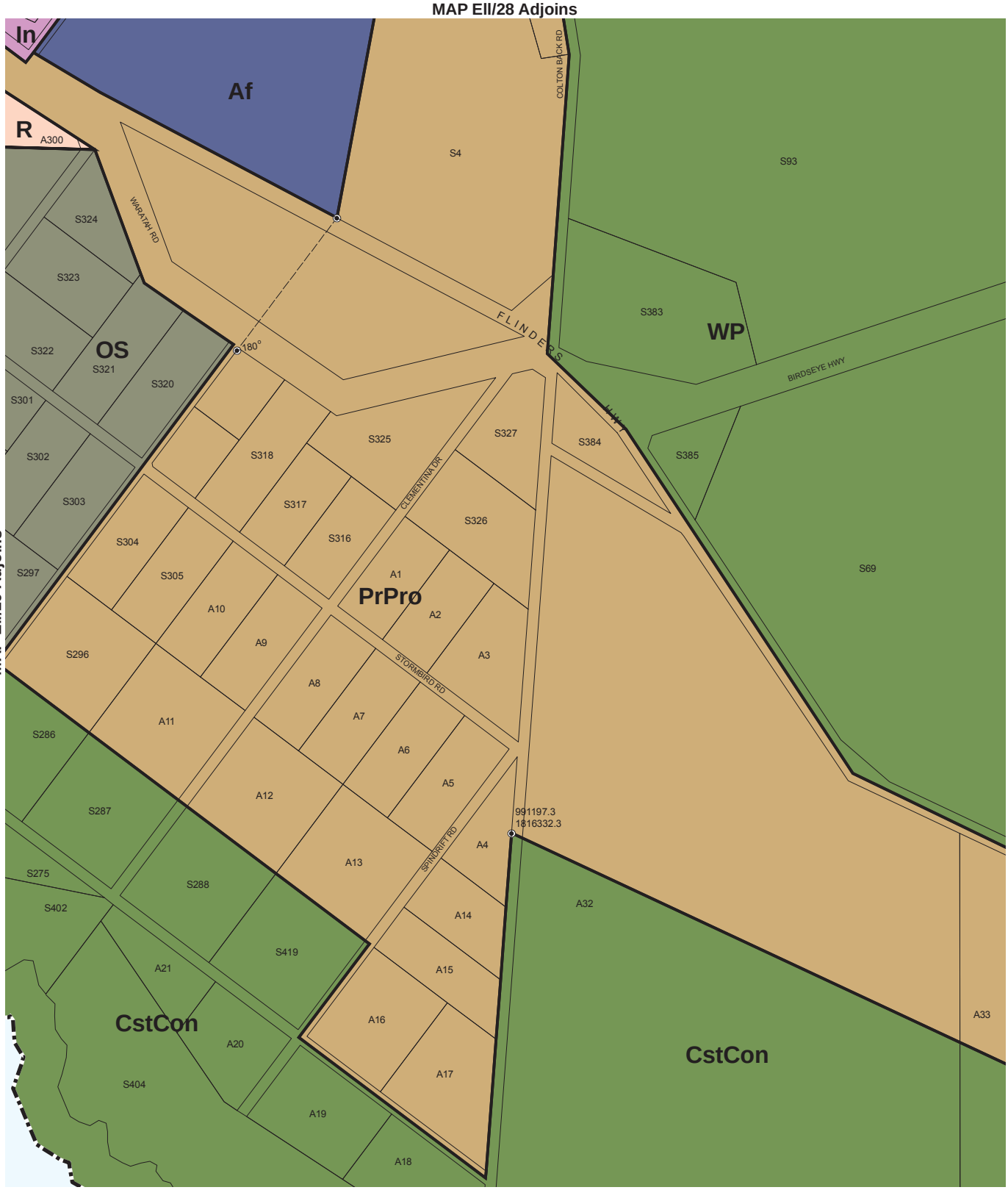
Secondary Arterial Roads

Development Plan Boundary

ELLISTON COUNCIL

Consolidated - 12 December 2017

MAP Ell/28 Adjoins



MAP Ell/29 Adjoins

MAP Ell/9 Adjoins

MAP Ell/9 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

- Af — Airfield
- CstCon — Coastal Conservation
- In — Industry
- OS — Open Space
- PrPro — Primary Production
- R — Residential
- WP — Water Protection
- Zone Boundary
- Development Plan Boundary

ELLISTON

Zone Map Ell/30

ELLISTON COUNCIL
Consolidated - 12 December 2017

Lamberts Conformal Conic Projection, GDA94

Policy Area

4 Township Fringe

N

0 500 m

ELLISTON

Policy Area Map EII/30

Policy Area Boundary

Development Plan Boundary

ELLISTON COUNCIL

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Lamberts Conformal Conic Projection, GDA94

Precinct

2 Government Road, Elliston

3 Lot 20 Spindrift Road, Elliston

4 Lot 19 Spindrift Road, Elliston

N

0 500 m

ELLISTON

Precinct Map Ell/30

ELLISTON COUNCIL

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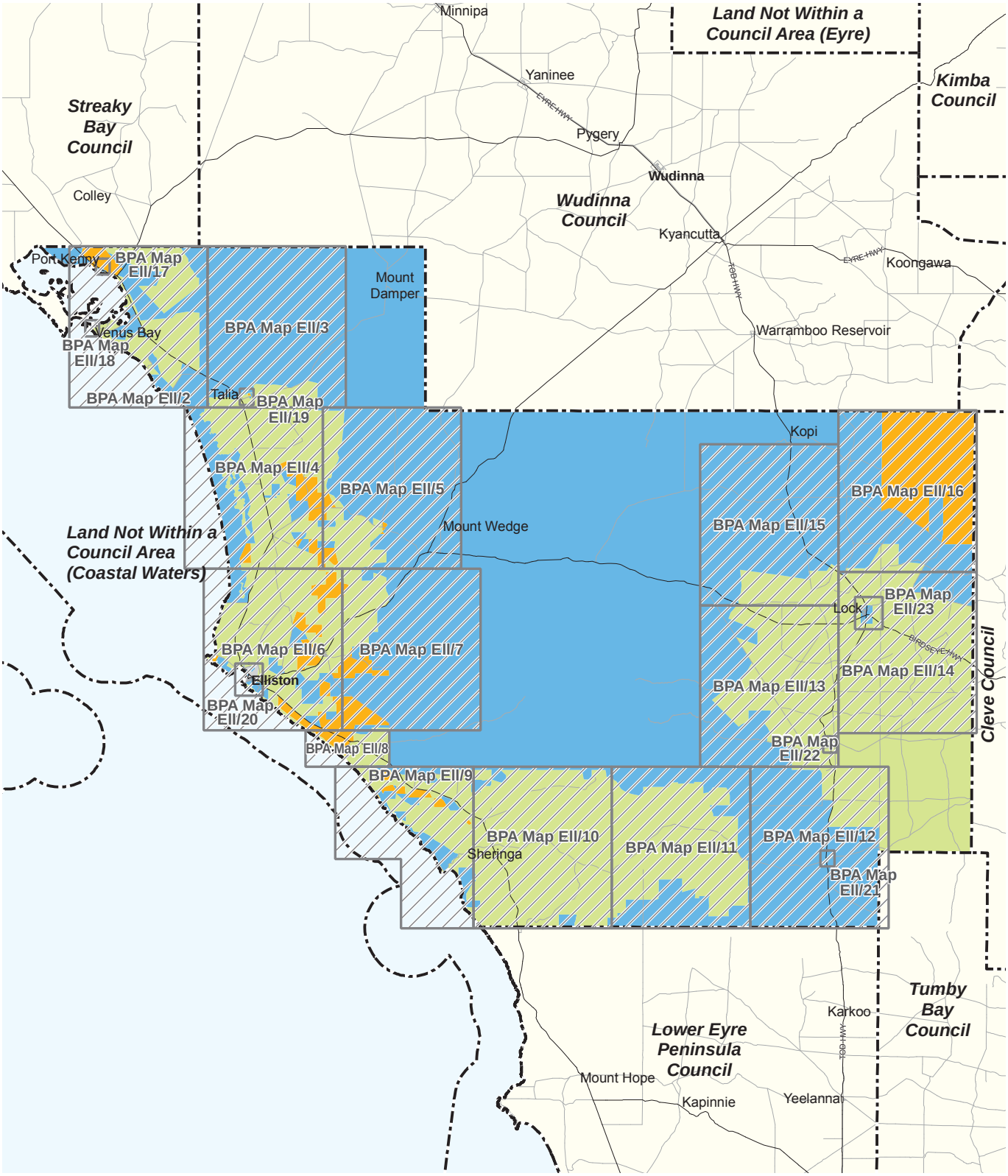
Precinct Boundary

Development Plan Boundary

Bushfire Risk BPA Maps



See enlargement map for accurate representation.

N

0 25 km

Bushfire Protection Area
BPA Map EII/1
BUSHFIRE RISK

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

ELLISTON COUNCIL
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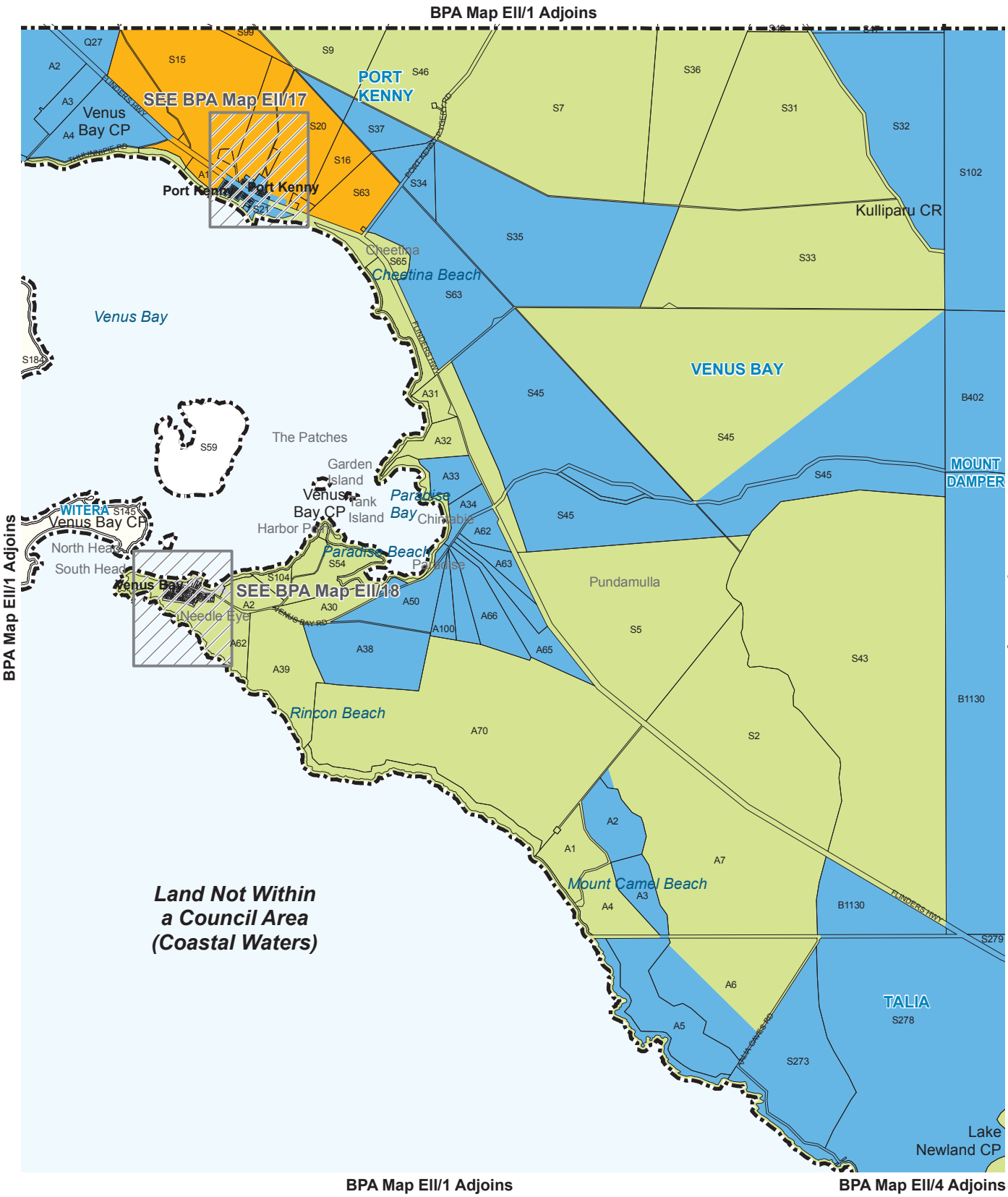


See enlargement map for accurate representation.

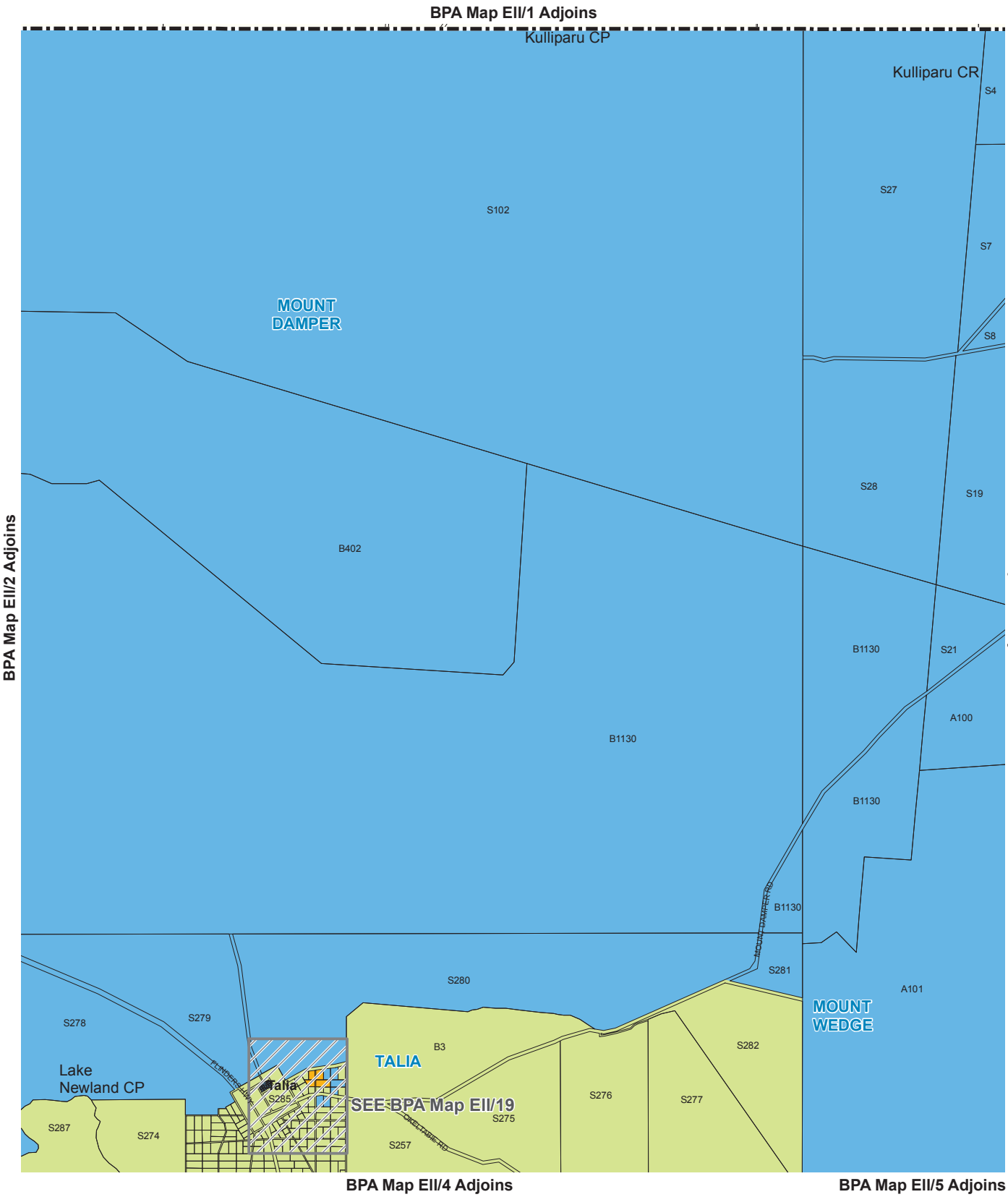
N

0 5km

Bushfire Protection Area
BPA Map EII/2
BUSHFIRE RISK

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

ELLISTON COUNCIL
Consolidated - 12 December 2017



See enlargement map for accurate representation.

N

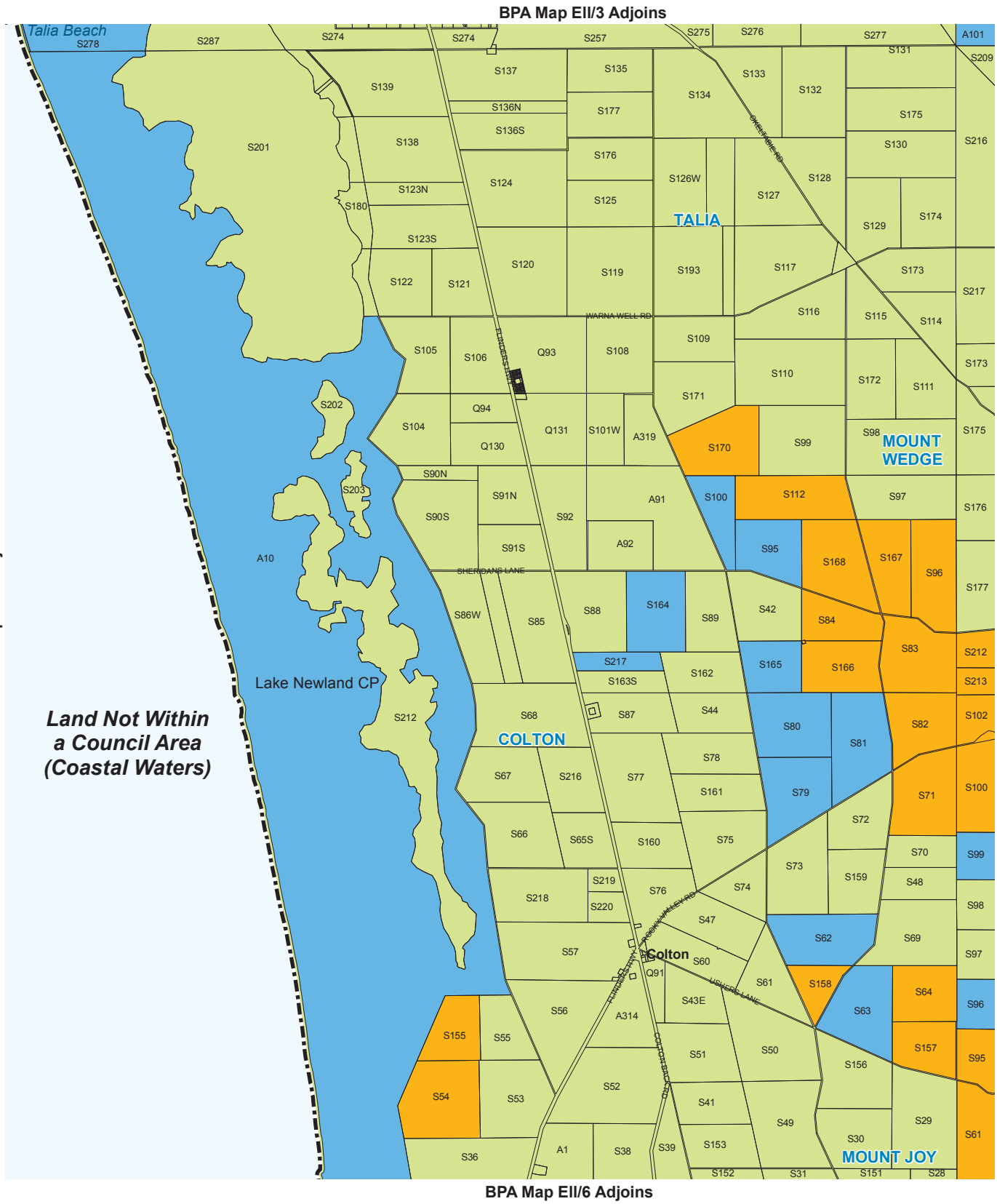
0 5km

Bushfire Protection Area BPA Map EII/3

BUSHFIRE RISK

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

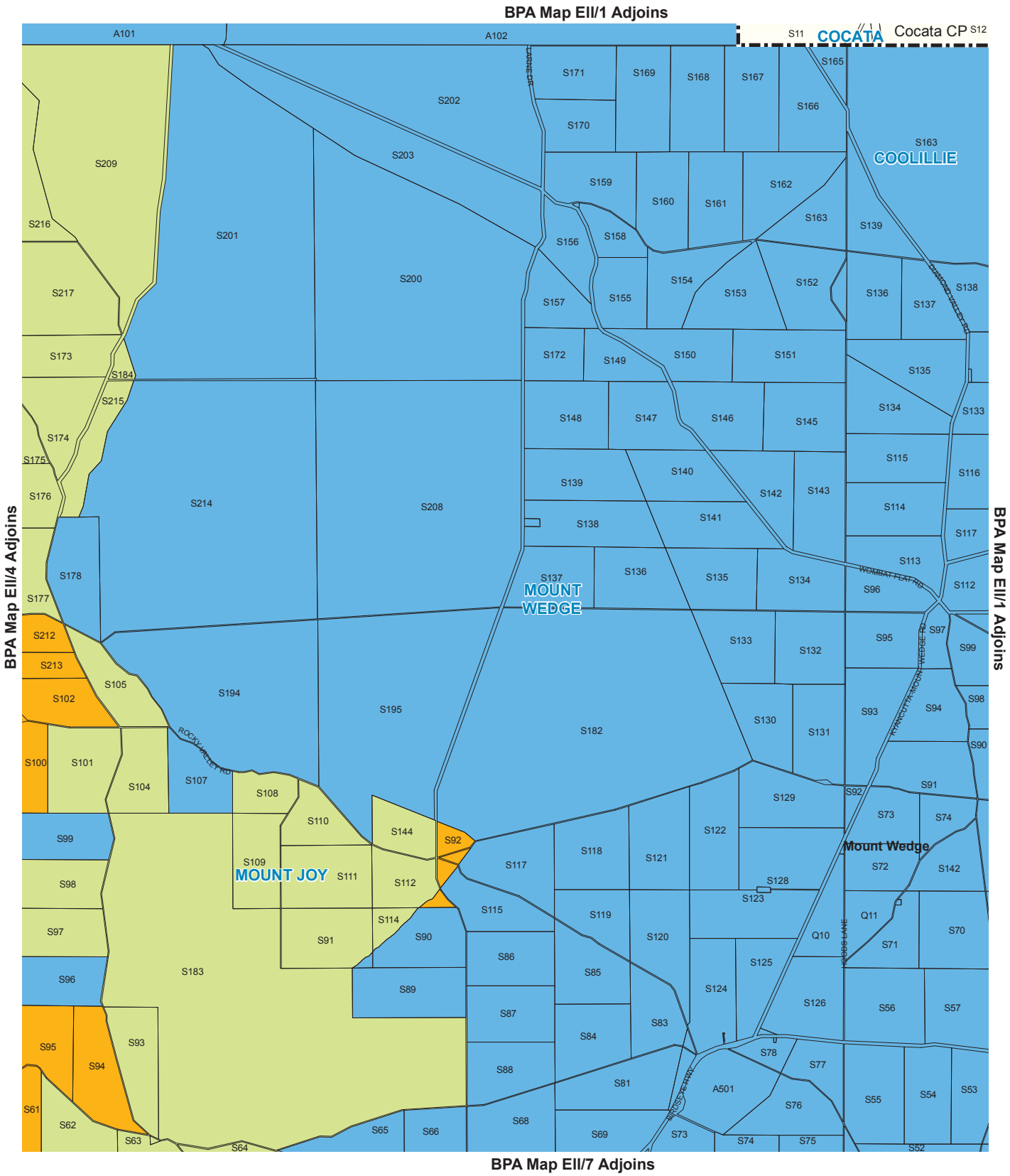
ELLISTON COUNCIL
Consolidated - 12 December 2017



Bushfire Protection Area
BPA Map EII/4
BUSHFIRE RISK

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

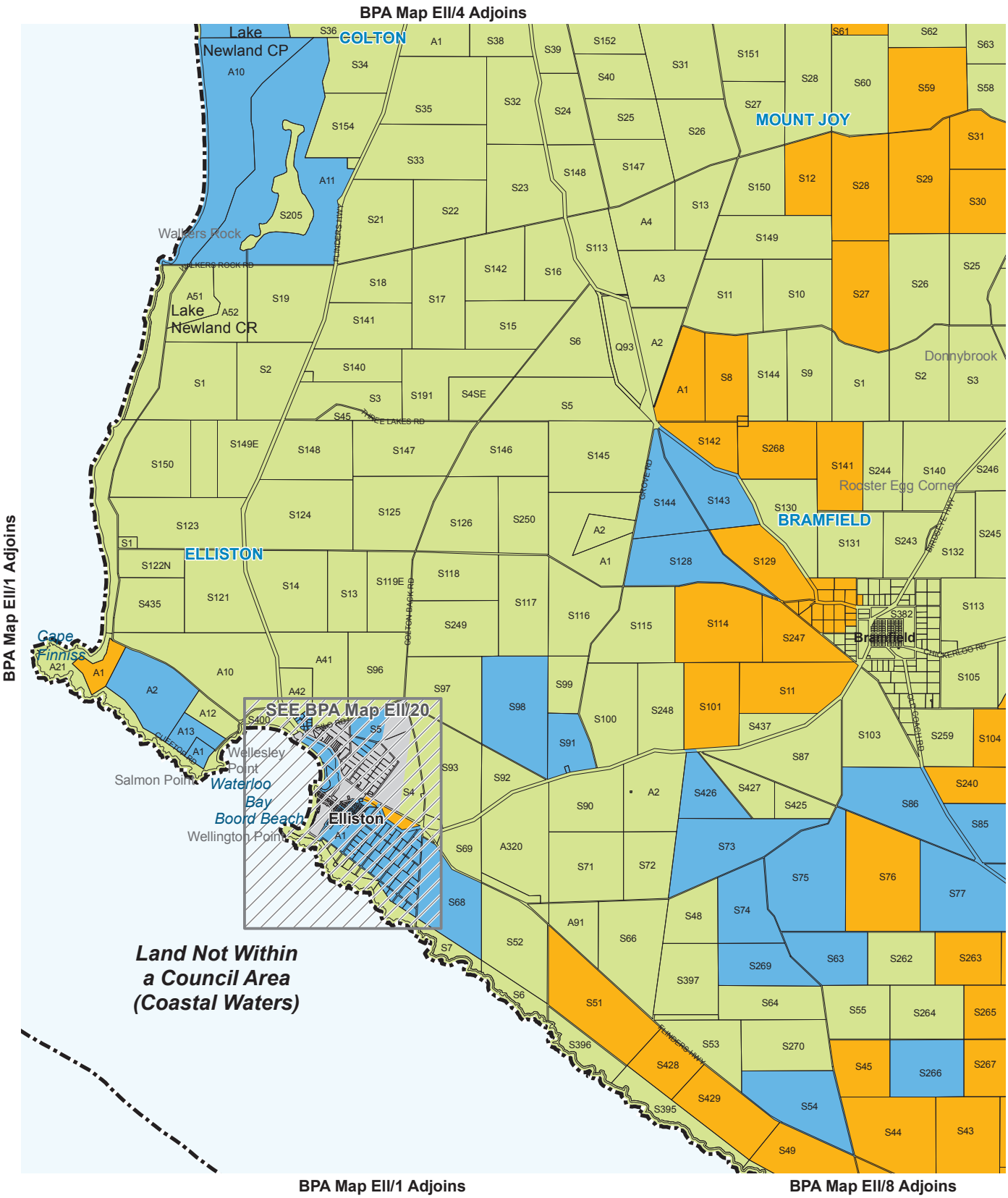
ELLISTON COUNCIL
Consolidated - 12 December 2017



Bushfire Protection Area
BPA Map EII/5
BUSHFIRE RISK

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

ELLISTON COUNCIL
Consolidated - 12 December 2017



See enlargement map for accurate representation.

N

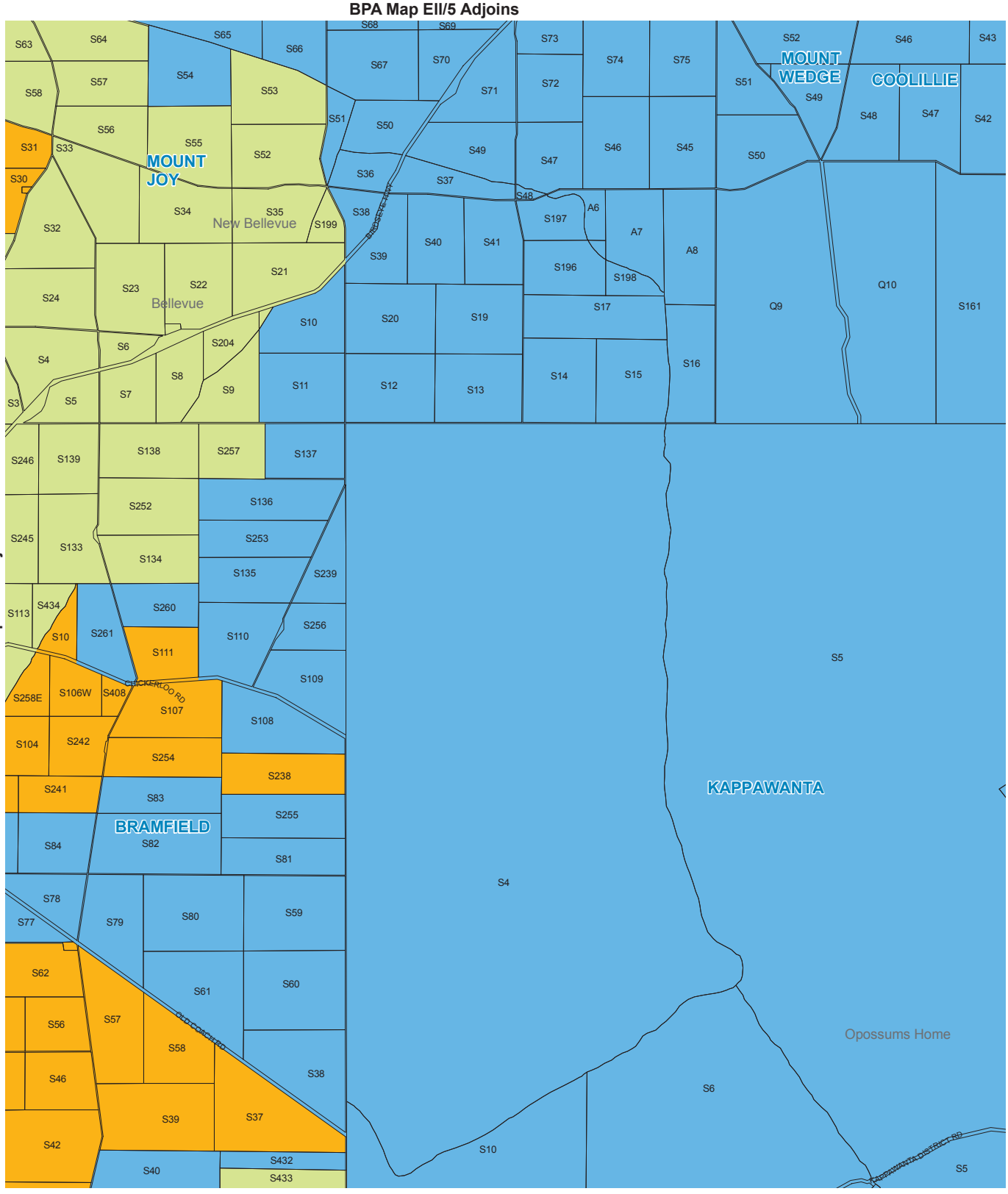
0 5km

Bushfire Protection Area
BPA Map EII/6
BUSHFIRE RISK

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

ELLISTON COUNCIL
Consolidated - 12 December 2017

BPA Map EII/5 Adjoins



BPA Map EII/6 Adjoins

BPA Map EII/1 Adjoins

BPA Map EII/8 Adjoins

BPA Map EII/1 Adjoins

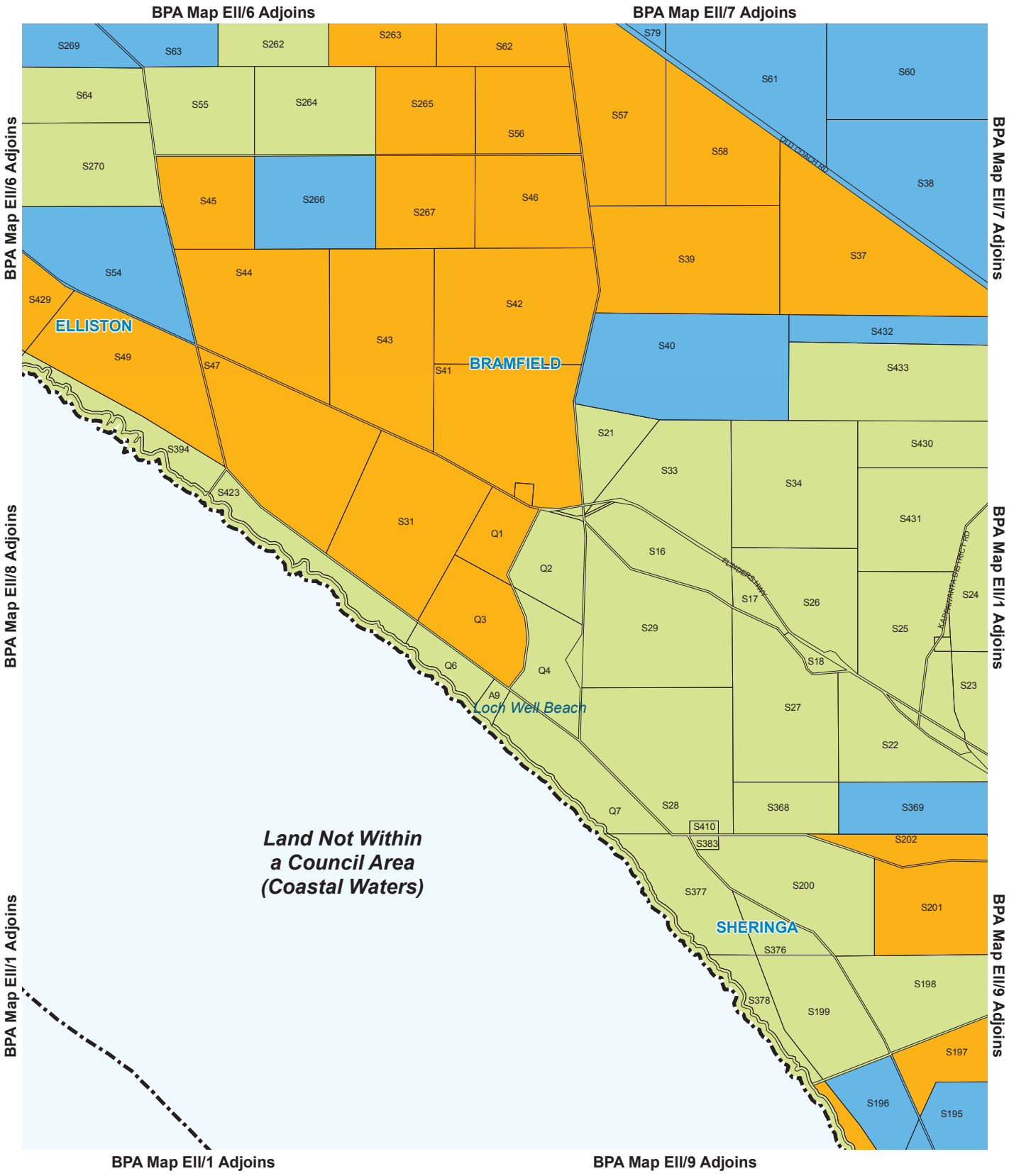
N

0 5km

Bushfire Protection Area
BPA Map EII/7
BUSHFIRE RISK

High Bushfire Risk
Medium Bushfire Risk
General Bushfire Risk

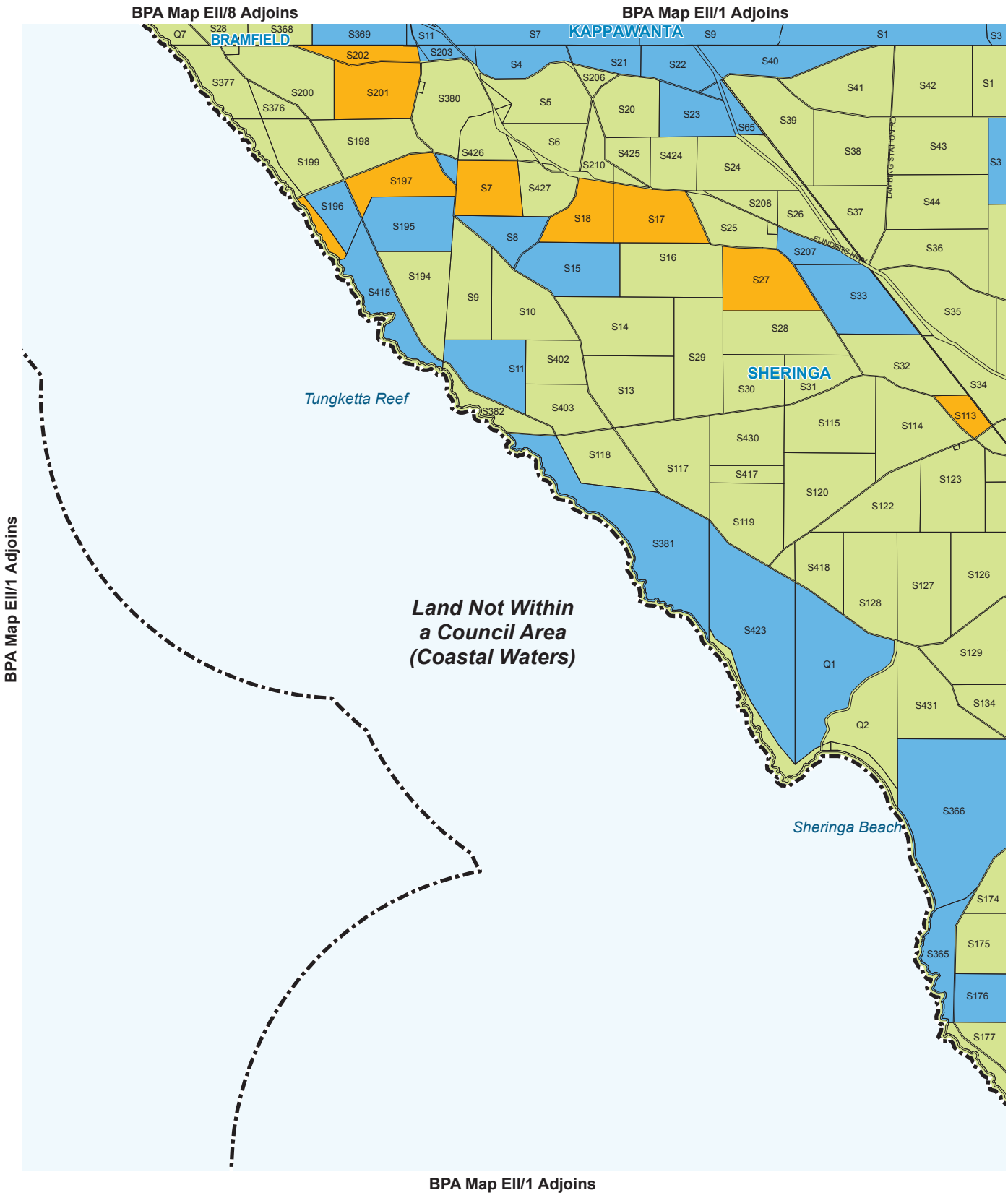
ELLISTON COUNCIL
Consolidated - 12 December 2017



Bushfire Protection Area
BPA Map EII/8
BUSHFIRE RISK

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

ELLISTON COUNCIL
Consolidated - 12 December 2017

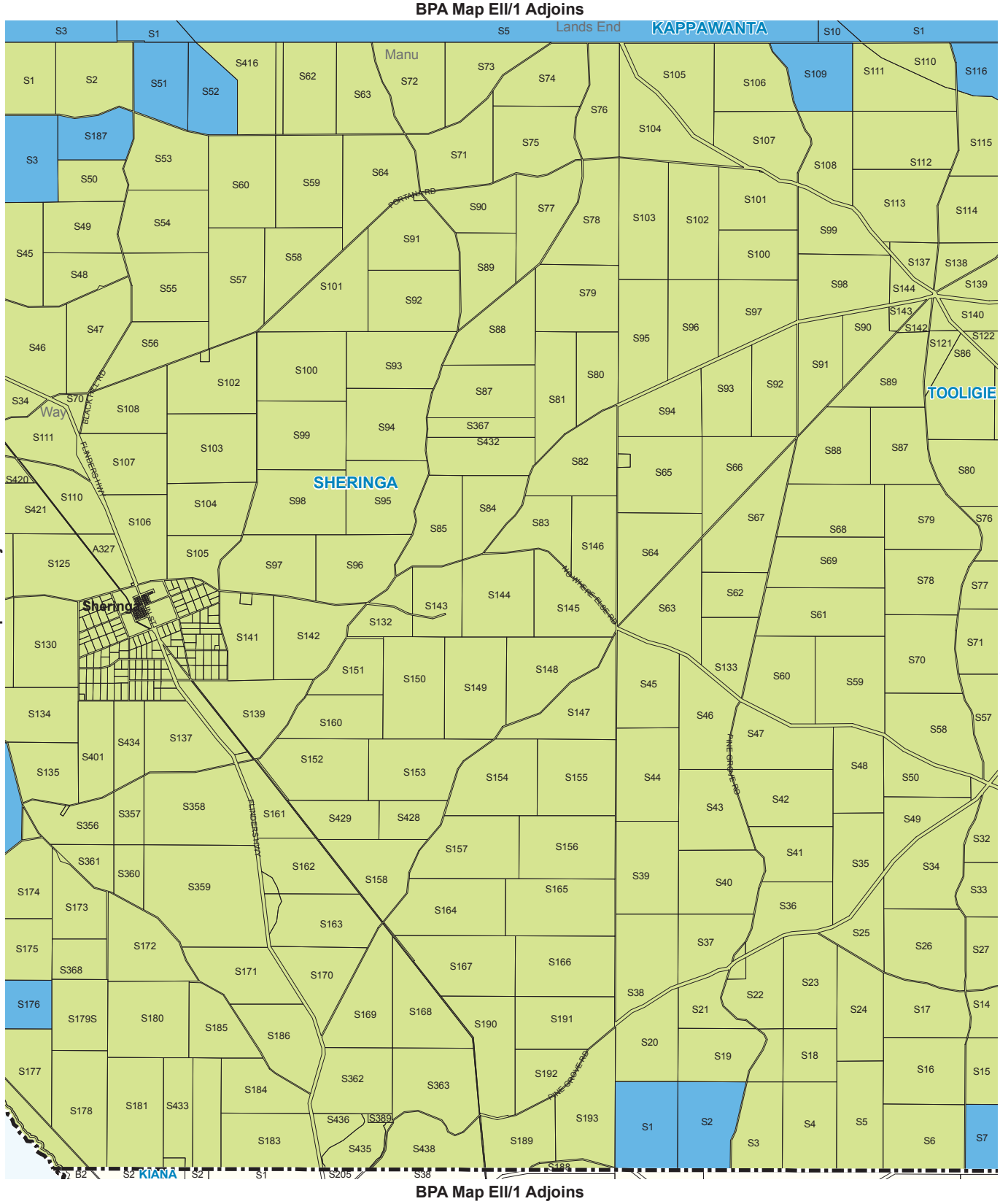


Bushfire Protection Area
BPA Map EII/9
BUSHFIRE RISK

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

ELLISTON COUNCIL
Consolidated - 12 December 2017

BPA Map EII/1 Adjoins



BPA Map EII/9 Adjoins

BPA Map EII/11 Adjoins

BPA Map EII/1 Adjoins

N

0 5km

Bushfire Protection Area
BPA Map EII/10
BUSHFIRE RISK

Medium Bushfire Risk
General Bushfire Risk
Development Plan Boundary

ELLISTON COUNCIL
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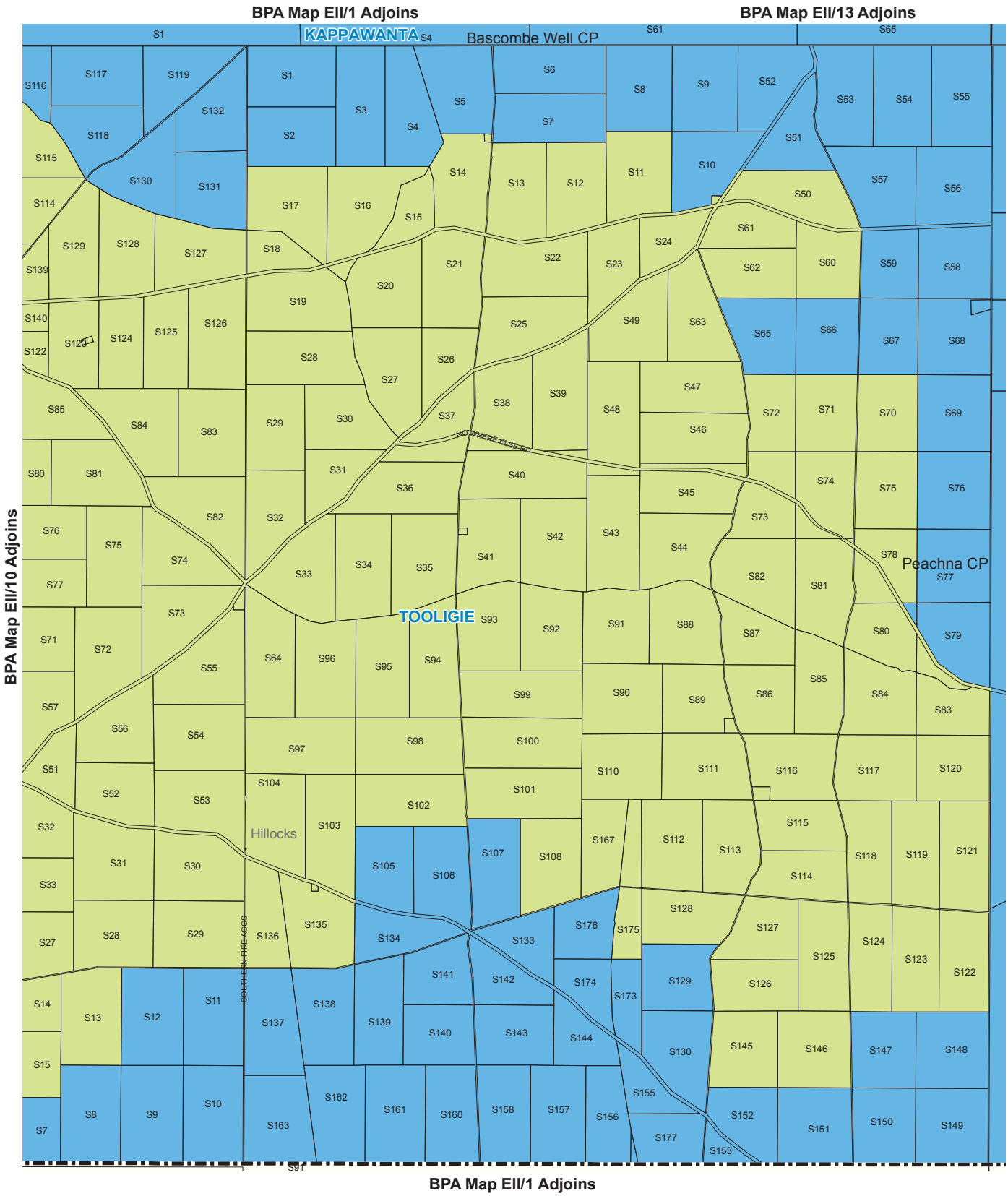


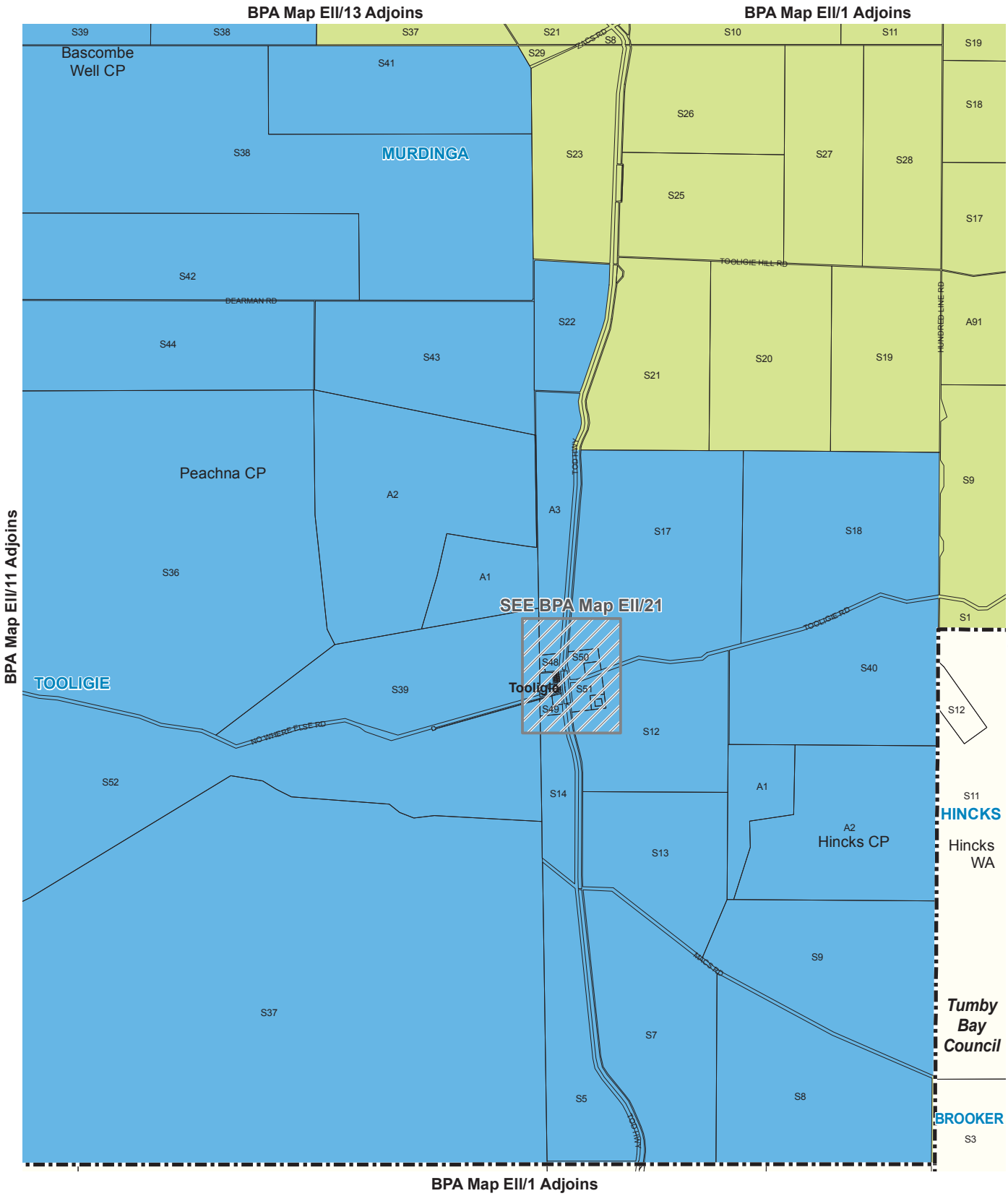
N

0 5km

Bushfire Protection Area
BPA Map EII/11
BUSHFIRE RISK

Medium Bushfire Risk
General Bushfire Risk
Development Plan Boundary

ELLISTON COUNCIL
Consolidated - 12 December 2017



See enlargement map for accurate representation.

N

0 5km

Bushfire Protection Area
BPA Map EII/12
BUSHFIRE RISK

Medium Bushfire Risk
General Bushfire Risk
Development Plan Boundary

ELLISTON COUNCIL
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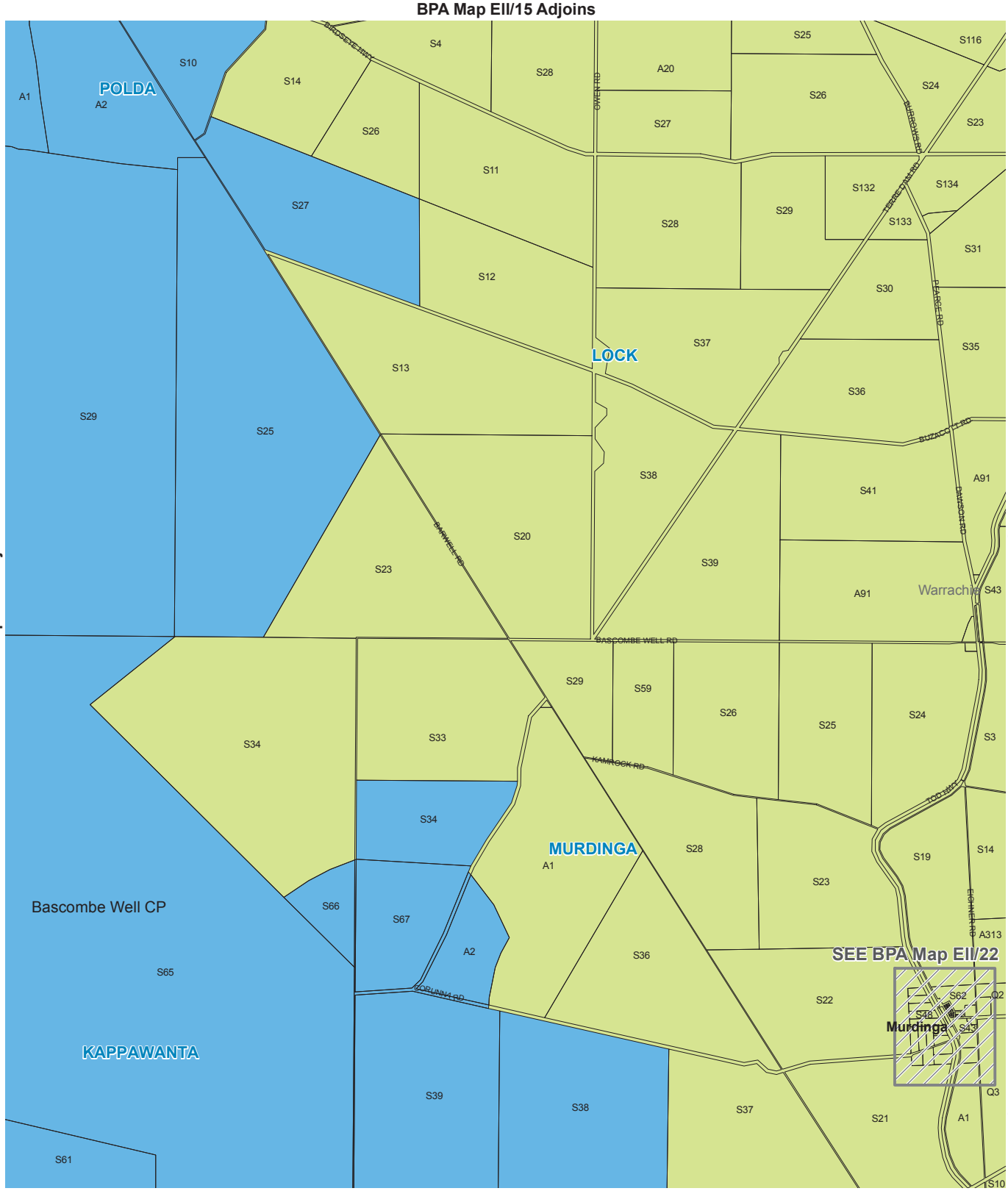
BPA Map EII/15 Adjoins



BPA Map EII/1 Adjoins

BPA Map EII/14 Adjoins

BPA Map EII/11 Adjoins

BPA Map EII/12 Adjoins

BPA Map EII/1 Adjoins

See enlargement map for accurate representation.

N

0 5km

Bushfire Protection Area
BPA Map EII/13
BUSHFIRE RISK

Medium Bushfire Risk
General Bushfire Risk

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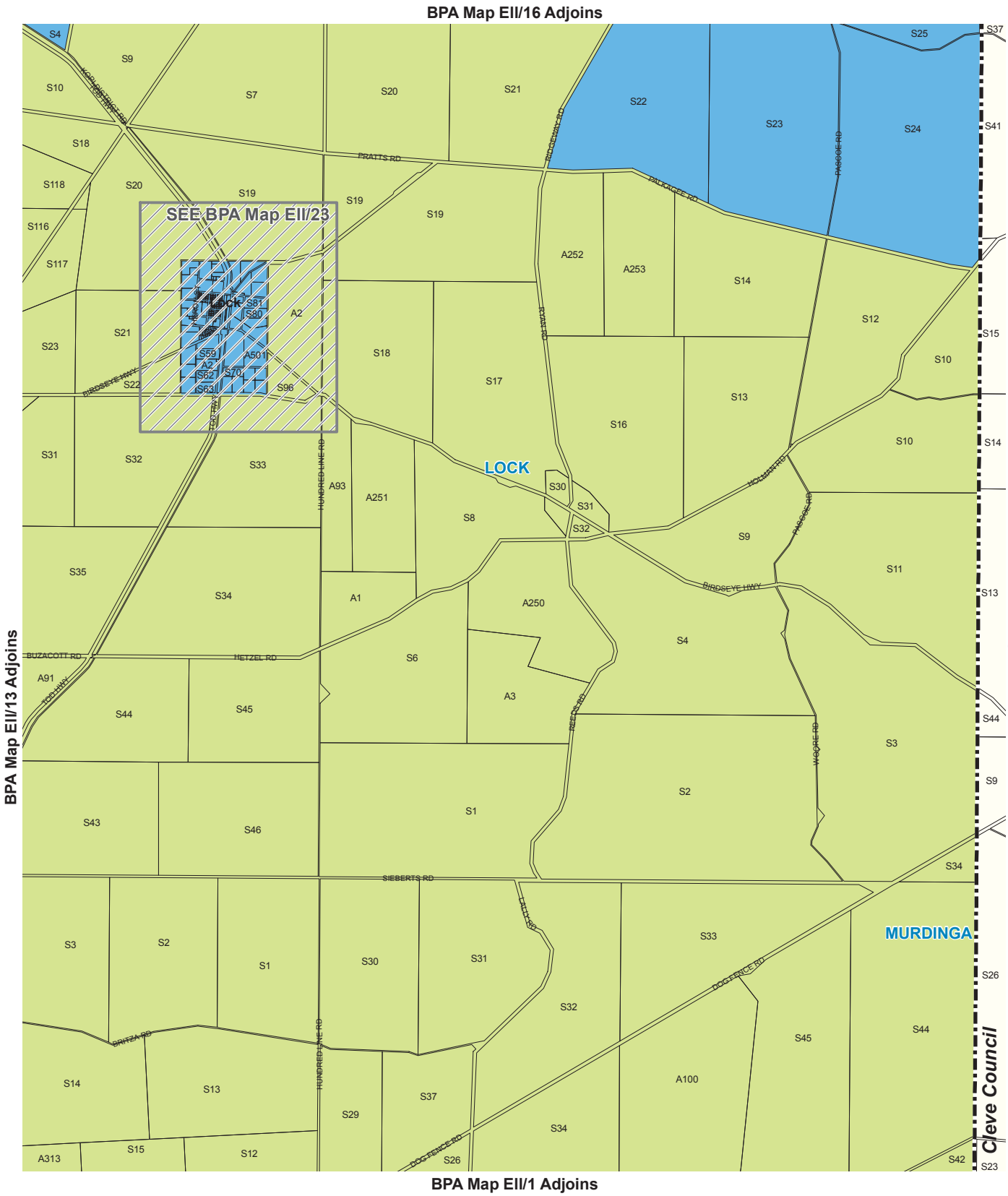

See enlargement map for accurate representation.

N

0 5km

Bushfire Protection Area
BPA Map EII/14
BUSHFIRE RISK

Medium Bushfire Risk
General Bushfire Risk
Development Plan Boundary

ELLISTON COUNCIL
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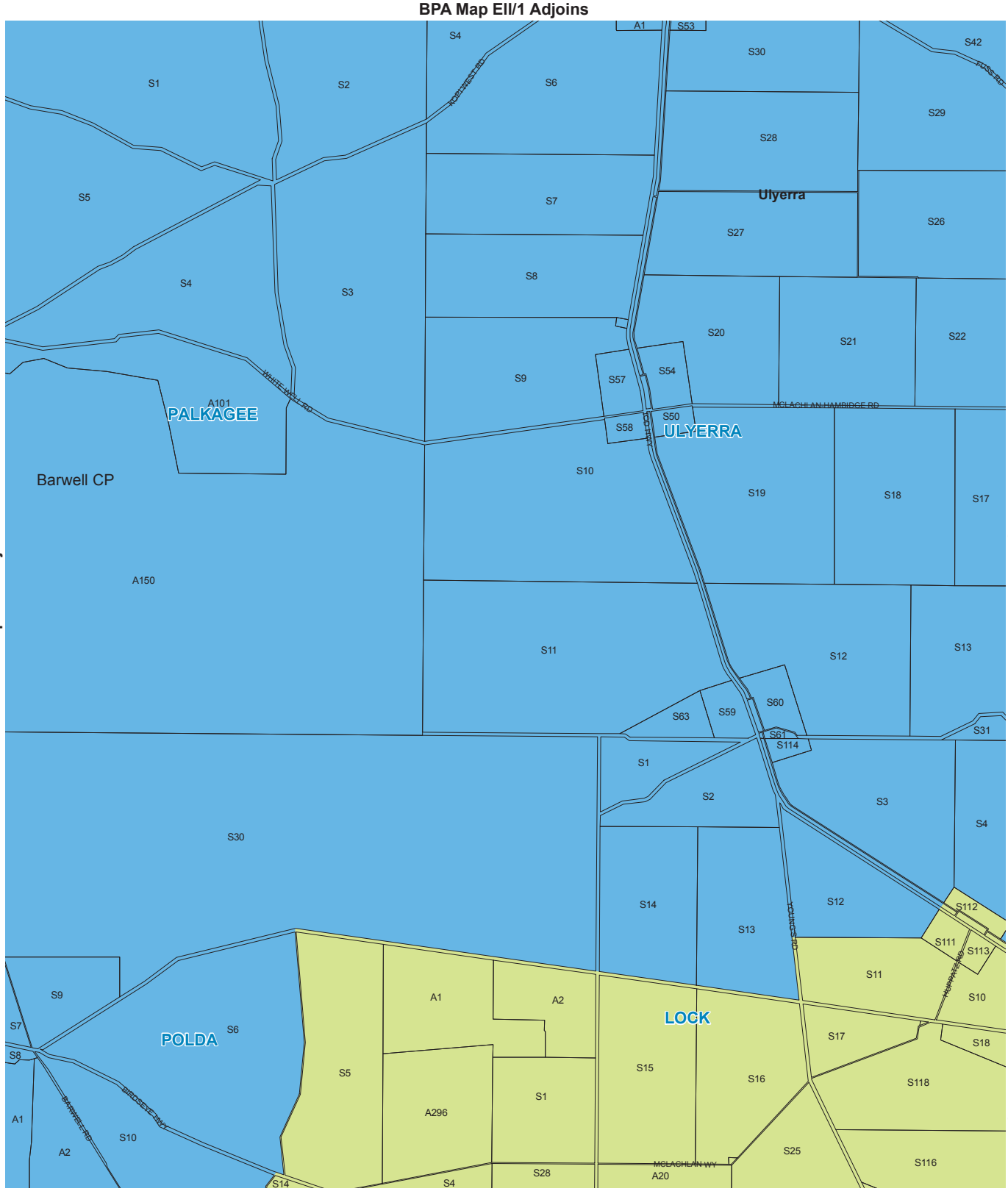
BPA Map EII/1 Adjoins



BPA Map EII/1 Adjoins

BPA Map EII/16 Adjoins

BPA Map EII/14 Adjoins

BPA Map EII/13 Adjoins

N

0 5km

Bushfire Protection Area
BPA Map EII/15
BUSHFIRE RISK

Medium Bushfire Risk
General Bushfire Risk

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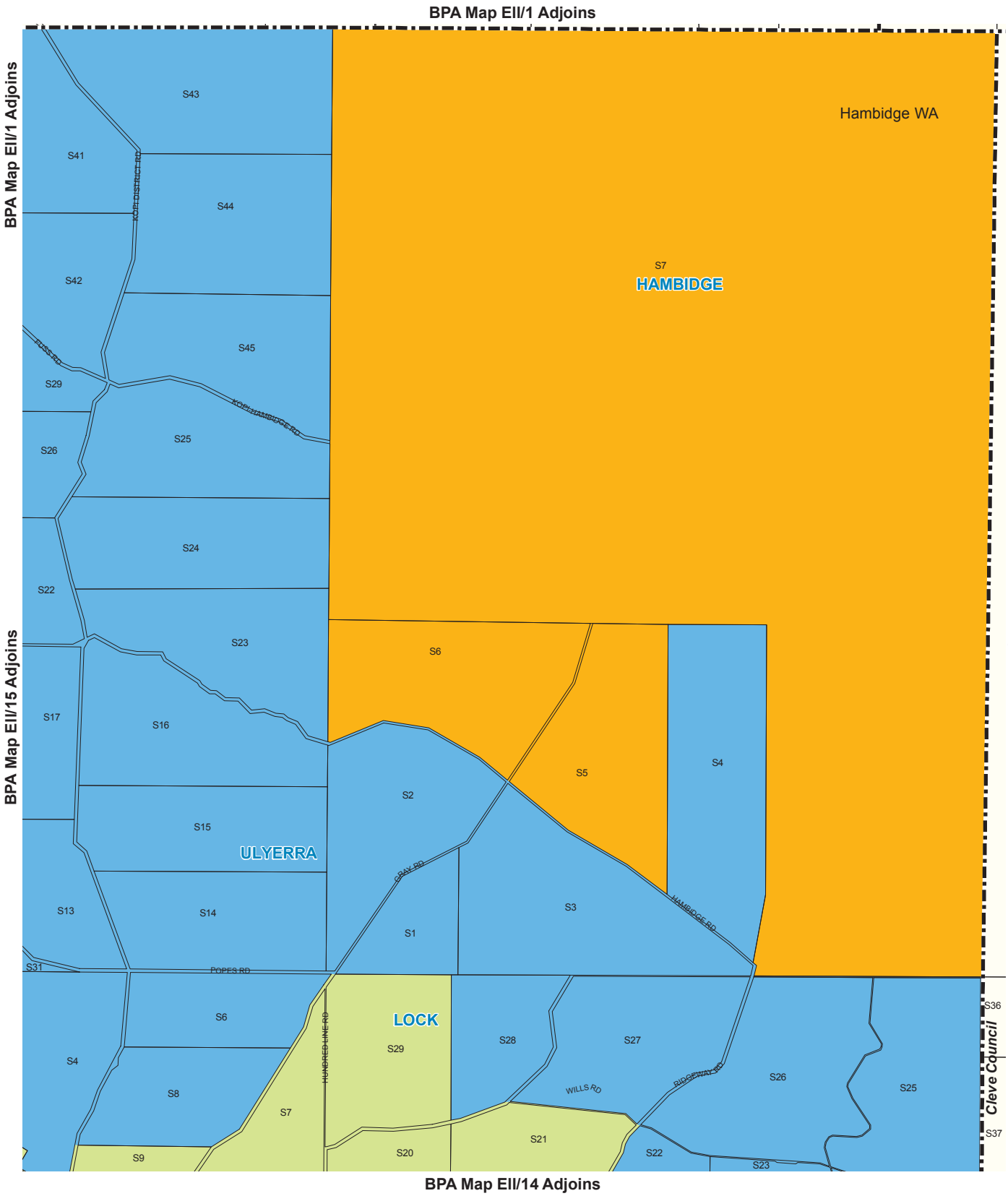

N

0 5km

Bushfire Protection Area
BPA Map EII/16
BUSHFIRE RISK

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

ELLISTON COUNCIL
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N

0 500 m

Bushfire Protection Area
BPA Map EII/17
BUSHFIRE RISK

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

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BPA Map EII/2 Adjoins

BPA Map EII/2 Adjoins

BPA Map EII/2 Adjoins

BPA Map EII/2 Adjoins

N

0 500 m

Bushfire Protection Area
BPA Map EII/18
BUSHFIRE RISK

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

ELLISTON COUNCIL
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BPA Map EII/3 Adjoins

BPA Map EII/3 Adjoins

BPA Map EII/3 Adjoins

BPA Map EII/3 Adjoins

N

0 500 m

Bushfire Protection Area
BPA Map EII/19
BUSHFIRE RISK

High Bushfire Risk
Medium Bushfire Risk
General Bushfire Risk

ELLISTON COUNCIL
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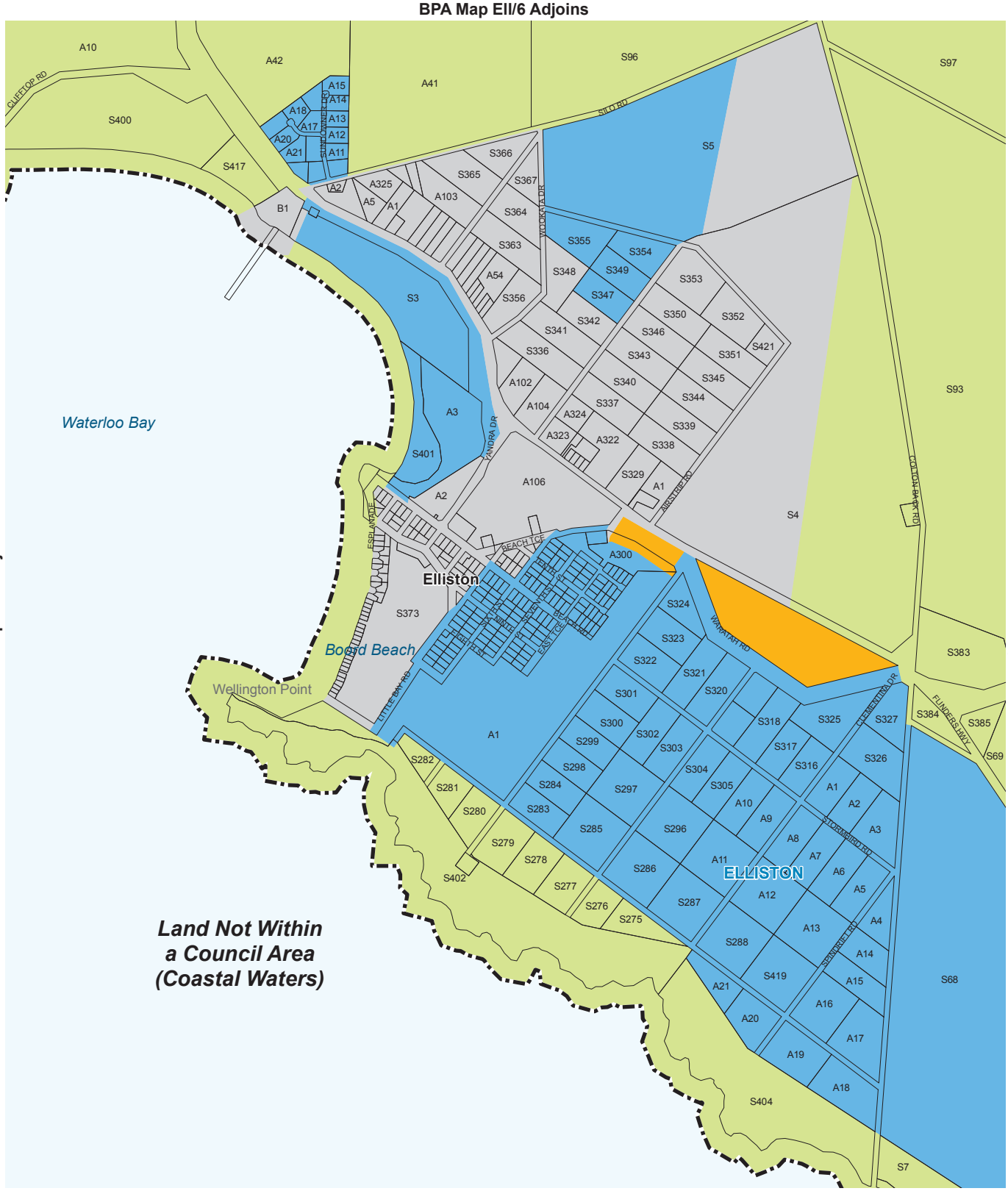
BPA Map EII/6 Adjoins



N

0 1,000 m

Bushfire Protection Area
BPA Map EII/20
BUSHFIRE RISK

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

ELLISTON COUNCIL
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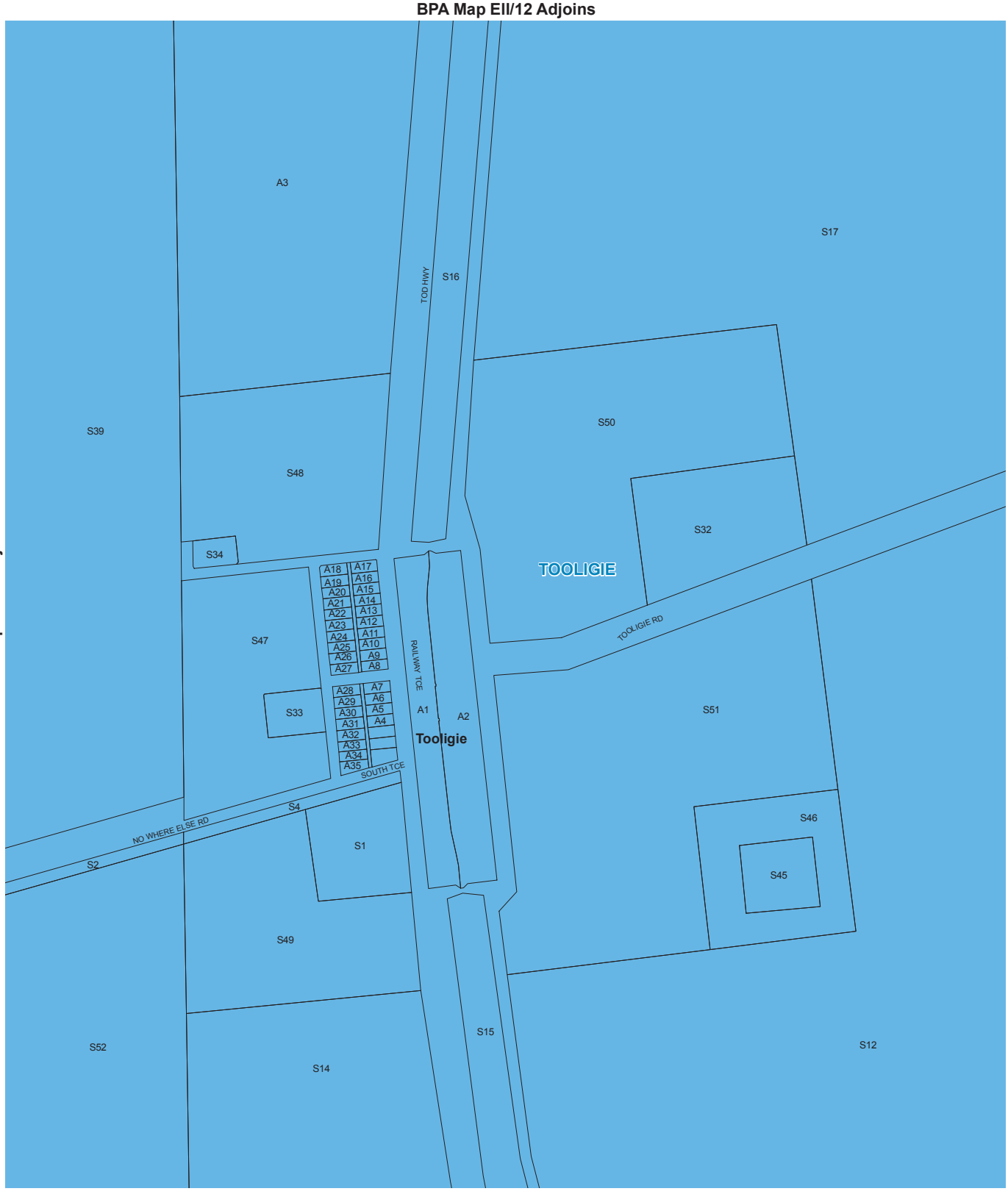
BPA Map EII/12 Adjoins



BPA Map EII/12 Adjoins

N

0 500 m

Bushfire Protection Area
BPA Map EII/21
BUSHFIRE RISK

Medium Bushfire Risk

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BPA Map EII/13 Adjoins

BPA Map EII/13 Adjoins

BPA Map EII/13 Adjoins

BPA Map EII/13 Adjoins

N

0 500 m

Bushfire Protection Area
BPA Map EII/22
BUSHFIRE RISK

General Bushfire Risk

ELLISTON COUNCIL
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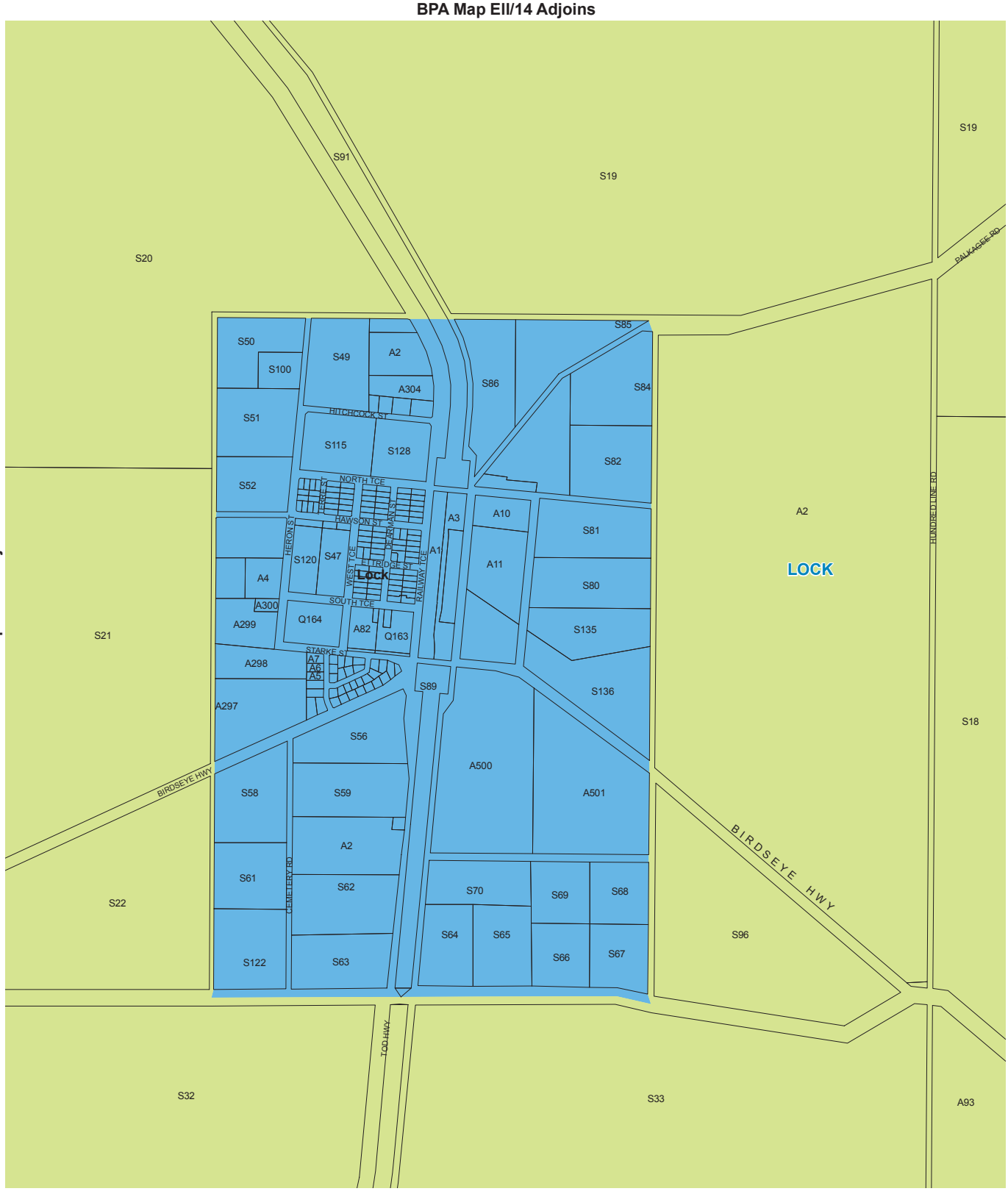
BPA Map EII/14 Adjoins



BPA Map EII/14 Adjoins

BPA Map EII/14 Adjoins

BPA Map EII/14 Adjoins

N

0 1,000 m

Bushfire Protection Area
BPA Map EII/23
BUSHFIRE RISK

Medium Bushfire Risk
General Bushfire Risk

ELLISTON COUNCIL
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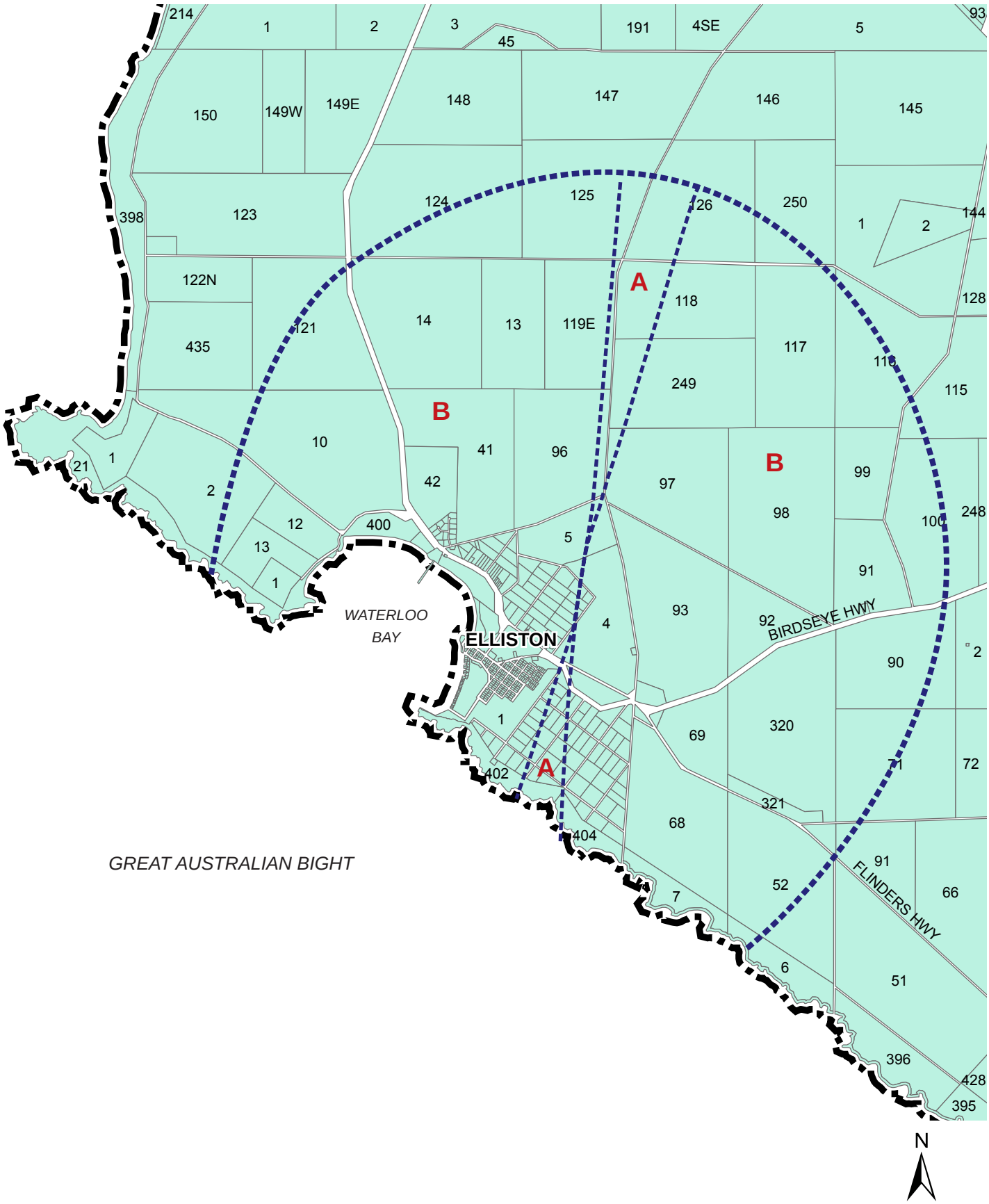
Concept Plan Maps



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

Development Plan Boundary

ELLISTON

Concept Plan Map Ell/1

AIRPORT BUILDING HEIGHTS

ELLISTON COUNCIL
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- Areas
- Remnant Vegetation / Coastal Revegetation
- Landscape Buffer / Screen Planting
- Landscaping
- Proposed Traffic Movement System
- Lookout
- Information Displays
- Indicative Buildings
- Key Views to be Retained
- Pedestrian Network / Boardwalk

N

0 10 20 30 40 50 Metres

ELLISTON

Concept Plan Map EII/2

COASTAL MIXED USE

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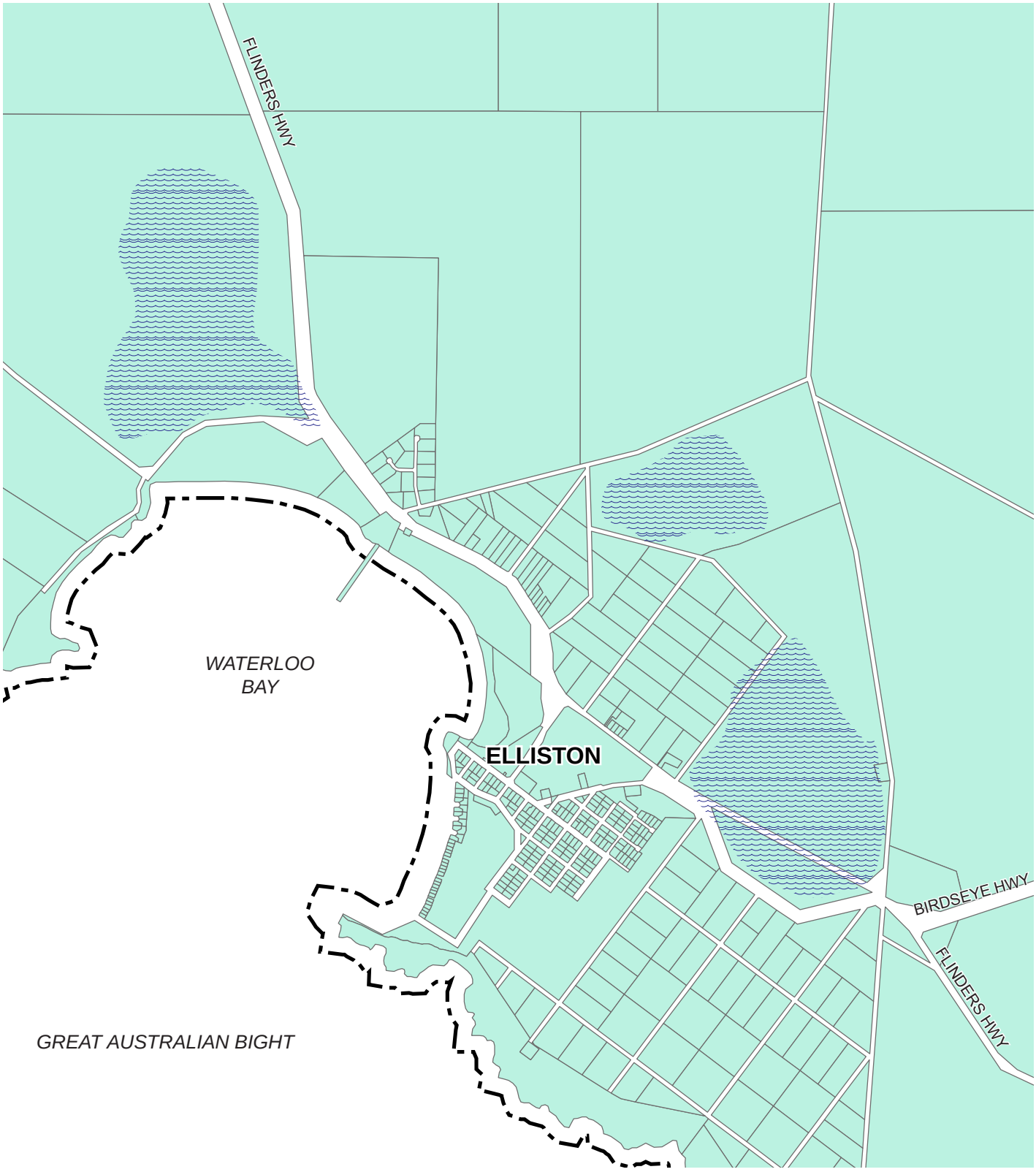

N

0 300 600 900 1200 1500 metres

Inundation

Development Plan Boundary

ELLISTON

Concept Plan Map Ell/3

INUNDATION

ELLISTON COUNCIL
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