

Development Plan

Franklin Harbour Council

Consolidated – 19 December 2019

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



Government of South Australia
Department of Planning,
Transport and Infrastructure



Department of Planning, Transport and Infrastructure

Level 5, 50 Flinders Street
Adelaide

Postal Address
GPO Box 1815
Adelaide SA 5001

Phone 1800 752 664 (Option 4)

Email DPTI.PDDPACoordinator@sa.gov.au

Internet www.saplanningportal.sa.gov.au



District Council of Franklin Harbour

6 Main Street
Cowell SA

Postal Address
PO Box 71
Cowell SA 5602

Phone: (08) 8269 2019

Email council@franklinharbour.sa.gov.au

Internet www.franklinharbour.sa.gov.au

Table of Contents

Introduction Section 1

Amendment Record Table	3
Introduction to the Development Plan	4
Council Strategic Setting.....	9
Council Preface Map	10

General Section 11

Animal Keeping	13
Horse Keeping	13
Dairies	13
Intensive Animal Keeping	14
Land Based Aquaculture	14
Marine Based Aquaculture	15
Building near Airfields	17
Bulk Handling and Storage Facilities	18
Centres and Retail Development	19
Retail Development.....	20
Coastal Areas	21
Environmental Protection.....	21
Maintenance of Public Access.....	22
Hazard Risk Minimisation	23
Erosion Buffers	23
Land Division	24
Protection of Economic Resources.....	24
Development in Appropriate Locations.....	24
Community Facilities	25
Crime Prevention.....	26
Design and Appearance	27
Building Setbacks from Road Boundaries	28
Energy Efficiency	30
Hazards	31
Flooding	31
Bushfire.....	32
Salinity	33
Acid Sulfate Soils	33

Site Contamination	33
Containment of Chemical and Hazardous Materials	33
Landslip	34
Heritage Places	35
Industrial Development	37
Small-scale agricultural industries, home-based industries, mineral water extraction and processing plants, and wineries in rural areas	38
Infrastructure	41
Interface between Land Uses	43
Noise	43
Rural Interface	44
Land Division	45
Design and Layout	45
Roads and Access	47
Land Division in Rural Areas	48
Landscaping, Fences and Walls	49
Marinas and Maritime Structures	51
Mineral Extraction	52
Separation Treatments, Buffers and Landscaping	53
Natural Resources	54
Water Catchment Areas and Water Quality	55
Stormwater	56
Biodiversity and Native Vegetation	57
Soil Conservation	58
Open Space and Recreation	60
Orderly and Sustainable Development	63
Outdoor Advertisements	64
Safety	65
Freestanding Advertisements	65
Flags, Bunting and Streamers	66
Advertising along Arterial Roads	66
Renewable Energy Facilities	67
Wind farms and Ancillary Development	67
Residential Development	69
Design and Appearance	69
Garages, Carports and Outbuildings	70
Street and Boundary Setbacks	70
Site Coverage	71
Private Open Space	71
Site Facilities and Storage	72

Visual Privacy.....	72
Noise	73
Car Parking and Access.....	73
Undercroft Garaging of Vehicles	74
Dependent Accommodation	74
Swimming Pools and Outdoor Spas.....	74
Residential Parks	75
Proximity to Effluent Drainage Lagoons	75
Short-Term Workers Accommodation	76
Siting and Visibility	77
Sloping Land.....	79
Supported Accommodation	80
Telecommunications Facilities	82
Tourism Development.....	83
Tourism Development in Association with Dwelling(s)	83
Tourism Development Outside Townships	84
Residential Parks and Caravan and Tourist Parks	85
Transportation and Access	86
Land Use.....	86
Movement Systems.....	86
Cycling and Walking.....	87
Access	88
Access for People with Disabilities	88
Vehicle Parking	88
Waste.....	90
Waste water	91
Waste Treatment Systems	91
Waste Management Facilities	93

Zone Section	97
---------------------	-----------

Airfield Zone	99
Aquaculture Zone.....	102
Bulk Handling Zone.....	106
Caravan and Tourist Park Zone	109
Coastal Caravan Park Policy Area 3	112
Coastal Conservation Zone.....	115
Coastal Waters Policy Area 2.....	119
Coastal Experience Policy Area 5	121
Coastal Marina Zone	126

Coastal Settlement Zone	129
Commercial Zone	133
Deferred Urban Zone	136
Industry Zone	139
Infrastructure Policy Area 4.....	142
Precinct 2 Lucky Bay Coastal.....	143
Infrastructure Zone	149
Precinct 1 Cowell Cemetery	150
Open Space Zone	152
Primary Production Zone	155
Township Fringe Policy Area 1	158
Residential Zone	163
Rural Living Zone	168
Town Centre Zone	173

Table Section	177
----------------------	------------

Table FrH/1- Building Setbacks from Road Boundaries	179
Table FrH/2 - State Heritage Places	180

Mapping Section	181
------------------------	------------

Map Reference Tables	183
Spatial Extent Maps	185
Council Index Map	187
Concept Plan Maps	263

Copyright

© Government of South Australia.

All rights reserved. The document may be reproduced free-of-charge in any format providing that it is reproduced accurately and not used in any misleading context. The material must be acknowledged as Government of South Australia copyright and the title of the document specified.

Disclaimer

Although every effort has been made to ensure the accuracy of the information contained in this document, the Government of South Australia, its agents, officers and employees make no representations, either express or implied, that the information contained is accurate or fit for any purpose and expressly disclaims all liability for loss or damage arising from reliance upon the information supplied. Persons using this information should consult the relevant Gazette Notices and/or view an authorised copy of the subject Development Plan Amendment when exacting legal clarification on any amendment is required.

Introduction

Section

Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for the Franklin Harbour Council Development Plan since the inception of the electronic Development Plan on 24 April 1997.

Further information on authorised amendments prior to this date may be researched through the relevant Council, The Department of Planning, Transport and Infrastructure or by viewing Gazette records.

CONSOLIDATED	AMENDMENT – [Gazetted date]
24 April 1997	Section 29(2) Amendment (<i>Country and Outer Metro EDP</i>) – [24 April 1997]
22 May 1997	Shacks – (Land Division and Upgrading) PAR (Interim) (<i>Ministerial</i>) – [22 May 1997]
28 August 1997	Statewide Marine Aquaculture and Offshore Development PAR (<i>Ministerial</i>) – [5 June 1997]
21 May 1998	Shacks – (Land Division and Upgrading) PAR (<i>Ministerial</i>) – [21 May 1998]
18 November 1999	Waste Disposal (Landfill) PAR (<i>Ministerial</i>) – [19 August 1999]
23 March 2000	Section 29(2)(b) Amendment – [23 March 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) (<i>Ministerial</i>) – [31 August 2000]
15 November 2001	Telecommunications Facilities State-wide Policy Framework PAR (<i>Ministerial</i>) – [30 August 2001]
2 October 2003	Wind Farms PAR (<i>Ministerial</i>) – [24 July 2003]
12 August 2004	General PAR – [5 August 2004] Section 29 (2)(b)(ii) Amendment – [12 August 2004]
11 March 2010	Cessation of Interim Operation of the 'General and Coastal DPA' on 27 February 2010 and its removal from the Franklin Harbour (DC) Development Plan – [4 March 2010]
28 July 2011	Cowell and Environs DPA – [28 July 2011]
12 January 2012	Statewide Wind Farms DPA (Interim) (<i>Ministerial</i>) – [19 October 2011]
25 October 2012	Termination of the Statewide Wind Farms DPA (<i>Ministerial</i>) and its removal from the Franklin Harbour (DC) Development Plan – [18 October 2012] Statewide Wind Farms DPA (<i>Ministerial</i>) – [18 October 2012]
23 April 2015	General and Coastal Development Plan Amendment – [23 April 2015] Section 29(2)(b)(1) Amendment – [23 April 2015]
11 February 2016	Lucky Bay DPA – [11 February 2016]
19 December 2019	General DPA – [19 December 2019]

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 District Council of Franklin Harbour.

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.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 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 1993*, *Natural Resources Management Act 2004*, *Liquor Licensing Act 1997*).

When do you use the Development Plan?

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

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

How to read the Development Plan

Development Plans are comprised of several sections as described below.

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

Development Plans use three text font colours:

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

Development Plan Structure Overview

Advisory Section	Function
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 <i>(30-Year Plan for Greater Adelaide/Regional Planning Strategy)</i> Council Strategic Setting <i>(Council Strategy)</i>	To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council's own local strategic investigations.
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	<p>These policies apply across the whole council area and relate to a range of social, environmental, and economic development issues such as:</p> <ul style="list-style-type: none"> ▪ site and design criteria ▪ access and vehicle parking requirements ▪ heritage and conservation measures ▪ environmental issues ▪ hazards ▪ infrastructure requirements ▪ land use specific requirements. <p>They establish the development standards that apply to all forms of development and provide a yardstick against which the suitability of development proposals is measured.</p> <p>Many policies include a number of subclauses. All subclauses should be met, unless otherwise stated.</p>
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	<p>These policies give greater certainty and direction about where certain forms of developments should be located. Maps are referenced within zones that show where land uses are suitable to be located.</p> <p>Generally, envisaged forms of development within a zone are identified and encouraged through carefully worded policies.</p>
Desired Character Statements	These express a vision about how the zone should look and feel in the future. They may describe the valued elements of the neighbourhood or area to be retained and/or what level and nature of change is desired.
Objectives	These are the specific planning policies that determine what land uses are encouraged or discouraged in the zone. They often contain detailed provisions to further guide the scale and design of development.
Principles of Development Control	These also provide lists of complying and non-complying development and any public notification provisions that vary from those in the Development Regulations.
Policy Area	Policy areas apply to a portion of a zone and contain additional objectives, desired character statements and principles of development control for that portion.
Precincts	<p>Precincts are used to express policies for a small sub-area of a zone or a policy area.</p> <p>Precincts are used if additional site-specific principles of development control are needed to reflect particular circumstances associated with those sub-areas.</p>
Procedural Matters	<p>All zones have a procedural matters section that identifies and lists complying, non-complying and public notification categories for various forms of development.</p> <p>Policy areas and/or precincts, which are a sub-set of the zone, share this procedural matters section. Their respective lists can be modified to accommodate policy area and precinct variations.</p>
Table Section Provisions	<p>These tables provide detailed data for the assessment of certain elements of development, for example, numeric values for setbacks from road boundaries and car parking rates for certain types of development.</p> <p>Conditions for complying development are grouped into their respective tables.</p>
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.
Council Index Maps	<p>This is the first point of reference when determining the appropriate map(s) applying to a specific property.</p> <p>An enlargement index map may be included where needed, eg for large townships.</p>

Assessment Section	Function
Extent Map Series Location Maps	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. <i>Note: the entire council area will always be represented as the first map in the extent map series and will commence as Map 1.</i>
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: <ul style="list-style-type: none"> ▪ Transport ▪ Development Constraints ▪ Heritage ▪ Heritage and Character Preservation District ▪ Natural Resources ▪ Affordable Housing ▪ Noise and Air Emissions ▪ Strategic Transport Routes <i>Note: issues that are not spatially defined to a cadastre can appear in this section; however they will be presented as illustrative maps only.</i>
Zone Maps	Used to determine which zone applies to which land.
Policy Area Maps	Used to depict the presence and location of any applicable policy area.
Precinct Maps	Used to depict the presence and location of any applicable precincts.
Bushfire Maps (<i>where applicable</i>) Bushfire Protection Area BPA Maps - Bushfire Risk	Bushfire Protection Area - BPA Maps are used to determine the potential bushfire risk (high, medium or general), associated with an allotment located within an area prone to bushfires.
Concept Plan Maps	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 [District Council of Franklin Harbour](#).

Visit the Department Planning, Transport and Infrastructure website: www.dpti.

Discuss your matter with your planning consultant.

Council Strategic Setting

Franklin Harbour is located on Eastern Eyre Peninsula adjoining the council areas of Cleve, Whyalla and Kimba. A portion of the northern boundary of the district marks the extent of council areas on northern Eyre Peninsula, abutting an out of councils area.

The District is divided into coastal lowlands adjacent to Cowell and to the south. To the west is the moderately steep Minbrie Range. Four conservation parks exist in the region including Munyaroo, Sheoak Hill, Middlecamp Hills and Franklin Harbor Conservation Parks.

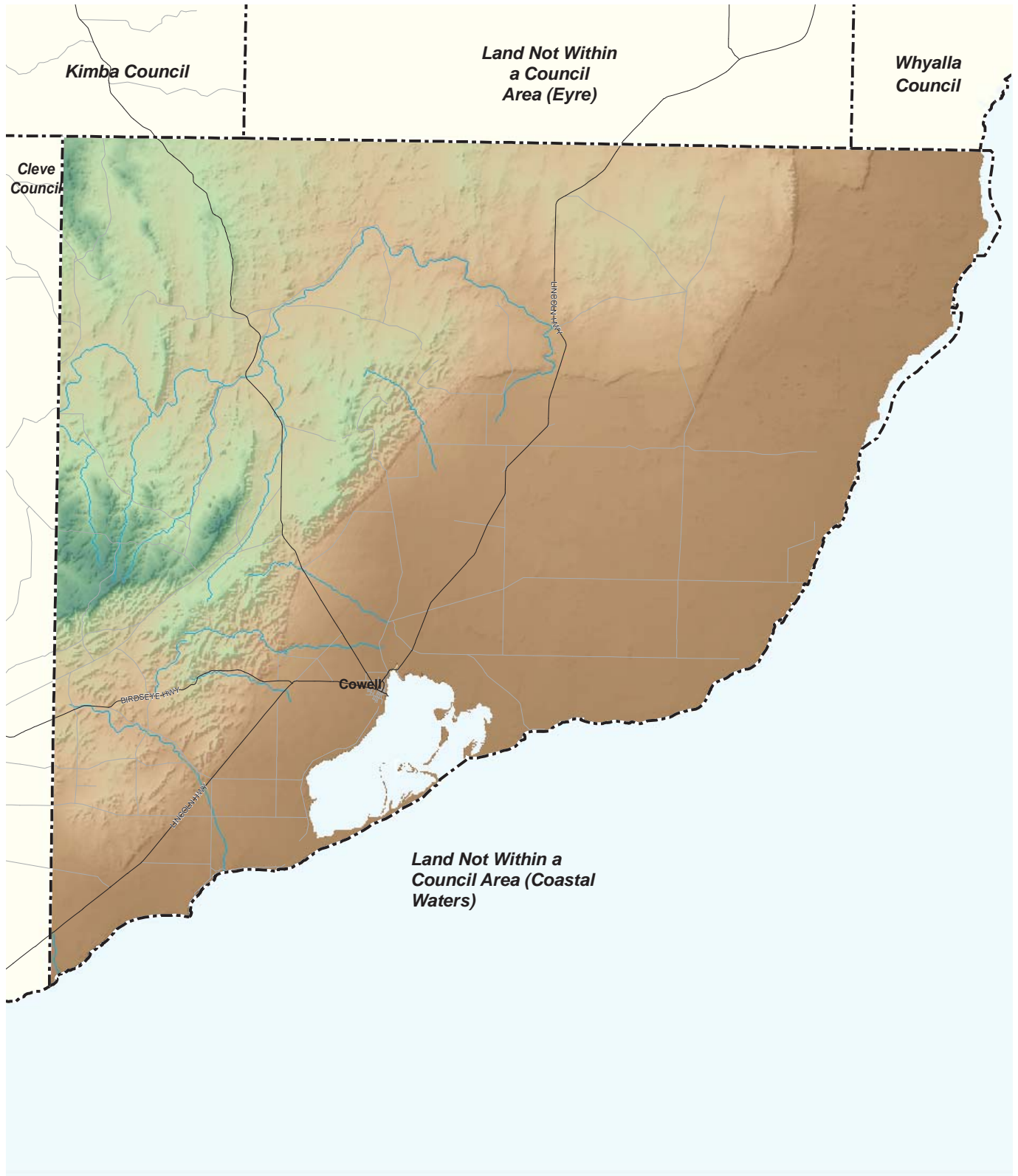
The major economic activity in the district is broadacre farming of cereals and livestock. In the past 10 years, a thriving aquaculture industry has been established beginning with a number of Pacific Oyster farms in the Franklin Harbor itself. Offshore oyster leases are supported by a number of land-based facilities, which have been established in two locations at the northern and southern extremities of the town of Cowell. The feasibility of fin-fish farming within the Harbour has also been investigated.

The district has become famous for its deposits of nephritic jade. Further opportunities for the exploitation of jade mining exist in respect to facilities for tourists.

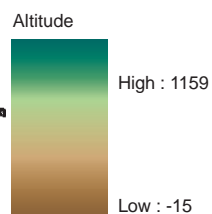
In addition, Cowell is a well patronised holiday destination for people in the broader region due to the quality of its recreational fishing. Coastal shack developments exist at Port Gibbon to the south and Lucky Bay to the north of Cowell.

At Lucky Bay, a port has been developed for the Wallaroo-Cowell ferry. The establishment of the ferry service is bringing renewed vigour to retailing and tourism within the district and has provided a further catalyst for growth.

The Iron Duke Mine is contributing to the growth of Cowell employing over 60 people. Further mineral development opportunities in the district will generate additional employment.



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



Council Preface Map

General Section

Animal Keeping

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Horse Keeping

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

Dairies

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

- 8 Dairies should include a lagoon for the storage or treatment of milking shed effluent which should be located:
- (a) at least 20 metres from a public road
 - (b) at least 200 metres from any dwelling not located on the land
 - (c) outside any 1-in-100 year average return interval flood event area of any watercourse.

Intensive Animal Keeping

General

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

Kennels

- 13 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.
- 14 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.
- 15 Kennels should occur only where there is a permanently occupied dwelling on the land.

Land Based Aquaculture

- 16 Land-based aquaculture and its various components should not be located on land within any of the following areas:
- (a) 800 metres of a public water supply reservoir
 - (b) the 1-in-100 year average return interval flood event area of any watercourse

- (c) 200 metres of a major watercourse (third order or higher stream)
 - (d) 100 metres of any other watercourse, bore or well used for domestic or stock water supplies
 - (e) 500 metres of a defined and zoned township, settlement or urban area
 - (f) 500 metres of a dwelling (except for a dwelling directly associated with an aquaculture development).
- 17 Land-based aquaculture ponds should be sited and designed to:
- (a) prevent surface flows from entering the ponds in a 1-in-100 year average return interval flood event
 - (b) prevent pond leakage that would pollute groundwater
 - (c) prevent any overflow that would enable the species being farmed to enter any watercourse or drainage line
 - (d) minimise the need for intake and discharge pipes to traverse sensitive environments.
- 18 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.
- 19 Development should ensure that pipe inlet and outlets associated with land-based aquaculture are located to minimise the risk of disease transmission.
- 20 Wastewater should be treated appropriately prior to it being discharged to the marine environment.
- 21 Pipes should be secured appropriately to prevent damage to the coastal environment and seafloor.

Marine Based Aquaculture

- 22 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, faecal matter and dead animals from the development
 - (d) prevent the build up of waste.
- 23 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.
- 24 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.

- 25 Marine aquaculture should be sited, designed, constructed and managed to minimise interference and obstruction to the natural processes of the coastal and marine environment.
- 26 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.
- 27 Racks, floats and other farm structures associated with marine aquaculture or other offshore development should where practicable be visually unobtrusive from the shoreline.
- 28 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.
- 29 Marine aquaculture should be developed to maintain existing rights of way within or adjacent to a site.
- 30 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 to serve the needs of the industry and community as a whole.
- 31 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*.
- 32 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.
- 33 Marine aquaculture development should contribute to navigational safety by being:
 - (a) suitably marked for navigational purposes
 - (b) sited to allow an adequate distance between farms for safe navigation
 - (c) located at least 250 metres from a commercial shipping lane
 - (d) comprised of structures that are secured and/or weighted to prevent drifting
 - (e) able to be rehabilitated when no longer operational.

Building near Airfields

OBJECTIVES

- 1 Development that ensures the long-term operational, safety and commercial aviation requirements of airfields (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 and commercial aviation requirements of airfields.
- 2 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:
 - (a) lighting glare
 - (b) smoke
 - (c) air turbulence
 - (d) storage of flammable liquids
 - (e) attraction of birds
 - (f) materials that affect aircraft navigational aids.
- 3 Lighting within 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 Development within areas affected by aircraft noise should be consistent with *Australian Standard AS2021– Acoustics – Aircraft Noise Intrusion – Building Siting and Construction*.

Bulk Handling and Storage Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Centres and Retail Development

OBJECTIVES

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

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 designed and located to complement the desired character
 - (c) unobtrusive facilities for the storage and removal of waste materials
 - (d) public facilities including toilets, infant changing facilities for parents, seating, litter bins, telephones and community information boards

- (e) access for public and community transport and sheltered waiting areas for passengers
 - (f) lighting for pedestrian paths, buildings and associated areas
 - (g) a single landscaping theme
 - (h) safe and secure bicycle parking.
- 4 A single architectural theme should be established within centres through:
- (a) constructing additions or other buildings in a style complementary to the existing shopping complex
 - (b) renovating the existing shopping complex to complement new additions and other buildings within the centre
 - (c) employing a signage theme.
- 5 The design of undercroft or semi-basement car parking areas should not detract from the visual quality and amenity of adjacent pedestrian paths, streets or public spaces.
- 6 Undercroft or semi-basement car parking areas should not project above natural or finished ground level by more than 1 metre.

Retail Development

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

Coastal Areas

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Environmental Protection

- 2 The coast should be protected from development that would adversely affect the marine and onshore coastal environment, whether by pollution, erosion, damage or depletion of physical or biological resources, interference with natural coastal processes or any other means.
- 3 Development should not be located in delicate or environmentally-sensitive coastal features such as sand dunes, cliff-tops, wetlands or substantially intact strata of native vegetation.
- 4 Development should not be undertaken where it will create or aggravate coastal erosion, or where it will require coast protection works which cause or aggravate coastal erosion.
- 5 Development should be designed so that solid/fluid wastes and stormwater runoff is disposed of in a manner that will not cause pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.
- 6 Effluent disposal systems incorporating soakage trenches or similar should prevent effluent migration onto the inter-tidal zone and be sited at least 100 metres from whichever of the following requires the greater distance:

- (a) the mean high-water mark at spring tide, adjusted for any subsidence for the first 50 years of development plus a sea level rise of 1 metre
 - (b) the nearest boundary of any erosion buffer determined in accordance with the relevant provisions in this Development Plan.
- 7 Development that proposes to include or create confined coastal waters, as well as water subject to the ebb and flow of the tide should be designed to ensure the quality of such waters is maintained at an acceptable level in accordance with the current *Environment Protection (Water Quality) Policy*.
- 8 Development should be designed and sited so that it does not prevent natural landform and ecological adjustment to changing climatic conditions and sea levels and should allow for the following:
- (a) the unrestricted landward migration of coastal wetlands
 - (b) new areas to be colonised by mangroves, samphire and wetland species
 - (c) sand dune drift
 - (d) where appropriate, the removal of embankments that interfere with the abovementioned processes.

Maintenance of Public Access

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

- 16 Access roads to the coast and lookouts should preferably be spur roads rather than through routes, other than tourist routes where they:
- (a) do not detract from the amenity or the environment
 - (b) are designed for slow moving traffic
 - (c) provide adequate car parking.

Hazard Risk Minimisation

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

Erosion Buffers

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

- 23 Where a coastal reserve exists or is to be provided it should be increased in width by the amount of any required erosion buffer. The width of an erosion buffer should be based on the following:
- (a) the susceptibility of the coast to erosion
 - (b) local coastal processes
 - (c) the effect of severe storm events
 - (d) the effect of a 0.3 metres sea level rise over the next 50 years on coastal processes and storms
 - (e) the availability of practical measures to protect the development from erosion caused by a further sea level rise of 0.7 metres per 50 years thereafter.
- 24 Development should not occur where essential services cannot be economically provided and maintained having regard to flood risk and sea level rise, or where emergency vehicle access would be prevented by a 1-in-100 year average return interval flood event, adjusted for 100 years of sea level rise.

Land Division

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

Protection of Economic Resources

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

Development in Appropriate Locations

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

Community Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Crime Prevention

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Design and Appearance

OBJECTIVES

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

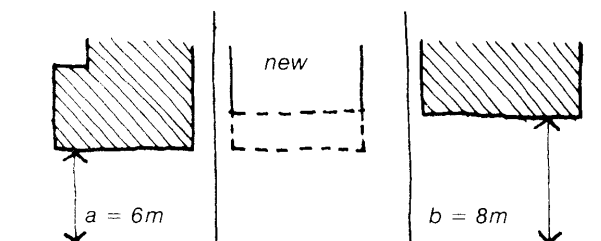
PRINCIPLES OF DEVELOPMENT CONTROL

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

- 10 Buildings, landscaping, paving and signage should have a coordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 11 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main facade faces the primary street frontage of the land on which they are situated.
- 12 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.
- 13 Development should be designed and sited so that outdoor storage and service areas are screened from public view by an appropriate combination of built form, solid fencing or landscaping.
- 14 Outdoor lighting should not result in light spillage on adjacent land.
- 15 Balconies should:
 - (a) be integrated with the overall architectural form and detail of the building
 - (b) be located to face predominantly north, east or west to provide solar access
 - (c) have a minimum area of 2 square metres.
- 16 Buildings and structures should not be developed unless the external cladding, wall materials and roof sheeting are not damaged in any way, punctured, rusted, stained or weathered.

Building Setbacks from Road Boundaries

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



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

- 19 A lesser distance than that provided may be appropriate only where:
- (a) the bulk or height of the proposed building is less than that of the existing buildings and structures
 - (b) the proposed building is to be sited on an allotment having two or more boundaries to a road so that no reduction in road safety by restriction of driver visibility will result
 - (c) the set-back of the proposed building is consistent with existing buildings on adjoining or nearby land
 - (d) the siting of the proposed building will not diminish the safety of access from the site onto the adjoining roadway.
- 20 Except where otherwise specified in a particular zone, policy area or precinct, buildings and structures should be set back from road boundaries having regard to the requirements set out in [Table FrH/1 – Building Setbacks From Road Boundaries](#).
- 21 Except where otherwise specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.

Energy Efficiency

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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 - Development Constraints* should not occur unless it is sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.
- 3 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.

Flooding

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

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

Bushfire

- 7 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:
- (a) vegetation cover comprising trees and/or shrubs
 - (b) poor access
 - (c) rugged terrain
 - (d) inability to provide an adequate building protection zone
 - (e) inability to provide an adequate supply of water for fire fighting purposes.
- 8 Buildings and structures should be designed and configured to reduce the impact of bushfire through designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
- 9 Habitable buildings should have a dedicated water supply comprising a minimum of 5000 litres available at all times for fire fighting which is located adjacent to the building or in another convenient location on the allotment accessible to fire fighting vehicles.
- 10 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to habitable buildings in the event of bushfire.
- 11 Buildings and structures should be designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
- 12 Land division should be designed to:
- (a) minimise the danger to residents, other occupants of buildings and fire fighting personnel
 - (b) minimise the extent of damage to buildings and other property during a bushfire
 - (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire
 - (d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

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

Salinity

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

Acid Sulfate Soils

- 18 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils (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.
- 19 Development, including primary production, aquaculture activities and infrastructure, should not proceed unless it can be demonstrated that the risk of releasing acid water resulting from the disturbance of acid sulfate soils is minimal.

Site Contamination

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

Containment of Chemical and Hazardous Materials

- 21 Hazardous materials should be stored and contained in a manner that minimises the risk to public health and safety and the potential for water, land or air contamination.
- 22 Development that involves the storage and handling of hazardous materials should ensure that these are contained in designated areas that are secure, readily accessible to emergency vehicles, impervious, protected from rain and stormwater intrusion and other measures necessary to prevent:
 - (a) discharge of polluted water from the site
 - (b) contamination of land
 - (c) airborne migration of pollutants
 - (d) potential interface impacts with sensitive land uses.

Landslip

- 23 Land identified as being at risk from landslip as shown on the *Overlay Maps - Development Constraints* should not be developed.
- 24 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.
- 25 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.
- 26 Development in areas susceptible to landslip should:
 - (a) incorporate split level designs to minimise cutting into the slope
 - (b) ensure that cut and fill and heights of faces are minimised
 - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
 - (d) control any erosion that will increase the gradient of the slope and decrease stability
 - (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
 - (f) provide drainage measures to ensure surface stability is not compromised
 - (g) ensure natural drainage lines are not obstructed.

Heritage Places

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 A State heritage place spatially located on *Overlay Map(s) - Heritage* and more specifically identified in [Tables FrH/2 - 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 listing
 - (b) the structural condition of the place is seriously unsound as to be unsafe and irredeemable.
- 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 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.
- 5 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.
- 6 The division of land adjacent to or containing a State or local heritage place should occur only where it will:
- (a) create an allotment pattern that maintains or reinforces the integrity of the heritage place and the character of the surrounding area
 - (b) create an allotment or allotments of a size and dimension that can accommodate new development that will reinforce and complement the heritage place and the zone or policy area generally
 - (c) be of a size and dimension that will enable the siting and setback of new buildings from allotment boundaries so that they do not overshadow, dominate, encroach on or otherwise impact on the setting of the heritage place
 - (d) provide an area for landscaping of a size and dimension that complements the landscape setting of the heritage place and the landscape character of the locality
 - (e) enable the State or local heritage place to have a curtilage of a size sufficient to protect its setting.

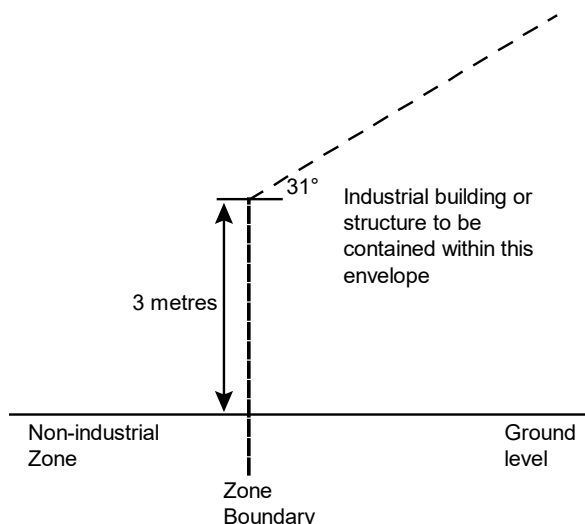
Industrial Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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



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

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

Small-scale agricultural industries, home-based industries, mineral water extraction and processing plants, and wineries in rural areas

- 11 Agricultural industries, home-based industries, mineral water extraction and processing plants, and wineries in rural areas should not:
 - (a) necessitate significant upgrading of public infrastructure including roads and other utilities
 - (b) generate traffic beyond the capacity of roads necessary to service the development
 - (c) result in traffic and/or traffic volumes that would be likely to adversely alter the character and amenity of the locality
 - (d) be located:
 - (i) on land with a slope greater than 20 per cent (1-in-5)
 - (ii) on land that is classified as being poorly drained or very poorly drained
 - (iii) within 800 metres of the high water level of a public water supply reservoir

- (iv) closer than 300 metres (other than a home-based industry) to a dwelling or tourist accommodation that is not in the ownership of the applicant.

12 Small-scale agricultural industries in rural areas:

- (a) should include at least one of the following activities normally associated with the processing of primary produce:
 - (i) washing
 - (ii) grading
 - (iii) processing (including bottling)
 - (iv) packing or storage
- (b) may include an associated ancillary area for the sale and/or promotion of produce (including display areas)
- (c) should have a total combined area for one or any combination of these activities (including ancillary sales area) not exceeding 250 square metres per allotment, with a maximum building area of 150 square metres, including a maximum area of 50 square metres for ancillary sale and display of goods manufactured in the industry
- (d) should occur only on an allotment where a habitable dwelling exists.

13 Home-based industries in rural areas:

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

14 Mineral water extraction and processing plants in rural areas:

- (a) should include at least one of the following activities normally associated with the extraction and processing of mineral water:
 - (i) extraction
 - (ii) bottling
 - (iii) packaging

- (iv) storage
- (v) distribution
- (b) may include ancillary activities of administration and sale and/or promotion of mineral water product
- (c) should have a total combined area for one or any combination of these activities (including ancillary sale and/or promotion areas) not exceeding 350 square metres per allotment with a maximum building area of 250 square metres, including a maximum area of 50 square metres for ancillary sale and/or promotion of mineral water product.

15 Wineries in rural areas should:

- (a) include at least one of the following activities normally associated with the making of wine:
 - (i) crushing
 - (ii) fermenting
 - (iii) bottling
 - (iv) maturation/cellaring of wine
 - (v) ancillary activities of administration, sale and/or promotion of wine product and dining
- (b) be located within the boundary of a single allotment which adjoins or is on the same allotment as a vineyard
- (c) only include dining facilities as an ancillary use to the winery
- (d) be located not closer than 300 metres to a dwelling or tourist accommodation (that is not in the ownership of the winery applicant) where the crush capacity is equal to or greater than 500 tonnes per annum.

Infrastructure

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Interface between Land Uses

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Noise

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

Rural Interface

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

Land Division

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Design and Layout

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

- 4 The design of a land division should incorporate:
 - (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities
 - (b) safe and convenient access from each allotment to an existing or proposed public road or thoroughfare
 - (c) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
 - (d) suitable land set aside for useable local open space
 - (e) public utility services within road reserves and where necessary within dedicated easements
 - (f) the preservation of significant natural, cultural or landscape features including State and local heritage places
 - (g) protection for existing vegetation and drainage lines
 - (h) where appropriate, the amalgamation of smaller allotments to ensure coordinated and efficient site development.
- 5 Allotments in the form of a battleaxe configuration in urban areas should:
 - (a) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
 - (b) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape
 - (c) be avoided where their creation would be incompatible with the prevailing pattern of development.
- 6 Allotments should have an orientation, size and configuration to encourage development that:
 - (a) minimises the need for earthworks and retaining walls
 - (b) maintains natural drainage systems
 - (c) faces abutting streets and open spaces
 - (d) does not require the removal of existing native vegetation to facilitate that development
 - (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 7 The layout of a land division should provide for efficient solar access.
- 8 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.
- 9 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.

- 10 The layout of a land division should keep flood-prone land free from development.
- 11 The arrangement of roads, allotments, reserves and open space should enable the provision of a storm drainage system that:
 - (a) creates, contains and retains all watercourses, drainage lines and native vegetation
 - (b) incorporates retention and/or detention devices to maintain the volume and rate of run-off as near as possible to pre-development levels
 - (c) enhances amenity
 - (d) integrates with the open space system and surrounding area.

Roads and Access

- 12 Road reserves should be of a width and alignment that can:
 - (a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users
 - (b) provide for footpaths, cycle lanes and shared-use paths for the safety and convenience of residents and visitors
 - (c) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street
 - (d) accommodate street tree planting, landscaping and street furniture
 - (e) accommodate the location, construction and maintenance of stormwater drainage and public utilities
 - (f) provide unobstructed, safe and efficient vehicular access to individual allotments and sites
 - (g) allow for the efficient movement of service and emergency vehicles.
- 13 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.
- 14 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.
- 15 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.

- 16 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

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

Landscaping, Fences and Walls

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

- (d) increase the risk of bushfire
- (e) remove opportunities for passive surveillance
- (f) increase autumnal leave fall in waterways
- (g) increase the risk of weed invasion.

4 Fences and walls, including retaining walls, should:

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

Marinas and Maritime Structures

OBJECTIVES

- 1 The provision, in appropriate locations, of marinas, pontoons, jetties, piers, wharves and boatmoorings 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 allowed where it may be exposed to adverse impacts resulting from mining activities.
- 3 Mining in scenic and native vegetation areas should only be undertaken if:
 - (a) the proposed location is the best site in regard to minimising loss of amenity, degradation of the landscape and loss of native vegetation
 - (b) there are a limited number of known reserves of the minerals in the area or elsewhere in the State
 - (c) the extraction and transportation of materials from alternative sites to principal centres of consumption carry significantly higher costs
 - (d) the site is capable of restoration with locally indigenous plant species to counter the long-term impact on the landscape and biodiversity.
- 4 Stormwater and/or waste water 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 sited and designed to:
 - (a) maximise the use of stormwater
 - (b) protect stormwater from pollution sources
 - (c) protect or enhance the environmental values of receiving waters
 - (d) prevent the risk of downstream flooding
 - (e) minimise the loss and disturbance of native vegetation.
- 6 Storage and use of stormwater which avoids adverse impact on public health and safety.
- 7 Native flora, fauna and ecosystems protected, retained, conserved and restored.
- 8 Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.
- 9 Minimal disturbance and modification of the natural landform.
- 10 Protection of the physical, chemical and biological quality of soil resources.
- 11 Protection of areas prone to erosion or other land degradation processes from inappropriate development.
- 12 Protection of the scenic qualities of natural and rural landscapes.

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Water Catchment Areas and Water Quality

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

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

Stormwater

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

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

Biodiversity and Native Vegetation

- 27 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 28 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.
- 29 The provision of services, including power, water, effluent and waste disposal, access roads and tracks should be located on areas already cleared of native vegetation.
- 30 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:
 - (a) provides an important habitat for wildlife or shade and shelter for livestock
 - (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities
 - (c) provides an important seed bank for indigenous vegetation
 - (d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views
 - (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture
 - (f) is growing in, or is characteristically associated with a wetland environment.
- 31 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.

- 32 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:
- (a) provision for linkages and wildlife corridors between significant areas of native vegetation
 - (b) erosion along watercourses and the filtering of suspended solids and nutrients from run-off
 - (c) the amenity of the locality
 - (d) bushfire potential
 - (e) the net loss of native vegetation and other biodiversity.
- 33 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with vegetation indigenous to the local area to ensure that there is not a net loss of native vegetation and biodiversity.
- 34 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.
- 35 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.
- 36 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.
- 37 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 located at least every 100 metres around the perimeter of the orchard.

Soil Conservation

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

- 39 Development should be designed and sited to prevent erosion.
- 40 Development should take place in a manner that will minimise alteration to the existing landform.
- 41 Development should minimise the loss of soil from a site through soil erosion or siltation during the construction phase of any development and following the commencement of an activity.

Open Space and Recreation

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

- 6 Neighbourhood parks should be at least 0.5 hectares and generally closer to 1 hectare in size, and provided within 500 metres of households that they serve.
- 7 Local parks should generally be a minimum of 0.2 hectares in size, and should be centrally located within a residential area, close to schools, shops and generally within 300 metres of households that they serve.
- 8 No more than 20 per cent of land allocated as public open space should:
 - (a) have a slope in excess of 1-in-4
 - (b) comprise creeks or other drainage areas.
- 9 Signage should be provided at entrances to and within public open space to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes and park activities.
- 10 Buildings in open space, including structures and associated car parking areas, should be designed, located and of a scale that is unobtrusive and does not detract from the desired open space character.
- 11 Development in open space should:
 - (a) be clustered where practical to ensure that the majority of the site remains open
 - (b) where practical, be developed for multi-purpose use
 - (c) be constructed to minimise the extent of hard paved areas.
- 12 Open spaces and recreation areas should be located and designed to maximise safety and security by:
 - (a) ensuring that within urban areas, their edges are overlooked by housing, commercial or other development that can provide effective informal surveillance
 - (b) ensuring fenced parks and playgrounds have more than one entrance or exit when fenced
 - (c) locating play equipment where it can be informally observed by nearby residents and users during times of use
 - (d) clearly defining the perimeters of play areas
 - (e) providing lighting around facilities such as toilets, telephones, seating, litter bins, bike storage and car parks
 - (f) focusing pedestrian and bicycle movement after dark along clearly defined, adequately lit routes with observable entries and exits.
- 13 Landscaping associated with open space and recreation areas should:
 - (a) not compromise the drainage function of any drainage channel
 - (b) provide shade and windbreaks along cyclist and pedestrian routes, around picnic and barbecue areas and seating, and in car parking areas
 - (c) maximise opportunities for informal surveillance throughout the park
 - (d) enhance the visual amenity of the area and complement existing buildings
 - (e) be designed and selected to minimise maintenance costs
 - (f) provide habitat for local fauna.

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

Orderly and Sustainable Development

OBJECTIVES

- 1 Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.
- 2 Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.
- 3 Development that does not jeopardise the continuance of adjoining authorised land uses.
- 4 Development that does not prejudice the achievement of the provisions of the Development Plan.
- 5 Development abutting adjoining Council areas having regard to the policies of that Council's Development Plan.
- 6 Urban development contained within existing townships and settlements are located only in zones designed 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 Map(s) - Transport*.
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.
- 9 Not more than one dwelling should be constructed on an allotment within the **Primary Production Zone, Primary Production Zone Township Fringe Policy Area 1** and the **Rural Living Zone** as shown on *Zone and Policy Map(s)* with the exception of accommodation for tourism, dependent persons or short-term workers.

Outdoor Advertisements

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Safety

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

Freestanding Advertisements

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

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

Flags, Bunting and Streamers

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

Advertising along Arterial Roads

- 19 Advertising and/or advertising hoardings should not be placed along arterial roads that have a speed limit of 80 km/h or more.
- 20 Tourist information signs should not be developed unless they:
- (a) are graphically attractive
 - (b) comprise a composite sign with primarily general information about the town or district
 - (c) are erected within 5 kilometres of a town, measured from the first 50 km/h speed restriction sign.

Renewable Energy Facilities

OBJECTIVES

- 1 The development of renewable energy facilities, such as wind and biomass energy facilities, in appropriate locations.
- 2 Location, siting, design and operation of renewable energy facilities to avoid or minimise adverse impacts and maximise positive impacts on the environment, the local community and the State.

PRINCIPLES OF DEVELOPMENT CONTROL

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

Wind farms and Ancillary Development

- 2 Wind farms and ancillary development (such as substations, maintenance sheds, access roads, wind monitoring masts) should be managed through:
 - (a) wind turbine generators being:
 - (i) a setback of at least 1000 metres from non-associated (nonstakeholder) dwellings and tourist accommodation
 - (ii) setback at least 2000 metres from defined and zoned township, settlement or urban areas (including deferred urban areas)
 - (iii) regular 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 shed 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, 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, pleasant and healthy-living environments that meet the needs and preferences of the community.
- 2 An increased mix in the range and number of dwelling types available within urban boundaries to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 3 Higher dwelling densities in areas close to centres, public and community transport and public open spaces.
- 4 The regeneration of selected areas identified at zone and/or policy area levels.

PRINCIPLES OF DEVELOPMENT CONTROL

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

Design and Appearance

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

- (c) upper-level private balconies that provide the primary open space area for any dwelling
 - (d) access to solar energy.
- 8 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 5.00 pm on the 21 June.
- 9 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
- (a) half of this space
 - (b) 35 square metres of this space (with at least one of the area's dimensions measuring 2.5 metres).

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

Garages, Carports and Outbuildings

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

Street and Boundary Setbacks

- 12 Dwellings should be set back from allotment or site boundaries to:
- (a) contribute to the desired character of the area
 - (b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.
- 13 Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:
- (a) minimise the visual impact of buildings from adjoining properties
 - (b) minimise the overshadowing of adjoining properties.
- 14 Side boundary walls in residential areas should be limited in length and height to:
- (a) minimise their visual impact on adjoining properties
 - (b) minimise the overshadowing of adjoining properties.
- 15 Carports and garages should be set back from road and building frontages so as to:
- (a) contribute to the desired character of the area
 - (b) not adversely impact on the safety of road users
 - (c) provide safe entry and exit
 - (d) not dominate the appearance of dwellings from the street.

Site Coverage

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

Private Open Space

- 17 Private open space (land available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be designed and located:
- (a) to be accessed directly from the internal living areas of the dwelling
 - (b) generally at ground level to the side or rear of a dwelling and screened for privacy
 - (c) to take advantage of but not adversely affect natural features of the site
 - (d) to minimise overlooking from adjacent buildings
 - (e) to achieve separation from bedroom windows on adjoining sites
 - (f) to have a northerly aspect to provide for comfortable year-round use
 - (g) to not be significantly shaded during winter by the associated dwelling or adjacent development
 - (h) to be shaded in summer.
- 18 Dwellings should have associated private open space of sufficient area and shape to be functional, taking into consideration the likely needs of the occupant(s), the location of the dwelling, and the dimension and gradient of the site.
- 19 Dwellings, particularly those with ground-level habitable rooms should include private open space that conforms to the requirements identified in the following table:

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

Site area of dwelling	Minimum area of private open space	Provisions
Less than 250 square metres	35 square metres	<p>Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater.</p> <p>One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.</p>

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

Site Facilities and Storage

- 22 Site facilities for group dwellings and residential flat buildings should include:
- (a) mail box facilities located close to the major pedestrian entrance to the site
 - (b) bicycle parking for residents and visitors
 - (c) garbage and recyclable material storage areas away from dwellings
 - (d) external clothes drying areas, which are readily accessible to each dwelling and complement the development and streetscape character for dwellings which do not incorporate ground level private open space.

Visual Privacy

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

Noise

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

Car Parking and Access

- 29 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.
- 30 On-site parking should be provided having regard to:
 - (a) the number, nature and size of proposed dwellings
 - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
 - (c) the anticipated mobility and transport needs of the likely occupants, particularly groups such as aged persons
 - (d) availability of on-street car parking
 - (e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).
- 31 Parking areas servicing more than one dwelling should be of a size and location to:
 - (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
 - (b) provide adequate space for vehicles to manoeuvre between the street and the parking area
 - (c) reinforce or contribute to attractive streetscapes.
- 32 On-site visitor parking spaces for group and multiple dwellings and residential flat buildings should be located and designed to:
 - (a) serve users efficiently and safely
 - (b) not dominate internal site layout
 - (c) be clearly defined as visitor spaces not specifically associated with any particular dwelling
 - (d) ensure they are not sited behind locked garages and are accessible to visitors at all times.
- 33 Driveways on arterial roads that serve more than one dwelling should be designed to cater for the simultaneous two-way movements of the largest vehicles expected to enter and exit the site.

- 34 On-site parking and manoeuvring areas servicing development abutting arterial roads should be designed to enable all vehicles to enter and exit the site in a forward direction.

Undercroft Garaging of Vehicles

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

Dependent Accommodation

- 39 Dependent accommodation (ie accommodation for dependent persons where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
- (a) the site is of adequate size and configuration
 - (b) the accommodation has a small floor area relative to the associated main dwelling
 - (c) adequate outdoor space is provided for the use of all occupants
 - (d) adequate on-site car parking is provided
 - (e) the building is designed to, and comprises colours and materials that will, complement the original dwelling
 - (f) the building is attached to the associated main dwelling.

Swimming Pools and Outdoor Spas

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

Residential Parks

- 41 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.
- 42 Residential 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) Residential park sites should be extensively landscaped to enhance the appearance of the locality, with a landscape buffer around the perimeter of the site.
- 43 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.

Proximity to Effluent Drainage Lagoons

- 44 Residential development should not be undertaken within 800 metres of a common effluent drainage lagoon.

Short-Term Workers Accommodation

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Siting and Visibility

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

- 7 Development should be screened through the establishment of landscaping using locally indigenous plant species:
- (a) around buildings and earthworks to provide a visual a screen as well as shade in summer, and protection from prevailing winds
 - (b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads
 - (c) along the verges of new roads and access tracks to provide screening and minimise erosion.

Sloping Land

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Supported Accommodation

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Telecommunications Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Tourism Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Tourism Development in Association with Dwelling(s)

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

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

Tourism Development Outside Townships

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

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

Residential Parks and Caravan and Tourist Parks

- 18 Residential parks which are principally designed for residents should be located in areas with access to employment, shops, schools, public transport and community and recreation facilities.
- 19 Residential parks and Caravan and Tourist parks should be designed to:
 - (a) minimise potential conflicts between long-term residents and short-term tourists
 - (b) protect the privacy and amenity of occupants through landscaping and fencing
 - (c) minimise traffic speeds and provide a safe environment for pedestrians
 - (d) include centrally located recreation areas
 - (e) include extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site.
 - (f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.
- 20 Visitor car parking should be provided at the rate of:
 - (a) one space per 10 sites to be used for accommodation for parks with less than 100 sites
 - (b) one space per 15 sites to be used for accommodation for parks with greater than 100 sites.
- 21 On-site visitor parking in Caravan and Tourist parks should:
 - (a) be designed and located to be accessible to visitors at all times
 - (b) not dominate the internal site layout
 - (c) be clearly defined as visitor spaces and not specifically associated with any particular accommodation site.
- 22 Long-term occupation of Caravan and Tourist parks should not lead to the displacement of existing tourist accommodation, particularly in important tourist destinations, such as in coastal or riverside locations.
- 23 A minimum of 12.5 per cent of a park should comprise communal open space, landscaped areas and recreation areas.
- 24 Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.

Transportation and Access

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Movement Systems

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

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

Cycling and Walking

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

Access

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

Access for People with Disabilities

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

Vehicle Parking

- 30 Development should be consistent with Australian Standard AS 2890 Parking facilities.
- 31 Vehicle parking areas should be located and designed in a manner that will:
 - (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
 - (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network
 - (c) not inhibit safe and convenient traffic circulation

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

Waste

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be sited and designed to prevent or minimise the generation of waste (including waste water) by applying the following waste management hierarchy in the order of priority as shown below:
 - (a) avoiding the production of waste
 - (b) minimising waste production
 - (c) reusing waste
 - (d) recycling waste
 - (e) recovering part of the waste for re-use
 - (f) treating waste to reduce the potentially degrading impacts
 - (g) disposing of waste in an environmentally sound manner.
- 2 The storage, treatment and disposal of waste materials from any development should be achieved without risk to health or impairment of the environment.
- 3 Development should avoid or minimise as far as practical, the discharge or deposit of waste (including waste water) 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.

Waste water

- 7 The disposal of waste water to land should only occur where methods of waste water reduction and reuse are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.
- 8 Waste water storage lagoons should not be located 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 Waste water storage lagoons should be avoided within a water protection area within the meaning of Part 8 of the Environment Protection Act 1993.
- 10 Waste water storage lagoons should be sufficiently separated from adjacent land uses that may be sensitive to adverse odours.
- 11 Waste water storage lagoons should be designed and constructed in accordance with the current *Environment Protection (Water Quality) Policy*.

Waste Treatment Systems

- 12 Development that produces any effluent should be connected to an approved waste treatment system which may include sewage, community waste water management systems, or on-site waste water treatment and disposal methods.
- 13 The methods for, and siting of, effluent and waste storage, treatment and disposal systems should minimise the potential for environmental harm and adverse impacts on:
 - (a) the quality of surface and groundwater resources
 - (b) public health
 - (c) the amenity of a locality
 - (d) sensitive land uses.
- 14 Waste treatment should only occur where the capacity of the treatment facility is sufficient to accommodate likely maximum daily demands including a contingency for unexpected high flows and breakdowns.
- 15 Any domestic waste treatment system or effluent drainage field should be located within the allotment of the development that it will service.
- 16 A dedicated on-site effluent disposal area should not include any areas to be used for, or could be reasonably foreseen to be used for, private outdoor open space, driveways, car parking or outbuildings.
- 17 The spreading or discharging of treated liquid or solid waste onto the ground should only occur where the disposal area consists of soil and vegetation that has the capacity to store and use the waste without contaminating soil or surface or ground water resources or damaging crops.

- 18 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works and concrete batching works should have a waste water management system that is designed so as not to discharge wastes generated by the premises:
- (a) into any waters
 - (b) onto land in a place where it is reasonably likely to enter any waters by processes such as:
 - (i) seepage
 - (ii) infiltration
 - (iii) carriage by wind, rain, sea spray, or stormwater
 - (iv) the rising of the watertable.
- 19 Winery waste management systems should be designed to ensure:
- (a) surface runoff does not occur from the waste water irrigation area at any time
 - (b) waste water is not irrigated onto waterlogged areas, land within 50 metres of a creek, or swamp or domestic or stockwater bore, or land subject to flooding, steeply sloping land, or rocky or highly permeable soil overlaying an unconfined aquifer
 - (c) waste water is not irrigated over an area which is within 50 metres of any residence on neighbouring land or 10 metres of any type of publicly owned land
 - (d) waste water is released using low trajectory low pressure sprinklers, drip irrigators or agricultural pipe, and is not sprayed more than 1.5 metres into the air or in fine droplets if there is a potential for the spread of diseases from the waste water
 - (e) stormwater run-off from areas which are contaminated with grape or grape products is drained to winery waste management systems during vintage periods
 - (f) stormwater from roofs and clean hard paved surfaces is diverted away from winery waste management systems and disposed of in an environmentally sound manner or used for productive purposes.

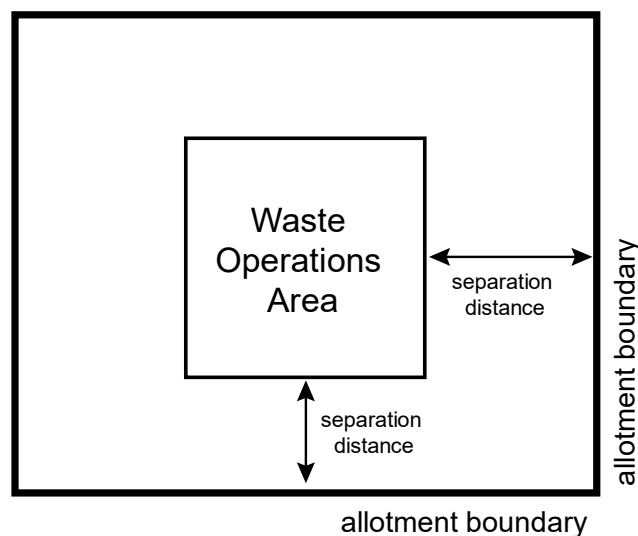
Waste Management Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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



- 5 Only land uses and activities that are compatible with both a waste management facility and any adjacent land uses may be located within the separation distance.
- 6 Separation and/or noise attenuation should be used to ensure noise generation associated with the waste management operation does not unreasonably interfere with the amenity of sensitive land uses.

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

- 17 The waste operations area of an organic waste processing facility should not be located on land:
- (a) that is subject to land slipping
 - (b) with ground slopes greater than 6 per cent
 - (c) where the interface of the engineered landfill liner and natural soils would be within any of the following:
 - (i) 15 metres of unconfined aquifers bearing groundwater with less than 3000 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.
- 18 Where required, a leachate barrier should be provided between the operational areas and underlying soil and groundwater.
- 19 Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should make sustainable use of landfill gas emissions. For smaller landfill activities, if the sustainable use of the landfill gas emissions is not practical or feasible, flaring should be used to avoid gases being vented directly to the air.

Zone Section

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 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone seeks to ensure that the Cowell Airport serves over the long term as a key transport hub for the Council area and seeks to protect the airport from the encroachment of incompatible activities.

The zone provides guidance for the further development of aviation-related industrial and commercial uses.

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

- 7 Development that has the potential to increase traffic on Lincoln Highway should be supported by traffic investigations, undertaken by a suitably qualified traffic engineer, that confirms the safety and adequacy of the existing or proposed access to Lincoln Highway.

Land Division

- 8 Land should not be divided except for the realignment of allotment boundaries, where this assists in the more efficient operation and use of the airport.
- 9 There should be no increase in the total number of allotments in 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
Community centre	
Consulting room	
Dwelling	Except where ancillary to and in association with aviation activities
Educational establishment	Except where ancillary to and in association with aviation activities.
Hospital	
Horticulture	
Hotel	
Intensive animal keeping	
Land division	Except where no additional allotments are created wholly or partly within the zone.
Motel	
Nursing home	
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*.

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

Category 1	Category 2
Air Passenger or Air Freight Terminal	
Aircraft Related Facility (including Aircraft Hangers)	
Airport	
Fuel Depot	
Light Industry	
Recreation Area	
Service Industry	
Shop	
Warehouse	

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 a range of land based facilities associated with marine aquaculture.

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.

Development will be of a high quality that minimises potential off-site impacts or nuisance to surrounding land uses. As development within the zone is likely to operate over extended hours it will be designed to minimise its potential adverse effects (such as the creation of dust, noise, odour, over-spray or other forms of pollution) on nearby sensitive uses, such as residential areas, by incorporating appropriate siting and design.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - aquaculture hatcheries and grow out facilities, including inlet and outlet pipes and settlement ponds
 - boat launching facilities such as jetties and boat ramps
 - offices in association with and ancillary to aquaculture
 - processing and packaging facilities associated with and ancillary to aquaculture
 - storage and warehousing associated with and ancillary to aquaculture.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Dwellings or tourism development should only occur where it is in association with and ancillary to aquaculture.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 A landscaped buffer area of at least 30 metres should be provided along the road frontage and boundaries of the site where the land adjoins living, tourist accommodation, rural living or rural land uses.
- 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 45 000 litres.
- 8 To enhance the appearance of the development, buildings or extensions of buildings for the purpose of dwellings should have all external surfaces and fittings constructed of:
 - (a) new or as new materials that are not damaged in any way, punctured, rusted, stained or weathered
 - (b) pre-coloured or painted colours that complement or match existing development in the locality
 - (c) consistent types of cladding.
- 9 Wash-down areas established to enable the cleaning of oyster racks and other equipment should be suitably located on sites so as to lessen any potential impact from odour and noise generated from cleaning activities.
- 10 Storage sheds or garden sheds established in association with caretaker's dwellings should be of pre-coloured steel construction or similar.
- 11 Wash-down areas should be hard surfaced and screened against the prevailing wind direction to minimise the potential for over-spray.
- 12 Adequate facilities should be created on site to enable the storage of cages and other equipment requiring cleaning, away from residences.

Land Division

- 13 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.
- 14 Division of land to create allotments which contain caretaker's dwellings should not occur.

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 of use in the 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: <ol style="list-style-type: none">(a) is adjacent to a road within an 80 km/h speed restriction or less; or(b) has an advertisement area of 2 square metres or less; and<ol style="list-style-type: none">(i) the message contained thereon relates entirely to a lawful use of land; and(ii) the advertisement is erected on the same allotment as the use it seeks to advertise; and(iii) the advertisement will not result in more than two advertisements on the allotment.

Form of Development	Exceptions
Agistment and holding of stock	
Amusement machine centre	
Bank	
Builder's yard	
Bus depot	
Camping area	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except where it is: (a) ancillary to and in association with aquaculture (b) on the same allotment as an aquaculture development (c) a caretaker's residence.
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	Except where in association with aquaculture.
Indoor recreation centre	
Intensive animal keeping	Except for the purposes of aquaculture hatcheries and grow out facilities.
Motel	
Motor repair station	
Nursing home	

Form of Development	Exceptions
Office	Except where all of the following apply: (a) the office is in association with and ancillary to aquaculture development (b) the office is located on the same allotment as the aquaculture development.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Primary school	
Public service depot	
Road transport terminal	
Service trade premises	
Shop	Except where all of the following apply: (a) the gross leasable area is less than 250 square metres (b) it is in association with and ancillary to aquaculture (c) it is located on the same allotment as the aquaculture facility.
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 are designated:

Category 1	Category 2
Aquaculture	
Aquaculture support facilities	

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

Facilities for the transportation, handling and storage of farm commodities in bulk, are essential components of the rural economy.

The town of Cowell contains essential infrastructure for the bulk handling and storage of farm commodities.

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulk handling and storage of agricultural and other commodities
 - office and workers' amenities (operating as an adjunct to a bulk handling use of the site)
 - value-adding industries associated with bulk commodities
 - road transport terminal.
- 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 in and adjacent the zone should not impede the on-going operation of facilities associated with the handling and storage of bulk commodities.

Form and Character

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dwelling	
Educational establishment	
Fuel depot	
General industry	
Hospital	
Horticulture	
Hotel	
Intensive animal keeping	
Light industry	Except where it applies to the value adding of farm commodities.
Motel	
Motor repair station	
Nursing home	
Petrol filling station	
Place of worship	
Pre-school	
Primary school	
Shop	
Special industry	
Stock slaughter works	
Tourist accommodation	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

In addition, the following forms of development are designated:

Category 1	Category 2
	Bulk commodity handling and storage facility.

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 range of low to medium scale tourist accommodation developments, predominantly in the form of caravan park sites, cabins, camping sites and moveable dwellings surrounded by open landscaped areas.
- 2 Dwellings designed and constructed to be moved from one position to another and not permanently attached to land that provide affordable housing opportunities in a landscaped village setting.
- 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

A zone that accommodates a range of low-scale tourist accommodation forms, including camping sites, caravans and cabins. Buildings, including dwellings, should generally be designed and constructed to enable their relocation.

Buildings are to be single storey in height and blend in with the natural environment. In rural and natural landscapes, the visual impact of a caravan park should be considered from scenic vantage points, public lookouts and tourist routes. Prominent sites such as ridges and exposed headlands should be avoided, as should sites which are difficult to landscape. Vegetation buffers and landscaping will be important in integrating the caravan park into the landscape and in providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park uses.

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - amenity blocks, including showers, toilet and laundry facilities
 - caravans
 - cabins
 - camping ground
 - office in association with and subordinate to a residential park
 - recreation area
 - shop less than 150 square metres
 - transportable dwellings.

Form and Character

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

- 3 Caravan parks should be designed to:
 - (a) minimise potential conflicts between long-term residents and tourists located within the same park
 - (b) protect the privacy and amenity of residents through appropriate landscaping and fencing
 - (c) minimise traffic speeds and provide a safe environment for children
 - (d) include centrally located recreation areas.
- 4 A minimum of 12.5 per cent of the site should comprise communal open space, landscaped areas and recreation areas.
- 5 Permanent buildings should be limited to a dwelling (manager's house), shop, restaurant, community hall and toilets/ amenities.
- 6 Caravan parks should be extensively landscaped to enhance the appearance of the locality, with a minimum landscape buffer of 10 metres in width around the perimeter of the site.
- 7 Buildings and structures should be designed and constructed to provide:
 - (a) an attractive interface between the site and private land
 - (b) services without loss of amenity or degradation of natural resources
 - (c) a landscaped village environment in keeping with the wilderness character of the area.
- 8 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area.
- 9 Dwellings should be connected to a rainwater tank with a minimum capacity of 13 000 litres for household use (excluding any water storage required for fire fighting purposes).

Private Open Space

- 10 Sites accommodating dwellings (including moveable dwellings) should provide a minimum of 16 square metres of private open space.

Car Parking and Access

- 11 Each caravan site should have parking for at least one vehicle, either located on the site or grouped within the park.
- 12 Caravans or cabins should have a minimum site area of 81 square metres and dwellings should have a minimum site area of 100 square metres.

Street and Boundary Setbacks

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

Natural Hazards

- 14 In areas prone to flooding or other natural hazards, buildings and structures (including annexes over caravans) should be designed and constructed such that they can be removed in the event of a hazard and reconstructed at a later date.

- 15 In the case of a caravan situated on flood prone land, the wheels, axles and draw bar of the caravan should not be removed to enable its relocation in the event of a flood.

Land Division

- 16 Land division creating additional allotments should not be undertaken.

Coastal Caravan Park Policy Area 3

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

OBJECTIVES

- 1 A policy area 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 Cowell Harbour View and Cowell Foreshore Caravan Parks.

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

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - amenity blocks, including showers, toilet and laundry facilities
 - caravans
 - cabins
 - camping ground
 - office in association with and subordinate to a caravan park
 - recreation area
 - shop less than 150 square metres
 - transportable dwellings.

Form and Character

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Except where for conservation or tourist information purposes.
Amusement machine centre	
Bank	
Builders yard	
Bus depot	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except a detached dwelling.
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created.
Marina	
Motor repair station	

Form of Development	Exceptions
Nursing home	
Office	Except where in association with and subordinate to tourist accommodation.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Restaurant	Except where: (a) less than 150 square metres 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: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Timber yard	
Warehouse	
Waste reception, storage, treatment or disposal	
Water tank	
Wrecking yard	

Public Notification

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

Further, the following forms of development are designated:

Category 1	Category 2
Caravan park	

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 To protect the structure and function of coastal ecosystems.
- 3 To protect areas of high conservation value such as sand dunes, mangroves and wetlands from development.
- 4 Establishment of a boating channel and mooring basin adjacent to land based aquaculture facilities on the northern side of the town.
- 5 Low-intensity recreational uses located where environmental impacts on the coast will be minimal.
- 6 Limited oyster cultivation and other marine aquaculture development in Franklin Harbor.
- 7 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The purpose of the zone is to ensure the conservation of coastal features and scenic quality, enable appropriate public access and ensure that development is not subject to coastal hazards.

Development within the zone will be undertaken in such a way as to ensure that the fragile coastal environment is protected and biodiversity maintained.

Development and public enjoyment needs will be balanced with conservation where public access is well managed to minimise impacts on the sensitive coastal environment.

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.

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 such as those located at Port Gibbon and undulating larger dune systems such as those located east of Lucky Bay. 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.

Franklin Harbor is a listed wetland and is located within the Franklin Harbor Marine Park. Retention of Franklin Harbor for tourist operations, recreation, fishing, boating, oyster cultivation and other forms of marine aquaculture is to occur in such a manner as not to cause conflict between the different uses.

Land based operations associated with oyster cultivation within the **Aquaculture Zone**, located both north and south of the Cowell township, is intended to create boating channels and a mooring basin to both areas to provide more convenient access to the harbour. All boating and mooring established to support these operations are to be sited and constructed in such a manner as to minimise damage to the existing coastal ecosystems.

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 includes the small coastal settlement of Lucky Bay and that part of Port Gibbon settlement located coastwards of Ocean Boulevard. These areas comprise a small collection of freehold and leasehold coastal shacks and a few basic community facilities that provide for an informal coastal lifestyle experience.

The Lucky Bay settlement is located on a migrating sand spit and the allotments at Port Gibbon are located in an area subject to cliff erosion. Redevelopment of shacks, except minor upgrades, is inappropriate in these unstable environments.

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 will 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.

Those parts of the zone at risk from coastal hazards such as flooding, erosion and acid sulfate soils and areas of high conservation value, such as sand dunes, native vegetation, mangroves and wetlands will be kept free from development. Road construction will be minimal and limited to that which is required to access a car park. Access over dunes and beaches will be pedestrian only, using boardwalks to protect sand dunes from erosion.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - conservation works
 - interpretive signage and facilities
 - nature-based / eco-tourist accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 *Oyster cultivation should not take place outside designated areas as shown on [Concept Plan Map FrH/1 - Shellfish and other Aquaculture](#).*
- 4 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.
- 5 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.
- 6 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.
- 7 Development involving the disposal of domestic and industrial waste should not be undertaken.

Form and Character

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.
- 10 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 plants to enhance the amenity of the area and screen buildings from public view
 - (d) use low-reflective materials externally and finishes that minimise glare and blend in with 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
 - (g) have a maximum building height of 6 metres above existing ground level.
- 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 high quality nature-based development that contributes to the local economy, complements the natural landscape and has minimal impact on the natural environment.
- 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 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 important native vegetation.
- 15 Pedestrian and cycle paths should be clearly defined and constructed of compacted gravel or timber. Where possible paths should be elevated from the ground to minimise erosion and the disturbance to flora and fauna.

- 16 Parking for tourist accommodation should be:
- (a) a maximum of one 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.
- 17 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.
- 18 Outbuildings, rainwater tanks and open-sided garden structures should only be developed in association with an existing dwelling.
- 19 Outbuildings in association with a dwelling should be limited to two buildings per allotment, and each building should not exceed 54 square metres in total floor area.
- 20 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.
- 21 New development or redevelopment of coastal shacks located at Lucky Bay is inappropriate.
- 22 Where public access is necessary in sensitive locations, walkways and fencing should be provided to effectively control access.

Land Division

- 23 Land should not be divided unless 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.

Coastal Waters Policy Area 2

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

OBJECTIVES

- 1 A policy area primarily for facilities required to service marine-based aquaculture farms and for intensive animal keeping in the form of aquaculture, including associated support facilities.
- 2 The protection of offshore islands, their natural features and scenic beauty within and adjoining the islands.
- 3 Retention of Franklin Harbor for tourist operations, recreation, fishing, boating, oyster cultivation and other forms of marine aquaculture should be established in such a manner as not to cause conflict between the different uses.
- 4 Limited oyster cultivation and other marine aquaculture development in Franklin Harbor.
- 5 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

A policy area that supports the presence and growth of marine aquaculture and aquaculture related support facilities.

Development will comprise oyster cultivation and various support activities including boat launching facilities, jetties, boat ramps, channels and mooring basins to service land based support facilities.

The policy area is located within or in close proximity to important coastal, marine or estuarine environments including the Franklin Harbor Conservation Park. Accordingly, it is anticipated that development will be designed to ensure it does not impede coastal biodiversity, restrict change in response to natural influences or interfere with the natural processes of deposition and erosion.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - aquaculture grow out facility
 - boating channel and mooring basin
 - boat launching facilities such as jetties and boat ramps.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Oyster cultivation sites within Franklin Harbor should not exceed the total area (including approved, but not yet developed leases) of 112.5 hectares.
- 4 Two oyster holding areas each not exceeding 2.5 hectares in area may be established in Franklin Harbor, which will be additional to the area under use for shellfish cultivation purposes.

- 5 Oyster cultivation sites should satisfy all of the following criteria:
 - (a) not exceed 10 hectares site area per lease
 - (b) not exceed a stocking rate of 100 000 mature oysters, or their equivalent by weight per hectare
 - (c) be located:
 - (i) at least 100 metres apart
 - (ii) an adequate distance from Cowell township, so as to avoid potential pollution and contamination problems and conflicts with users generated by township activities.
- 6 A lease of two hectares in area may be established by the Cowell Area School and should be in addition to the 112.5 hectares under use for oyster cultivation purposes.
- 7 Culture of species other than oyster (excluding other filter feeders) should be restricted to two 5 hectare lease areas within the north eastern section of Franklin Harbor.
- 8 Approval for commercial development for species other than oyster (excluding filter feeders) is dependant upon successful completion of a research and development program which will investigate the effects of any such development upon established uses within the Franklin Harbor.
- 9 The boating channel and mooring basin to provide direct access to the Harbour adjacent to land based aquaculture faculties on the northern side of the town should be constructed:
 - (a) so as to minimise or eliminate the need to remove mangroves
 - (b) in a manner which will not contribute to turbidity of waters within the Franklin Harbor
 - (c) so as not to contribute to ongoing problems related to water toxicity through the encouragement of algal blooms.

Coastal Experience Policy Area 5

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

OBJECTIVES

- 1 Tourist accommodation to complement visitor experiences, located within a conservation area and therefore located, sited and designed to minimise detrimental impacts on the natural environment and natural ecological processes including their historic, scientific, landscape, faunal habitat, biodiversity and cultural values.
- 2 A range of tourism, conservation and recreational land uses that provide an experience to visitors and tourists, while minimising environmental impacts.
- 3 An area that provides small scale shops and café's that provide amenities to users and visitors of the park.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The following land uses are envisaged within the policy area:
 - Tourist Accommodation
 - Tourist Facility
 - Café
 - Shop
 - Restaurant
- 2 Shops or restaurants have a gross leasable floor area that is less than 150 square metres.
- 3 Tourist accommodation sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.
- 4 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures are located on cleared or degraded areas or where environmental improvements can be achieved.
- 5 Tourist accommodation designed to prevent conversion to dwellings through:
 - (a) comprising a minimum of 10 accommodation units
 - (b) clustering of separated individual accommodation units
 - (c) accommodation units being of a size unsuitable for a dwelling
 - (d) communal facilities such as a kitchen and laundry physically separated from individual accommodation units; or
 - (e) functional areas that are generally associated with a dwelling such as kitchens and laundries excluded from accommodation units or of a size unsuitable for a dwelling.
- 6 Land division for existing tourist accommodation purposes where it creates allotments of a number and size that will not detrimentally affect the natural environment.
- 7 Land division resulting in all allotments being greater than 5 hectares in area to accommodate an existing tourist accommodation development.

- 8 Parking for tourist accommodation should:
- (a) comprise a maximum of one space per tourist accommodation unit, plus parking for employees
 - (b) be grouped in one location, unless it can be demonstrated that an alternative arrangement will reduce the impact on the natural environment
 - (c) be located in an area where minimal vegetation clearance is required.

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 of use in the 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.
Aquaculture	Except where within the Coastal Waters Policy Area 2 and either one of the following applies: <ul style="list-style-type: none"> (a) for oyster cultivation which results in a total leased area of less than 119.5 hectares, and includes: <ul style="list-style-type: none"> (i) any approved but not yet developed areas (ii) two communal holdings (iii) a growing area for the Cowell Area School (b) other aquaculture development (excluding filter feeders) comprising 2 x 5 hectare leases within the north eastern section of Franklin Harbor.
Amusement machine centre	
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Domestic Outbuilding	Except where in association with an existing dwelling.
Dwelling	Except where one of the following applies: <ul style="list-style-type: none"> (a) for alterations to an existing dwelling (b) for the purposes of administering either or both of the: <ul style="list-style-type: none"> (i) <i>National Parks and Wildlife Act 1972</i> (ii) <i>Wilderness Protection Act 1992</i>.
Educational establishment	
Farming	
Fuel depot	

Form of Development	Exceptions
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	Except for the provision of 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 <i>National Parks and Wildlife Act 1972</i> .
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop	Except where within the Coastal Experience Policy Area 5
Stadium	
Stock sales yard	
Stock slaughter works	
Store	

Form of Development	Exceptions
Tourist accommodation	Except where within the Coastal Experience Policy Area 5 or the development achieves all of the following: <ul style="list-style-type: none"> (a) is located on one allotment that is greater than 5 hectares in area (b) comprises a minimum of 10 rooms and maximum of 50 rooms that could be used as bedrooms for the purposes of tourist accommodation (c) is set back a minimum of 100 metres from the Mean High Water Mark is not located on a coastal wetland, beach or dune.
Warehouse	
Waste reception, storage, treatment or disposal	Except in association with and ancillary to aquaculture in the Coastal Waters Policy Area 2 .
Water tank	Except where one or more of the following applies: <ul style="list-style-type: none"> (a) where in association with one or more of the following: <ul style="list-style-type: none"> (i) dwelling (ii) farm building (iii) tourist development (b) for a feeder tank ancillary to a water reticulation system.
Wrecking yard	

Public Notification

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

Further, the following forms of development are designated:

Category 1	Category 2
Aquaculture in the Coastal Waters Policy Area 2	

Coastal Marina Zone

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

OBJECTIVES

- 1 A zone that provides for a marina and maritime development with complementary tourist, recreational, retail and community facilities.
- 2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Cowell is the primary centre for the Council area that features significant commercial activities, including tourism and aquaculture vital to the economic wellbeing of the community. The Zone provides an opportunity for the further development of these activities in an integrated coastal township, supported by a safe harbour and marina facilities essential to the growth of these activities. In particular, the Zone envisages the development of appropriate community and tourist facilities with supporting shops and tourist accommodation that improve the enjoyment of Franklin Harbour for residents and visitors.

Development within this Zone should be designed in a manner that does not have an adverse impact on water quality and the Nationally Important Wetlands and should demonstrate how it has been designed to prevent this impact.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - boat berth, jetty, pier and pontoons
 - boat construction, maintenance, repair or sale
 - boat servicing facility (including fuel supply, power, water, effluent pump, toilets and showers)
 - coastal protection work
 - community facilities
 - clubroom in association with a marina
 - loading and unloading facility
 - marina
 - maritime structures
 - parking for vehicles and boats
 - restaurant
 - shop or group of shops
 - storage
 - tourist accommodation
 - tourist development
 - wastewater collection, storage and transfer 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 including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:
 - (a) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres
 - (b) there is an allowance to accommodate land subsidence until the year 2100 at the site
 - (c) site levels are in accordance with those outlined in following table:

Location of development	Minimum site level (metres Australian Height Datum)	Minimum floor level (metres Australian Height Datum)
On land	3.0	3.25

- 5 Over water development should be limited to boat berthing, boat servicing facilities, walkways and channel markers.
- 6 Marina berths, channels, fairways, gangways and floating structures should comply with Australian Standards (AS 3962) Guidelines for Design of Marinas.
- 7 Untreated stormwater should not be discharged into the waterway.

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
Consulting room	
Dwelling	
Office	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 250 square metres or less.
Special industry	

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
Restaurant	
Shop or group of shops	
Tourist Accommodation	

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 main coastal settlement within the zone is Port Gibbon.

This area comprises a small collection of freehold and leasehold coastal shacks and a few basic community facilities that provides for an informal coastal lifestyle experience.

The natural environment will continue to dominate the area with visual and physical connections between developed and natural areas. The scale and architectural character of new buildings allows the setting to predominate. There are clear boundaries between the urban areas and the natural landscape.

The surrounding ecological systems are intact and large areas of indigenous vegetation and surrounding rural land dominate the settlement's scenery. Development is set well back from the foreshore, not dominating vistas from and to the coast.

Foreshore and settlement edges are controlled and readily accessible to pedestrians. Boundaries between public and private land are informal but well defined.

Vehicle access to the beach is restricted and pedestrian access is via clearly defined paths that minimise erosion and vegetation disturbance.

Dwellings are generally single-storey detached buildings that are sensitive in scale to existing buildings, and do not dominate the natural setting. Building heights are appropriate to the predominant form and scale of development, surrounding landforms and visual setting of the settlement, particularly when viewed from the foreshore. Buildings avoid overshadowing of public open spaces, the foreshore and beaches.

Those parts of the zone at risk from coastal hazards such as flooding, erosion and acid sulfate soils are kept free from development.

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 facilities (other than accommodation).
- 2 Development listed as non-complying is generally inappropriate.

- 3 Dwellings located along the coastline and existing at 12 December 1994 on Crown land, or land owned by the Crown or a Minister of the Crown 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) two domestic outbuildings
 - (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 54 square metres in total floor area.
- 7 Rainwater tanks and associated stands should only be erected in association with an existing dwelling.
- 8 Dwellings should be connected to a rainwater tank with a minimum capacity of 13 000 litres for household use (excluding any water storage required for fire fighting purposes).

Form and Character

- 9 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 10 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 landscaped with local indigenous species in order to enhance the amenity of the area and to screen buildings from public view
 - (d) be sited so that views to the coast are maintained where possible.
- 11 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
 - (c) be connected to an approved wastewater and effluent disposal system
 - (d) not impair the amenity of the locality through appropriate siting, design and use of building materials.
- 12 There should be no land-based disposal of sewage and sullage in the zone with all sewage and sullage being disposed through a sewerage scheme or into a septic tank connected to a Community Wastewater Management System.
- 13 The alteration of or addition to an existing dwelling that increases the total living area beyond 90 square metres should ensure the resulting floor level is sufficiently high to offer protection from probable sea level rise.
- 14 Dwellings should be designed with a maximum wall height (one storey) of 3 metres. 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.

Land Division

15 Land should not be divided unless the division is for the purpose of any of the following:

- (a) creating an allotment to accommodate an existing dwelling
- (b) creating a public road or a public reserve
- (c) a minor adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures.

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 of use in the land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> (a) is adjacent to a road within an 80 km/h speed restriction or less (b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> (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 a detached dwelling that will not result in more than one dwelling on an allotment.
Educational establishment	
Fuel depot	
Horse keeping	
Horticulture	

Form of Development	Exceptions
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where the land division is for one or more of the following, to: <ul style="list-style-type: none"> (a) accommodate an existing dwelling (b) create a road reserve or public reserve (c) adjust allotment boundaries where no new allotments are created partly or wholly in the zone (d) create allotments of 850 square metres or more that have a frontage of at least 15 metres in Port Gibbon.
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
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*.

Commercial Zone

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

OBJECTIVES

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

DESIRED CHARACTER

The zone will be developed to accommodate a variety of activities to service the local community and visitors to the region including service industry, service trade premises, petrol filling stations, tourist accommodation and local offices. Development will be of a high standard and incorporate landscaping to soften the visual impact of buildings and provide shade to car parking areas.

Portions of the zone contain significant stands of native vegetation. Development will be designed to retain as much native vegetation as possible.

Development adjoining residential areas will include measures to minimise the transfer of noise and other impacts.

Some commercial, depot and service station type activities have already developed and it is desirable that future development reflects the importance of the zone's location on the main entry point to the town of Cowell.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulky goods retailing
 - consulting room
 - motel
 - motor vehicle related business other than wrecking yard
 - office
 - petrol filling station
 - service trade premises
 - shop with a gross leasable area less than 450 square metres
 - store
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Retail development in the zone should not hinder the development or function of any centre zone.
- 4 Shops should have a gross leasable area less than 450 square metres, unless used for bulky goods retailing.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Development that adjoins residential areas should be screened by a landscape buffer and/or fencing.
- 7 Where access is provided to rear car parking areas, this should be jointly shared by adjacent developments.

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 of use in the land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Dairy	
Dwelling	Except a detached dwelling located on the eastern side of the Lincoln Highway.
Educational establishment	
Farm building	
Farming	
Fuel depot	
General industry	
Horticulture	
Hospital	
Intensive animal keeping	
Nursing home	
Place of worship	
Pre-school	
Prescribed mining operations	
Road transport terminal	
Shop or group of shops	Except where it achieves either of the following: <ol style="list-style-type: none"> (a) the gross leasable area is less than 450 square metres (b) the shop is for bulky goods retailing or a restaurant.
Special industry	
Stadium	

Form of Development	Exceptions
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment, or disposal	
Winery	
Wrecking yard	

Public Notification

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

In addition, the following forms of development are designated:

Category 1	Category 2
Motel	
Motor repair station	
Office	
Petrol filling station	
Retail showroom	
Service industry	
Service trade premises	
Store	

Deferred Urban Zone

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

OBJECTIVES

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

DESIRED CHARACTER

The zone primarily comprises land for the future residential expansion of Port Gibbon. While the zoning is to be regarded as a holding measure, development within the zone will generally comprise low-scale agricultural uses that do not prejudice the orderly conversion of the land for residential purposes.

It is envisaged that development will only occur following the rezoning of the land to ensure an orderly extension of existing Port Gibbon settlement and to prevent the creation of isolated communities that are remote from infrastructure and services.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

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

Land Division

- 5 Land division should not occur unless it is in the form of an alteration to the boundaries of an allotment and no additional allotments are created in the zone.
- 6 The alteration of allotment boundaries should only occur in order to achieve one or more of the following:

- (a) correct an anomaly in the placement of allotment boundaries with respect to the location of existing buildings or structures
- (b) improve the management of the land for the purpose of primary production
- (c) enable the provision of public infrastructure.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

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

Form of development	Exceptions
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stock sales yard	
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*.

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 Establishment of a port facility at Lucky Bay that facilitates the efficient export and import of a range of commodities.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone will be an intensively developed, high quality, landscaped industrial area. The zone will accommodate a wide range of industrial activities including manufacturing, warehousing, transport, distribution and the processing of aquaculture products. The zone will be protected from the intrusion of residential and other inappropriate uses which will reduce the land resource for industrial uses or create potential for land use conflicts. High impact industrial uses will be located well away from residential and rural living areas.

Development within the zone will achieve generous set-backs from roads and residential development in adjoining zones in order to minimise visual amenity and environmental impacts. The appearance of the zone will be improved by additional tree planting and landscaping which 'break-up' views to buildings and structures from adjoining roads. Where industrial development is proposed adjacent to a more sensitive use or to the Council Refuse Site, vegetated buffers will be provided within individual development sites.

Industrial buildings will be designed to meet the needs of the intended use, however the mass and scale of the buildings will be located and designed to minimise the visual impact as viewed from public roads and surrounding properties.

Building mass will be well articulated, using smaller building modules, variation in the facades and varying roof form and pitch. Building material and colour will reduce the apparent bulk of the buildings and will reflect the nature of the surrounding area, particularly for sites that are more publicly visible.

Industry activities have the potential to create both noise and dust nuisance generated by site operations and may detract from the visual amenity of the locality. Measures should be undertaken to minimise these impacts and to ensure an acceptable level of amenity within the locality is maintained.

Appropriate measures should be undertaken to ensure that water quality within the surrounding area is not detrimentally affected. Where appropriate, storm water and wastewater is to be re-utilised for on-site activities by using water sensitive urban design measures.

At Lucky Bay, the zone will facilitate the establishment of a port facility that enables the efficient export and import of a range commodities, including grain, fertiliser and minerals. The facility will utilise a transshipment system that is appropriately designed and sited, including terrestrial bulk storage and handling facilities and harbour loading and unloading adjacent the Lucky Bay Harbour and extended channel.

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
 - port activities at Lucky Bay
 - transport distribution
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Junk yards and development used for the storage of obsolete farm equipment, motor car bodies and other types of obsolete plant and materials should not be undertaken unless they are properly screened from public view by attractive fencing and dense landscaping.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Buildings should occupy no more than 50 per cent of the area of any allotment, except where located within the **Infrastructure Policy Area 4**.
- 6 Buildings and structures should be of a high standard of design with regard to external appearance, building materials, colours siting and landscaping so as to preserve and enhance the appearance of the locality and the quality of views from the Lincoln Highway.
- 7 Dwellings, in association with industrial development, should be:
 - (a) sited to the rear of allotments or in such a manner as to enable the continued suitable operation of adjoining activities and the business activity on the site itself
 - (b) only be in the form of a caretakers dwelling where located within the **Infrastructure Policy Area 4** and outside of **Precinct 2 Lucky Bay Coastal**
 - (c) it is in the form of tourist/workers accommodation and it is located within the area marked 'Tourist/Workers Accommodation and Tourist Facilities' as shown on [Concept Plan Map FrH/2 – Lucky Bay](#).
- 8 Storage sheds or garden sheds established in association with dwellings should be of pre-coloured steel construction or similar.
- 9 To enhance the appearance of the development, buildings or extensions of buildings for the purpose of dwellings should have all external surfaces and fittings constructed of:
 - (a) new or as new materials that are not damaged in any way, punctured, rusted, stained or weathered
 - (b) pre-coloured or painted colours that complement or match existing development on the locality
 - (c) consistent types of cladding.
- 10 Dwellings should be connected to a rainwater tank with a minimum capacity of 13 000 litres for household use (excluding any water storage required for fire fighting purposes).
- 11 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.
- 12 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.
- 13 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.
- 14 Advertisements and advertising hoardings should not include any of the following:
- (a) flashing or animated signs
 - (b) bunting, streamers, flags, or wind vanes
 - (c) roof-mounted advertisements projected above the roofline
 - (d) parapet-mounted advertisements projecting above the top of the parapet.

Land Division

- 15 Land division should create allotments that are of a size and shape suitable for the intended use.

Infrastructure 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 for the provision of port infrastructure at Lucky Bay.
- 2 Infrastructure facilities and land required for infrastructure facilities preserved from the encroachment of incompatible land uses.
- 3 Development associated with the handling of export and import commodities, which are commensurate with the strategic and economic significance of the policy area.
- 4 Land with direct water frontage being developed to accommodate those activities that rely on water frontage.
- 5 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area will be comprised of a port facility and associated marine structures, a large bulk handling and storage facility.

The port facility will be developed to support the export and import of commodities, including grain, fertiliser and minerals via a transshipment facility.

The bulk storage and handling facilities will be appropriately sited to minimise impact on terrestrial biodiversity and the need to modify the existing landform. Bunker storage should only be located within areas shown on [Concept Plan Map FrH/2 – Lucky Bay](#) and suitably separated from areas of sensitive coastal native vegetation.

Loading facilities will be located adjacent the Lucky Bay Harbour and extended channel harbour to facilitate loading and unloading of commodities onto low draught barges for transit to off-shore transshipment points where export vessels will be loaded.

Primary access to the policy area will be via the Lucky Bay Road and the unnamed north south public road. There will be a network of internal access roadways within the policy area.

Development will be utilitarian in form and function. Structures will utilise appropriate siting and design techniques to reduce visibility from outside the policy area.

Development within the policy area will minimise impacts upon the amenity of the existing Lucky Bay settlement by appropriate design and siting of buildings, incorporation of landscaping mounds, buffers and appropriately designed acoustic measures.

Precinct 2 Lucky Bay Coastal

The precinct will be developed for accommodation and associated tourist facilities linked to the Wallaroo to Lucky Bay ferry service. Commercial activities within the precinct will be limited to small scale shops and services that are associated with the tourism development and support the operation of the ferry.

The Precinct will incorporate small scale tourist accommodation and short term workers accommodation associated with the port and ferry functions.

Development within the Precinct should protect the marine and onshore coastal environment.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - bulk storage and handling facility
 - cargo handling facility
 - coastal protection works
 - drainage system, including stormwater retention basin
 - electricity substation
 - excavation and filling of land
 - fuel storage
 - harbour loading facility
 - marine structures
 - navigation aid structure
 - port activities
 - shipping channel
 - ship repair facility
 - silo
 - store
 - shipping channel
 - ship repair facility
 - short term workers accommodation within **Precinct 2 Lucky Bay Coastal**
 - silo
 - store
 - tourism facilities within **Precinct 2 Lucky Bay Coastal**
 - tourist accommodation within **Precinct 2 Lucky Bay Coastal**
- 2 Development should be for activities dependent on a port-side location.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Development should be undertaken in accordance with [Concept Plan Map FrH/2 – Lucky Bay](#).
- 5 Development adjoining the waterfront and **Precinct 2 Lucky Bay Coastal** should incorporate landscape plantings to:
 - (a) screen storage areas otherwise open to public view
 - (b) enhance the appearance of the development and the waterfront
 - (c) provide amenity for employees on site.
- 6 Development adjoining the waterfront and **Precinct 2 Lucky Bay Coastal** should incorporate acoustic measures to minimise transmission of noise that would adversely affect the amenity of accommodation within the **Precinct 2 Lucky Bay Coastal** and the shacks at Lucky Bay.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 2 Lucky Bay Coastal

- 7 Tourist and accommodation facilities associated with the operation of the existing Wallaroo to Lucky Bay ferry service should be developed in accordance with [Concept Plan Map FrH/2 – Lucky Bay](#).

- 8 Development should have a maximum building height of 3 storeys or 12 metres.
- 9 A range of accommodation types should be:
 - (a) supplied to meet the housing needs of seasonal and short-term workers associated with the port activities
 - (b) be located within the area marked 'Tourist/Workers Accommodation and Tourist Facilities' on [Concept Plan Map FrH/2 – Lucky Bay](#).
- 10 Tourism developments should be small scale and have a functional link with the operation of the existing Wallaroo to Lucky Bay ferry service.
- 11 Tourism development should occur only where it:
 - (a) incorporates a separation distance or buffers or design measures to minimise any potential conflict with existing land uses and activities, such as industries or agriculture, or otherwise is designed to overcome the potential impacts associated with the adjoining land use (such as noise, dust, spray drift, odour and traffic)
 - (b) will not give rise to demands for infrastructure and services, especially on public lands, that are inappropriate to the purpose of the zone and/or policy area.
- 12 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.
- 13 Tourist accommodation should be limited to development that contributes to the services offered to tourists using the ferry service and complements the natural landscape and has minimal impact on the natural environment.
- 14 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.
- 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 important native vegetation.
- 16 Parking for tourist accommodation should be:
 - (a) a maximum of one 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.

- 17 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.
- 18 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.
- 19 Land division should not occur where it will result in the creation of an allotment containing a dwelling which is not ancillary to or in association with tourist development / workers accommodation.
- 20 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 3.20 metres Australian Height Datum
 - (b) building floor levels are at least 3.45 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.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Camping area	
Caravan park	
Community centre	
Consulting room	
Dwelling	<p>Except where it achieves one of the following:</p> <ul style="list-style-type: none"> (a) it is located within the area marked 'Tourist/Workers Accommodation and Tourist Facilities' on Concept Plan Map FrH/2 – Lucky Bay and it achieves one of the following: <ul style="list-style-type: none"> (i) it is in the form of tourist accommodation (ii) it is in the form of short term workers accommodation (b) it is located outside of Precinct 2 Lucky Bay and it achieves all of the following: <ul style="list-style-type: none"> (i) ancillary to and in association with industrial development (ii) necessary to support the operation of the development (iii) located on the same allotment.
Educational establishment	<p>Except where:</p> <ul style="list-style-type: none"> (a) ancillary to and in association with industrial development (b) necessary to support the operation of the development (c) located on the same allotment.
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	<p>Except where it is located within the area marked 'Tourist/Workers Accommodation and Tourist Facilities' on Concept Plan Map FrH/2 – Lucky Bay.</p>
Nursing home	
Office	<p>Except where:</p> <ul style="list-style-type: none"> (a) ancillary to and in association with industrial development (b) necessary to support the operation of the development (c) located on the same allotment.
Pre-school	
Place of worship	

Form of development	Exceptions
Residential flat building	Except where located in Precinct 2 Lucky Bay Coastal and it achieves either (a) or (b): (a) it is in the form of tourist accommodation (b) it is in the form of short term workers accommodation.
Shop or group of shops	Except where it achieves one of the following: (a) it is located outside of the Infrastructure Policy Area 4 and it is ancillary to and in association with the sale of goods manufactured machined or processed on the premises. (b) it is located within the area marked for 'Tourist/Workers Accommodation Tourist Facilities' or 'Ferry Terminal/Shop' as shown on Concept Plan Map FrH/2 – Lucky Bay and has a gross leasable area of 250 square metres or less.
Stock sales yard	
Stock slaughter works	
Tourist accommodation	Except where it is located within the area marked for 'Tourist/Workers Accommodation and Tourist Facilities' as shown on Concept Plan Map FrH/2 – Lucky Bay .

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 storage and handling facility where located within the Infrastructure Policy Area 4	Fuel storage facility where located within Infrastructure Policy Area 4
Cargo handling facility where located within the Infrastructure Policy Area 4	
Coast Protection works where located within the Infrastructure Policy Area 4	
Dwelling where located within the area marked 'Tourist/Workers Accommodation and Tourist Facilities' as shown on Concept Plan Map FrH/2 – Lucky Bay	
Dwelling in form of short term workers accommodation or tourist accommodation within the area marked 'Tourist/Workers Accommodation and Tourist Facilities' as shown on Concept Plan Map FrH/2 – Lucky Bay	
Drainage system where located within the Infrastructure Policy Area 4	
Excavation and filling of land where located within the Infrastructure Policy Area 4	
Harbour loading facility where located within the Infrastructure Policy Area 4	

Category 1	Category 2
Marine structure where located within the Infrastructure Policy Area 4	
Navigation aid structure where located within the Infrastructure Policy Area 4	
Port where located within the Infrastructure Policy Area 4	
Public service depot	
Retail showroom where located outside of the Infrastructure Policy Area 4	
Residential flat building within the area marked 'Tourist/Workers Accommodation and Tourist Facilities' as shown on Concept Plan Map FrH/2 – Lucky Bay	
Silo where located within the Infrastructure Policy Area 4	
Ship repair facility where located within the Infrastructure Policy Area 4	
Short term workers accommodation within the area marked 'Tourist/Workers Accommodation and Tourist Facilities' as shown on Concept Plan Map FrH/2 – Lucky Bay	
Service trade premises	
Storage area used for the temporary holding of port cargo where located within the Infrastructure Policy Area 4	
Tourist accommodation within the area marked 'Tourist/Workers Accommodation and Tourist Facilities' as shown on Concept Plan Map FrH/2 – Lucky Bay	
Tourist facility within the area marked 'Tourist/Workers Accommodation and Tourist Facilities' or 'Ferry Terminal/Shop' as shown on Concept Plan Map FrH/2 – Lucky Bay	
Vehicle parking area	
Weighbridge	

Infrastructure Zone

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

OBJECTIVES

- 1 A zone primarily accommodating the needs of infrastructure provision.
- 2 Infrastructure facilities and land required for infrastructure facilities preserved from the encroachment of incompatible land uses.
- 3 Land within the zone retained and developed for the waste transfer depot.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone primarily accommodates the existing waste disposal depot and the Cowell cemetery located on the eastern boundary of the zone. It is envisaged that current land uses continue in their present form.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - cemetery (within **Precinct 1 Cowell Cemetery**)
 - drainage systems, including stormwater retention basins
 - electricity substation
 - landfill
 - methane extraction plant
 - public service depot
 - rail infrastructure
 - sewerage infrastructure
 - waste transfer depot.
- 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 Security fencing should be designed so that it is not a dominant visual element in the locality.
- 5 Where security fencing is to be erected, this should be set back 3 metres from the property boundary to enable the establishment of a vegetation screen along the property boundary.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 1 Cowell Cemetery

6 Land within the precinct should accommodate the existing and future expansion of the cemetery.

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 of use in the land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement	
Advertising hoarding	
Amusement machine centre	
Community centre	
Consulting room	
Dairy	
Dwelling	
Educational establishment	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	

Form of Development	Exceptions
Office	Except where it is: (a) ancillary to development for the purposes of infrastructure (b) necessary to support the operation of the development (c) located on the same allotment.
Petrol filling station	
Prescribed mining operations	
Place of worship	
Pre-school	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Timber yard	
Tourist accommodation	
Warehouse	
Wrecking yard	

Public Notification

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

Further, the following forms of development are designated:

Category 1	Category 2
Development ancillary to the cemetery within the Precinct 1 Cowell Cemetery	Waste transfer facility

Open Space Zone

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

OBJECTIVES

- 1 A zone in which the open space character is preserved to provide a visual contrast to the surrounding urban area.
- 2 Land within the zone developed for a range of passive and active outdoor recreation activities and open space development, conservation and revegetation, in a parkland setting.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The parklands surround the central part of the town and are well used for parkland, recreational and community activities together with grain storage facilities. Additional landscaping will enhance and upgrade the amenity of development within the parklands.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - recreation area
 - sporting club facilities
 - toilet blocks and barbeque facilities
 - conservation works.
- 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 of a high standard of coordinated design with an emphasis on the creation of pedestrian areas.
- 5 Buildings, site landscaping using locally indigenous plant species where possible, paving, car parking and signage should have a coordinated appearance and integrated layout.

Land Division

- 6 Land division should not be undertaken except where it will facilitate the use of land appropriate uses within the zone and provided no additional allotments are created.

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 of use in the land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement and /or advertising hoarding	
Amusement machine centre	
Bank	
Builder's yard	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Fuel depot	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Motor showroom	
Nursing home	
Office	Except in association with recreation facilities.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Restaurant	
Road transport terminal	

Form of Development	Exceptions
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres.
Stock sales yard	
Stock slaughter works	
Store	
Timber yard	
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*.

Primary Production Zone

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

OBJECTIVES

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

DESIRED CHARACTER

Development in the zone will include a range of different types of farming activities, as well as appropriate value-adding uses. Large allotments of greater than 40 hectares in size will be maintained to prevent the reduced viability of primary production and to protect the scenic quality of the rural landscape. Development (including land division) will not lead to a reduction in the ability of land within the zone to be used for primary production purposes and will not result in the establishment of rural-residential land-uses.

New buildings will generally be associated with existing clusters of buildings and will be of complementary scale and mass, while also being of appropriate dimensions to serve their intended function. New dwellings will generally be single storey and will include pitched roofs, verandas and porches to address climatic issues. Isolated new buildings, including large sheds, will be located and designed to blend with the existing landscape, with appropriate earthworks and building design to suit the natural landform. Other structures will be of a form that blends with, and does not detract from, the scenic qualities and function of the primary production area.

The open rural landscape is the dominant character element and new development will maintain that character, with new buildings appropriately sited, designed and screened by vegetation. New buildings will be constructed using materials and colours that blend with the rural landscape and are traditionally used within the rural environment including corrugated steel, stone and timber.

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 facilities
 - commercial forestry
 - diversification of existing farming activities through small scale tourist accommodation:
 - within existing buildings; or
 - in the form of farm stay, guesthouse, rural or nature retreat, or bed and breakfast accommodation as an integral part of the farm buildings complex
 - farming
 - intensive animal keeping
 - 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 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:
 - (a) in visually prominent locations
 - (b) closer to roads than envisaged by generic setback policy.
- 3 Development listed as non-complying is generally inappropriate.
- 4 Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site, and should be developed where:
 - (a) it has a direct relationship with primary production
 - (b) it is unlikely to limit or inhibit the use of adjoining land for primary production
 - (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality
 - (d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons
 - (e) the use would be inappropriate within a township.
- 5 A shop should be:
 - (a) ancillary to primary production or processing uses, or tourist accommodation or other tourist development
 - (b) located on the same site as the primary use.
- 6 Buildings should primarily be limited to farm buildings, a detached dwelling associated with primary production on the allotment, residential outbuildings and tourist accommodation 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

- (c) of a high standard of design and appearance, able to be served with necessary public utilities and makes adequate provisions for car parking and suitable landscaping.
- 7 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.
- 8 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.
- 9 Dwellings should be connected to a rainwater tank with a minimum capacity of 13 000 litres for household use (excluding any water storage required for fire fighting purposes).

Form and Character

- 10 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 11 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.

Land Division

- 12 For land not within a policy area, land division should only occur under one of the following circumstances, where:
 - (a) no additional allotments of less than 40 hectares are created
 - (b) an owner of land wishes to create a separate allotment of 5 hectares or less to contain one of two existing dwellings on the land, each of which was built or under construction before 29 August 1985
 - (c) one additional allotment of 5 hectares or less in an area is being excised from the land held in a Certificate of Title existing prior to 29 August 1985, where the allotment is to provide a separate title for the erection of a dwelling for a relative of the registered proprietor of the subject land, or a person being in employment on the land.

Township Fringe Policy Area 1

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 policy area surrounds the town of Cowell and contains natural bushland, agricultural land and low-lying samphire – mangrove swamps to the north east. It is bisected by the Lincoln Highway and provides an attractive setting to the town of Cowell. It is highly desirable to preserve the vegetation within this policy area.

Buildings and structures will be of a high standard of design with regard to external appearance. Building materials, colours, siting and landscaping will be selected to preserve and enhance the appearance of the locality and the quality of views from the Lincoln Highway.

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 Development listed as non-complying is generally inappropriate.
- 3 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.
- 4 Animal keeping should generally be for farming or small-scale domestic purposes only.
- 5 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

- 6 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 7 Dwellings should be confined to a detached dwelling associated with primary production on the same allotment.

- 8 Farm buildings, dwellings and residential outbuildings, should be grouped together.
- 9 Buildings should be sited and designed to minimise their visual impact on the scenic and natural qualities of the landscape.
- 10 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.

Land Division

- 11 Land should only be divided where no additional allotments are created.

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 of use in the land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
Bank	
Builder's yard	
Bulk handling and storage where it is located within the Township Fringe Policy Area 1	
Community centre	
Consulting room	
Commercial forestry where it is located in the Township Fringe Policy Area 1	
Dwelling	Except for a detached dwelling that will not result in more than one dwelling on the allotment.
Educational establishment	
Fuel depot where it is located in the Township Fringe Policy Area 1	
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves (a) and (b): <ul style="list-style-type: none"> (a) at least 500 metres from all of the following: <ul style="list-style-type: none"> (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.
Hospital	

Form of Development	Exceptions
Hotel	
Industry where it is located in the Township Fringe Policy Area 1	
Indoor recreation centre	
Intensive animal keeping where it is located in the Township Fringe Policy Area 1	
Land division	<p>Except for land not within a policy area, land division under one of the following circumstances, where:</p> <ul style="list-style-type: none"> (a) no additional allotments of less than 40 hectares are created (b) an owner of land wishes to create a separate allotment of 5 hectares or less to contain one of two existing dwellings on the land, each of which was built or under construction before 29 August 1985 (c) one additional allotment of 5 hectares or less in an area is being excised from the land held in a Certificate of Title existing prior to 29 August 1985, where the allotment is to provide a separate title for the erection of a dwelling for a relative of the registered proprietor of the subject land, or a person being in employment on the land.
Land division within the Township Fringe Policy Area 1	Except where no additional allotments are created wholly or partly within the policy area.
Motor repair station	
Motor showroom	
Nursing home	
Office	Except where ancillary to and in association with primary production or tourism development.
Petrol filling station	
Place of worship	
Road transport terminal where it is located in the Township Fringe Policy Area 1	
Pre-school	
Prescribed mining operations where it is located in the Township Fringe Policy Area 1	
Primary school	
Service trade premises	
Shop or group of shops	Except where greater than 40 square metres in area.
Stock sales yard where it is located in the Township Fringe Policy Area 1	

Form of Development	Exceptions
Stock slaughter works where it is located in the Township Fringe Policy Area 1	
Timber yard	
Warehouse where it is located in the Township Fringe Policy Area 1	
Waste reception, storage, treatment or disposal where it is located in the Township Fringe Policy Area 1	
Wrecking yard	
Warehouse	

Public Notification

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

Further, the following forms of development are designated:

Category 1	Category 2
Dwelling	Bulk commodity handling and storage facility
Farming	Intensive animal keeping (excluding stables)
Farm building	Industrial, commercial and retail development involving processing, packing, storage and/or sale of primary produce
Horticulture	
Recreation area	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:
Tourist accommodation in the nature of host farms, far-stay accommodation, bed and breakfast accommodation and cottage accommodation	<ul style="list-style-type: none"> (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.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Residential development within the zone will proceed in a staged and planned manner as a logical extension of existing residential areas. Connections to facilities and services both within and outside the zone will be improved through the creation of a local road network based on a modified-grid pattern and the establishment of recreational links along roads, public reserves and stormwater management systems. Pedestrian and vehicular access to schools, shops and places of employment will be enhanced through the creation of reserves and a shared-use recreational trail.

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

Residential development will respond to the presence of existing non-residential development within the zone (such as oyster processing businesses) through the adoption of design techniques which address potential interface issues such as noise and vehicle movements.

Development within the zone will generally comprise detached and semi-detached dwellings at low densities. Home-based businesses as well as small-scale non-residential uses such as child-care centres, schools, offices, consulting rooms and shops will be developed where they do not negatively impact on existing residential development.

A sense of openness will be maintained through generous side and rear setbacks and low front fences. While housing will be of contemporary design, the use of verandas, eaves, pitched roofs and a mixture of building materials will ensure that dwellings are attractive, visually interesting and responsive to the local environment.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- 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 needs of the local community
 - (b) is consistent with the character of the locality
 - (c) does not detrimentally impact on the amenity of nearby residents.
- 5 Home businesses should comply with the following:
 - (a) the total floor area of buildings used for the home business activity should not occupy more than 72 square metres
 - (b) no building or activity associated with the home business should be located closer to any residential street alignment than the associated dwelling
 - (c) no more than two persons, other than persons living on the site, should be employed on the site
 - (d) one additional on-site car parking space should be provided for every two non residential employees
 - (e) no vehicle used in association with any business should exceed five tonnes tare weight
 - (f) a home business should only be located on a site on which there exists a dwelling in residential occupation and which will continue to be occupied by the proprietor of the home business on the site
 - (g) a home business should have no detrimental effect upon the amenity of the locality by the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or cause dangerous or congested traffic conditions in any nearby road
 - (h) hours of operation should be restricted to the hours between 7.30 am and 7.30 pm, Mondays to Saturdays, with no hours of operations on Sundays and public holidays
 - (i) goods should not be displayed in any window or around the dwelling
 - (j) any sign erected to advertise the business should not exceed 1 square metre in size.
- 6 Development adjacent to existing aquaculture activities such as oyster processing facilities should include design techniques which address potential interface issues such as noise and vehicle movements.
- 7 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

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

- 9 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 boundaries	1 metres
Minimum setback from rear boundary	4 metres (single storey) 8 metres (two storeys or greater)
Maximum site coverage	50 per cent
Minimum number of on site car parking spaces (One of which should be covered)	2

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

Parameter	Value
Maximum combined floor area	110 square metres
Maximum building height (from natural ground level)	3.7 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side and rear boundaries	0.6 metres

- 11 A dwelling, which is able to be connected to an SA Water sewer or Community Wastewater Management Scheme, should have a minimum site area (and in the case of group dwellings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling Type	Site area (square metres)	Minimum frontage (metres)
Detached	700 minimum	15
Semi-detached	450 minimum	12
Group dwelling	500 minimum (average)	15

- 12 Dwellings should be connected to a rainwater tank with a minimum capacity of 13 000 litres for household use (excluding any water storage required for fire fighting purposes).
- 13 A dwelling, which is unable to be connected to an SA Water sewer or Community Wastewater Management Scheme, should have a minimum site area of 1000 square metres and a frontage to a public road not less than 20 metres.
- 14 Development including associated roads and parking areas should be protected from sea level rise by ensuring site levels are in accordance with those outlined in following table:

Location of development	Minimum site level (metres Australian Height Datum)	Minimum floor level (metres Australian Height Datum)
On land	3.0	3.25

Affordable Housing

- 15 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 16 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.

PROCEDURAL MATTERS

Complying Development

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

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

Form of Development	Exceptions
Advertisement and /or advertising hoarding	
Amusement machine centre	
Bank	
Builder's yard	
Caravan Park	
Consulting rooms	Except where: (a) The tot-al floor area is less than 100 square metres. (b) The site does not front an arterial road.
Crematorium	
Dairy	
Farming	
Farm Building	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	Except light industry and service industry.
Intensive animal keeping	
Motor repair station	
Office	Except where: (a) the total floor area is less than 100 square metres. (b) the site does not front an arterial road.
Petrol filling station	

Form of Development	Exceptions
Prescribed mining operations	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: (a) the gross leasable area is less than 250 square metres (b) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	
Timber yard	
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*.

In addition, the following forms of development are designated:

Category 1	Category 2														
<p>Sheds, garages and similar outbuildings designed within the parameter/requirements shown in the following table:</p> <table> <tr> <th>Parameter</th><th>Requirement</th></tr> <tr> <td>Maximum combined floor area</td><td>110 square metres</td></tr> <tr> <td>Maximum building height (from natural ground level)</td><td>3.7 metres</td></tr> <tr> <td>Maximum wall height (from natural ground level)</td><td>3 metres</td></tr> <tr> <td>Minimum setback from primary road frontage</td><td>8 metres</td></tr> <tr> <td>Minimum setback from secondary road frontage</td><td>3 metres</td></tr> <tr> <td>Minimum setback from side and rear boundaries</td><td>0.6 metres</td></tr> </table>	Parameter	Requirement	Maximum combined floor area	110 square metres	Maximum building height (from natural ground level)	3.7 metres	Maximum wall height (from natural ground level)	3 metres	Minimum setback from primary road frontage	8 metres	Minimum setback from secondary road frontage	3 metres	Minimum setback from side and rear boundaries	0.6 metres	
Parameter	Requirement														
Maximum combined floor area	110 square metres														
Maximum building height (from natural ground level)	3.7 metres														
Maximum wall height (from natural ground level)	3 metres														
Minimum setback from primary road frontage	8 metres														
Minimum setback from secondary road frontage	3 metres														
Minimum setback from side and rear boundaries	0.6 metres														

Rural Living Zone

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

OBJECTIVES

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

DESIRED CHARACTER

The zone will primarily accommodate dwellings on large allotments within a semi-rural setting. In addition, small scale, low impact business activities associated with the use of the land will operate within the area in a manner that does not detract from the rural-residential character.

Acknowledging the lack of infrastructure within the zone, dwellings will provide their own water supply and wastewater management system.

Residential development will achieve generous setbacks and landscaped buffers will be established to provide some interface treatment to adjoining industrial areas.

Development will be sparse, with buildings and other structures clustered on each allotment, generously set back from all boundaries. The open rural-residential character of the area will be maintained as will the open informal street treatments. Earthworks, driveways and other site works will be minimised and designed to blend within the landscape.

Portions of the zone contain significant stands of native vegetation. Development will be designed to retain as much native vegetation as possible. When the removal of remnant native vegetation cannot be avoided, environmental benefits will be provided to 'off-set' the loss of vegetation.

The siting of buildings, including roof forms and massing will be designed to sit comfortably within the landscape and not dominate views from adjoining roads. The form of dwellings will be climatically responsive with good orientation to address solar access and to promote natural air-flow while including shading such as verandas, eaves and pergolas.

Building materials and colours will complement the landscape of Cowell and will include corrugated iron, timber, brick and stone. Landscaping around buildings will provide important shading and screening.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - detached dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - dwelling addition
 - farming
 - farm building
 - outbuilding
 - stable.

- 2 Development listed as non-complying is generally inappropriate.
- 3 There should be no more than one dwelling per allotment.
- 4 The keeping of animals should be ancillary to and in association with the residential use of the land.
- 5 The keeping of horses should only be undertaken if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.
- 6 No buildings should be erected, added to, or altered on any land so that any portion of such building is erected, added to, or altered nearer than 50 metres to the Kimba to Cowell Main Road.
- 7 Non residential business activities should satisfy all of the following criteria:
 - (a) the total floor area of buildings used for the industry or business activity should not occupy more than 25 per cent of the total site or 200 square metres, whichever is the greater
 - (b) no building or activity associated with the home industry should be located closer to any street alignment than any dwelling
 - (c) no more than three persons, other than persons living on the site should be employed on the site
 - (d) one additional on-site car parking space should be provided for every two or more non-residential employees
 - (e) no vehicle used in association with any industry or business should exceed 5 tonnes tare weight
 - (f) a non residential business activity should only be located on a site on which there exists a dwelling in residential occupation and which will continue to be occupied by the proprietor of the business activity on the site
 - (g) a home business should have no detrimental effect upon the amenity of the locality or the amenity within the vicinity of the locality by reason of the establishment or bulk of any building or structure, the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or cause dangerous or congested traffic conditions in any nearby road
 - (h) hours of operation should be restricted to the hours between 7.30 am and 7.30 pm, Mondays to Saturdays, with no hours of operations on Sundays and public holidays
 - (i) should only be developed if:
 - (i) there is no display of goods in any window or about the dwelling or the curtilage visible from a residential road
 - (ii) any sign erected to advertise the business is restricted to commercially accessible land
 - (iii) the use does not require the provision of services provided by any public utility of a capacity greater than that available in the locality.

Form and Character

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 Dwellings should be connected to a rainwater tank with a minimum capacity of 13 000 litres for household use (excluding any water storage required for fire fighting purposes).

10 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	20 metres
Minimum setback from secondary road frontage	20 metres
Minimum setback from side boundaries	5 metres
Minimum setback from rear boundary	5 metres

11 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
Minimum setback from a public road or public open space area	20 metres

Land Division

12 Land division should create allotments with an area greater than 1 hectare.

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 of use in the land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> (a) is adjacent to a road within 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: <ul style="list-style-type: none"> (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	
Bank	
Consulting room	

Form of Development	Exceptions
Crematorium	
Dairy	
Dwelling	Except detached dwelling.
Fuel depot	
General industry	
Hotel	
Intensive animal keeping	Except for horse stables.
Land division	Except where all allotments resulting from the division are over 1 hectares.
Major public service depot	
Motel	
Motor repair station	
Motor showroom	
Petrol filling station	
Prescribed mining operations	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	
Special industry	
Stock sales yard	
Stock slaughter works	
Store	
Timber yard	
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*.

In addition, the following forms of development are designated:

Category 1	Category 2
Alterations and additions to existing development	
Farming	
Horse keeping	
Horticulture	
Recreation	
Shed, garage and other residential outbuildings	

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 Retention and upgrading of landscaped road verges and the streetscape of Main and High Streets.
- 5 Protection of the heritage streetscape character of Main Street.
- 6 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone will be further developed to fulfil its role as the administrative and service centre for the Council area.

Development within the zone will provide a range of retail, administrative, cultural, entertainment, community, business, educational and recreational facilities, as well as visitor and tourist accommodation appropriate to the needs of the township and catchment it serves.

Development will contribute to the establishment of a vibrant, active, integrated and connected Town Centre. A continuous edge of buildings of a similar height will be created that addresses and encloses streets through minimal street and side boundary setbacks. Buildings with frontage to the street will incorporate non-residential activities, entrances and windows at street level and incorporate verandas and awnings to maximise pedestrian amenity.

Further development and expansion of the existing hospital is also supported with the future development of supported accommodation adjacent the hospital anticipated.

Public access to the coast will be further developed, formalising public paths and open space areas adjacent to the foreshore.

A number of residential dwellings also exist within the Zone. However, the development of additional dwellings should be limited to supported accommodation or a dwelling that is ancillary to and on the same allotment as a non-residential land use.

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
 - hospital
 - hotel
 - meeting room
 - motor repair station
 - nursing home
 - office
 - petrol filling station
 - restaurant
 - service trade premises
 - shop
 - supported accommodation
 - 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 or is for the purposes of supported accommodation.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Development should be designed to create active street frontages which encourage public activity and interest to passing pedestrians and contribute to the liveliness, vitality and security of public areas.
- 6 Development should:
- (a) allow existing historic buildings to remain the dominant visual elements in the locality
 - (b) incorporate verandas and sheltered pedestrian environments to promote pedestrian movements and outdoor dining opportunities
 - (c) provide a continuation of building alignments and facades on front allotment boundaries
 - (d) complement the height and scale of existing buildings and be no greater than three storeys in height.
- 7 Dwellings should be connected to a rainwater tank with a minimum capacity of 13 000 litres for household use (excluding any water storage required for fire fighting purposes).

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
Builder's yard	
Dairy	
Dwelling	Except a dwelling that meets (a) or (b) below: (a) it is supported accommodation (b) it is ancillary to and in association with a non-residential development and located on the same allotment.
Farming	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Industry	Except for service industry
Intensive animal keeping	
Major public service depot	
Road transport terminal	
Special industry	
Stock sales yard	
Stock slaughter works	
Timber Yard	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Table Section

Table FrH/1- Building Setbacks from Road Boundaries

Zone/Policy Area	Setback distance from road boundary
Coastal Conservation Zone	50 metres
Industry Zone	No building should be erected so that any portion of the building is nearer than 50 metres to the boundary of the Lincoln Highway.
Primary Production Zone	200 metres from the boundary of Lincoln Highway, Kimba Road and Cleve Road. 50 metres from all other Primary or Secondary roads.
Township Fringe Policy Area 1	50 metres from all Primary or Secondary roads.
Rural Living Zone	20 metres 5 metres – side boundaries
All other zones	8 metres from road boundary and in the case of a corner allotment 8 metres from one road and no less than 3 metres from the other road boundary.

Table FrH/2 - 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	Heritage Branch ID
53 Main Street COWELL	Franklin Harbour Hotel	A62	T532601	CT 5488/920		14215

Note: This is an extract from the South Australian Heritage Register established under Section 13(1) of the *Heritage Places Act 1993*. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.

Mapping Section

Map Reference Tables
Spatial Extent Maps
Concept Plan Maps

Map Reference Tables

Index Maps

Index Map Title

[Council Index Map](#)

Zone Maps

Zone Name	Map Numbers
Airfield Zone	FrH/18
Aquaculture Zone	FrH/11, FrH/15, FrH/19
Bulk Handling Zone	FrH/15
Caravan and Tourist Park Zone	FrH/13, FrH/15, FrH/17
Coastal Conservation Zone	FrH/1, FrH/2, FrH/3, FrH/4, FrH/5, FrH/6, FrH/7, FrH/8, FrH/9, FrH/10, FrH/11, FrH/12, FrH/13, FrH/14, FrH/15, FrH/16, FrH/17
Coastal Marina Zone	FrH/15, FrH/17
Coastal Settlement Zone	FrH/12, FrH/16
Commercial Zone	FrH/15, FrH/19
Industry Zone	FrH/8, FrH/15, FrH/16
Infrastructure Zone	FrH/15
Open Space Zone	FrH/15, FrH/19
Primary Production Zone	FrH/1, FrH/2, FrH/3, FrH/4, FrH/5, FrH/6, FrH/7, FrH/8, FrH/9, FrH/11, FrH/12, FrH/13, FrH/14, FrH/15, FrH/18
Residential Zone	FrH/15, FrH/17, FrH/19
Rural Living Zone	FrH/15
Town Centre Zone	FrH/15, FrH/17

Policy Area Maps

Policy Area Name	Map Numbers
Township Fringe Policy Area 1	FrH/1
Coastal Waters Policy Area 2	FrH/8, FrH/9, FrH/10, FrH/11, FrH/15, FrH/17
Coastal Caravan Park Policy Area 3	FrH/9, FrH/15, FrH/17
Infrastructure Policy Area 4	FrH/8, FrH/16
Coastal Experience Policy Area 5	FrH/15, FrH/17

Precinct Maps

Precinct Name	Map Numbers
Cowell Cemetery Precinct 1	FrH/15
Lucky Bay Coastal	FrH/16

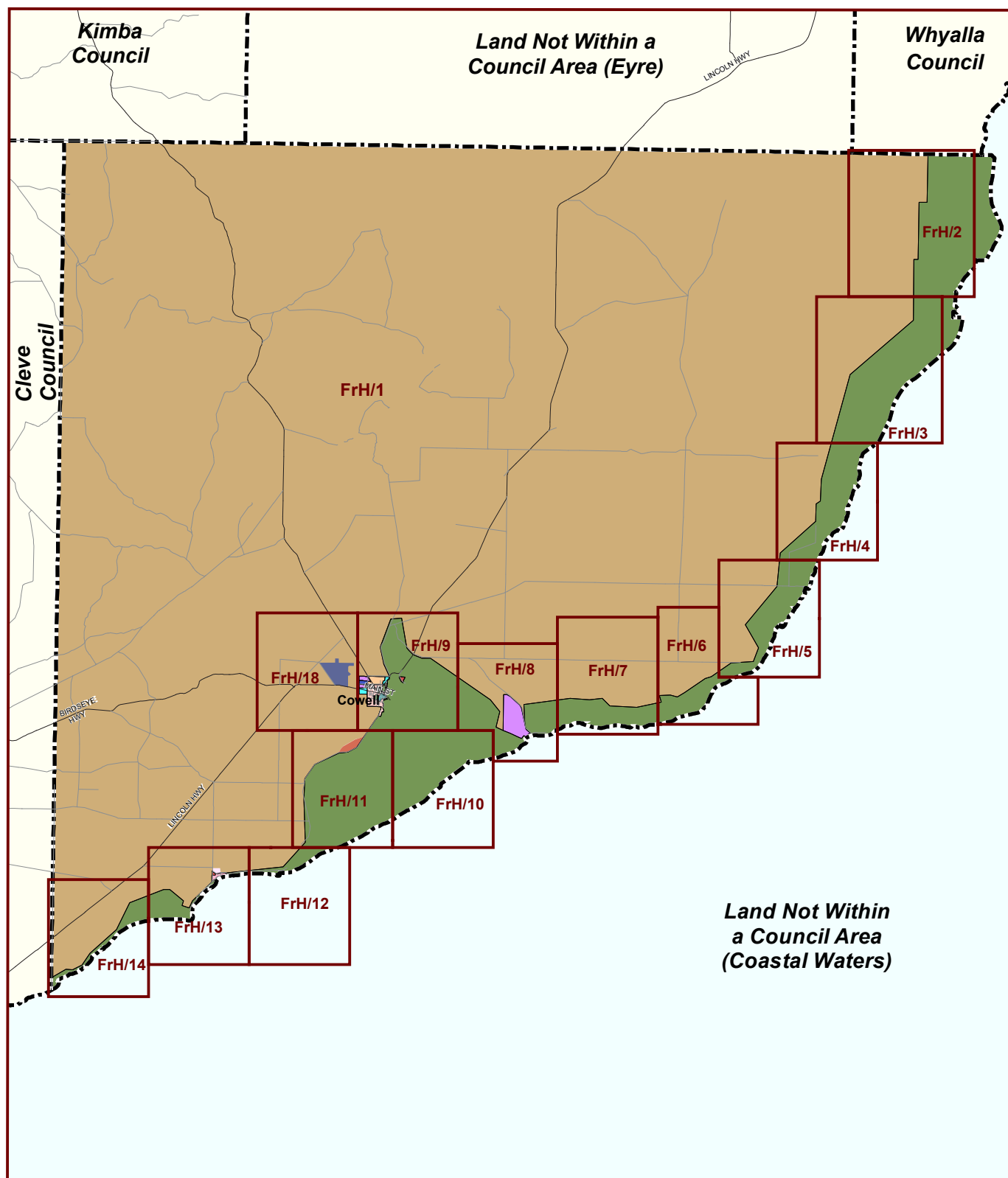
Overlay Maps

Issue	Map Numbers
Location	FrH/1, FrH/2, FrH/3, FrH/4, FrH/5, FrH/6, FrH/7, FrH/8, FrH/9, FrH/10, FrH/11, FrH/12, FrH/13, FrH/14, FrH/15, FrH/16
Transport	FrH/1, FrH/9, FrH/13, FrH/14, FrH/15
Development Constraints	FrH/1, FrH/3, FrH/4, FrH/5, FrH/6, FrH/7, FrH/8, FrH/9, FrH/10, FrH/11, FrH/12, FrH/15, FrH/16
Heritage	FrH/15
Natural Resources	FrH/1, FrH/8, FrH/9, FrH/10, FrH/11, FrH/12, FrH/15, FrH/16

Concept Plan Maps

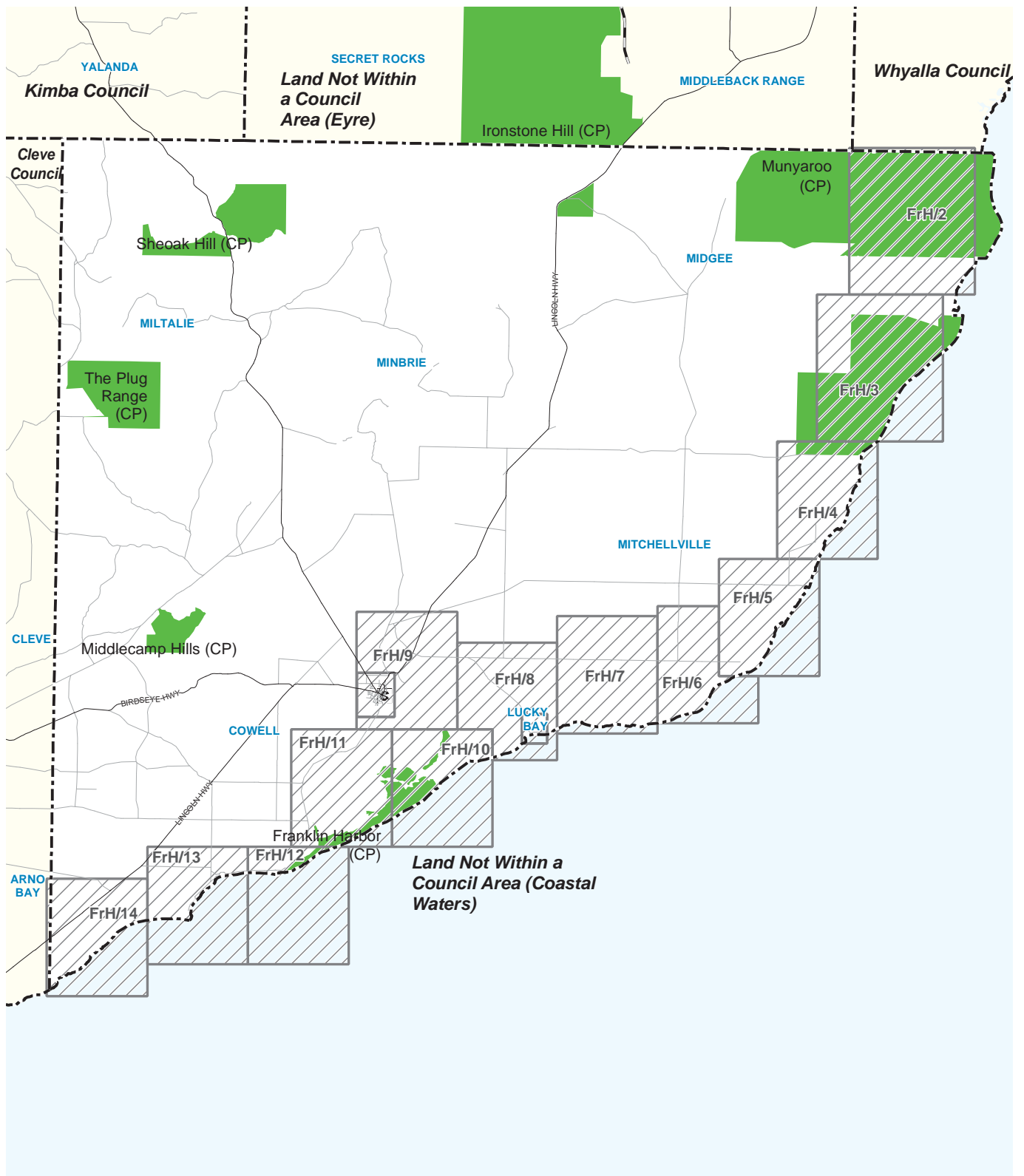
Concept Plan Title	Map Numbers
Shellfish and other Aquaculture	Concept Plan Map FrH/1
Lucky Bay	Concept Plan Map FrH/2






Spatial Extent Maps



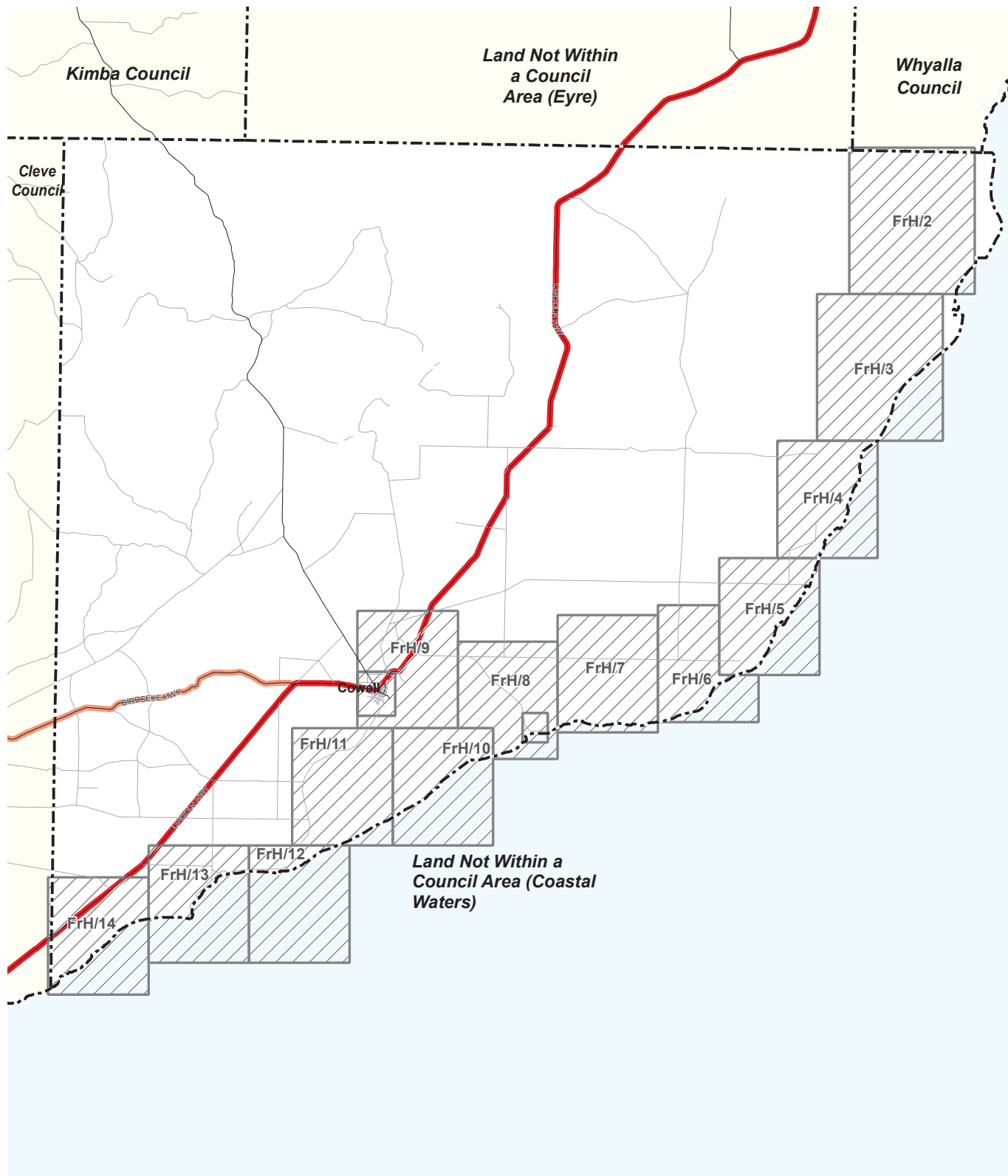
For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps FrH/1 to Map FrH/19 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.

Council Index Map



-  Council Office
-  Railways
-  Conservation Park
-  Waterbodies
-  Development Plan Boundary

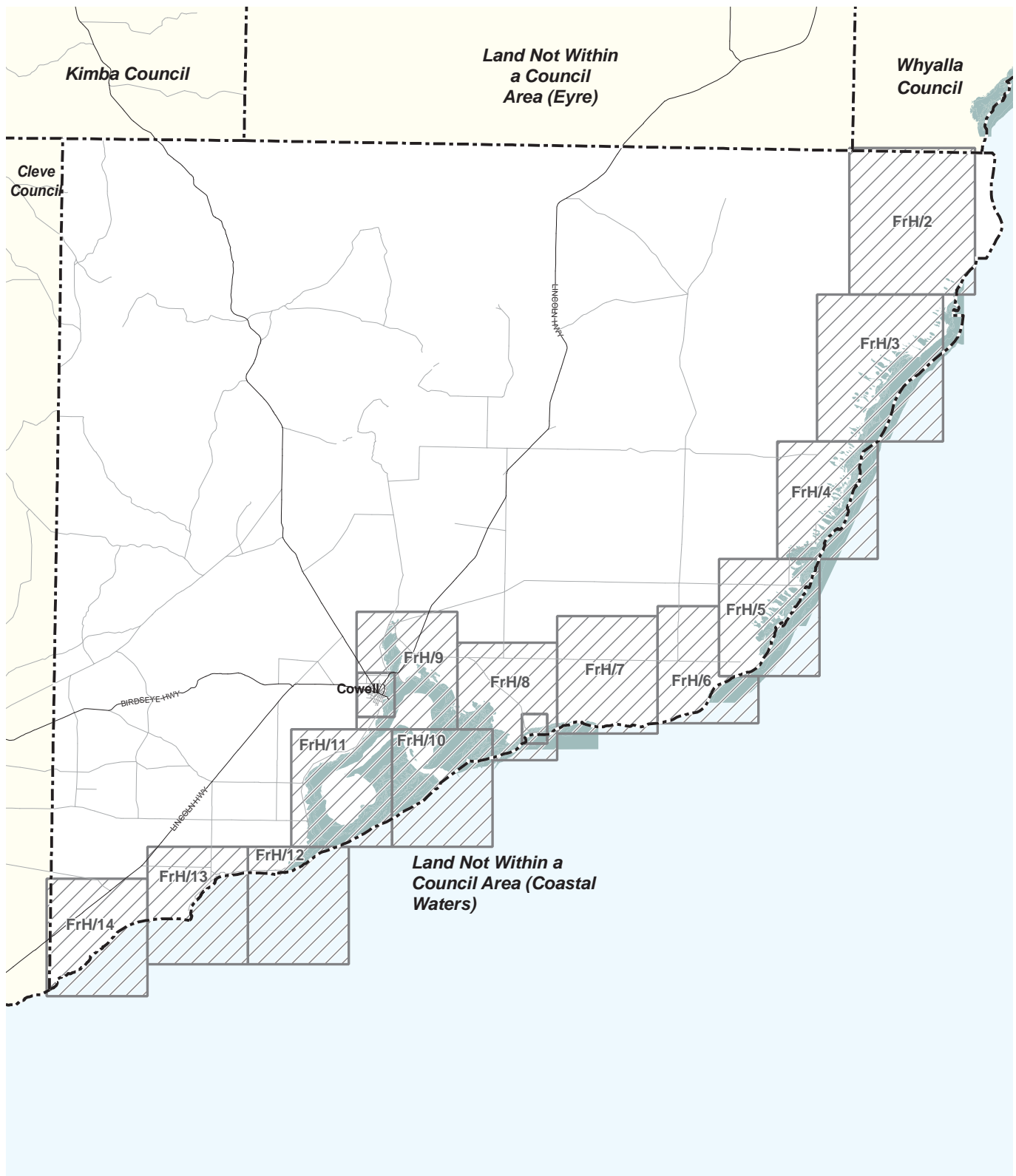
Location Map FrH/1



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

Overlay Map FrH/1

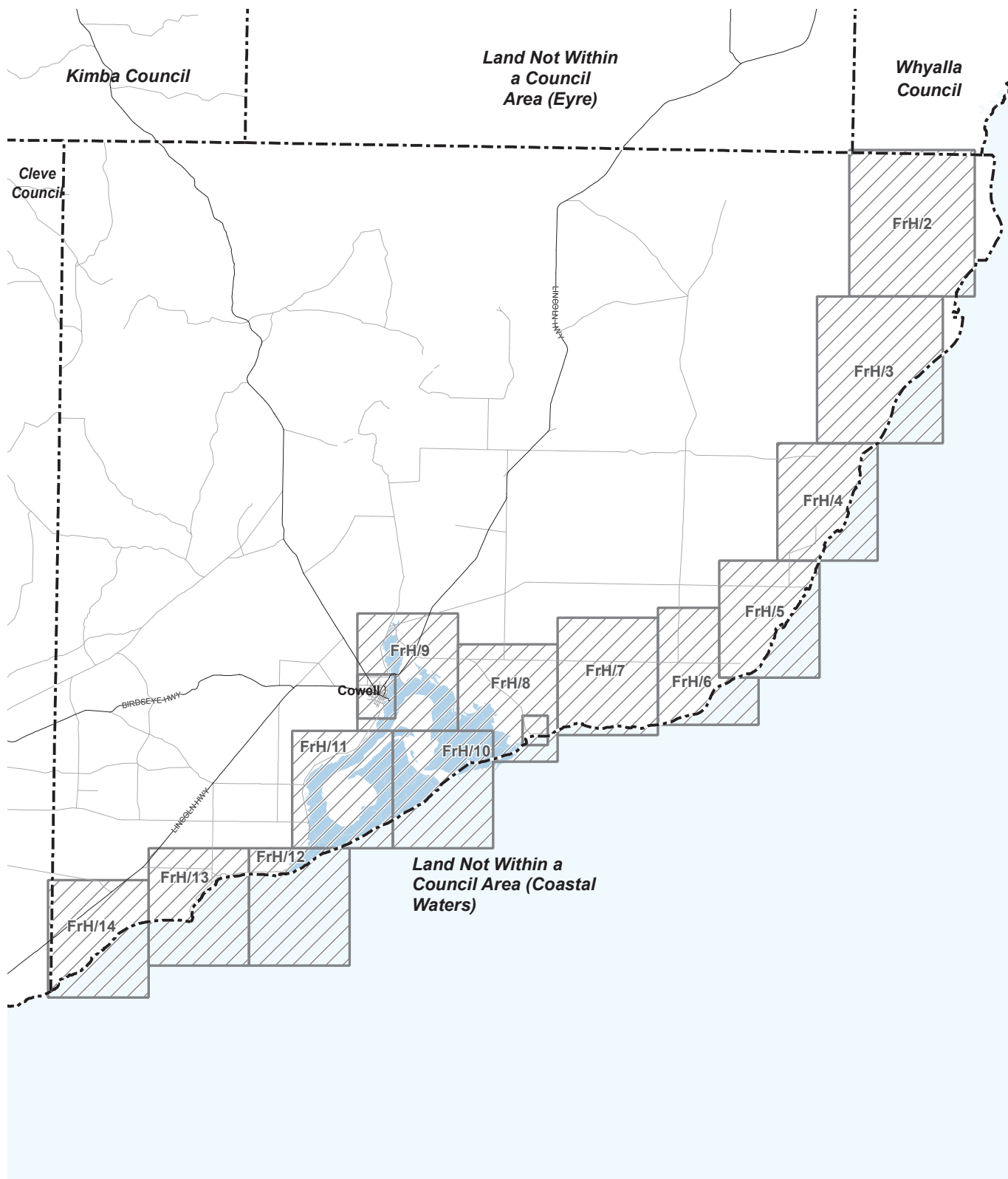
TRANSPORT



Overlay Map FrH/1

DEVELOPMENT CONSTRAINTS

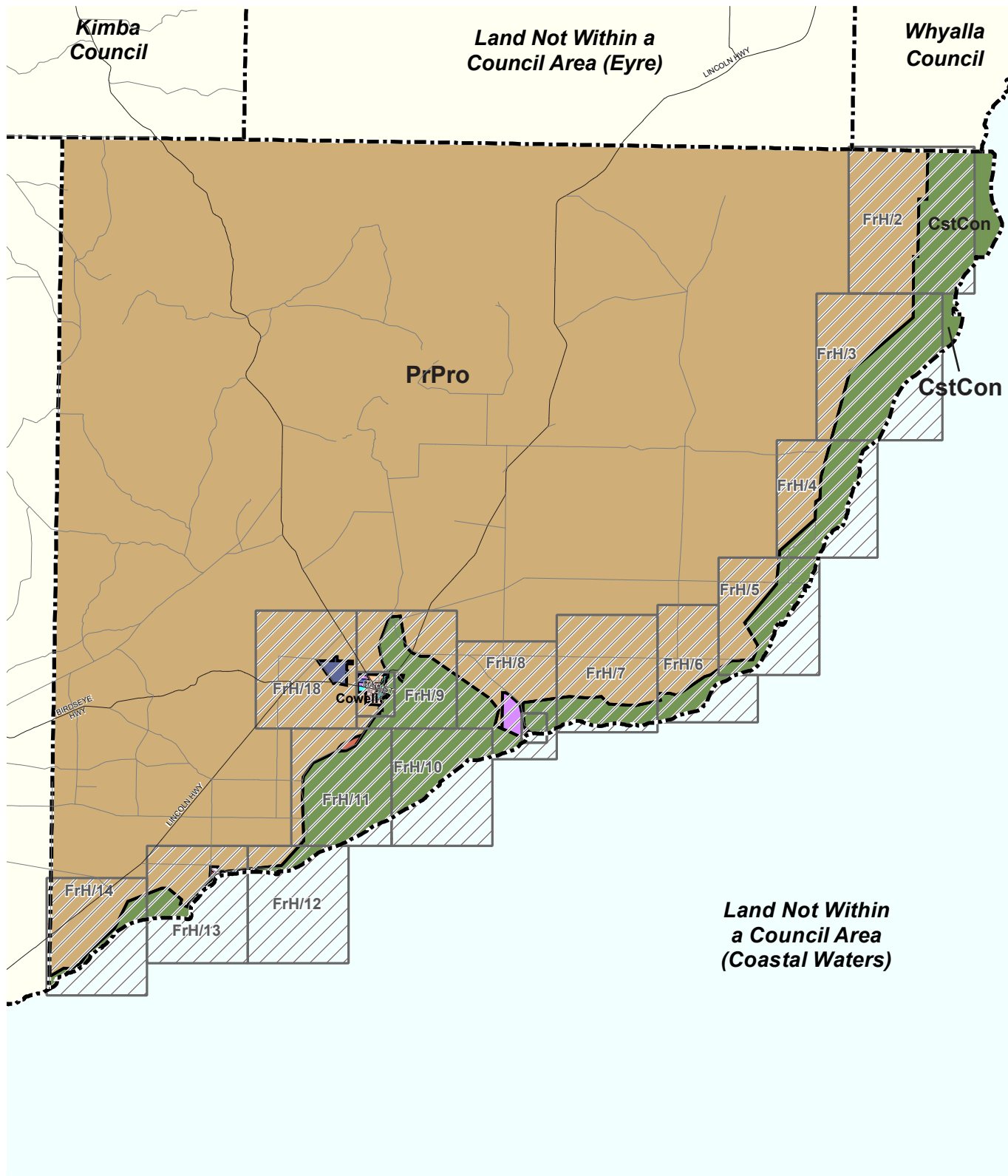
- Coastal Acid Sulfate Soils
- Development Plan Boundary



Overlay Map FrH/1

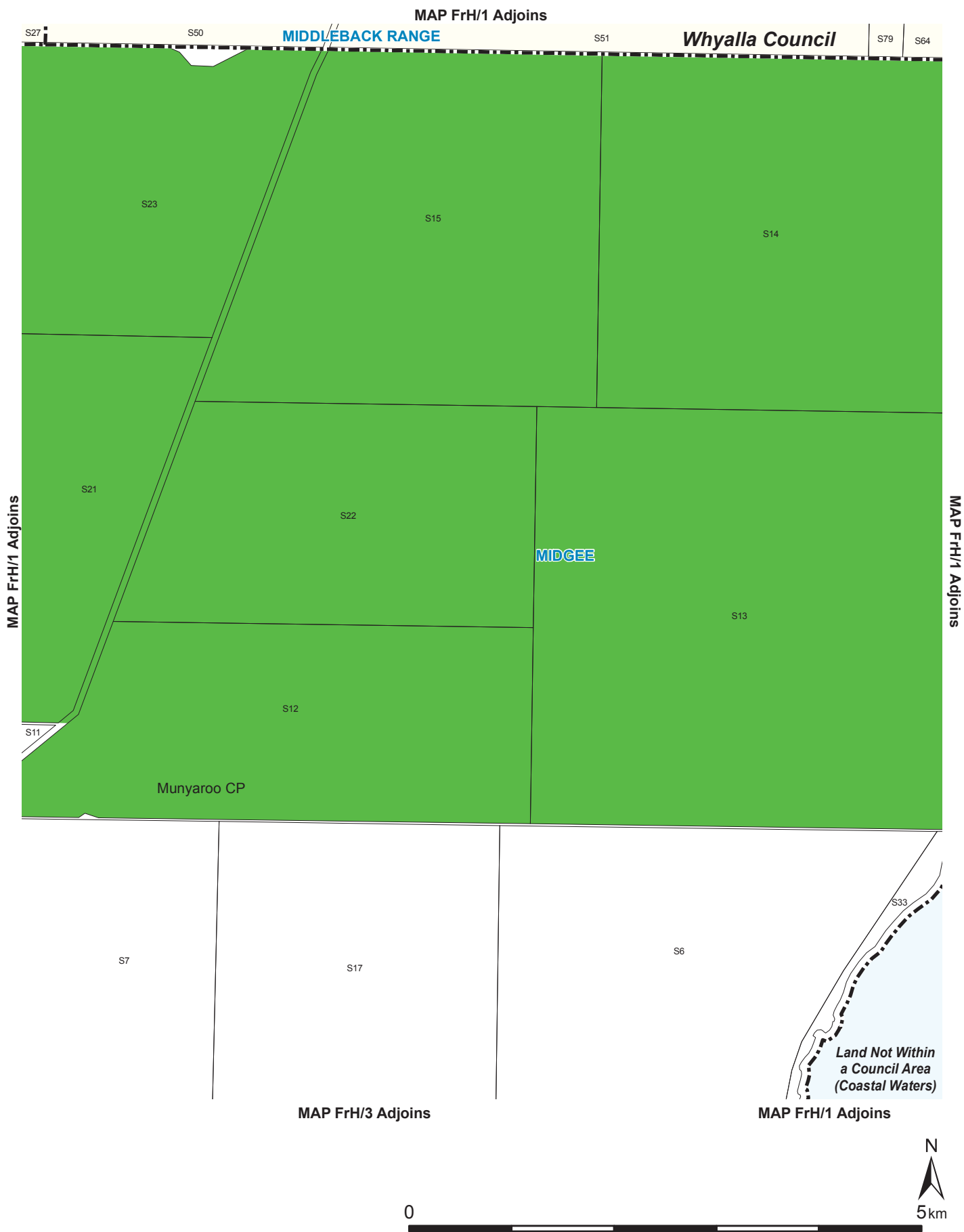
NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary



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

Zone Map FrH/1



Location Map FrH/2

- Conservation Park
- Development Plan Boundary

S27

S50

S51

S23

S15

S14

S21

S22

S13

S12

S11

S7

S17

S6

S33

Land Not Within
a Council Area
(Coastal Waters)

MAP FrH/3 Adjoins


MAP FrH/1 Adjoins

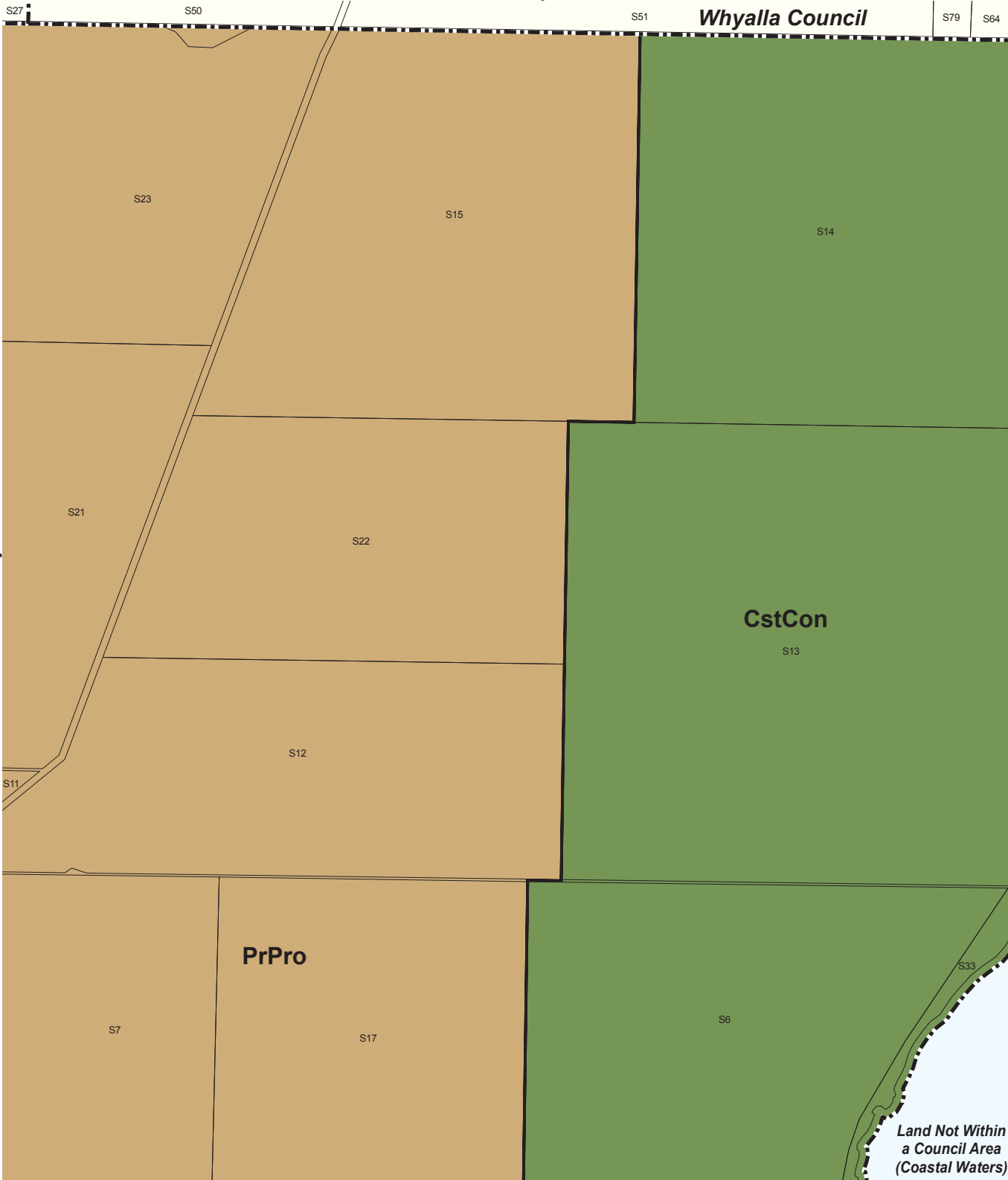
0

5 km



Overlay Map FrH/2 DEVELOPMENT CONSTRAINTS

-  Coastal Acid Sulfate Soils
-  Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

0



5 km



Zones

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

Zone Map FrH/2



Location Map FrH/3

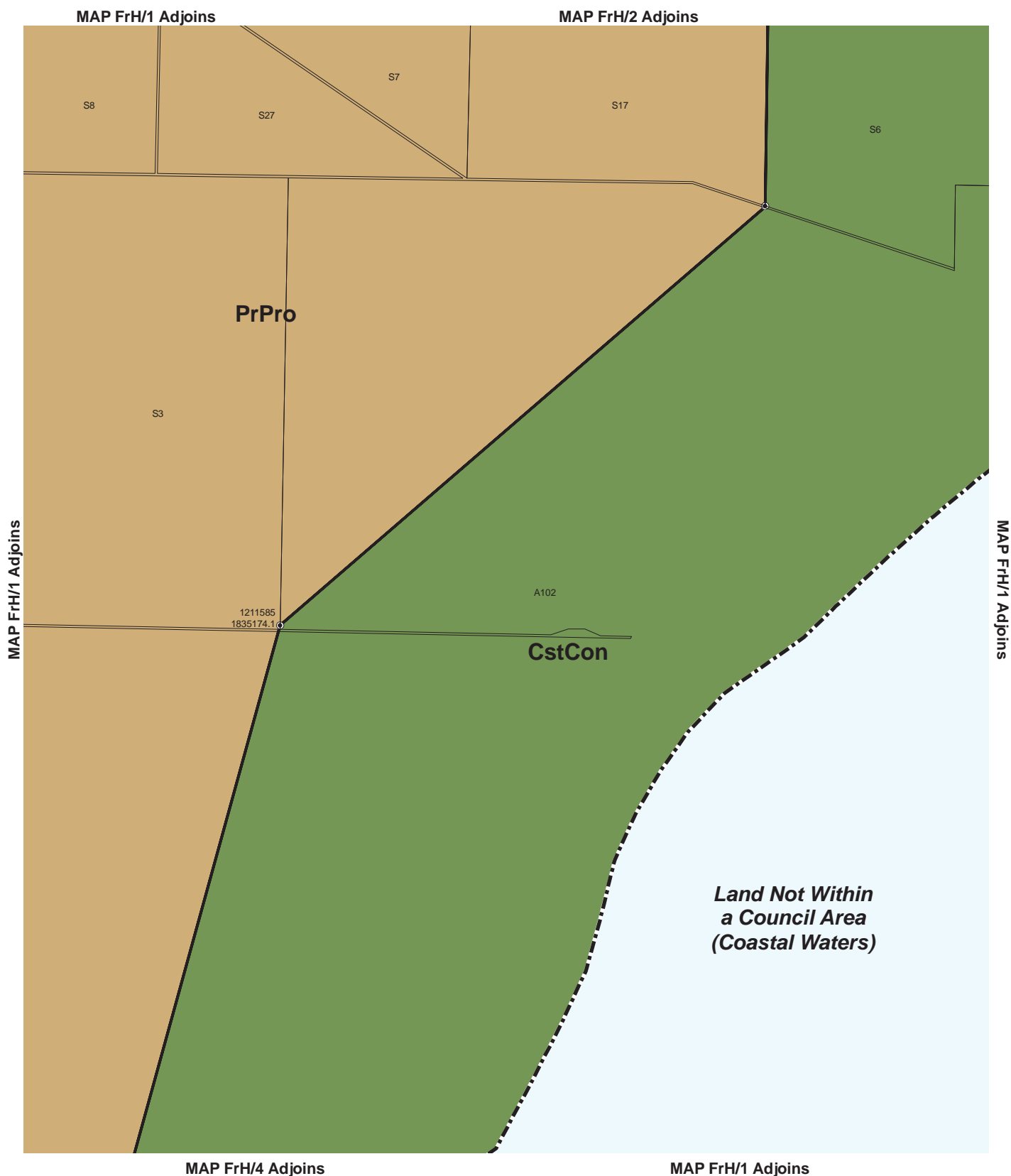
- Conservation Park
- Development Plan Boundary



Overlay Map FrH/3

DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

0



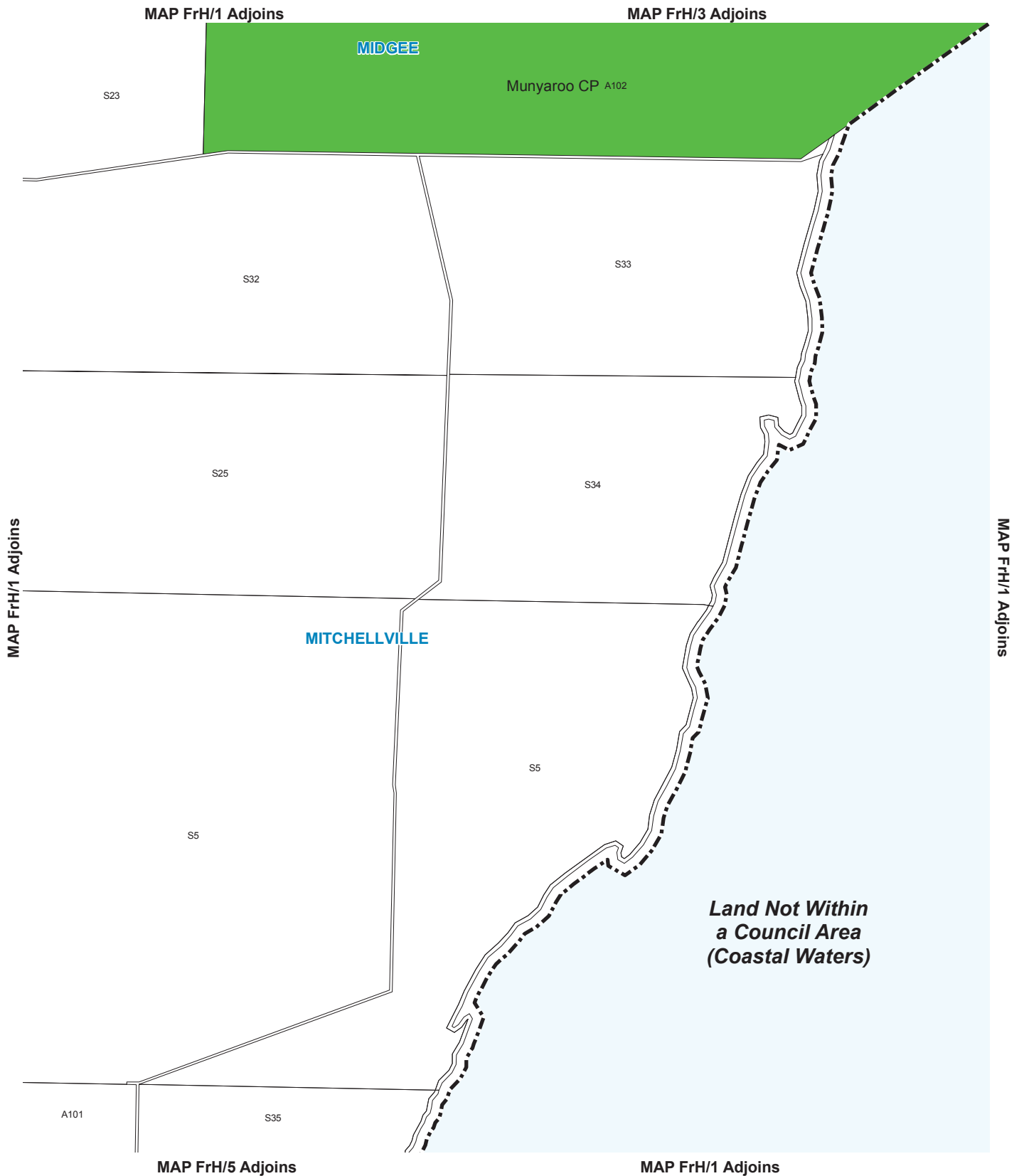
5 km



Zones

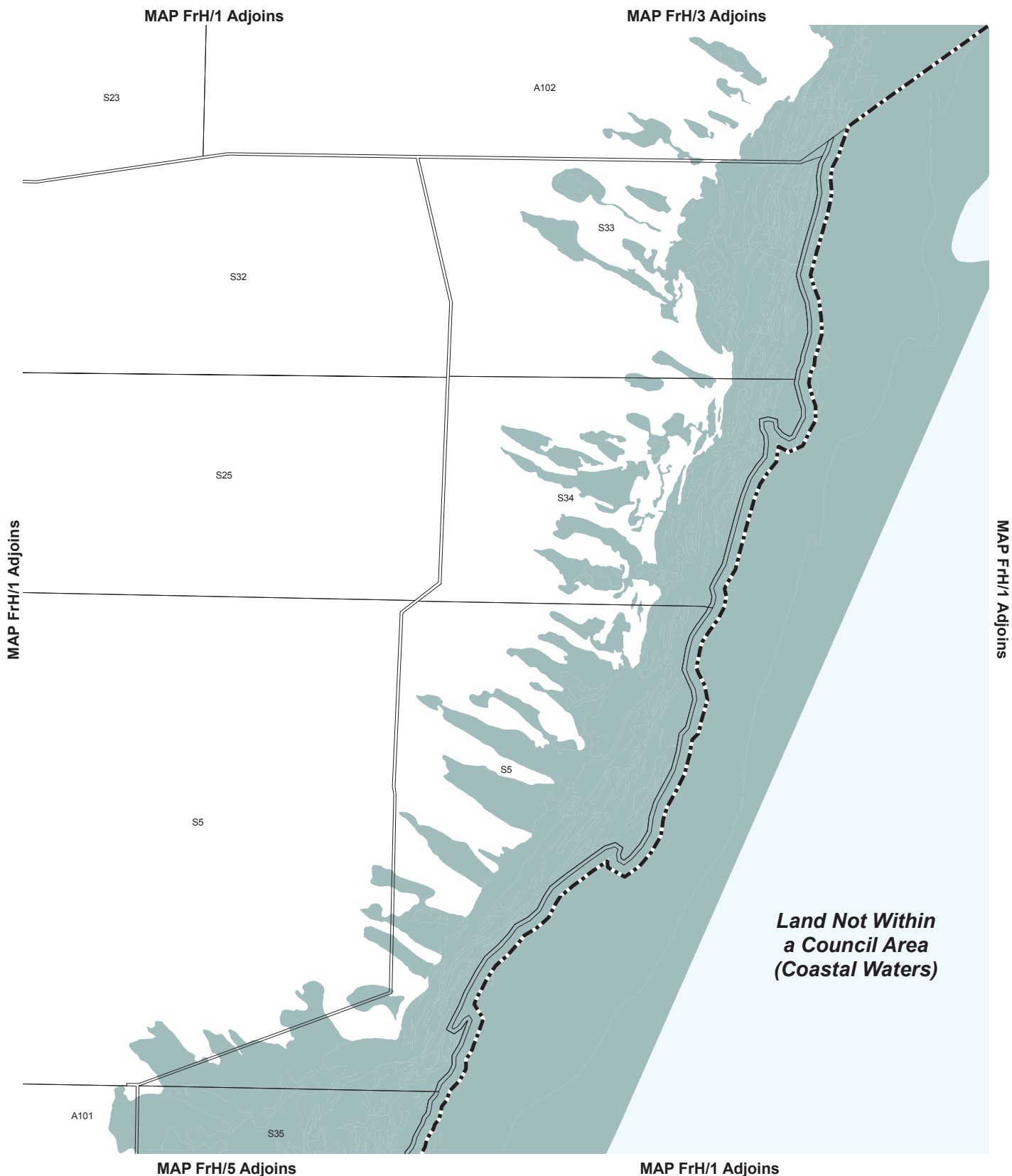
- CstCon Coastal Conservation
- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

Zone Map FrH/3



Location Map FrH/4

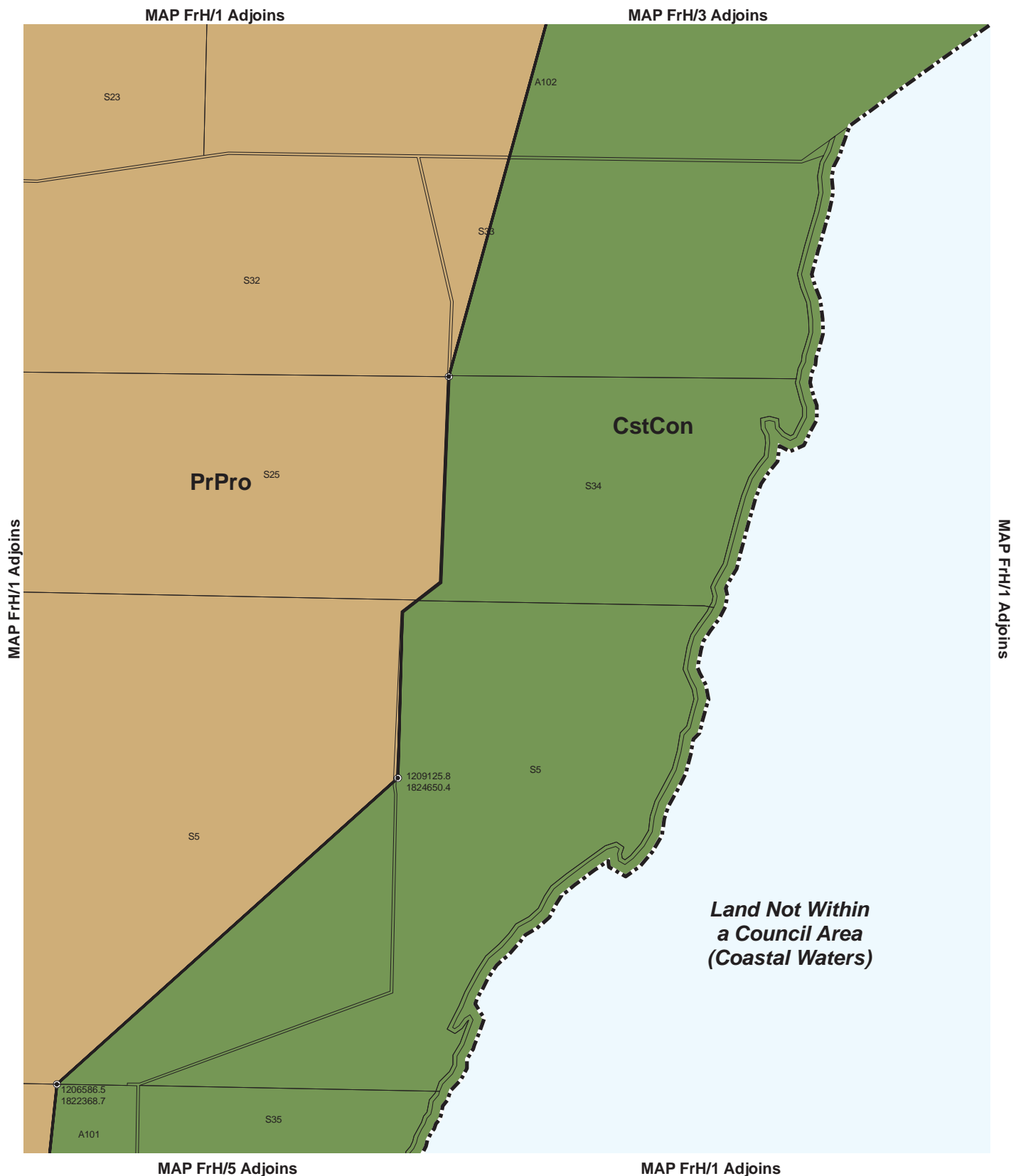
- Conservation Park
- Development Plan Boundary



- Coastal Acid Sulfate Soils
- Development Plan Boundary

Overlay Map FrH/4

DEVELOPMENT CONSTRAINTS



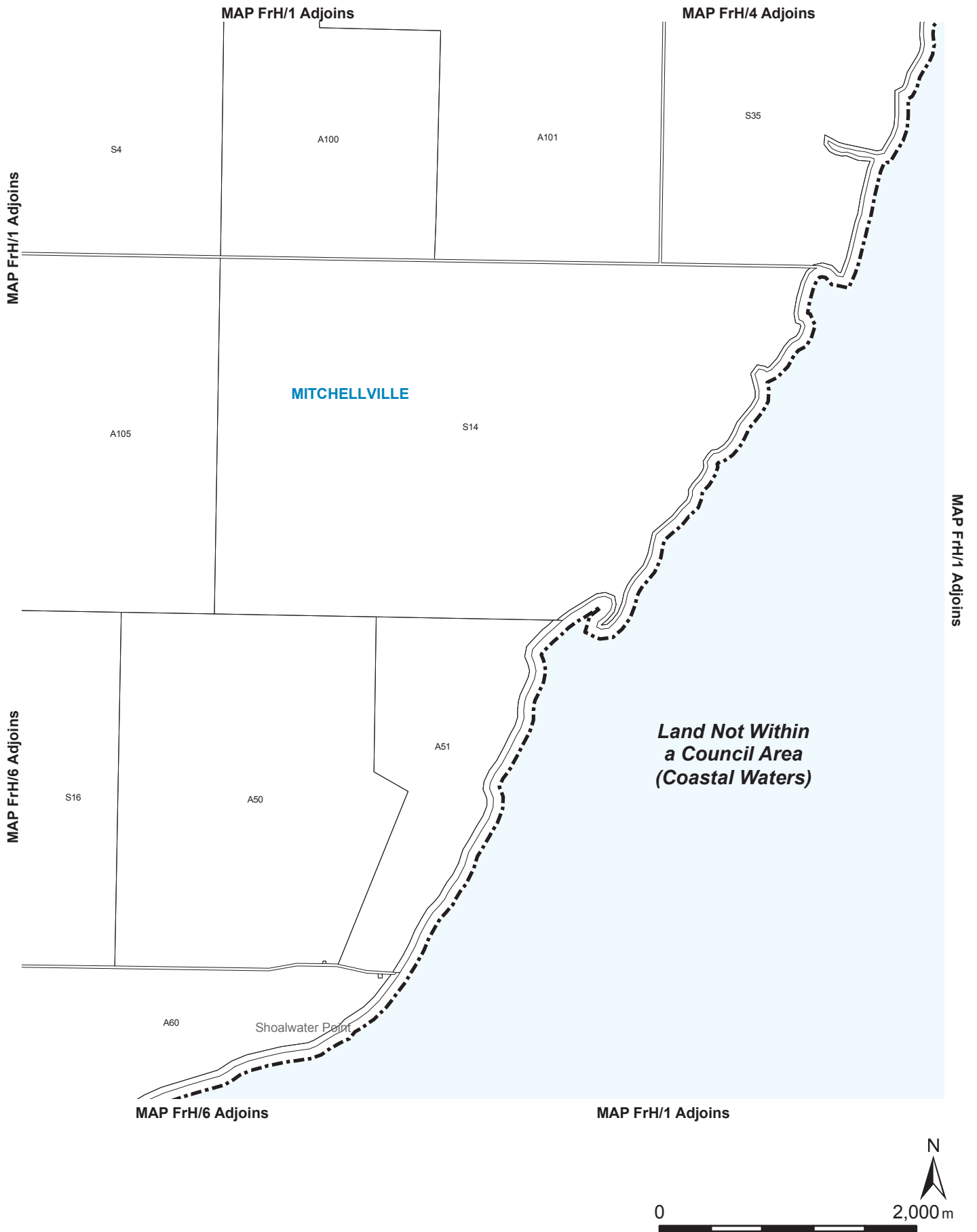
Lamberts Conformal Conic Projection, GDA94



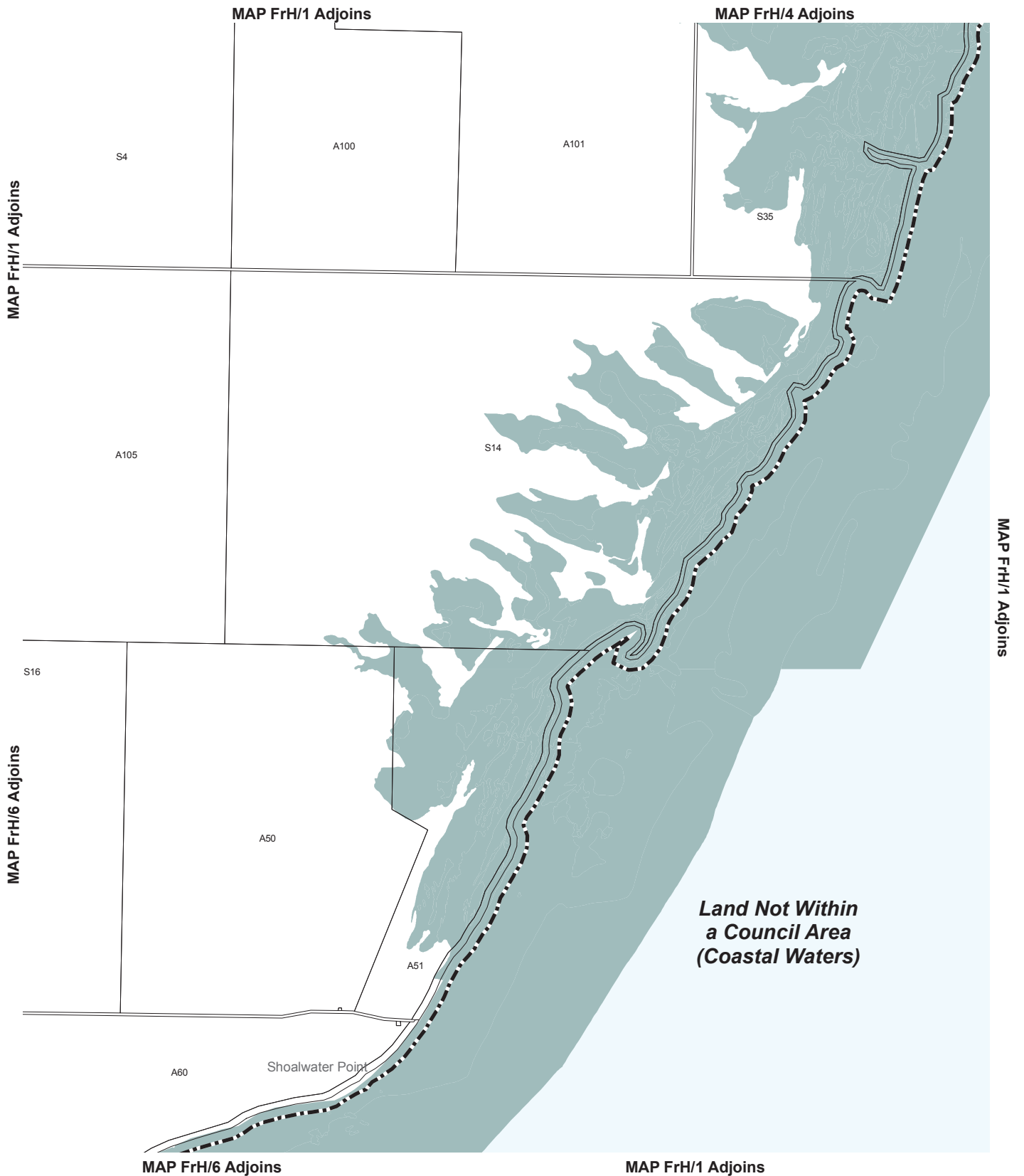
Zones

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

Zone Map FrH/4



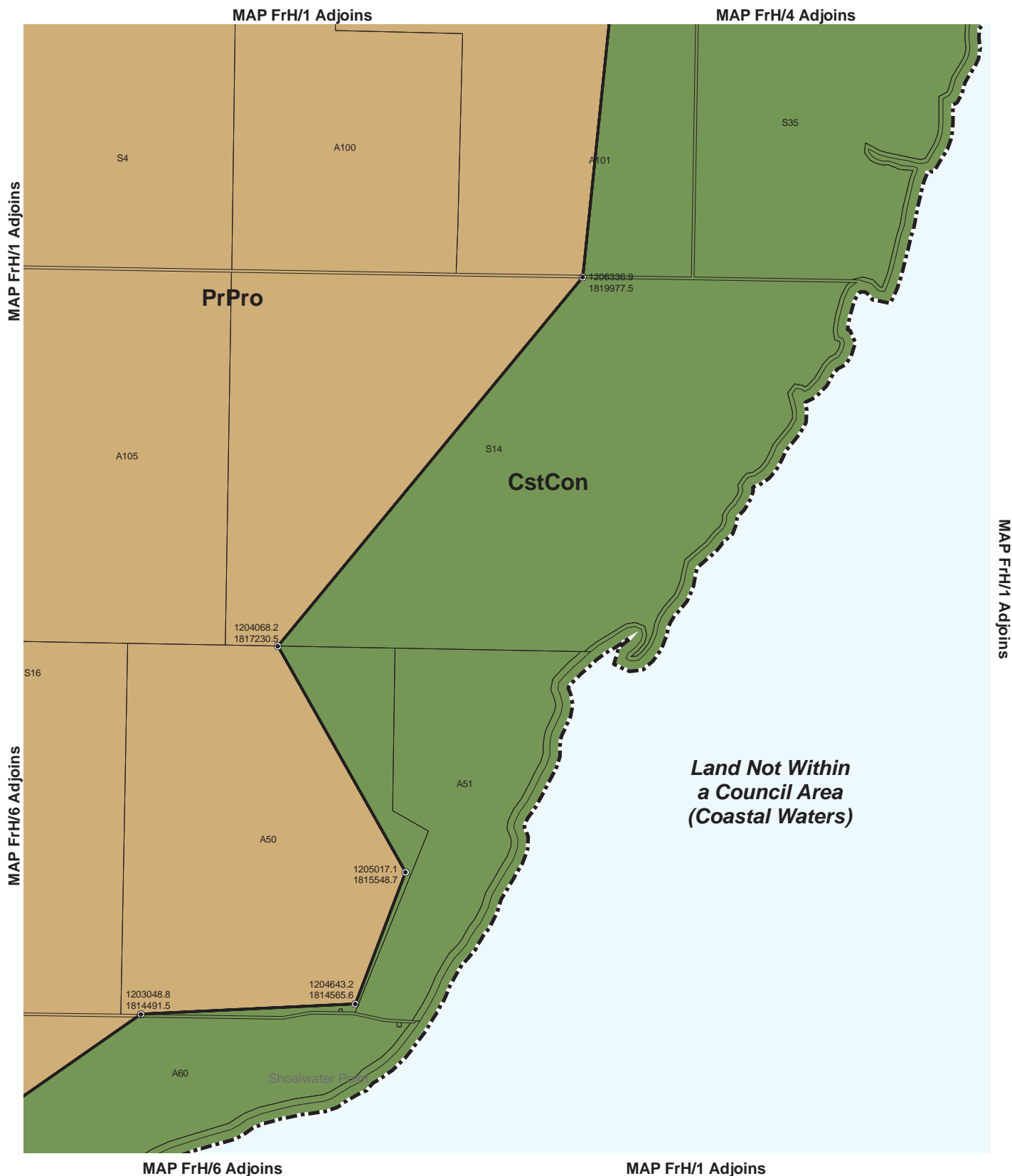
Location Map FrH/5



Overlay Map FrH/5

DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

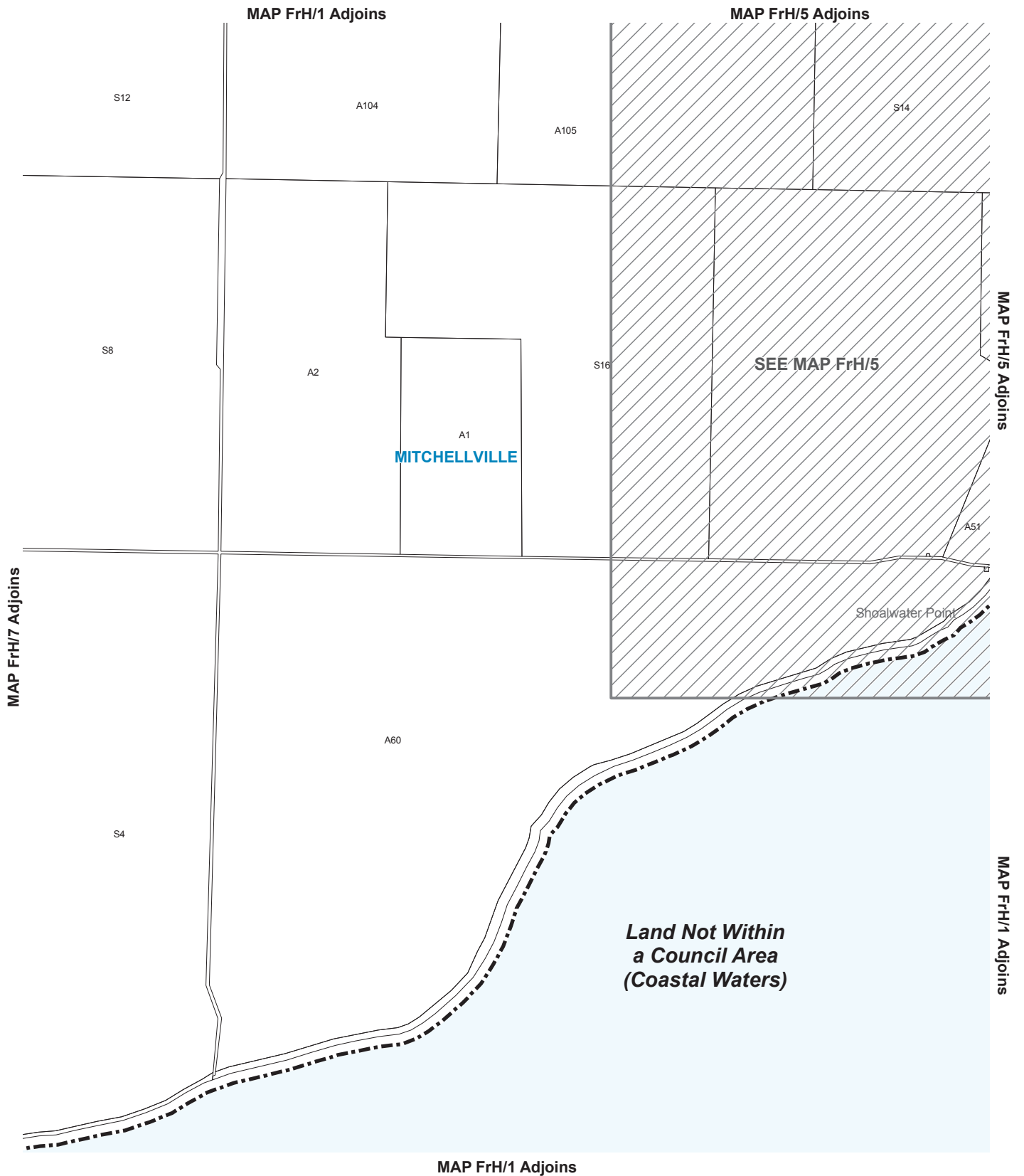


Lamberts Conformal Conic Projection, GDA94

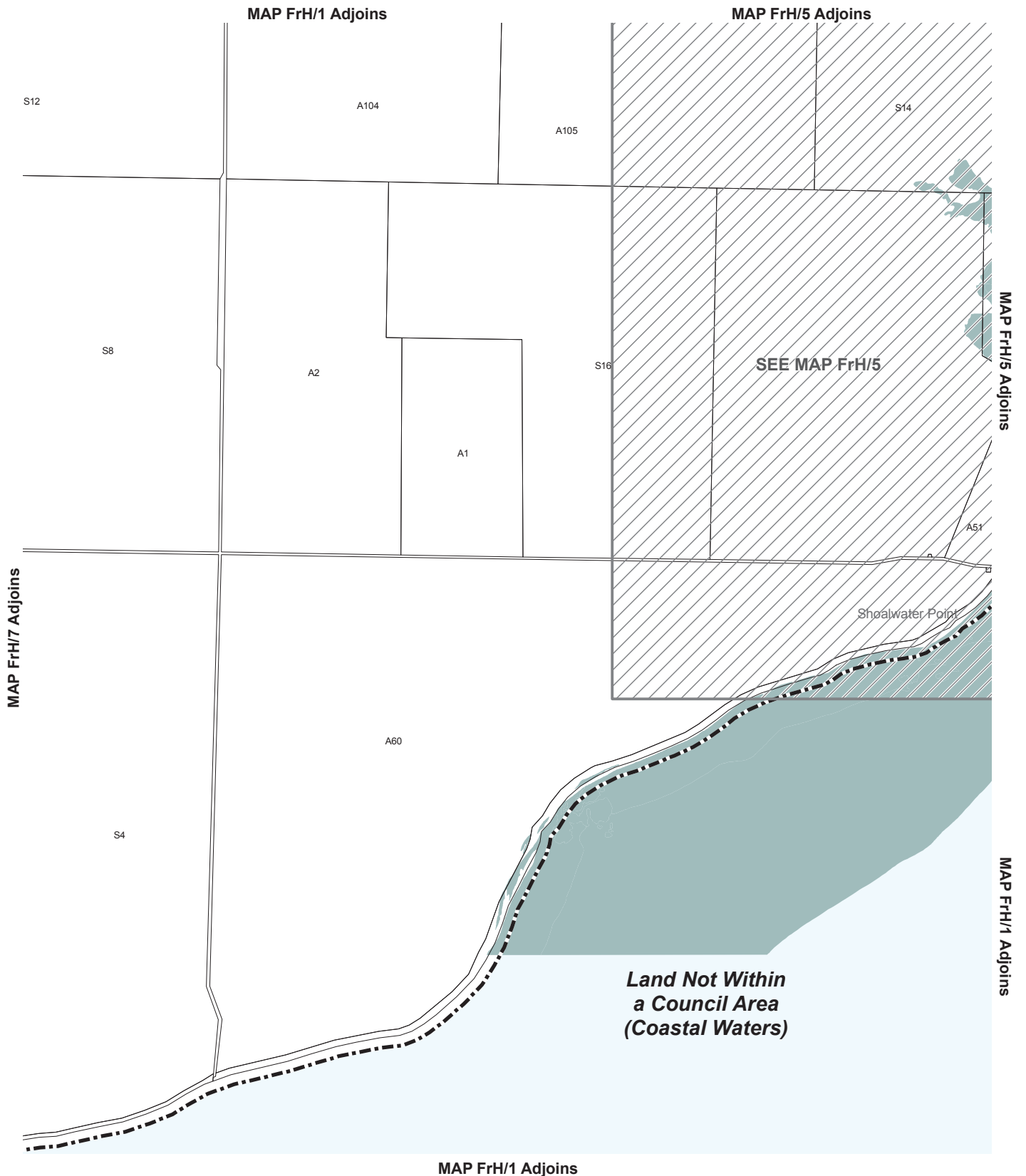


- Zones**
- CstCon Coastal Conservation
 - PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

Zone Map FrH/5



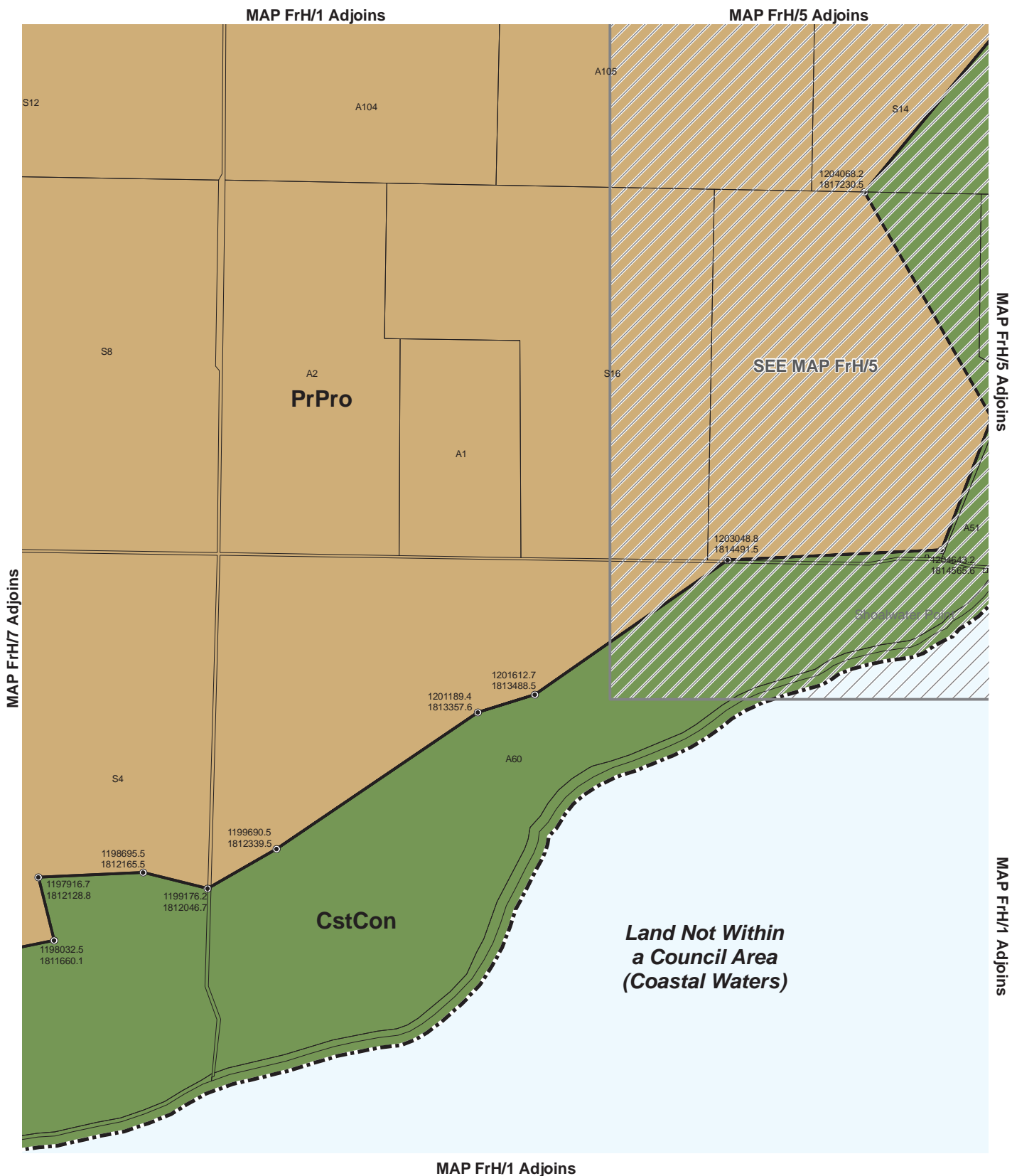
Location Map FrH/6



Overlay Map FrH/6

DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary



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



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

Zone Map FrH/6

MAP FrH/1 Adjoins



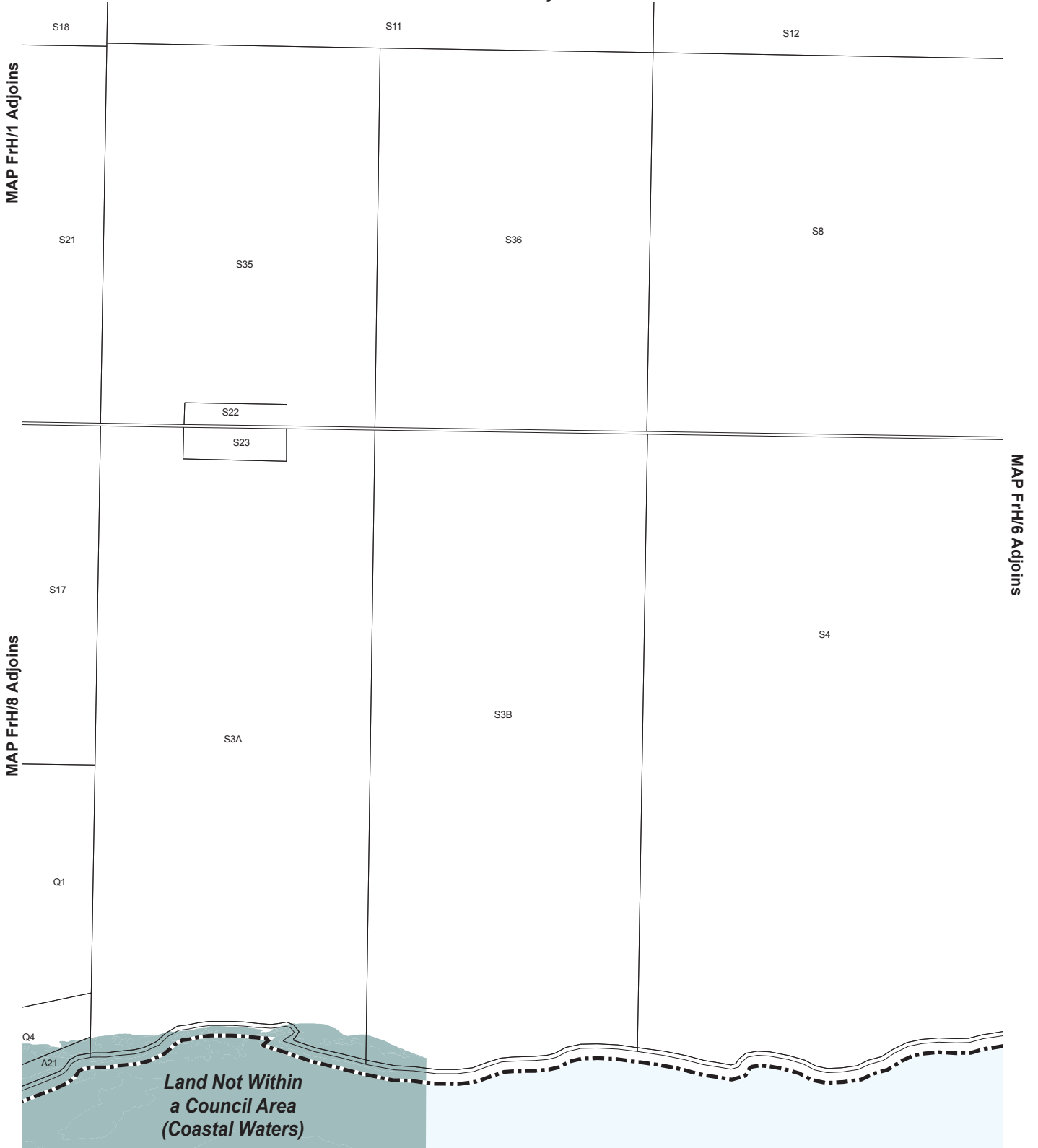
MAP FrH/1 Adjoins



Location Map FrH/7

- Local Reserves
- Development Plan Boundary

MAP FrH/1 Adjoins



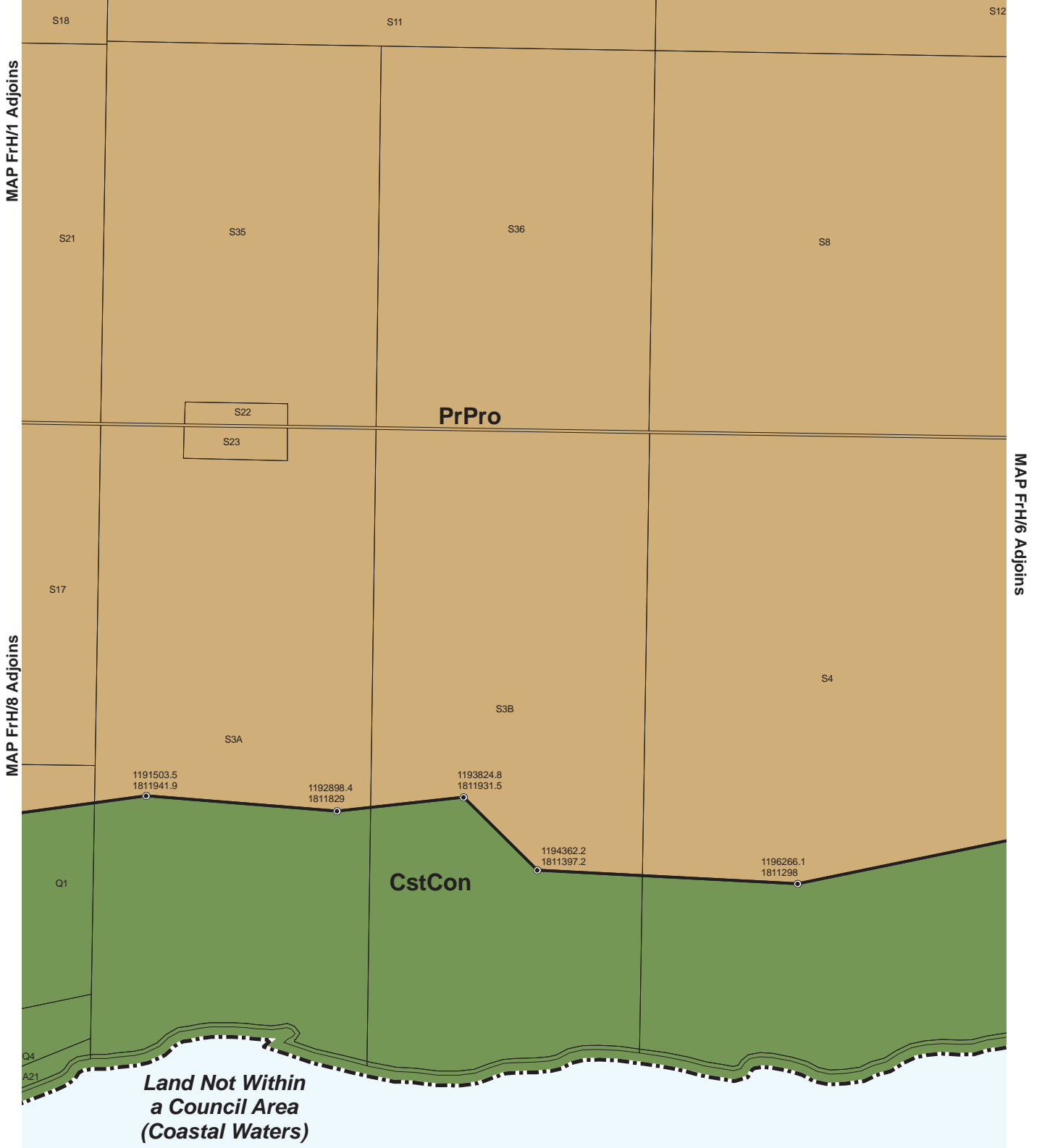
MAP FrH/1 Adjoins



Overlay Map FrH/7 DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

MAP FrH/1 Adjoins

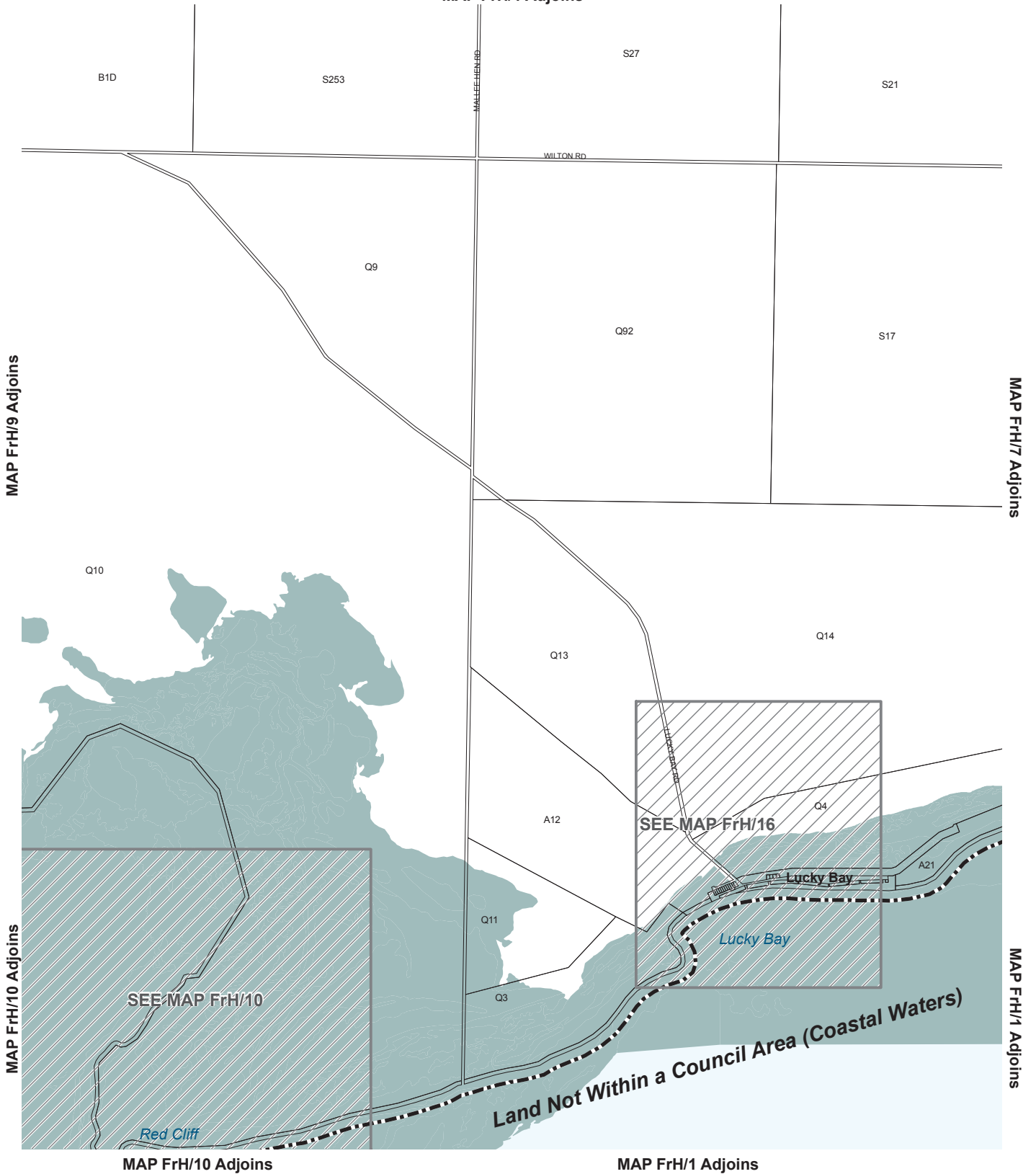


Lamberts Conformal Conic Projection, GDA94

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

Zone Map FrH/7

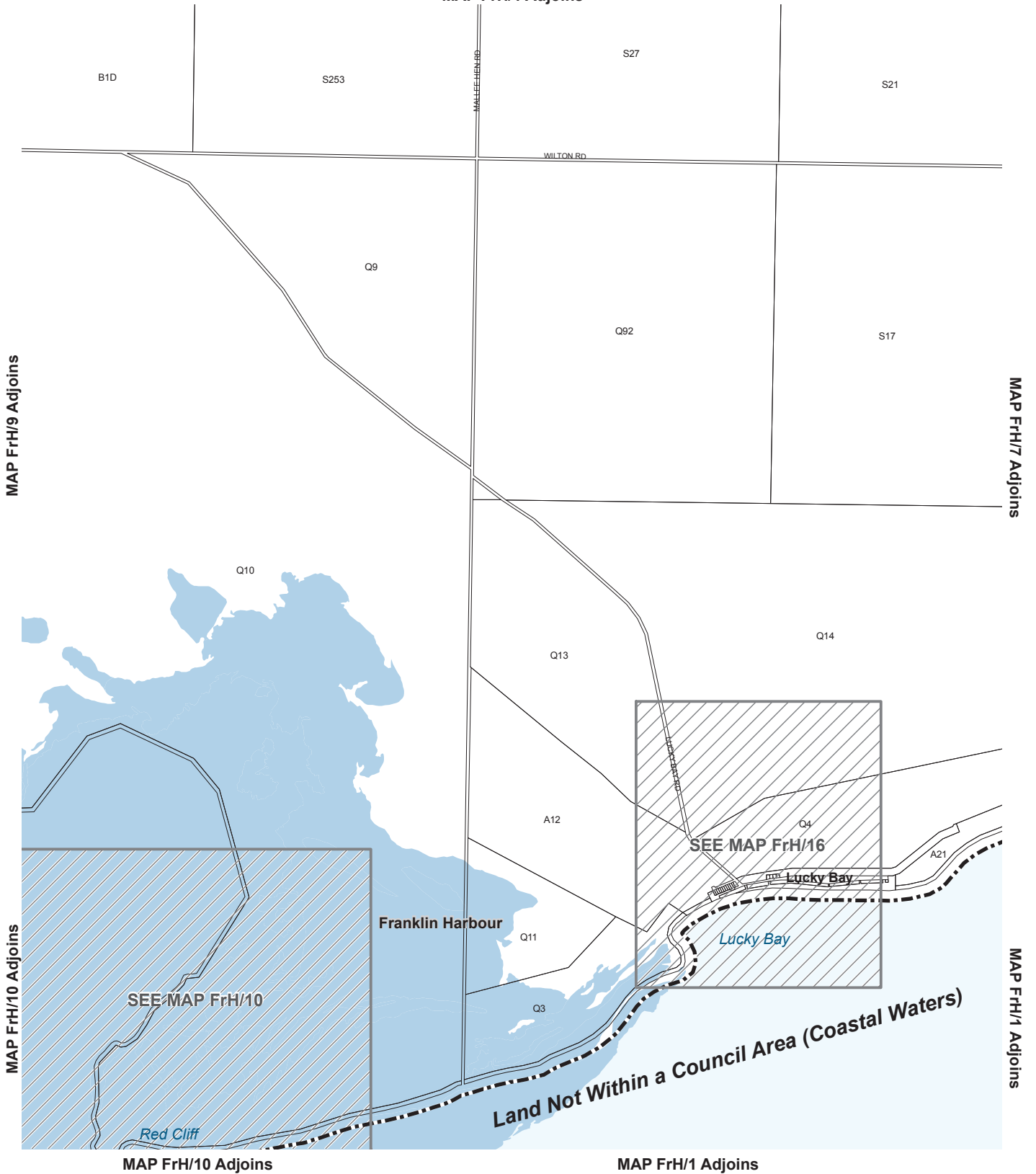
MAP FrH/1 Adjoins



Overlay Map FrH/8 DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

MAP FrH/1 Adjoins



Overlay Map FrH/8 NATURAL RESOURCES

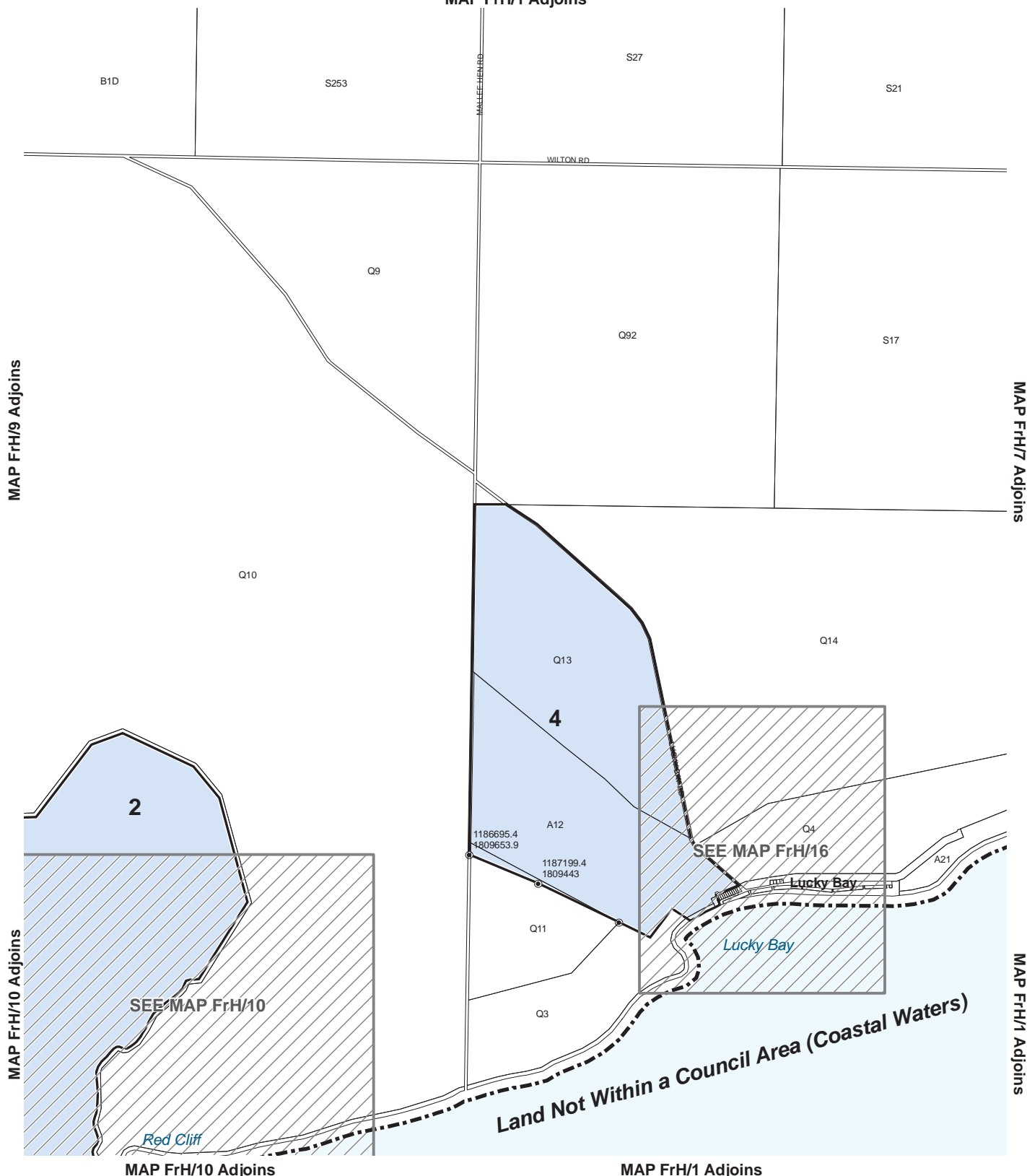
- Wetlands of National Importance
- Development Plan Boundary

The map displays a coastal region with various land parcels and council areas. The central area is labeled 'PrPro' and is colored light purple. To the left and right of this area are green regions labeled 'CstCon'. A pink region labeled 'In' is located between the 'PrPro' and 'CstCon' areas. The map includes several numbered parcels: Q9, Q10, Q11, Q13, Q14, Q3, Q4, A12, A21, S253, S27, S21, and S17. A dashed line indicates the boundary of the Council Area (Coastal Waters). The map also shows a road labeled 'WILTON RD' and 'MALLEEN RD'. The coastal waters are labeled 'Red Cliff' and 'Lucky Bay'. Two inset boxes are present: one labeled 'SEE MAP FrH/10' and another labeled 'SEE MAP FrH/16'.

Lamberts Conformal Conic Projection, GDA94

- ## Zone Map FrH/8

MAP FrH/1 Adjoins



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

- Policy Area**
- 2 Coastal Waters
 - 4 Infrastructure



Policy Area Map FrH/8

- Policy Area Boundary
- Development Plan Boundary

MAP FrH/1 Adjoins



Location Map FrH/9

The map displays a coastal area with various land parcels and roads. A red dashed line highlights a specific route or boundary. The area is divided into several sections, some labeled with codes like S48, S44, S45, S31, S30, S54, S29, S67, S68, S239, S240, A1, A91, A101, A6, A7, Q93, Q92, B1D, A102, Q62, A1, A3, A13, A14, A107, and A106. Roads shown include Cowell Highway and Melrose Highway. The map also features a hatched area labeled 'SEE MAP FrH/15' and a coastal area labeled 'Doctor Thompson Reef'.

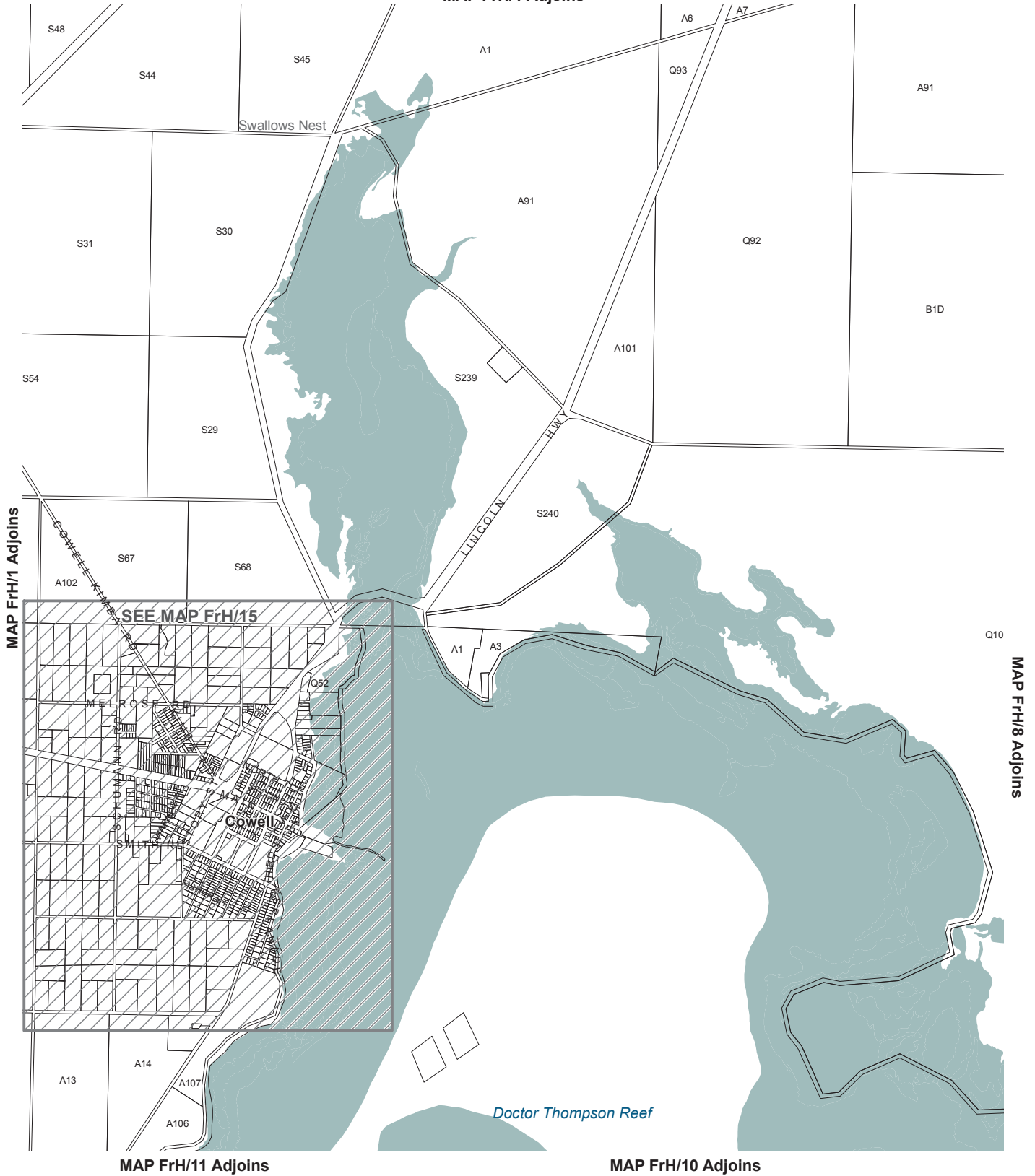
MAP FrH/10 Adjoins



Overlay Map FrH/9

 Primary Arterial Roads

MAP FrH/1 Adjoins

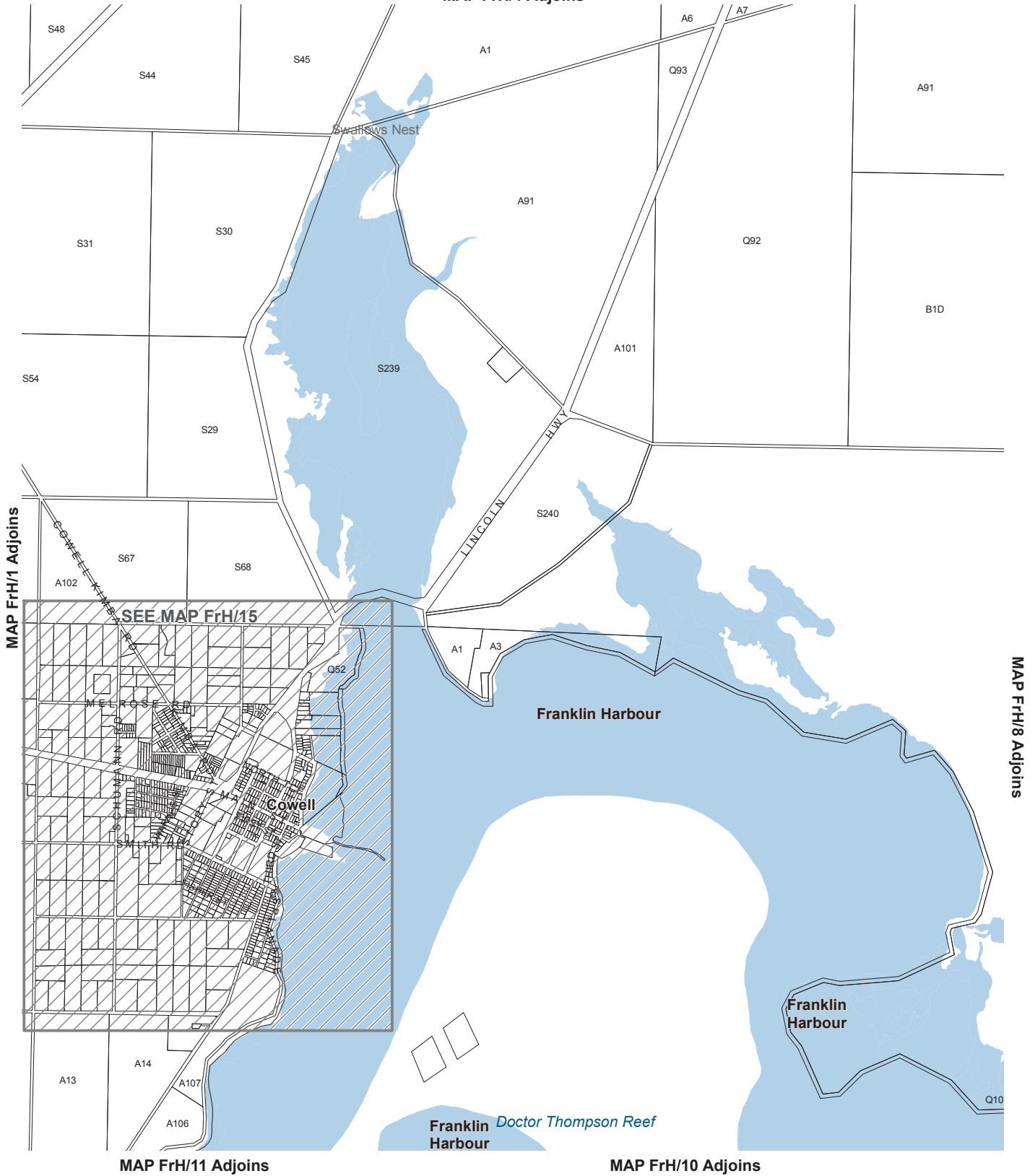


Overlay Map FrH/9 DEVELOPMENT CONSTRAINTS

Coastal Acid Sulfate Soils


FRANKLIN HARBOUR COUNCIL
Consolidated - 19 December 2019

MAP FrH/1 Adjoins

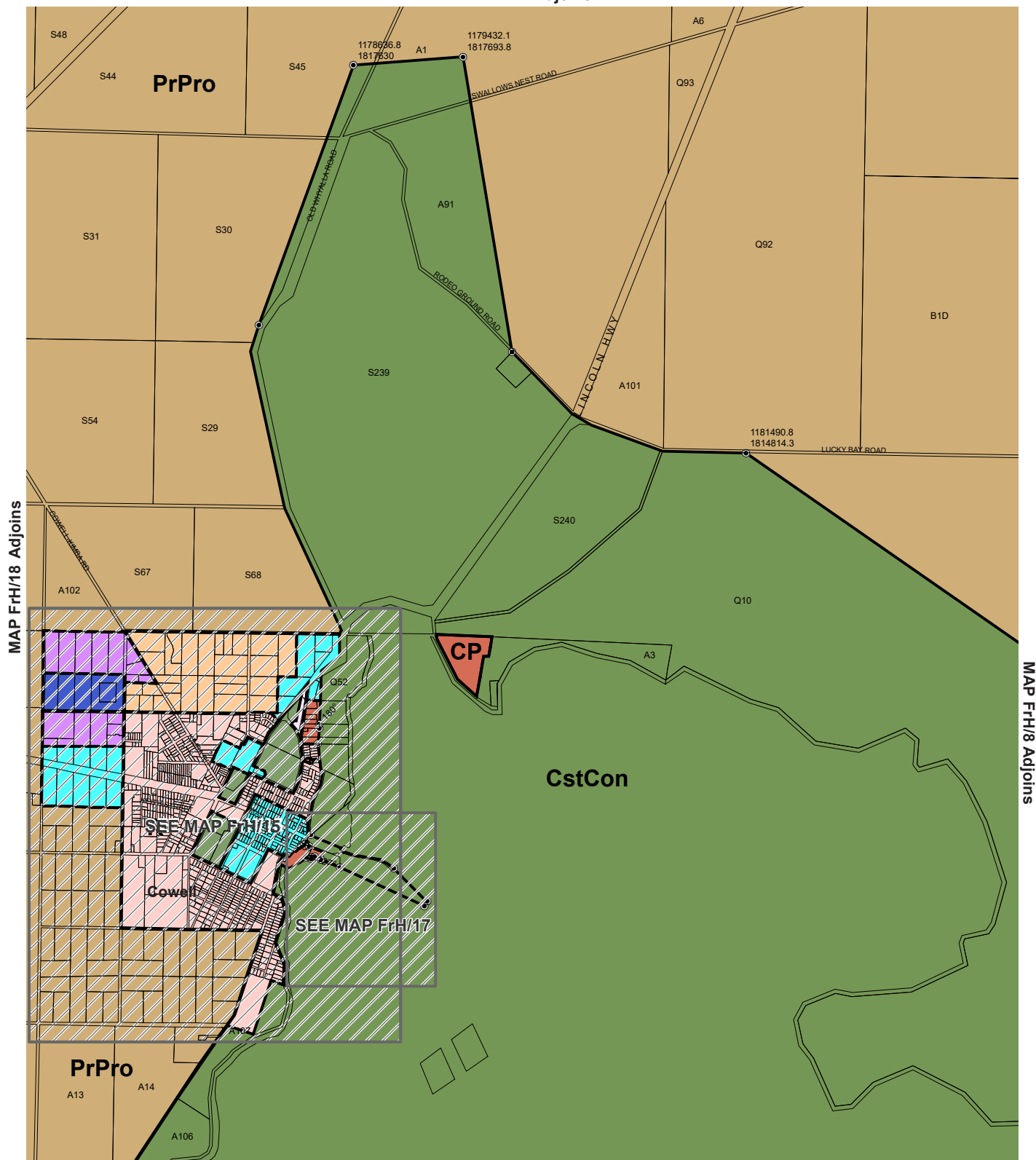


Overlay Map FrH/9 NATURAL RESOURCES

FRANKLIN HARBOUR COUNCIL
Consolidated - 19 December 2019

 Wetlands of National Importance

MAP FrH/1 Adjoins



MAP FrH/11 Adjoins

MAP FrH/10 Adjoins

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

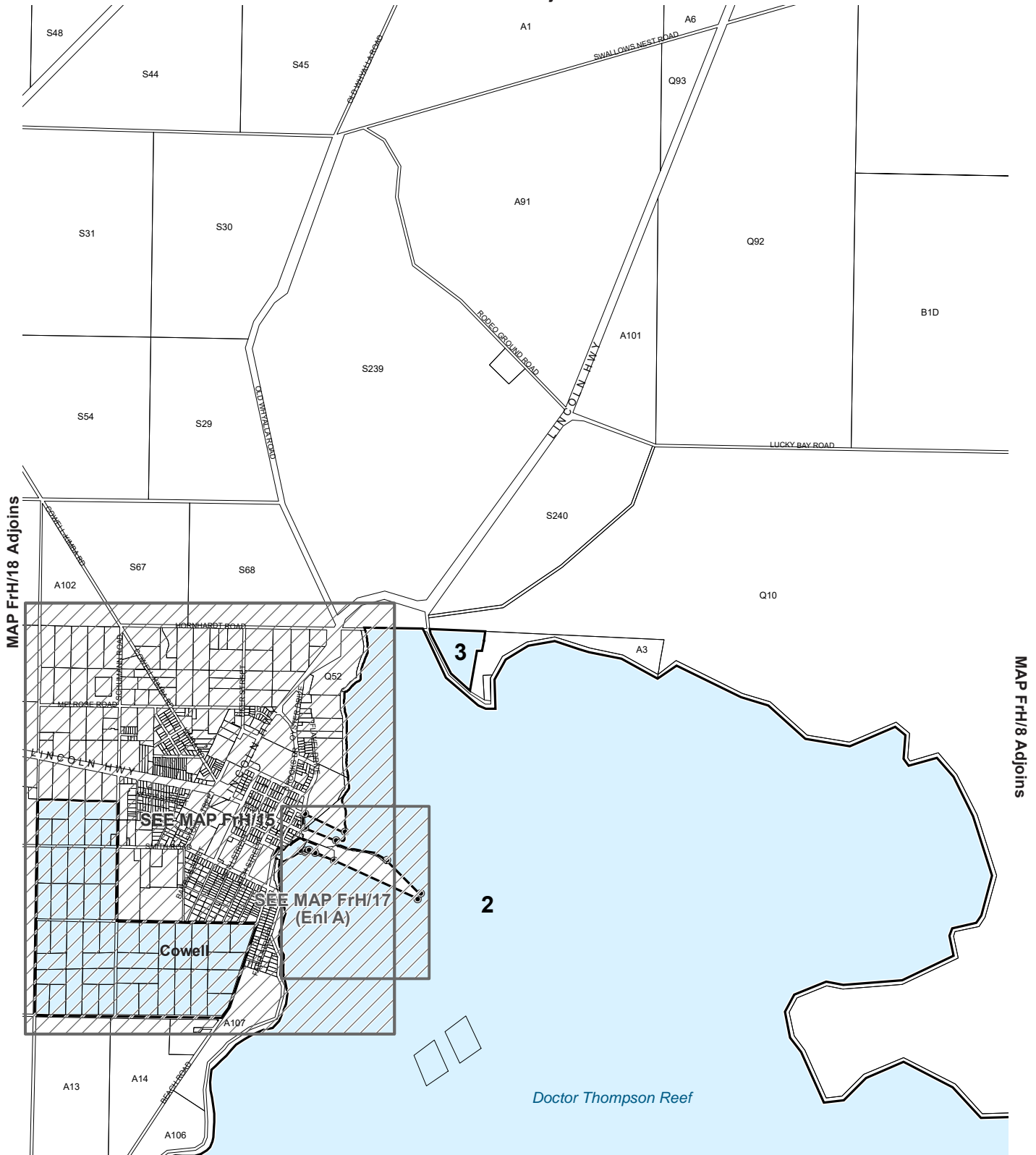


Zones

CP	Caravan and Tourist Park
CstCon	Coastal Conservation
PrPro	Primary Production
	Zone Boundary

Zone Map FrH/9

MAP FrH/1 Adjoins



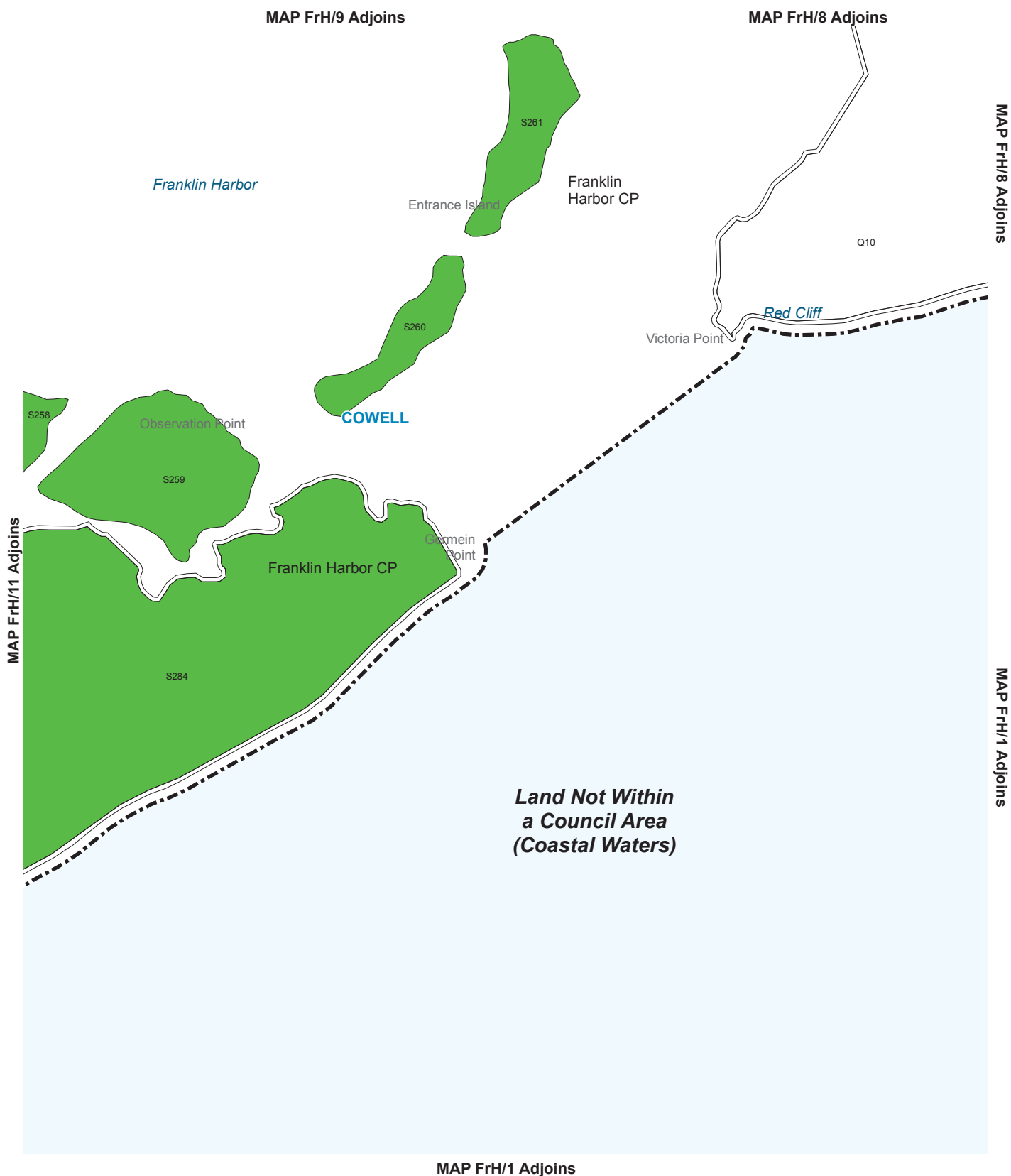
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Policy Area

- 2 Coastal Waters
- 3 Coastal Caravan Park Policy Area 3

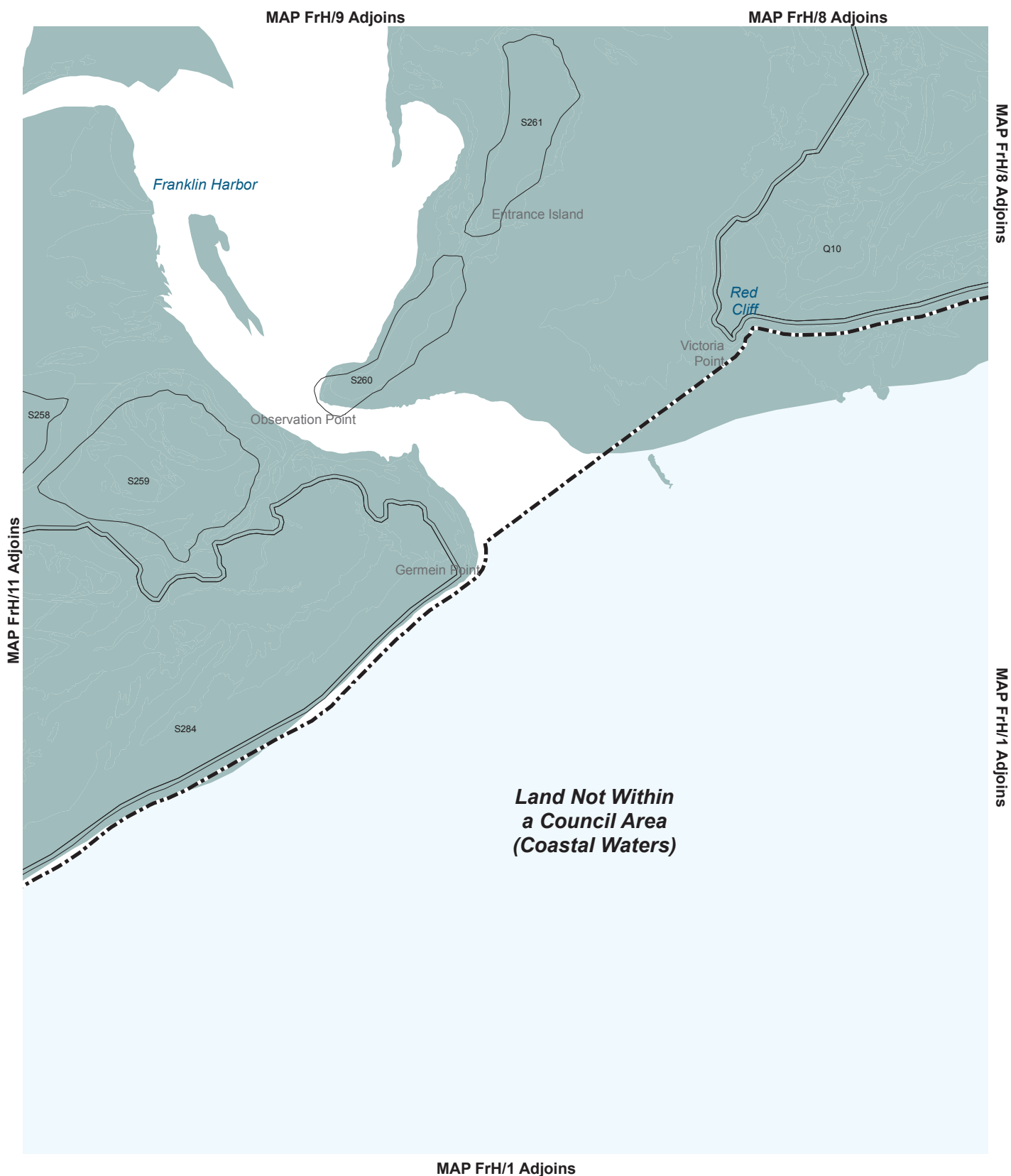


Policy Area Map FrH/9



Location Map FrH/10

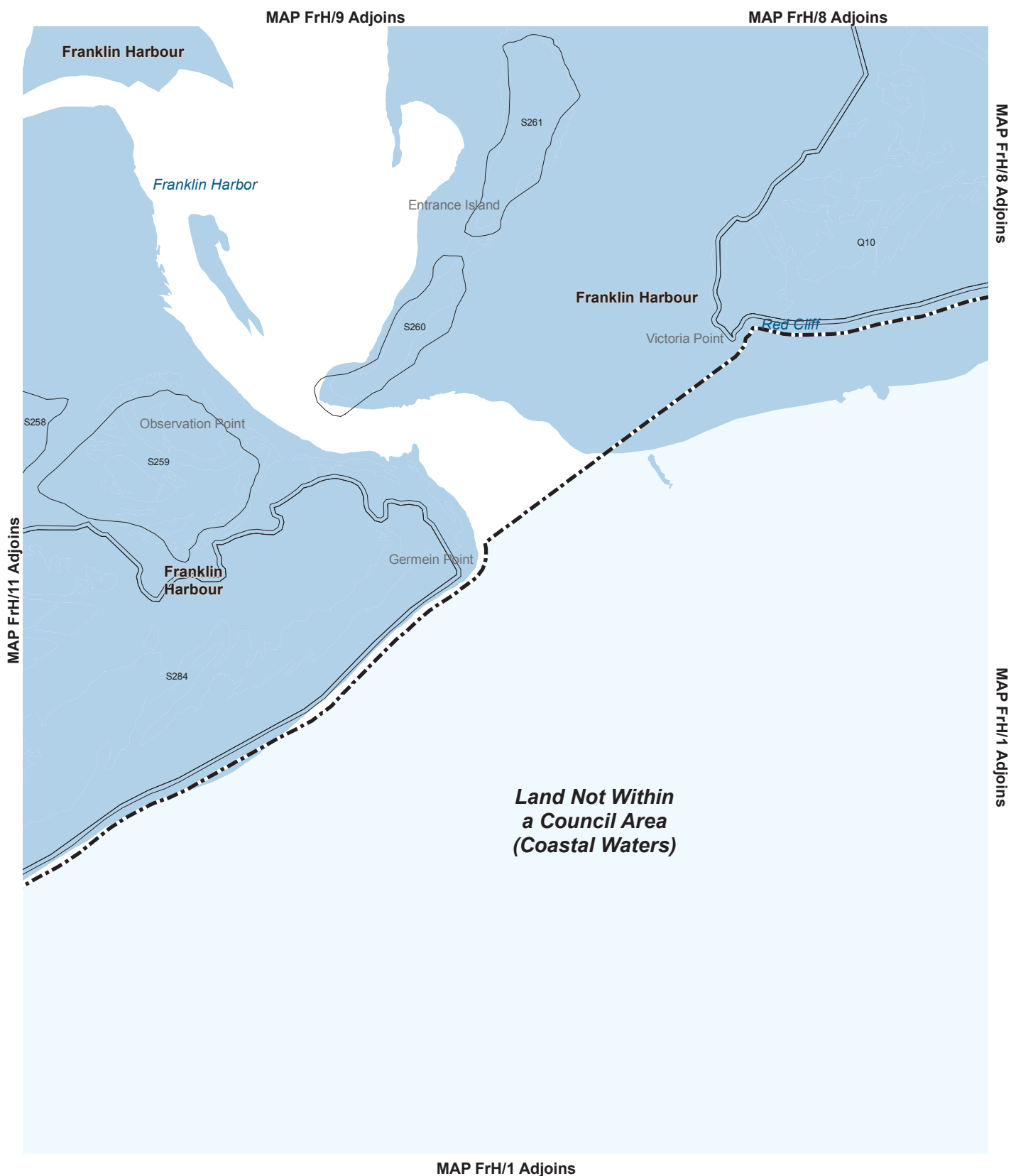
- Conservation Park
- Development Plan Boundary



Overlay Map FrH/10

DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary



Overlay Map FrH/10

NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary

MAP FrH/9 Adjoins

MAP FrH/8 Adjoins

MAP FrH/8 Adjoins

MAP FrH/1 Adjoins

MAP FrH/11 Adjoins



MAP FrH/1 Adjoins

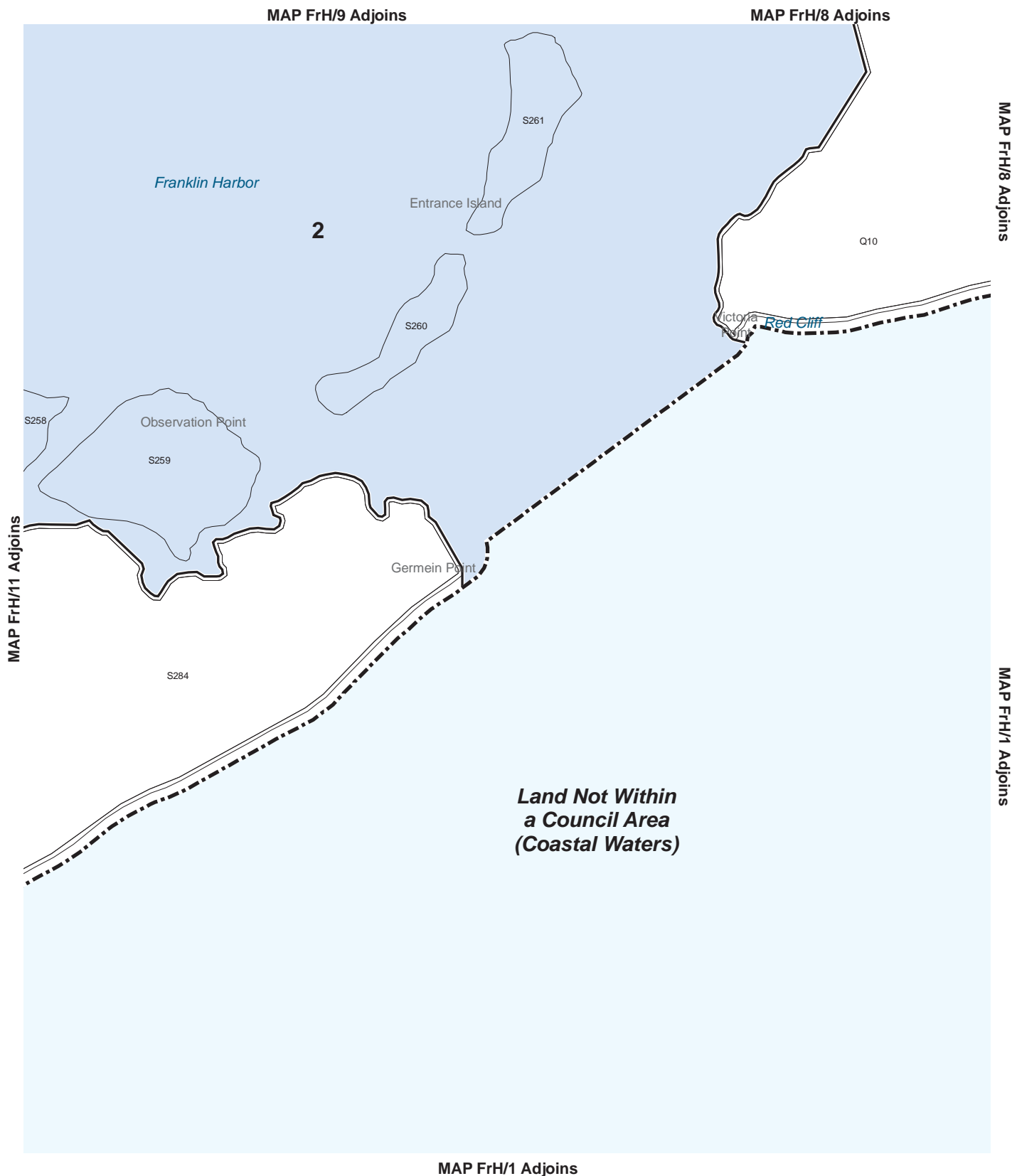
Lamberts Conformal Conic Projection, GDA94



Zones

- CstCon** Coastal Conservation
- Zone Boundary**
- Development Plan Boundary**

Zone Map FrH/10



Lamberts Conformal Conic Projection, GDA94

Policy Area
2 Coastal Waters



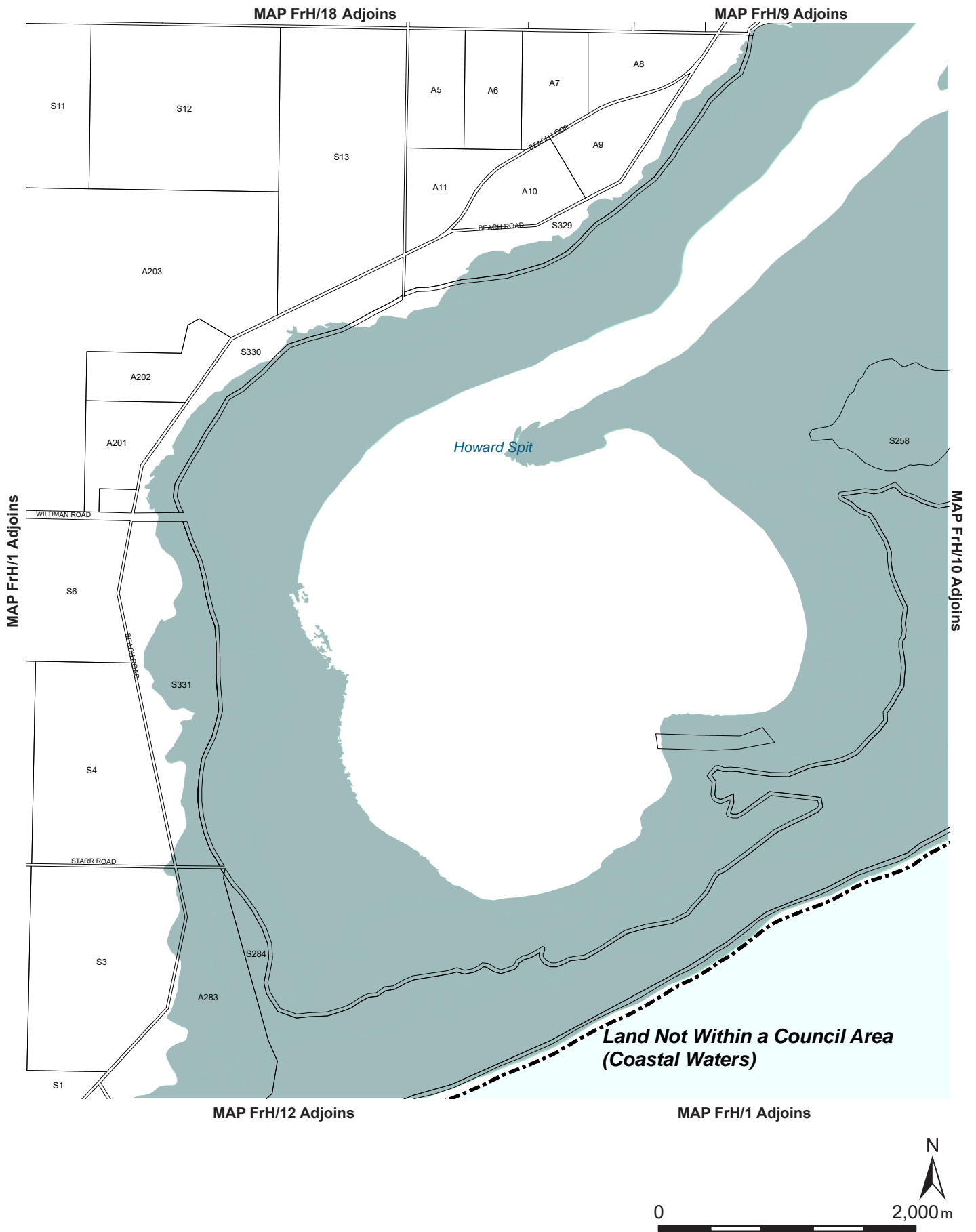
Policy Area Map FrH/10

Policy Area Boundary
 Development Plan Boundary



Location Map FrH/11

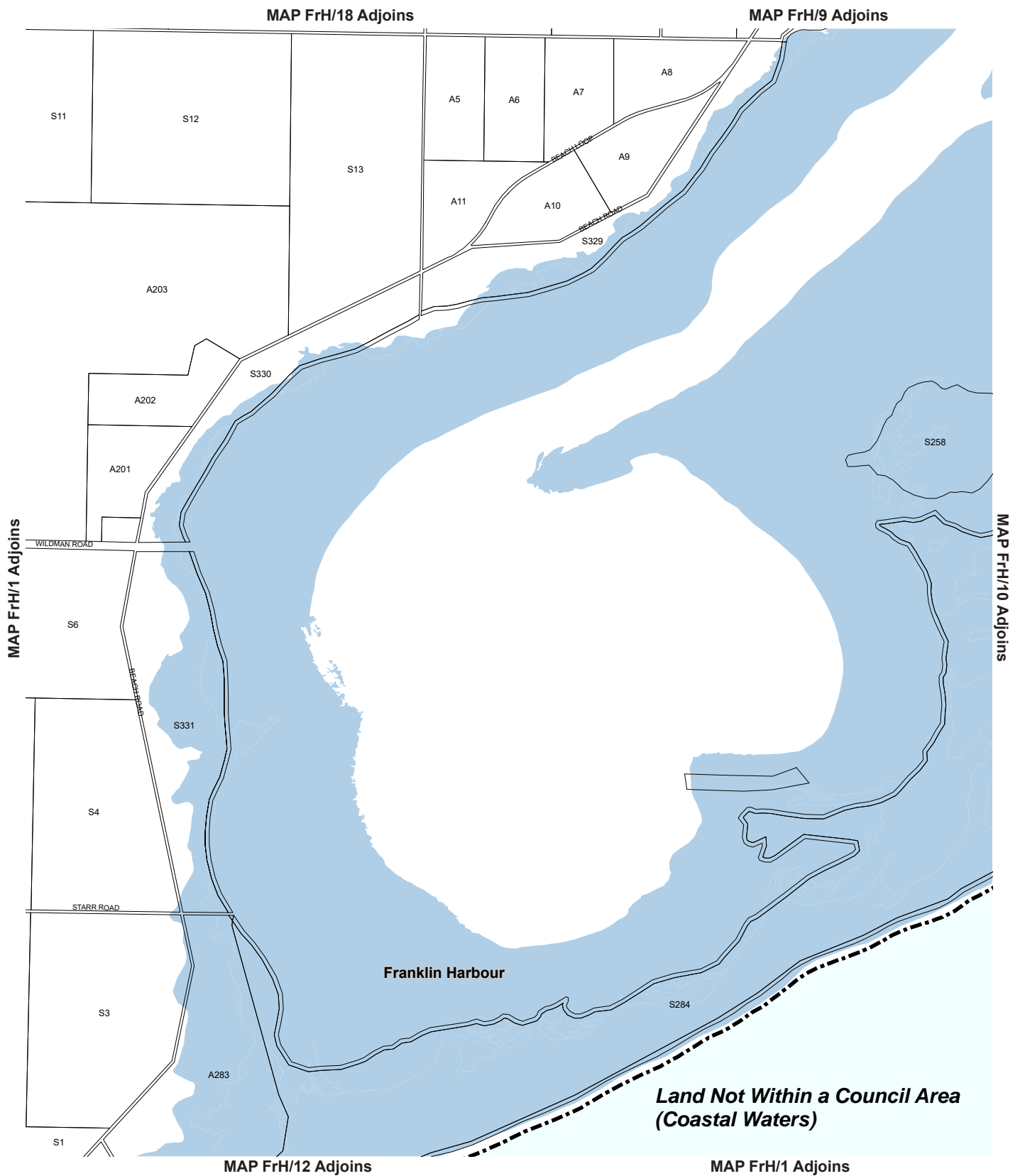
- Local Reserves
- Conservation Park
- Development Plan Boundary



Overlay Map FrH/11

DEVELOPMENT CONSTRAINTS

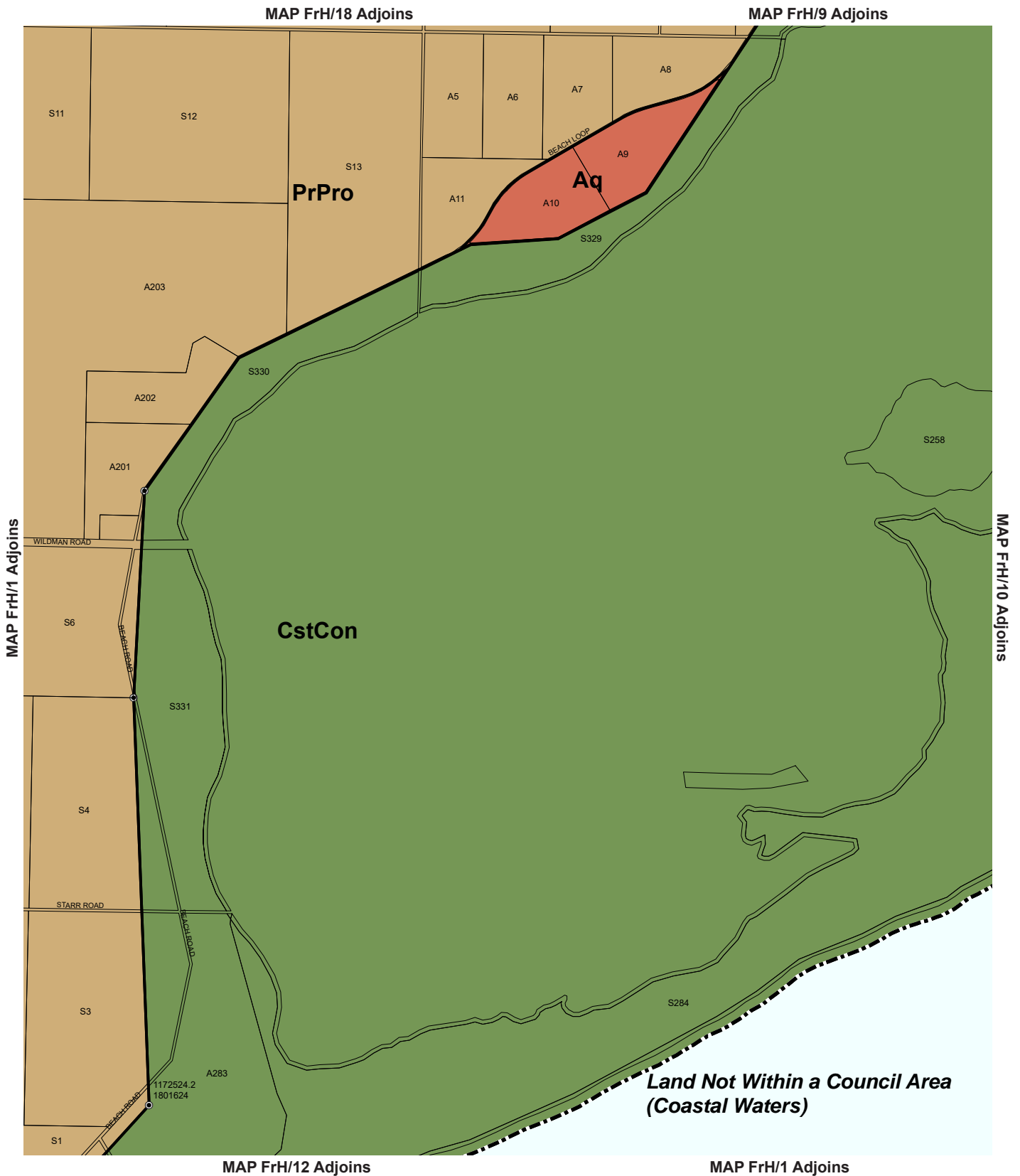
- Coastal Acid Sulfate Soils
- Development Plan Boundary



Overlay Map FrH/11

NATURAL RESOURCES

FRANKLIN HARBOUR COUNCIL
Consolidated - 19 December 2019

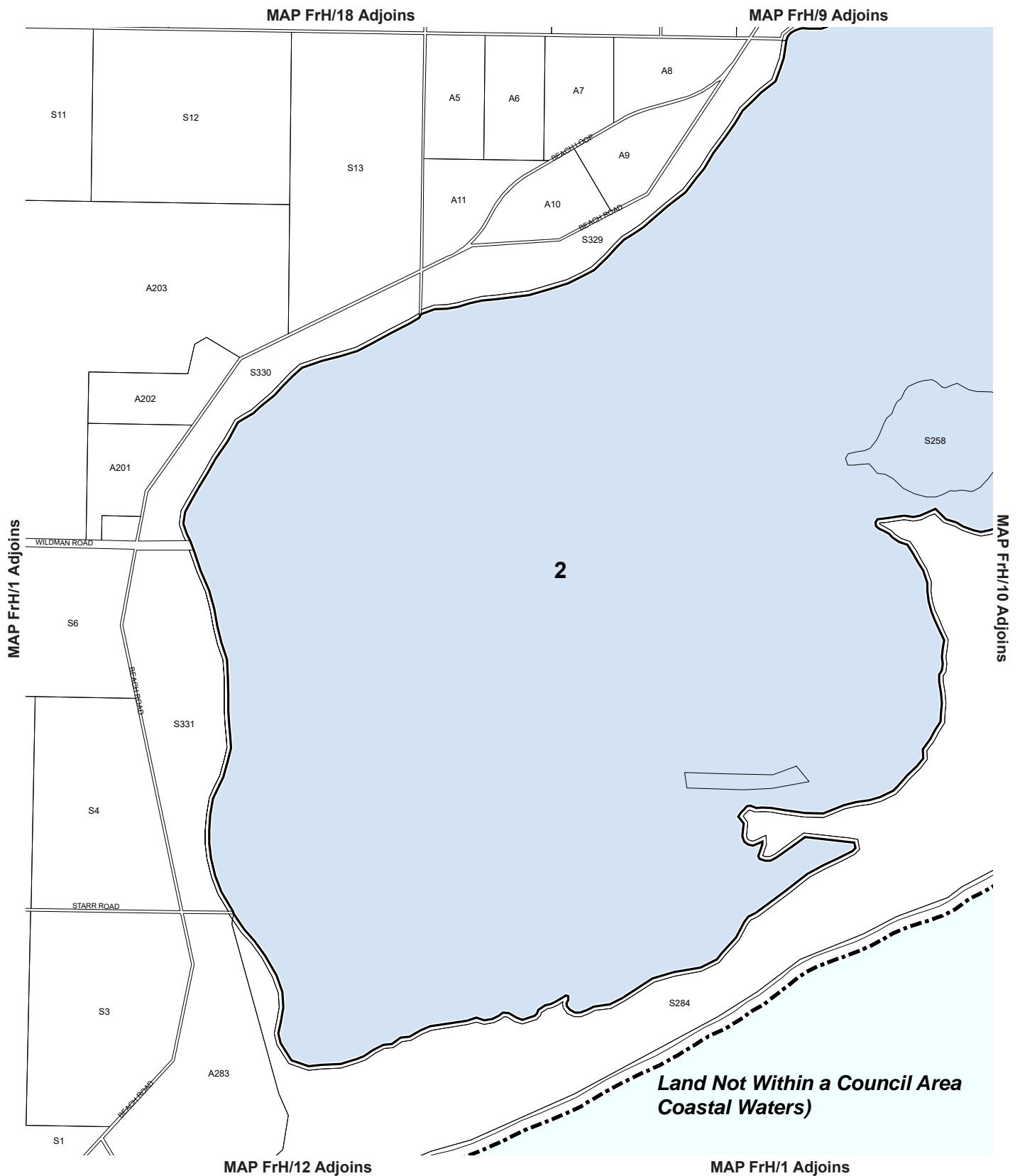


Lamberts Conformal Conic Projection, GDA94



- Zones**
- Aq** Aquaculture
 - CstCon** Coastal Conservation
 - PrPro** Primary Production
 - Zone Boundary**
 - Development Plan Boundary**

Zone Map FrH/11



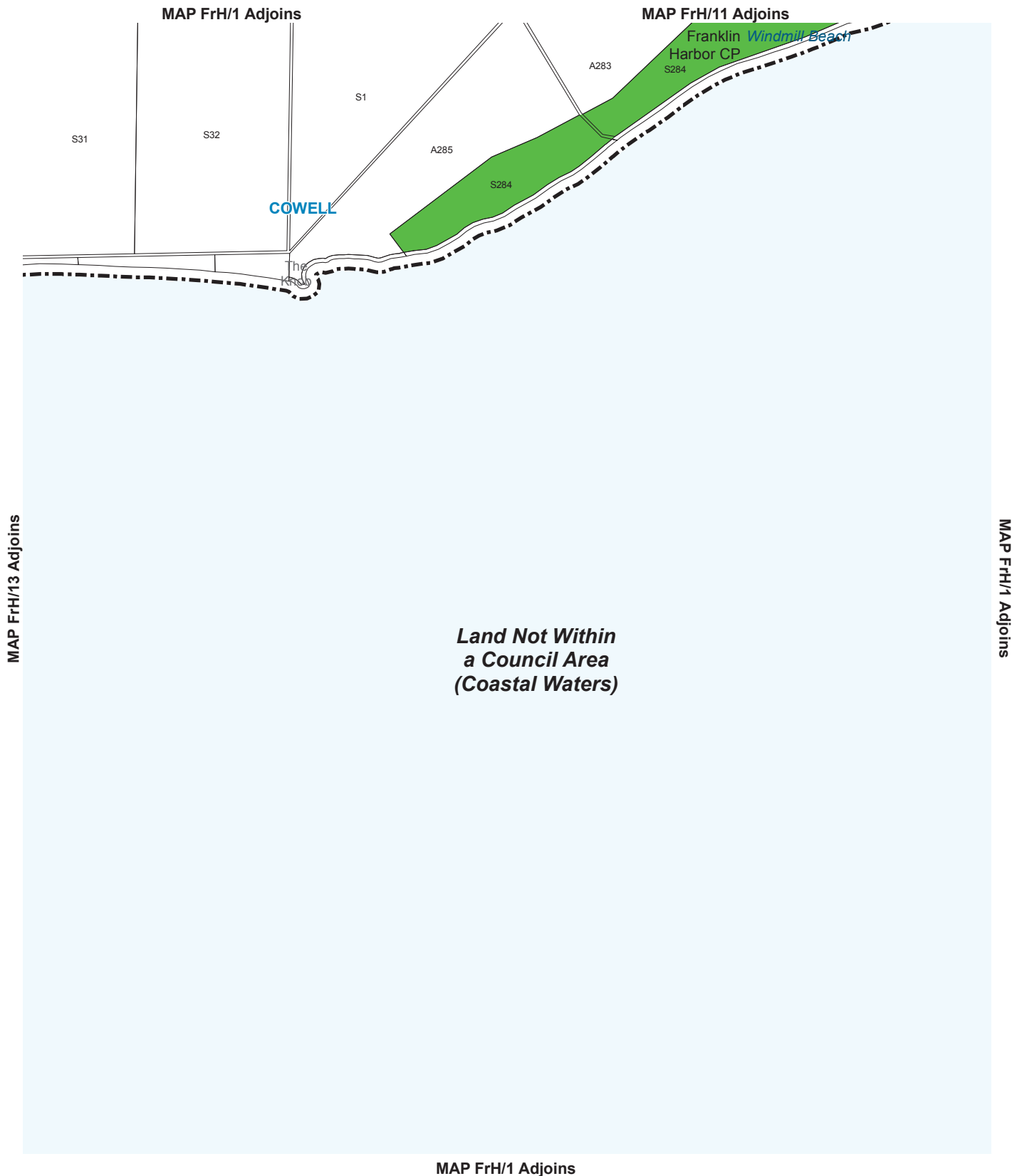
Lamberts Conformal Conic Projection, GDA94

Policy Area
2 Coastal Waters



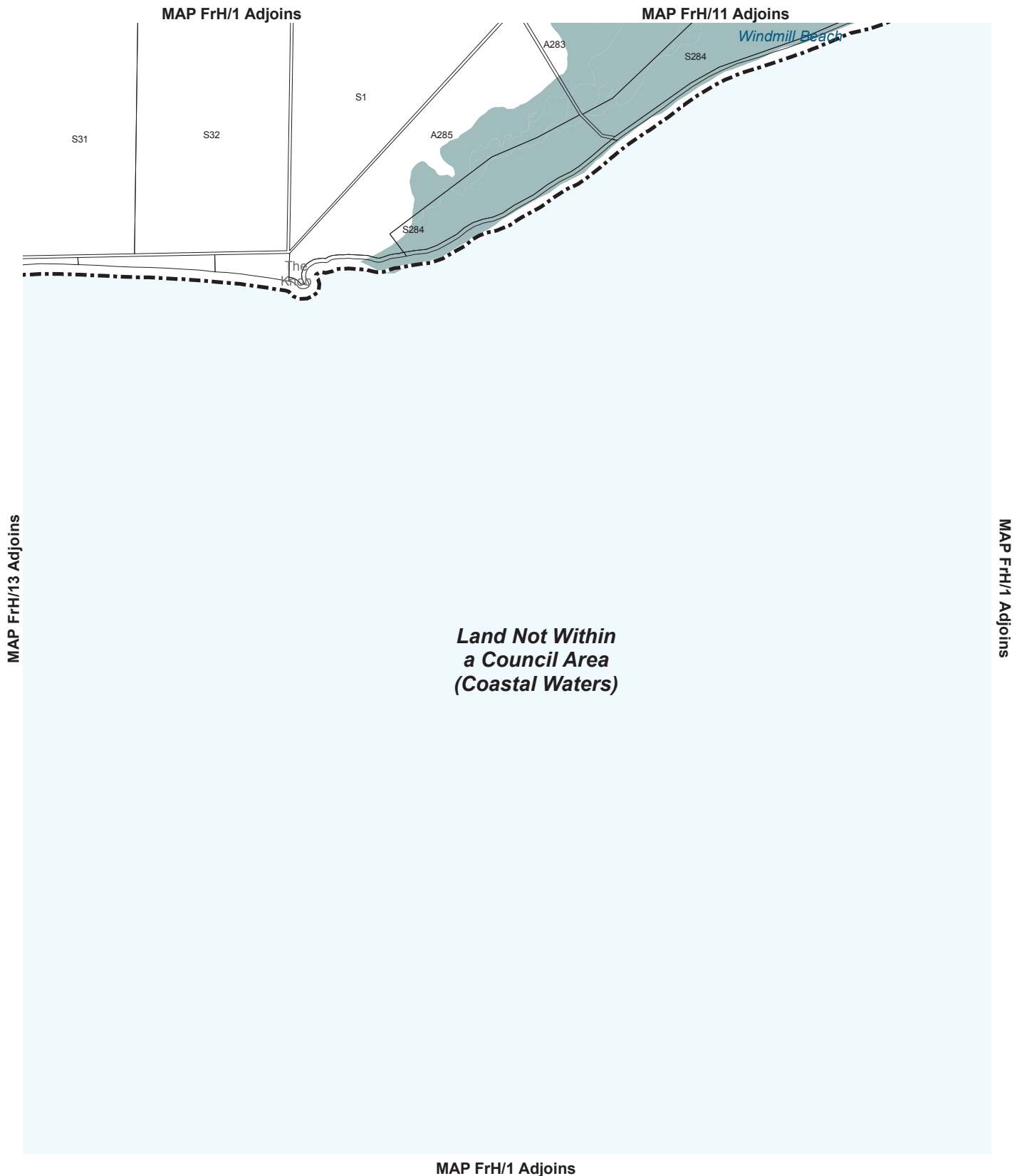
Policy Area Map FrH/11

- Policy Area Boundary
- Development Plan Boundary



Location Map FrH/12

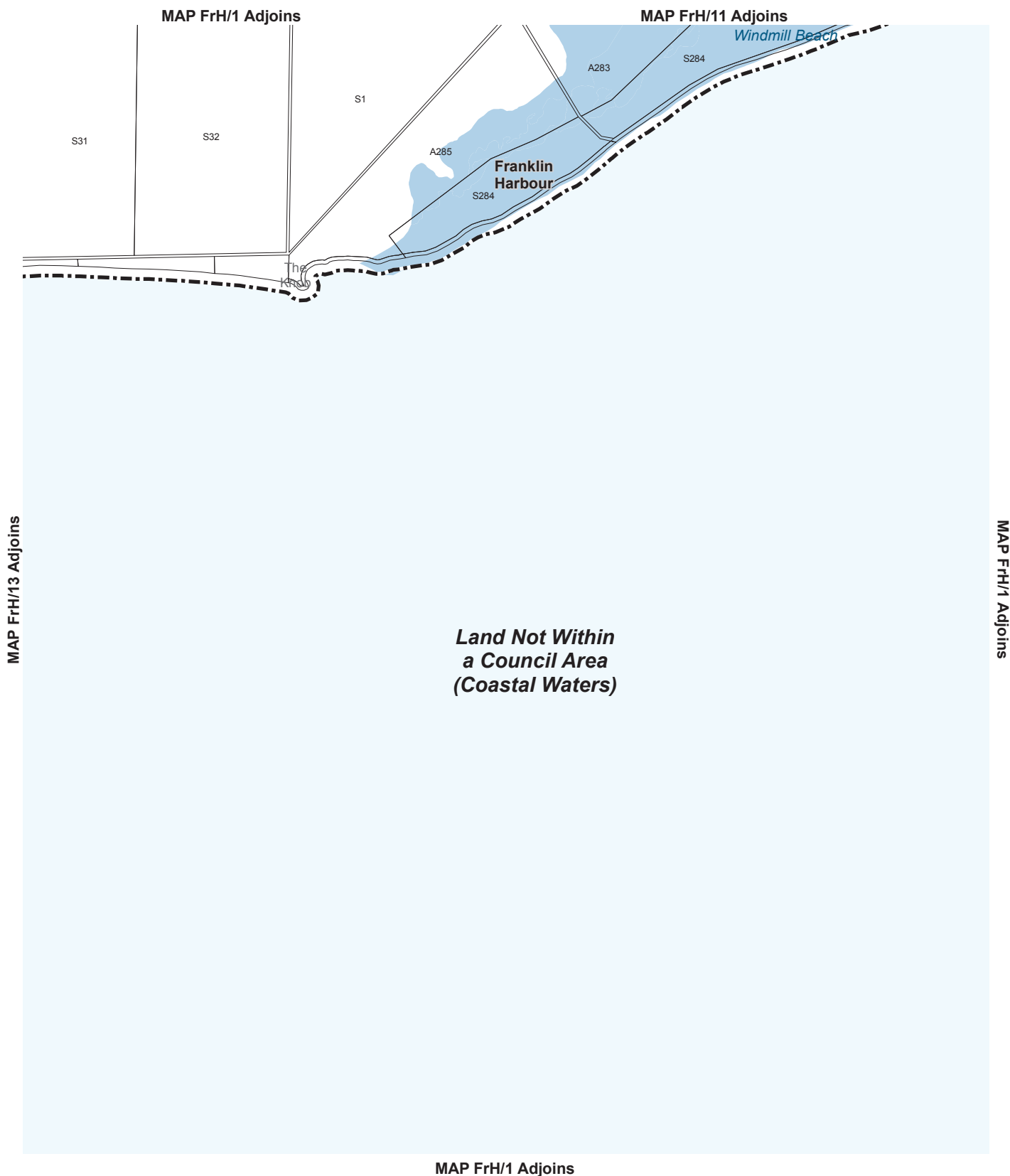
- Conservation Park
- Development Plan Boundary



Overlay Map FrH/12

DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

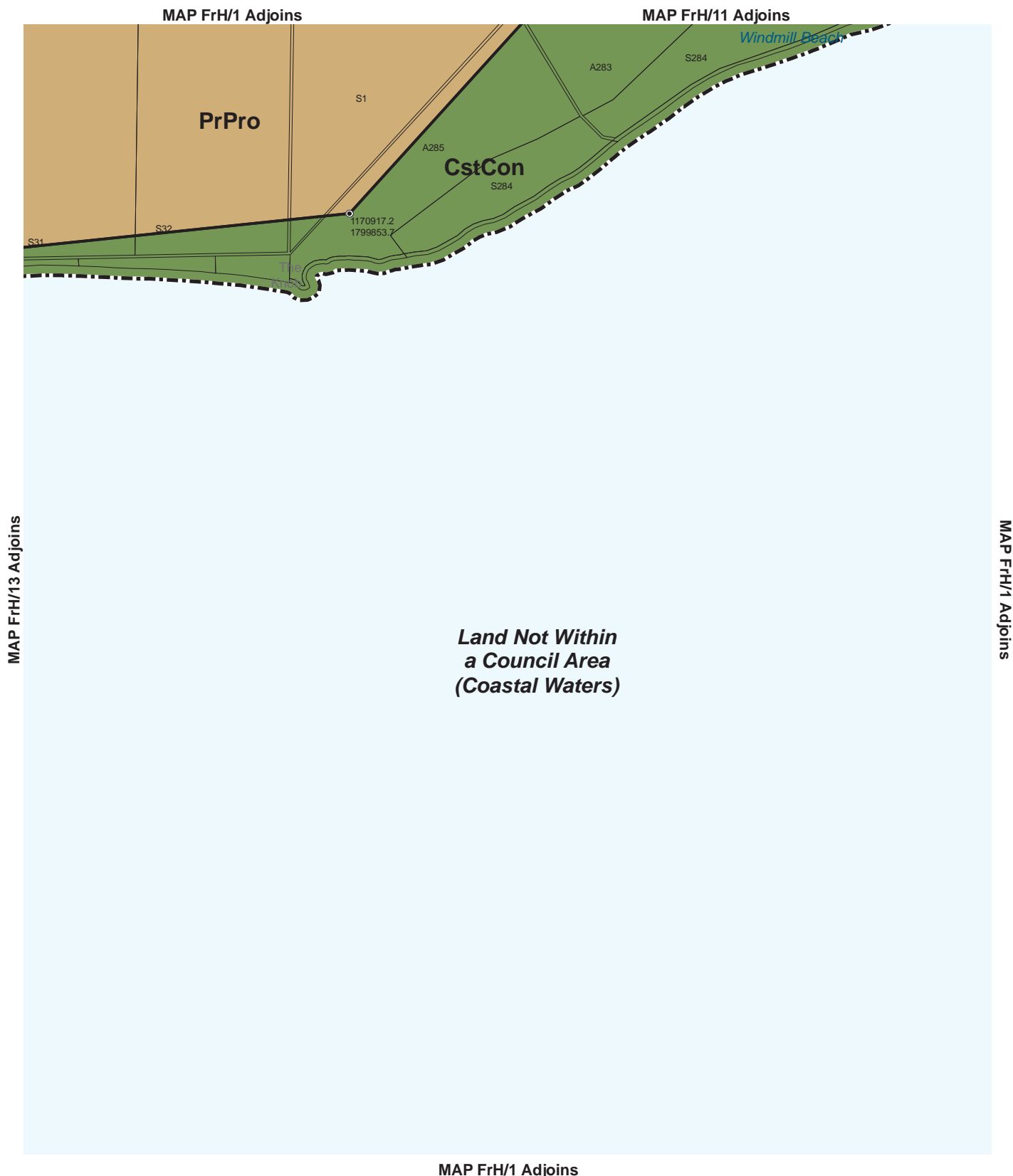


Wetlands of National Importance

Development Plan Boundary

Overlay Map FrH/12

NATURAL RESOURCES

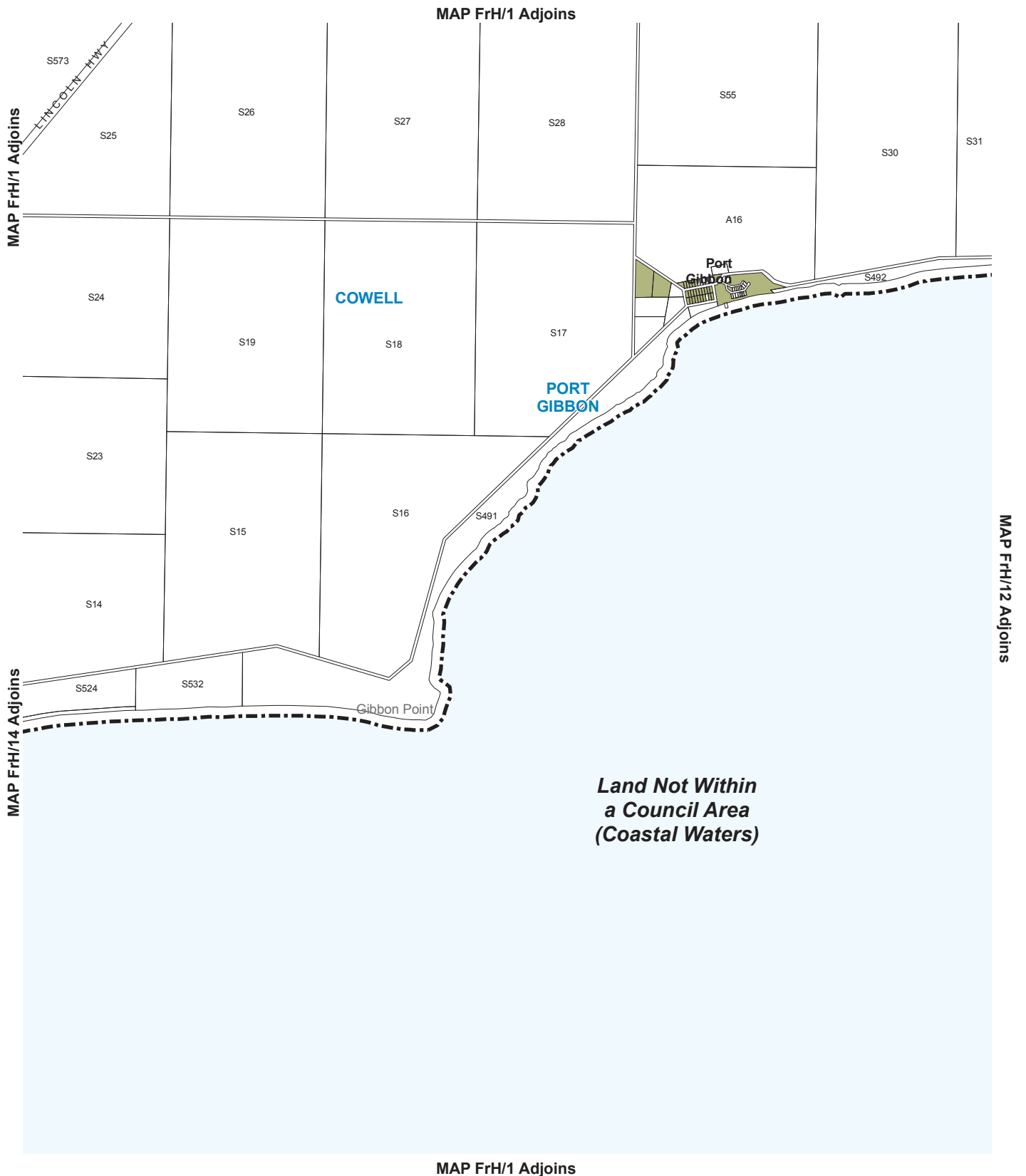


Lamberts Conformal Conic Projection, GDA94



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

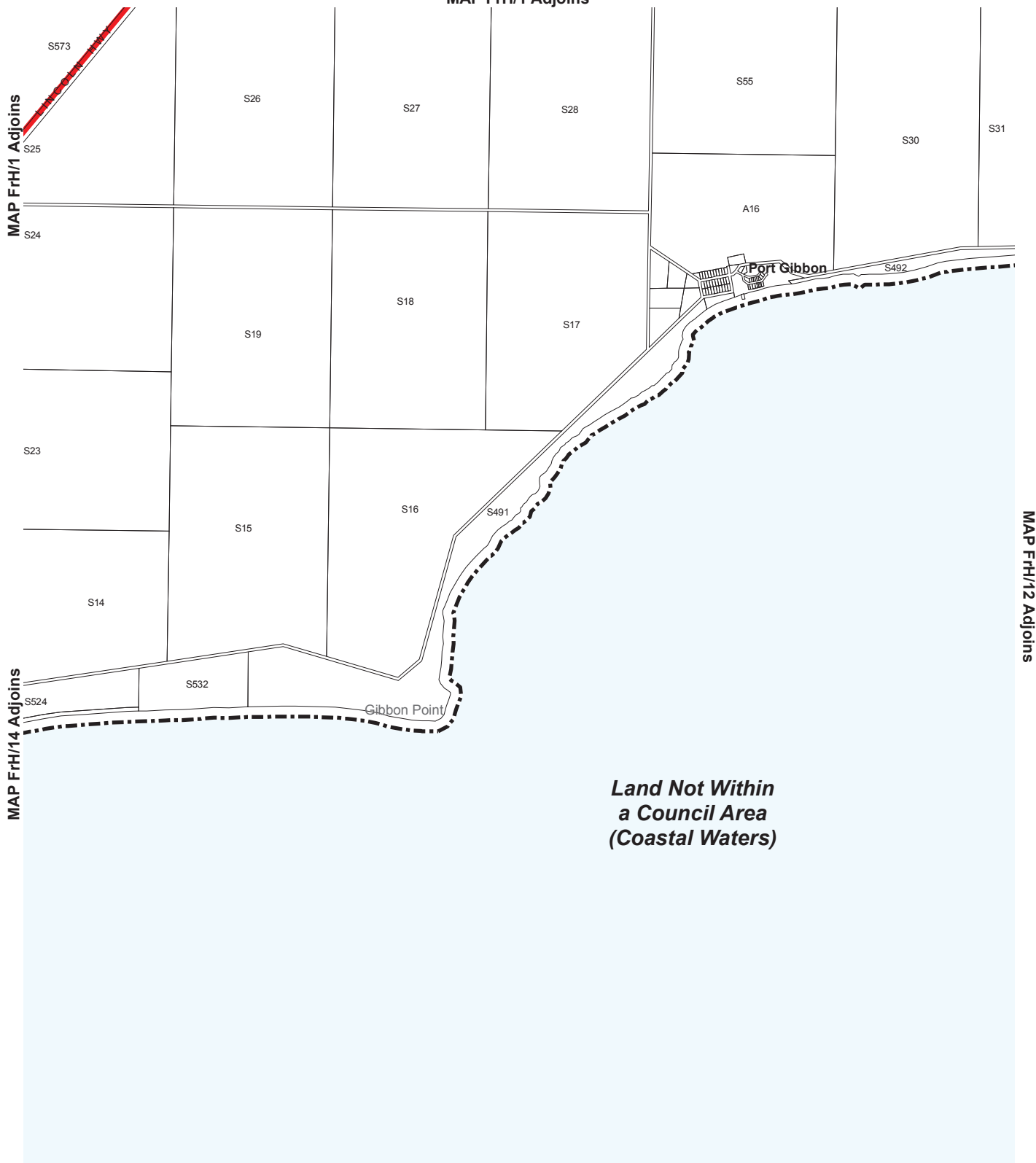
Zone Map FrH/12



Location Map FrH/13

- Local Reserves
- Development Plan Boundary

MAP FrH/1 Adjoins



MAP FrH/1 Adjoins

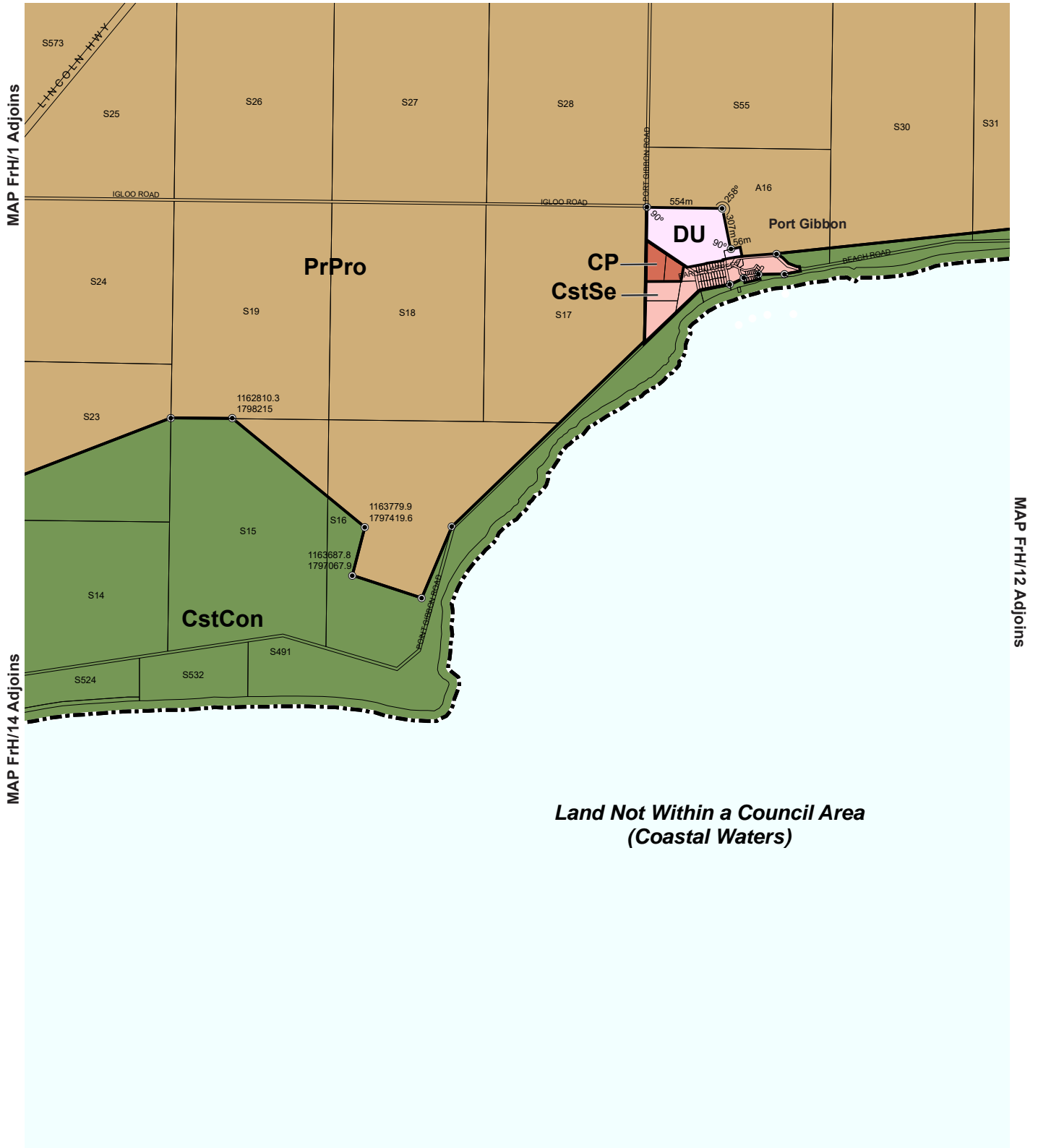


Overlay Map FrH/13

TRANSPORT

- Primary Arterial Roads
- Development Plan Boundary

MAP FrH/1 Adjoins



MAP FrH/1 Adjoins

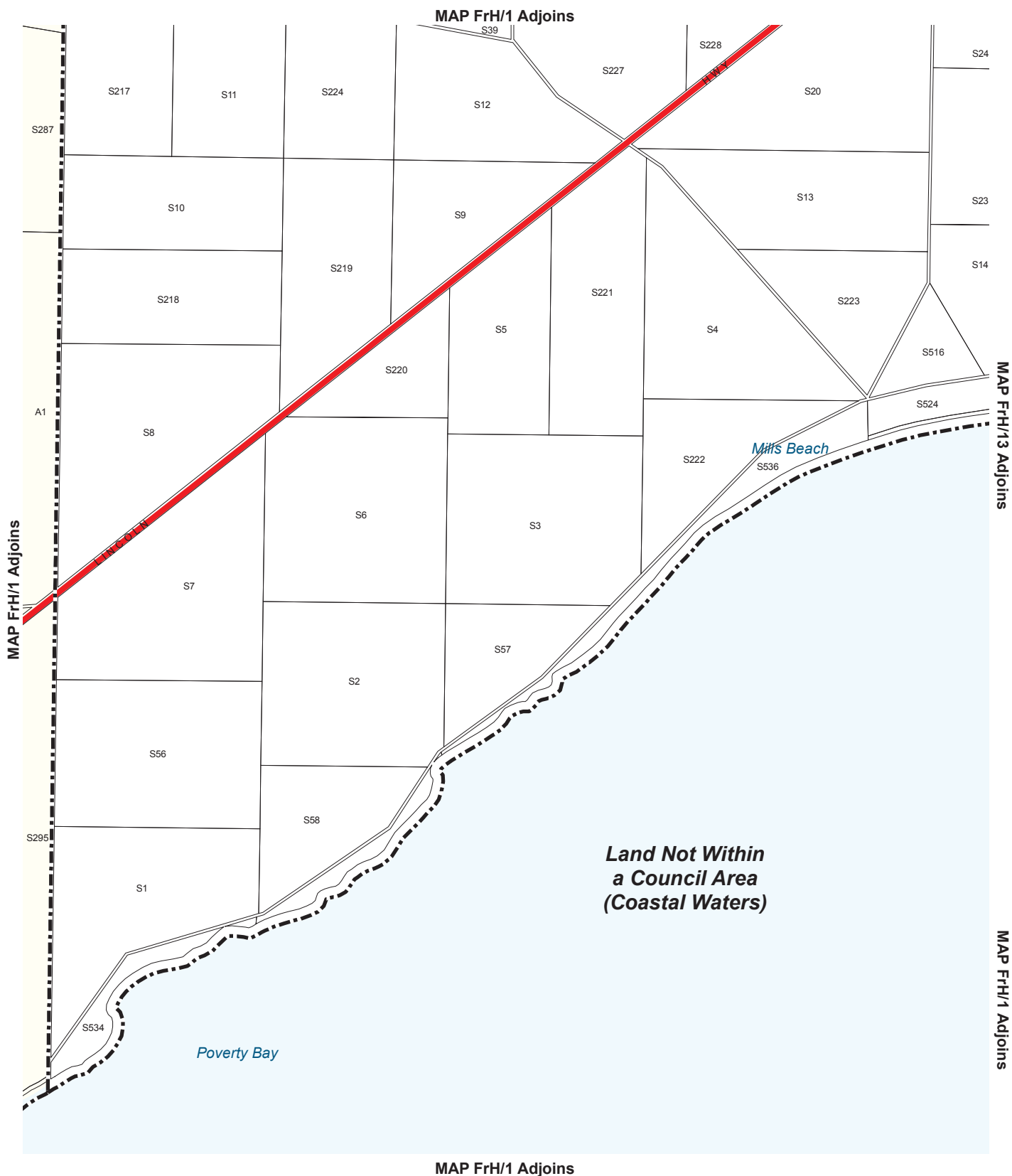
Lamberts Conformal Conic Projection, GDA94



Zones

- CstCon Coastal Conservation
- CstSe Coastal Settlement
- CP Caravan and Tourist Park
- PrPro Primary Production
- DU Deferred Urban
- Zone Boundary
- Development Plan Boundary

Zone Map FrH/13

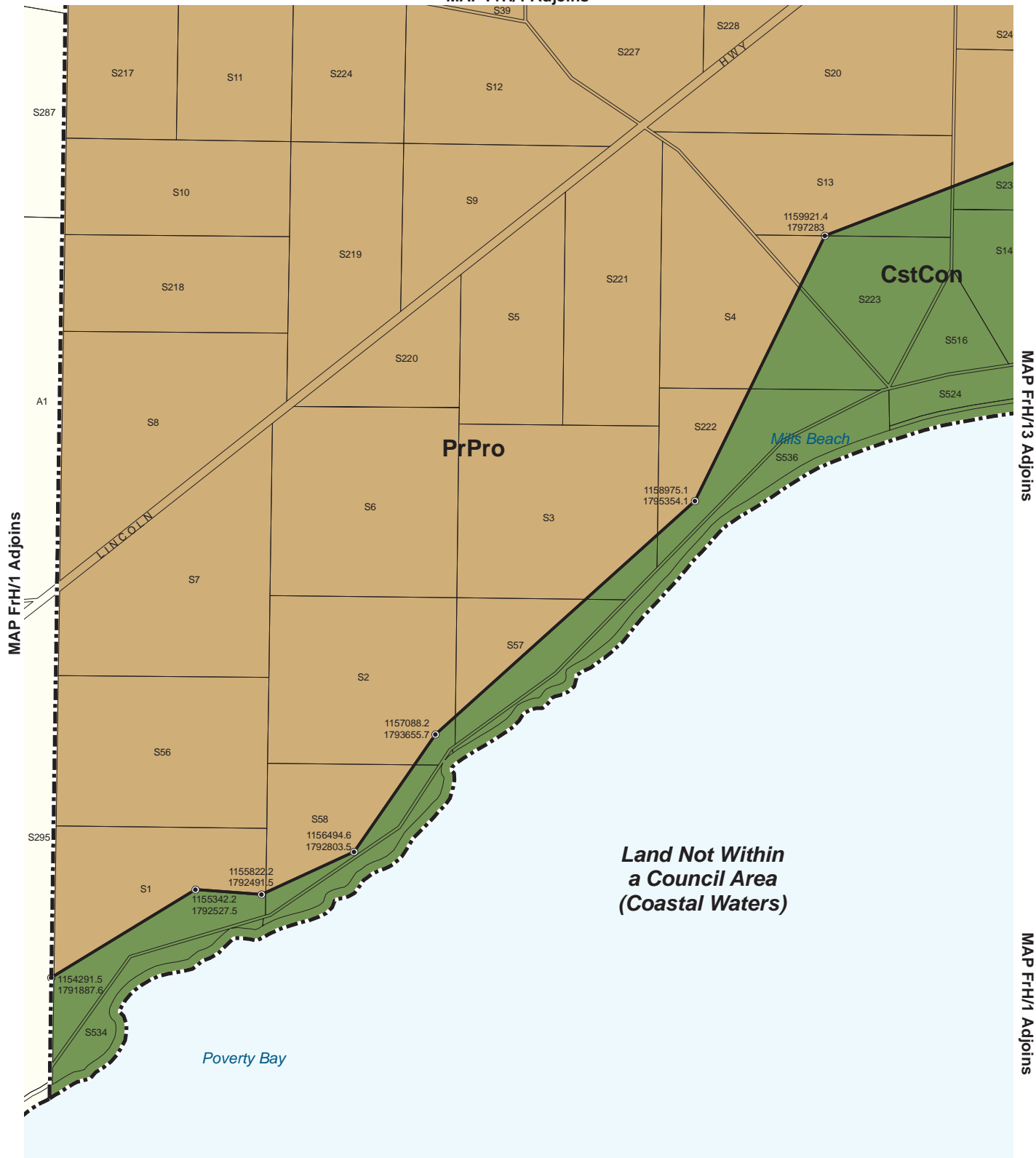


Overlay Map FrH/14

TRANSPORT

- Primary Arterial Roads
- Development Plan Boundary

MAP FrH/1 Adjoins



MAP FrH/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



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

Zone Map FrH/14

MAP FrH/9 Adjoins



MAP FrH/9 Adjoins



COWELL

Location Map FrH/15

- S** School
- L** Public Library
- C** Council Office
- H** Other Health Services
- H** Hospital
- P** Police Station
- Local Reserves

MAP FrH/9 Adjoins



COWELL

Overlay Map FrH/15 TRANSPORT

— Primary Arterial Roads

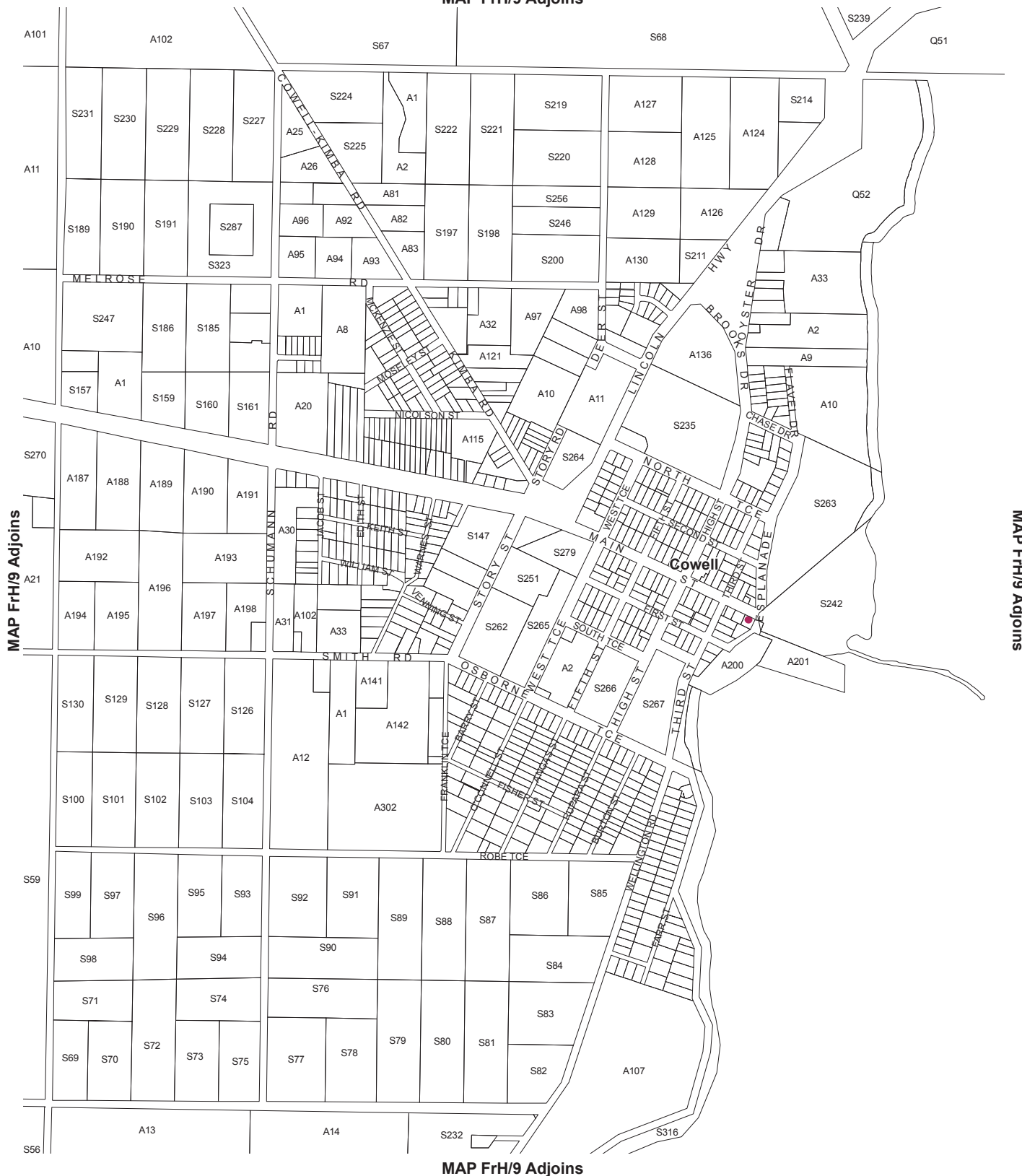
FRANKLIN HARBOUR COUNCIL
Consolidated - 19 December 2019

MAP FrH/9 Adjoins



Overlay Map FrH/15 DEVELOPMENT CONSTRAINTS

MAP FrH/9 Adjoins



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



COWELL

Overlay Map FrH/15 HERITAGE

● State heritage place

FRANKLIN HARBOUR COUNCIL
Consolidated - 19 December 2019

MAP FrH/9 Adjoins



COWELL

Overlay Map FrH/15 NATURAL RESOURCES

FRANKLIN HARBOUR COUNCIL
Consolidated - 19 December 2019

Wetlands of National Importance

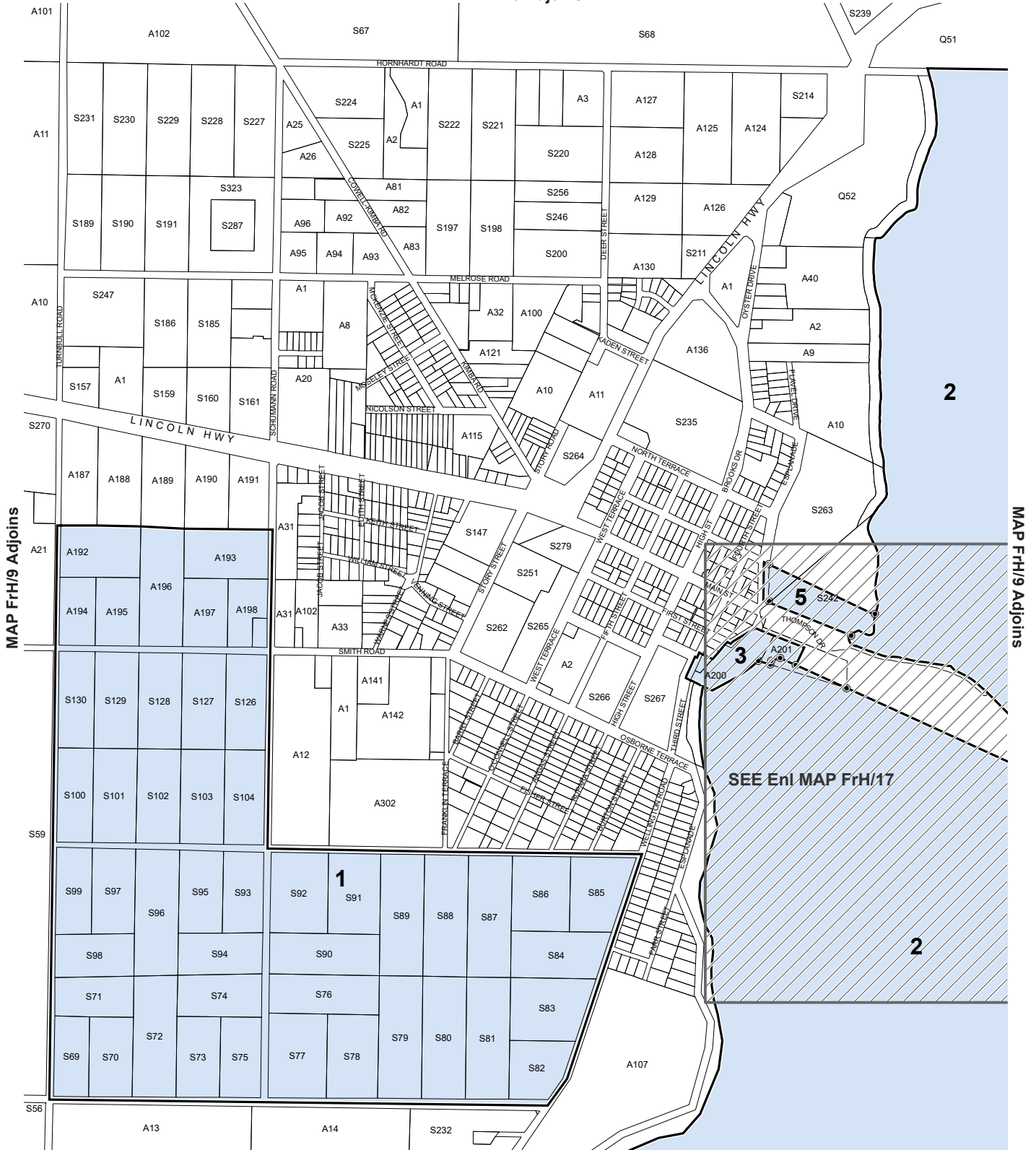
Zones	
Aq	Aquaculture
BH	Bulk Handling
CP	Caravan and Tourist Park
CstCon	Coastal Conservation
CstMar	Coastal Marina
C	Commercial
DU	Deferred Urban
In	Industry
Inf	Infrastructure
OS	Open Space
PrPro	Primary Production
R	Residential
RuL	Rural Living
TCe	Town Centre
	Zone Boundary

COWELL

Zone Map FrH/15

FRANKLIN HARBOUR COUNCIL
Consolidated - 19 December 2019

MAP FrH/9 Adjoins



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 1 Township fringe
- 2 Coastal Waters
- 3 Coastal Caravan Park Policy Area 3
- 5 Coastal Experience Policy Area



COWELL

Policy Area Map FrH/15

 Policy Area Boundary

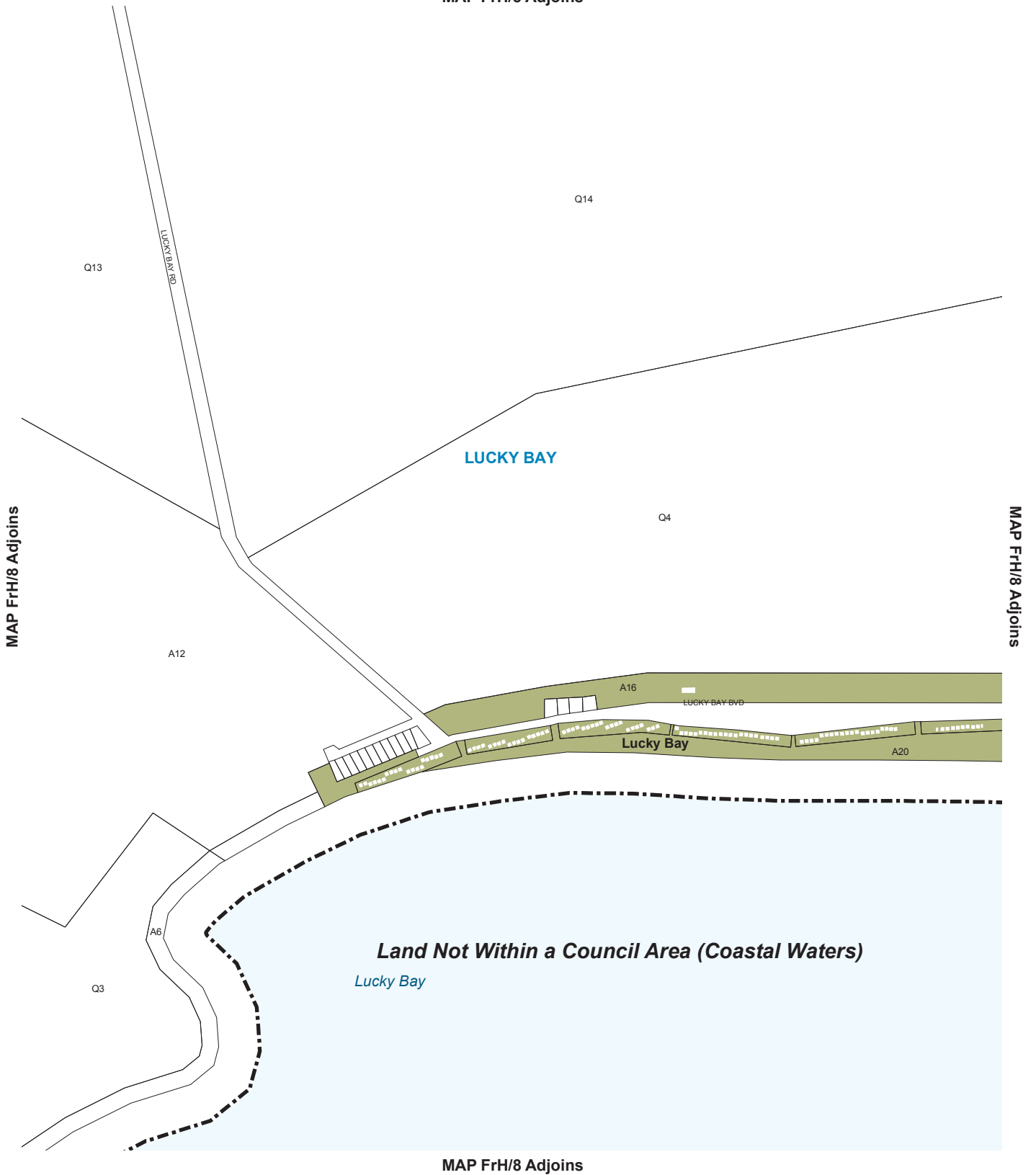
Precinct
1 Cowell Cemetery



COWELL

Precinct Map FrH/15

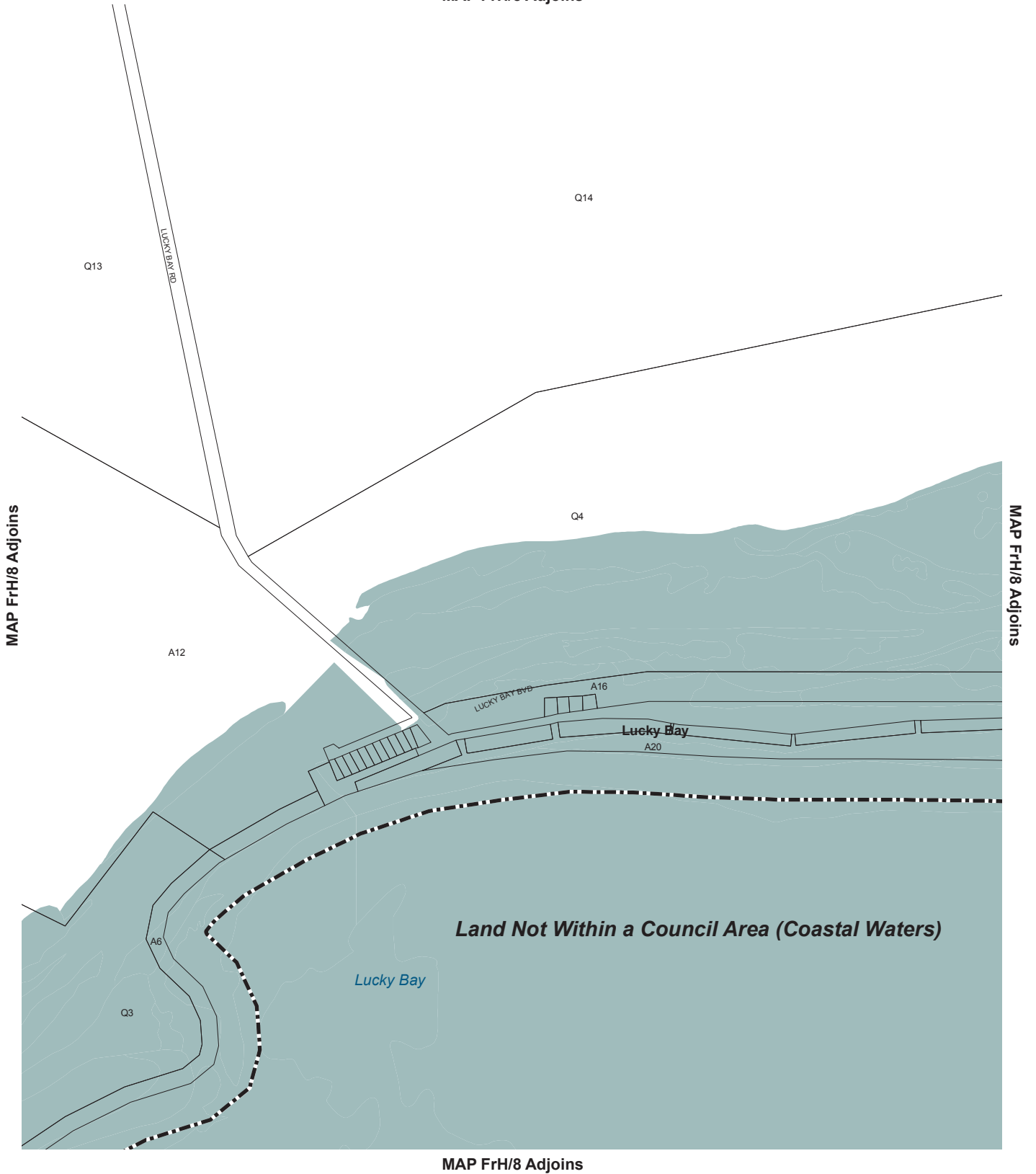




LUCKY BAY

Location Map FrH/16

MAP FrH/8 Adjoins



MAP FrH/8 Adjoins



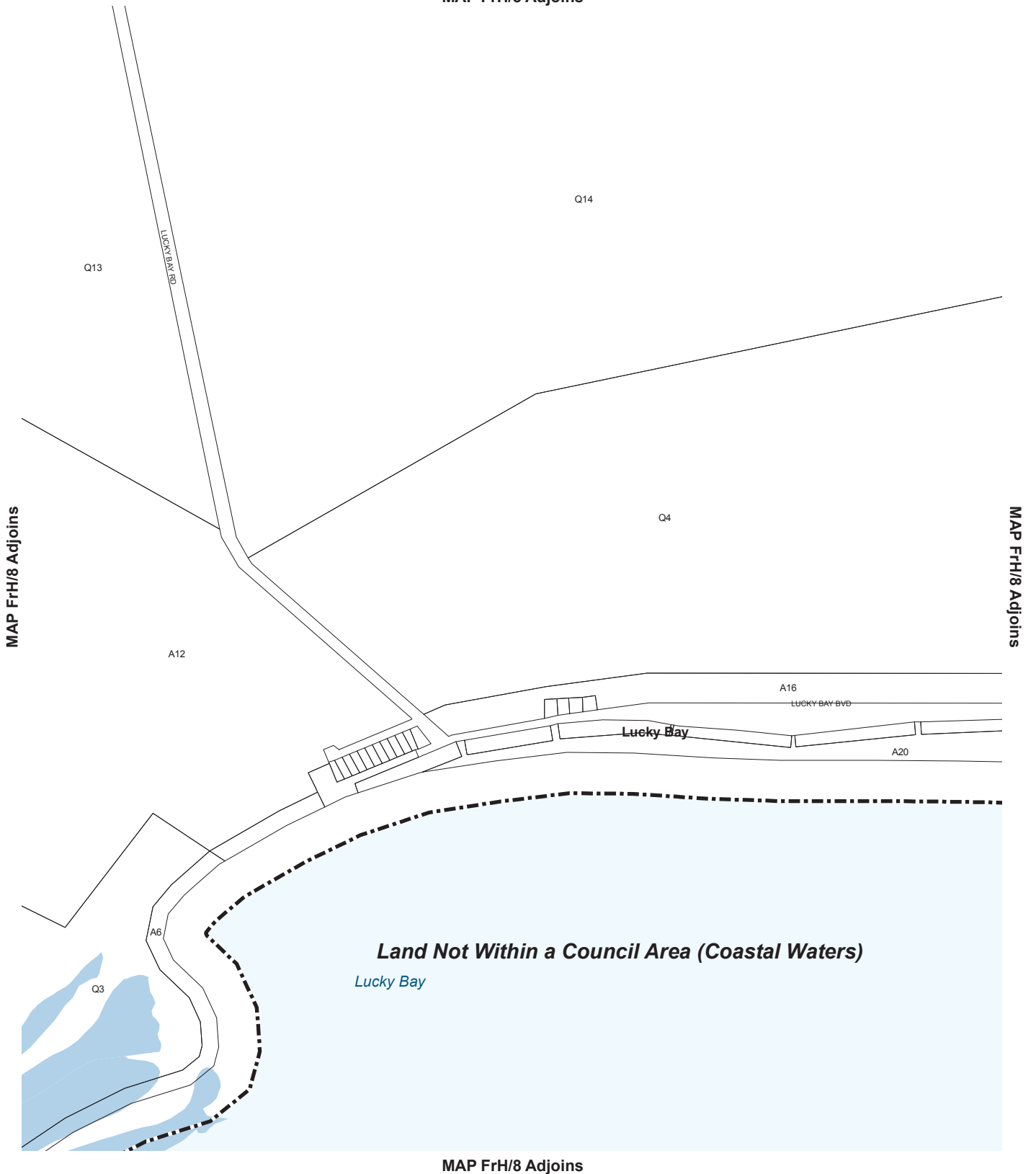
LUCKY BAY

Overlay Map FrH/16

DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

MAP FrH/8 Adjoins



MAP FrH/8 Adjoins

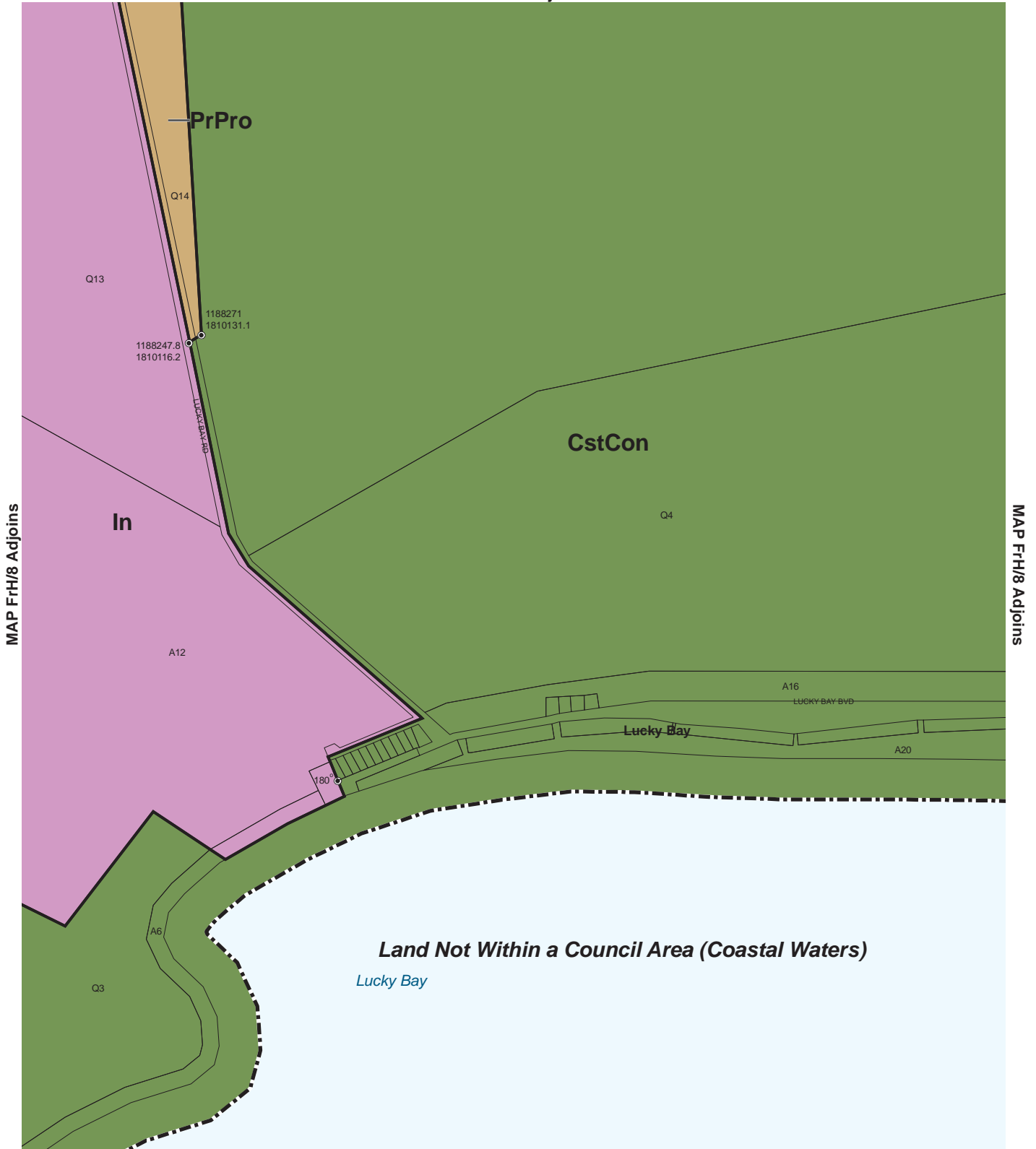


LUCKY BAY

Overlay Map FrH/16

NATURAL RESOURCES

-  Wetlands of National Importance
-  Development Plan Boundary



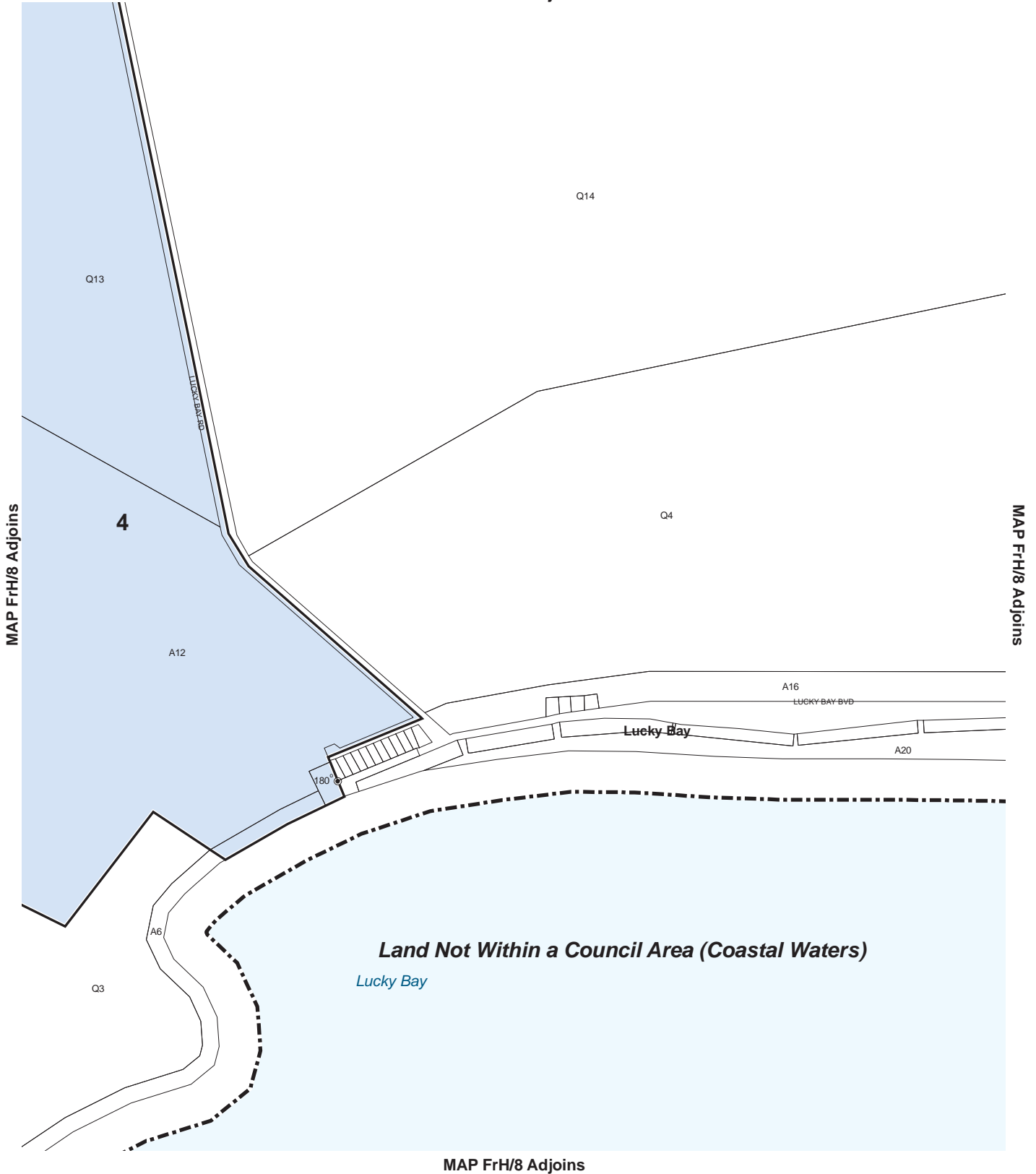
Lamberts Conformal Conic Projection, GDA94



LUCKY BAY

Zone Map FrH/16

- Zones**
- CstCon Coastal Conservation
 - In Industry
 - PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

Policy Area
4 Infrastructure



LUCKY BAY

Policy Area Map FrH/16

- Policy Area Boundary
- Development Plan Boundary

MAP FrH/8 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct
2 Lucky Bay Coastal



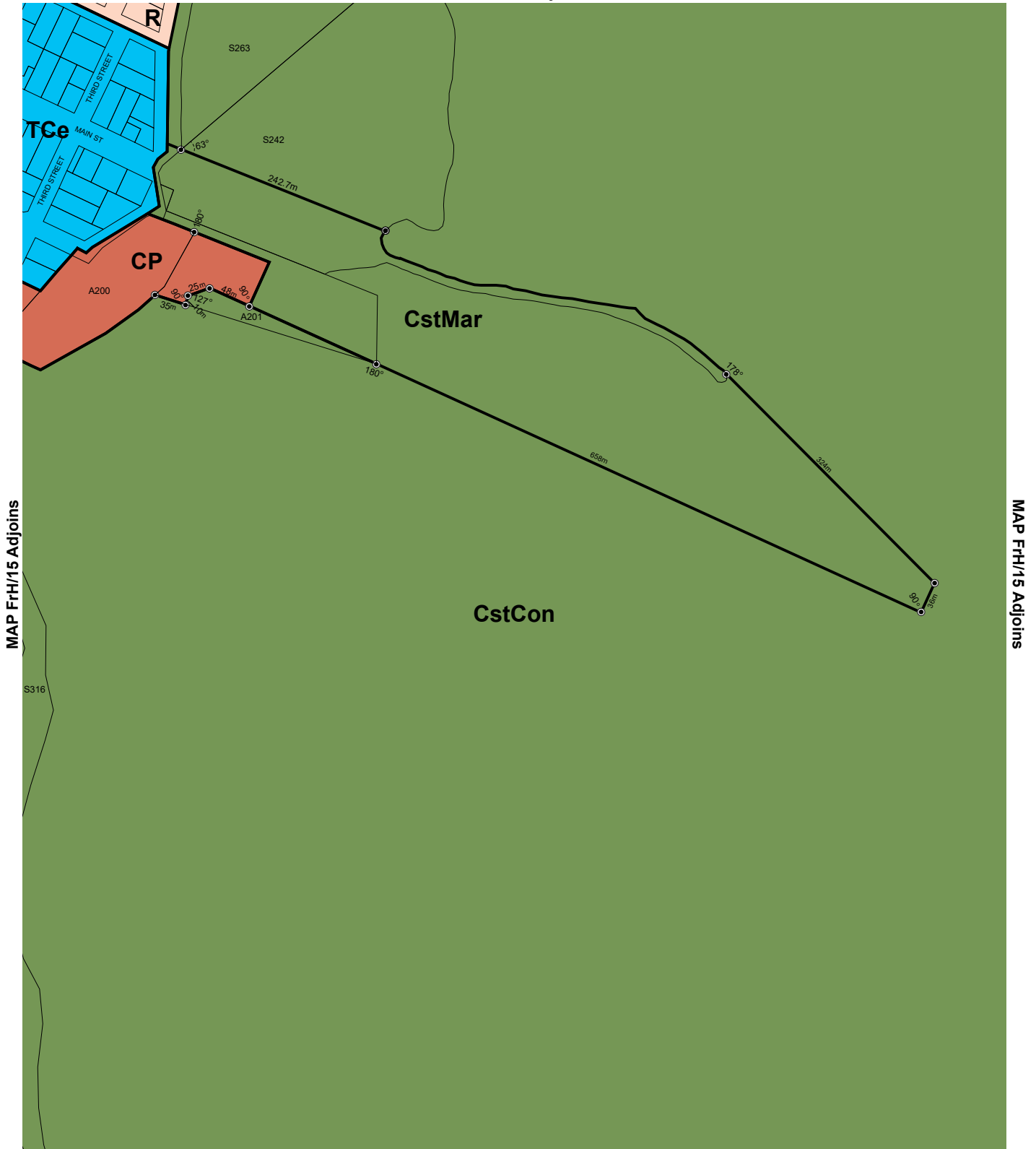
LUCKY BAY

Precinct Map FrH/16

-  Precinct Boundary
-  Development Plan Boundary

FRANKLIN HARBOUR COUNCIL
Consolidated - 19 December 2019

MAP FrH/15 Adjoins



Lamberts Conformal Conic Projection, GDA94

0 250m

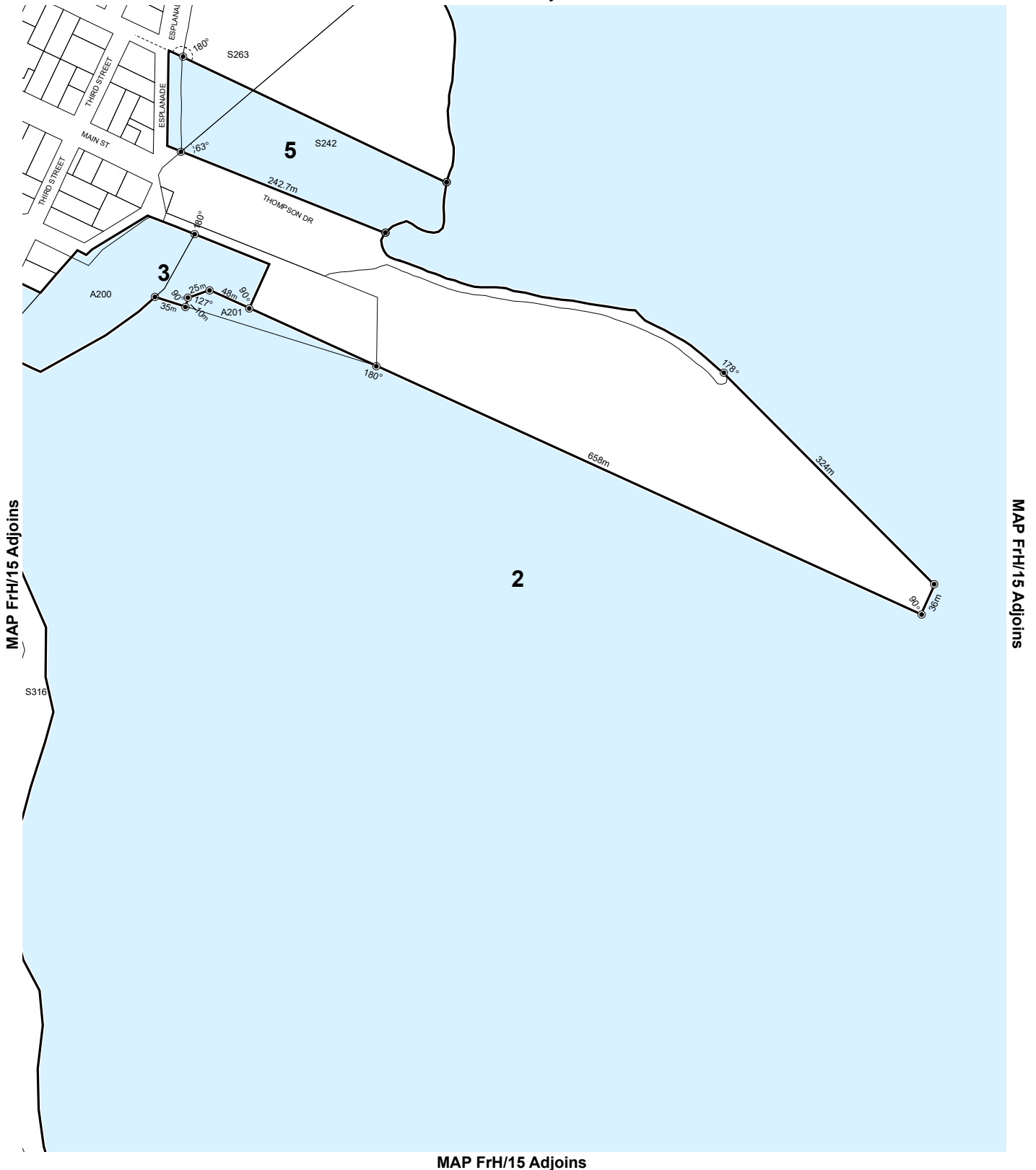


Zones	
CP	Caravan and Tourist Park
CstCon	Coastal Conservation
CstMar	Coastal Marina
R	Residential
TCe	Town Centre
	Zone Boundary

Zone Map FrH/17 ENLARGEMENT

FRANKLIN HARBOUR COUNCIL
Consolidated - 19 December 2019

MAP FrH/15 Adjoins



MAP FrH/15 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 2 Coastal Waters
- 3 Coastal Caravan Park Policy Area 3
- 5 Coastal Experience Policy Area

0 250m



Policy Area Map FrH/17 ENLARGEMENT

 Policy Area Boundary

FRANKLIN HARBOUR COUNCIL
Consolidated - 19 December 2019

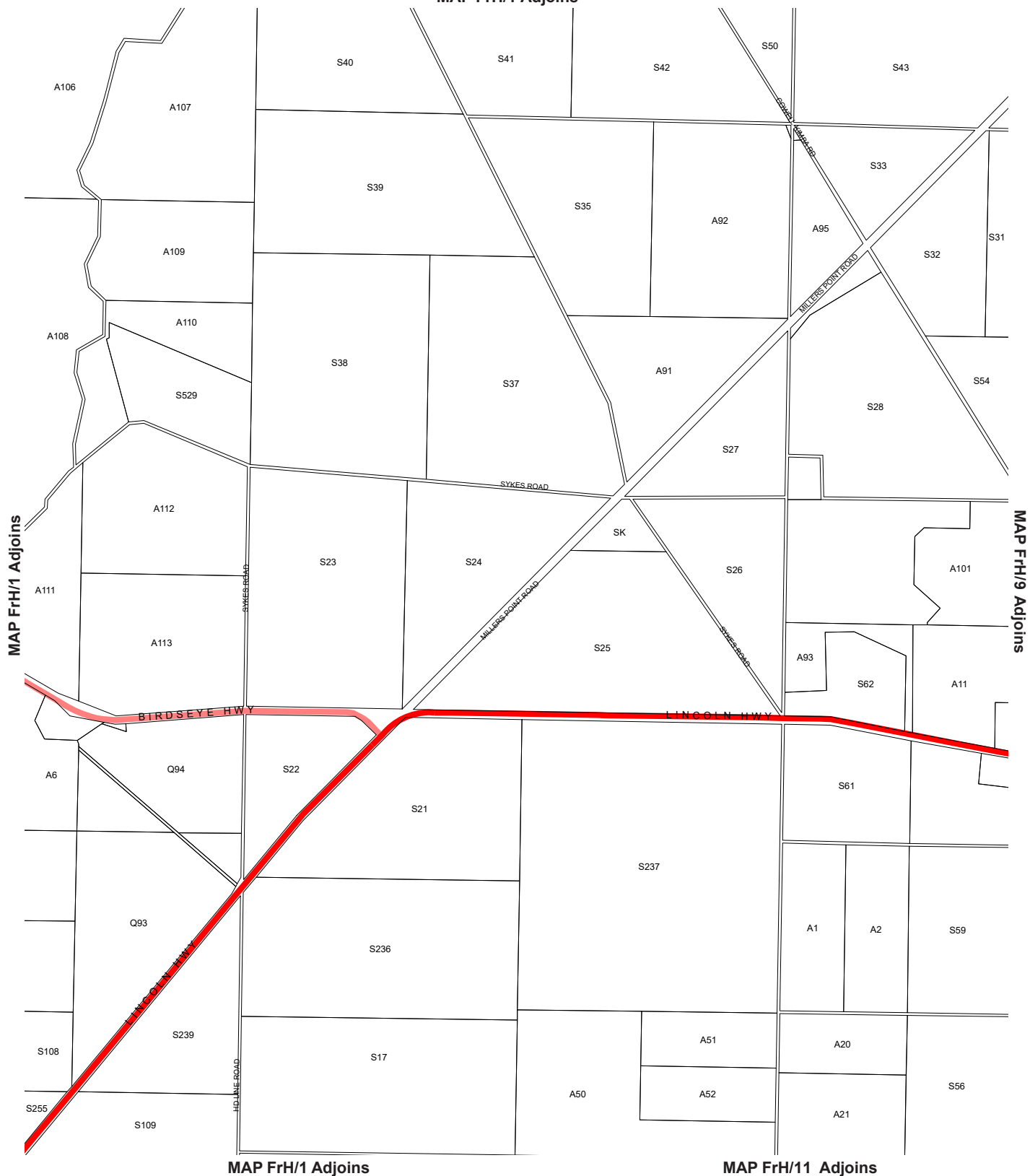
MAP FrH/1 Adjoins



Location Map FrH/18

 Local Reserves

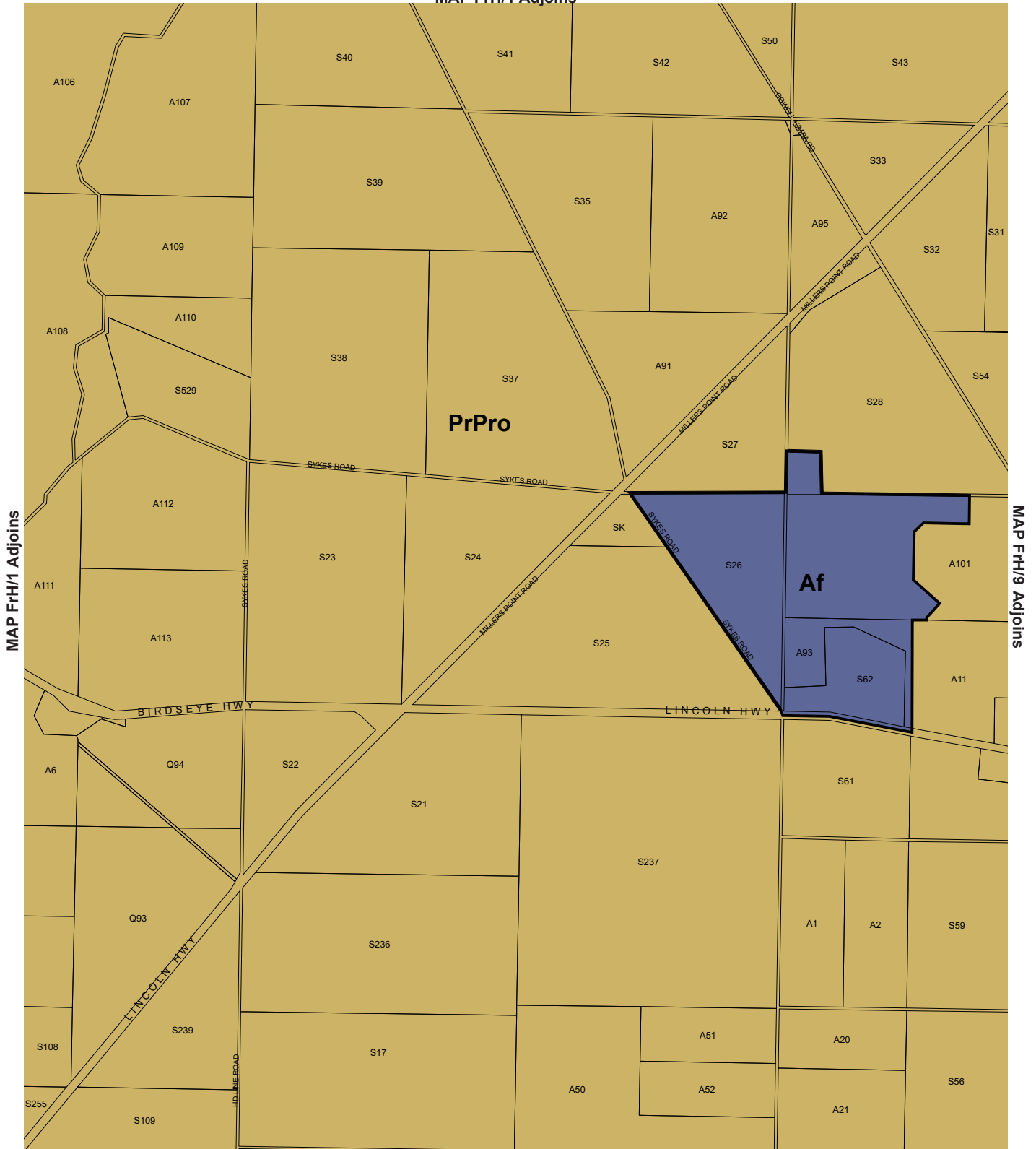
MAP FrH/1 Adjoins



Overlay Map FrH/18 TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads

MAP FrH/1 Adjoins



MAP FrH/1 Adjoins

MAP FrH/11 Adjoins

Lamberts Conformal Conic Projection, GDA94

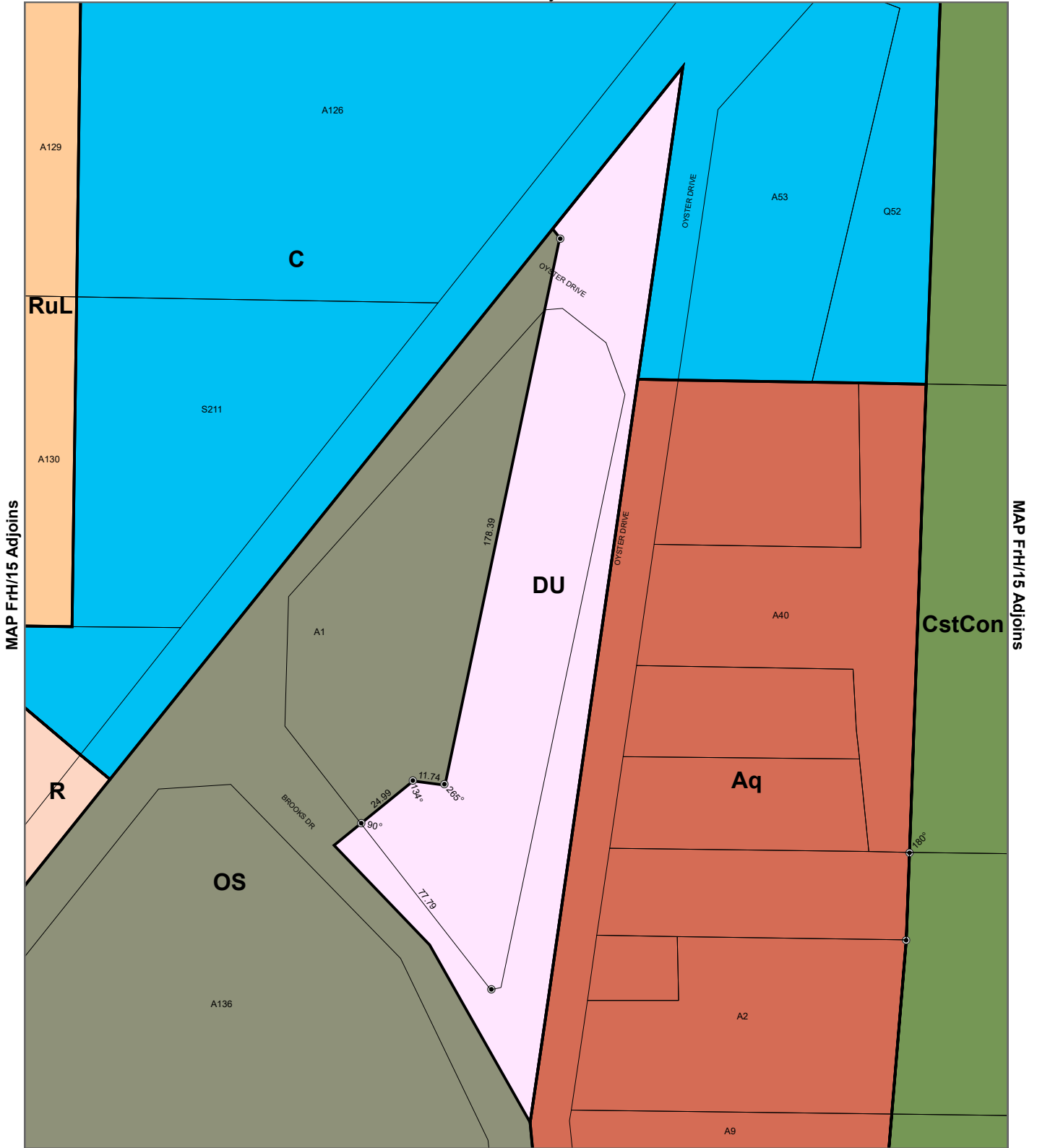


Zone Map FrH/18

Zones

- PrPro Primary Production
- Af Airfield
- Zone Boundary
- Development Plan Boundary

MAP FrH/15 Adjoins



MAP FrH/15 Adjoins

Lamberts Conformal Conic Projection, GDA94



0 100 m

Zones

Aq	Aquaculture
CstCon	Coastal Conservation
C	Commercial
DU	Deferred Urban
OS	Open Space
R	Residential
RuL	Rural Living
	Zone Boundary






COWELL

Zone Map FrH/19 ENLARGEMENT

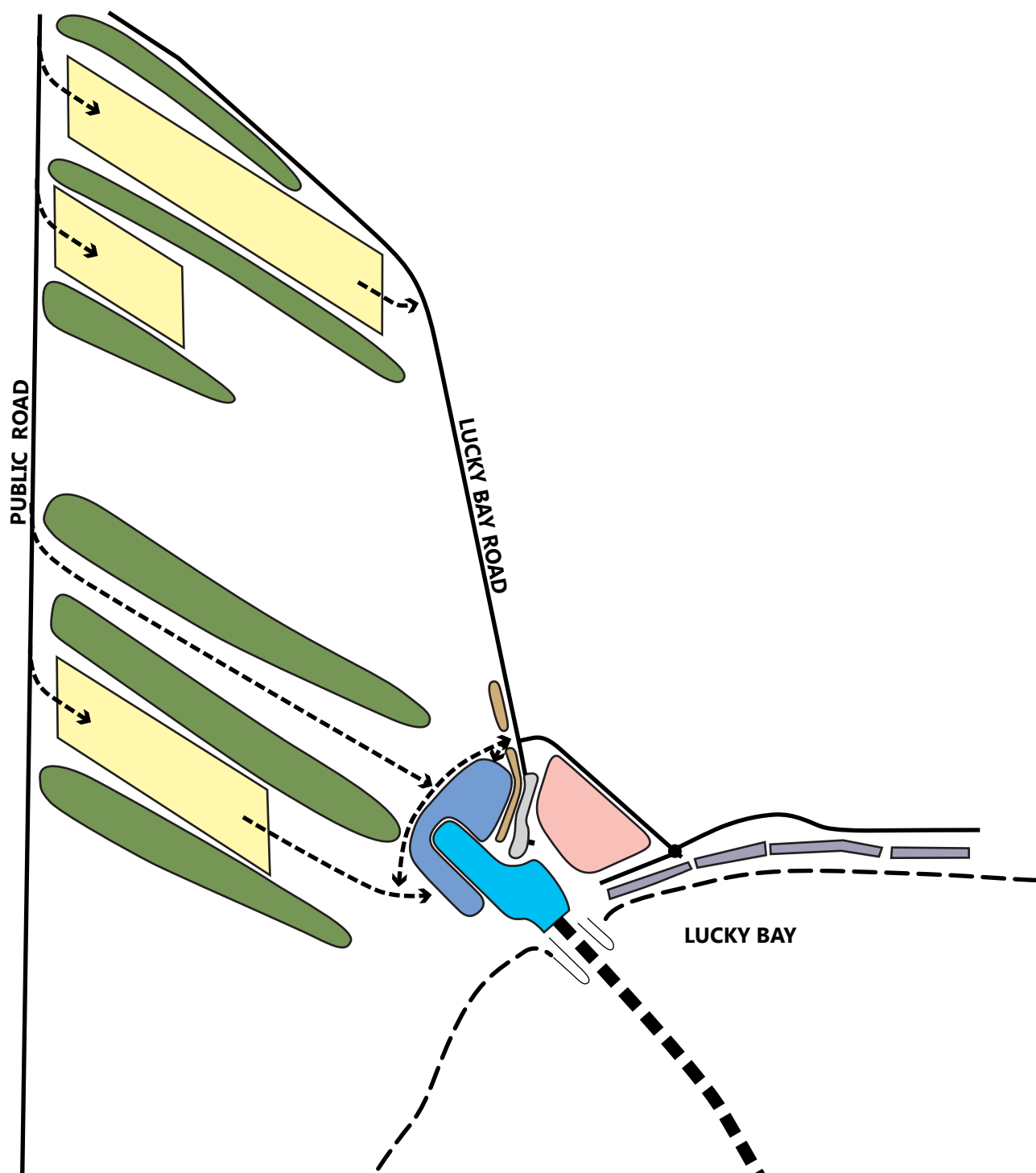
Consolidated - 19 December 2019
FRANKLIN HARBOUR COUNCIL

Concept Plan Maps



- | | | | |
|--|-----------------------------|---|------------------------------------|
|  | Shellfish growing area |  | Recreational fishing |
|  | Sandbar exposed at low tide |  | Franklin Harbour Conservation Park |
|  | Mangroves |  | Oyster lease |
|  | Samphire |  | Boating channel |

Concept Plan Map FrH/1 **SHELLFISH AND OTHER AQUACULTURE**



- | | | | |
|--|--|--|----------------------------|
| | Coast | | Ferry Terminal / Shop |
| | Vegetated Dunes | | Transport Links (Existing) |
| | Bunker Storage | | Transport Links (Proposed) |
| | Harbour Loading | | Boating Channel |
| | Existing Shack / Settlement | | |
| | Harbour | | |
| | Landscaped Mound / Buffer | | |
| | Ferry Terminal Staging Area | | |
| | Tourist / Workers Accommodation and Tourist Facilities | | |

Concept Plan Map FrH/2 Lucky Bay