

Development Plan

Berri Barmera Council

Consolidated – 8 December 2016

Please refer to Berri Barmera Council page at www.cb.gov.au/developmentplans to see any amendments not consolidated.



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Introduction Section

Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for the Berri Barmera Council Development Plan since its inception on 27 July 2000. Further information on authorised amendments prior to this date may be researched through the relevant Council, the Department of Planning and Local Government or by viewing Gazette records.

Consolidated	Amendment – [Gazetted date]
27 July 2000	Berri (DC) and Barmera (DC) Development Plans - General Review and Consolidation PAR (Interim) – [27 July 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) (<i>Ministerial</i>) – [31 August 2000]
	Cessation of the 'Berri (DC) and Barmera (DC) Development Plans – General Review and Consolidation PAR' – [2 August 2001] *Note – This was a consolidation PAR on Interim Operation. This Development Plan has ceased to operate and as of 26 July 2001 the Berri (DC) Development Plan (consolidated 13 April 2000) and the Barmera (DC) Development Plan (consolidated 30 September 1999) are the relevant Development Plans for the area previously affected by the 'Berri (DC) and Barmera (DC) Development Plans – General Review and Consolidation PAR'
29 November 2001	Telecommunications Facilities State-wide Policy Framework PAR (<i>Ministerial</i>) – [30 August 2001] Berri (DC) and Barmera (DC) Development Plans – General Review and Consolidation – [29 November 2001]
14 February 2002	Organic Waste Processing (Composting) PAR (Interim) (<i>Ministerial</i>) – [20 December 2001]
30 January 2003	Organic Waste Processing (Composting) PAR (<i>Ministerial</i>) – [5 December 2002]
14 August 2003	Wind Farms PAR (<i>Ministerial</i>) – [24 July 2003]
8 March 2007	Bushfire Management (Part 2) PAR (<i>Ministerial</i>) – [14 December 2006]
29 November 2007	Section 29(2)(b)(ii) Amendment – [29 November 2007]
24 December 2009	Bushfires (Miscellaneous Amendments) DPA (Interim) (<i>Ministerial</i>) – [10 December 2009]
17 February 2011	Bushfires (Miscellaneous Amendments) DPA (<i>Ministerial</i>) – [9 December 2010]
1 December 2011	Statewide Wind Farms DPA (Interim) (<i>Ministerial</i>) – [19 October 2011] Better Development Plan Conversion & Alignment DPA – [1 December 2011]
29 November 2012	Section 29(2)(b)(ii) Amendment – [5 July 2012] Termination of the Statewide Wind Farms DPA (<i>Ministerial</i>) and its removal from the Berri Barmera Council Development Plan – [18 October 2012] Statewide Wind Farms DPA (<i>Ministerial</i>) – [18 October 2012] Section 29(2)(c) Amendment – [29 November 2012]
8 December 2016	Section 29(2)(b)(i) Amendment – [4 June 2015] Integrated Water Management Regional DPA – [24 November 2016] Minor Amendments DPA – [8 December 2016]

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 Berri Barmera Council.

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

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

A number of guides and additional information regarding South Australia's Planning and Development Assessment System are available via the website www.dpti.sa.gov.au or by contacting the Department of Planning, Transport and Infrastructure at 136 North Terrace, 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 volumes of the Planning Strategy for this Development Plan are:

- The 30-Year Plan for Greater Adelaide (February 2010)
- Murray and Mallee Region Plan (January 2011).

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

What doesn't a Development Plan do?

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

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

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

When do you use the Development Plan?

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

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

How to read the Development Plan

Development Plans are comprised of several sections as described below.

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

Development Plans use three text font colours:

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

Development Plan Structure Overview

Advisory Section	Function
Table of Contents	Navigational aid to reference sections within the Development Plan by name and page number.
Amendment Record Table	Tabled information recording previously-authorized 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>(Metro/Outer Metro/Regional Planning Strategy)</i> Council Strategic Setting <i>(Council Strategy)</i>	To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council's own local strategic investigations.
Council Preface Map	Map of the entire Development Plan boundary and its spatial relationship to other Development Plans' boundaries.
Assessment Section	Function
General Provisions Objectives Principles of Development Control	These policies apply across the whole council area and relate to a range of social, environmental, and economic development issues such as: <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. 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.

Assessment Section	Function
Zone 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. Many policies include a number of subclauses. All subclauses should be met, unless otherwise stated.</p>
Desired Character Statements	<p>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.</p>
Objectives	<p>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.</p>
Principles of Development Control	<p>These also provide lists of complying and non-complying development and any public notification provisions that vary from those in the Development Regulations.</p>
Policy Area	<p>Policy areas apply to a portion of a zone and contain additional objectives, desired character statements and principles of development control for that portion.</p>
Precincts	<p>Precincts are used to express policies for a small sub-area of a zone or a policy area.</p> <p>Precincts are used if additional site-specific principles of development control are needed to reflect particular circumstances associated with those sub-areas. They do not contain additional objectives or desired character statements.</p>
Procedural Matters	<p>All zones have a procedural matters section that identifies and lists complying, non-complying and public notification categories for various forms of development.</p> <p>Policy areas and/or precincts, which are a sub-set of the zone, share this procedural matters section. Their respective lists can be modified to accommodate policy area and precinct variations.</p>
Tables	<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 Structure Plan Maps	<p>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.</p>

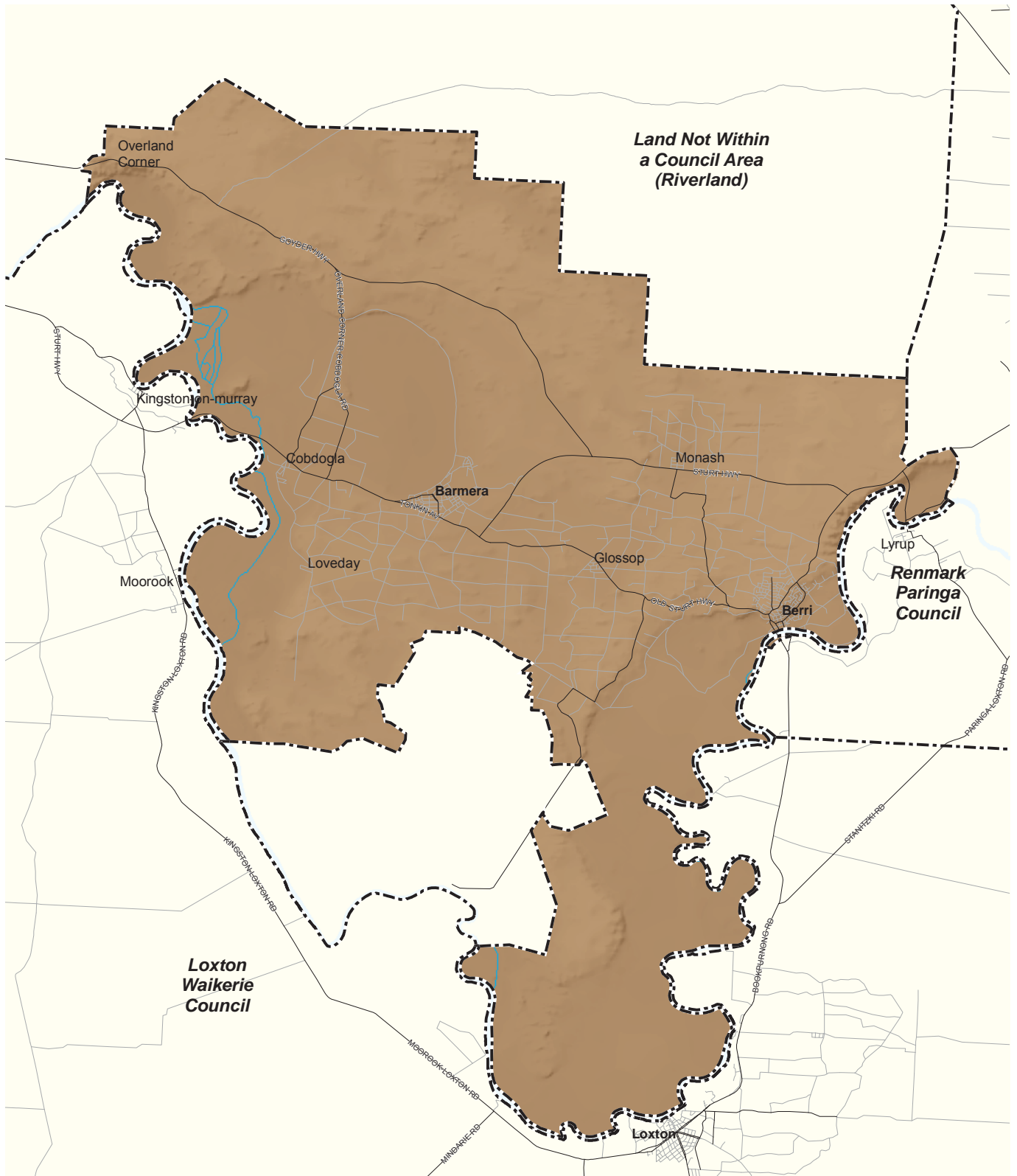
Assessment Section	Function
Council Index Maps	This is the first point of reference when determining the appropriate map(s) applying to a specific property. An enlargement index map may be included where needed, eg for large townships.
Extent Map Series Location Maps	Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and 'drill down' through relevant extent maps affecting that location. <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 ▪ Natural Resources. <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

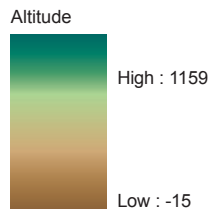
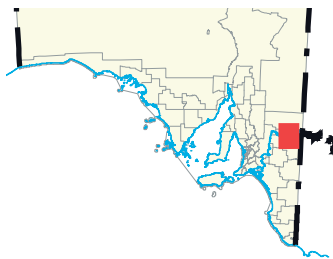
Contact the [Berri Barmera Council](#).

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

Discuss your matter with your planning consultant.



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



Council Preface Map

Council Strategic Setting

The Riverland is home to the First Peoples of the River Murray and their history and culture can be seen in canoe trees, regional art and artefacts throughout the Berri Barmera area. The area's abundance in locally indigenous flora and fauna and the scenic qualities of the River Murray and its environs are a major attraction of the area. Natural features of the Berri Barmera area include the Katarapko National Park.

The Berri Barmera Council area is located within the Riverland three hours drive to the north east of Adelaide. The Berri Barmera Council is one of three Council areas within the Riverland which border the River Murray from Blanchetown in the west to Paringa in the east. The Berri Barmera Council is located within the heart of the Riverland and incorporates some spectacular scenery and over 65 kilometres of the River Murray.

The Berri Barmera area has its origins in the pastoral holdings which occupied extensive tracts of land adjacent the River Murray as early as the 1850s. The first overland stock route between New South Wales and South Australia established by Joseph Hawdon and Charles Bonney in 1838 saw the development of Overland Corner as an important staging post for drovers.

The River Murray also attracts visitors to the area for all manner of recreational pursuits e.g. water skiing, fishing and house boating. Lake Bonney is also located within the Berri Barmera area and is a key tourist and recreational attraction.

The Berri Barmera Council accounts for 34 per cent of the Riverland population of 33 460 (2006). The Riverland unlike other country regions has a stable population with a small percentage increase.

Berri

Berri, with a population of 6802 (2006), is the major town (originally part of the Cobdogla Sheep Station), the business heart of the district and the location for many government offices. The Berri Bridge completed in 1997 has proved to be of great benefit to business and the community.

Barmera

Barmera with a population of 4132 (2006) is located on the shores of Lake Bonney and is a popular area for recreational pursuits and tourism opportunities. The town should experience a small growth in population and allowance for this should be made.

Irrigation areas and country townships

The development of the Cobdogla and Berri Irrigation Schemes in 1911 laid the foundations for the area's horticultural industry which includes the production of wine grapes, citrus and other fruits and lucerne. In the 1950's the Riverland Fruit Products Co-operative Cannery was established at Berri which led to an increase in the planting of stone fruits. Today the area produces roughly 40 per cent of the State's wine producing grapes as well as other fruits and vegetables including oranges, apricots, peaches and onions.

The small townships of Glossop, Monash, Cobdogla and Loveday are not expected to experience significant growth but provision should be made for a small increase. Cobdogla is renowned for the Cobdogla Irrigation Museum, housing the only working Humphrey Pump in the world. The pump and tourist railway are popular tourist attractions particularly during school holidays

General Section

Advertisements

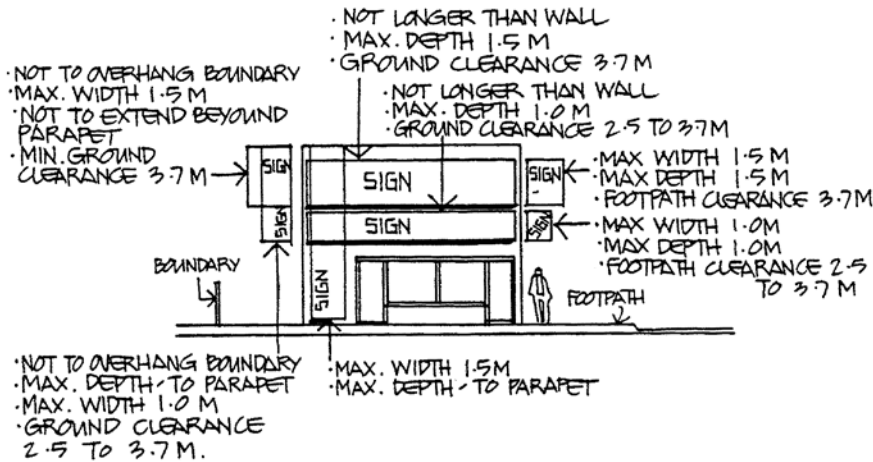
OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

- (d) residential land, unless erected to fulfil a statutory requirement or as a complying type of advertisement or advertising hoarding associated with the residential use of the land.
- 7 Advertisements and/or advertising hoardings attached to buildings should not be sited on the roof or higher than the walls of a building, unless the advertisement or advertising hoarding is appropriately designed to form an integrated and complementary extension of the existing building.
- 8 Advertisements and/or advertising hoardings erected on a veranda or that project from a building wall should:
 - (a) have a clearance over a footway to allow for safe and convenient pedestrian access
 - (b) where erected on the side of a veranda, not exceed the width of the veranda or project from the veranda
 - (c) where erected on the front of a veranda, not exceed the length of the veranda or project from the veranda
 - (d) where projecting from a wall, have the edge of the advertisement or advertising hoarding abutting the surface of the wall
 - (e) meet the design requirements in the diagram below:



- 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

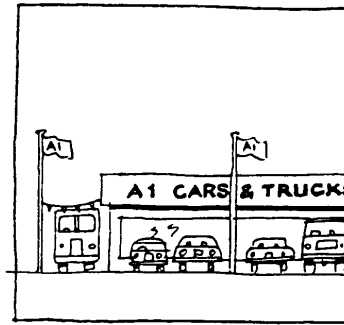
- (b) being liable to interpretation by drivers as an official traffic sign, or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals
- (c) distracting drivers from the primary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

Free standing Advertisements

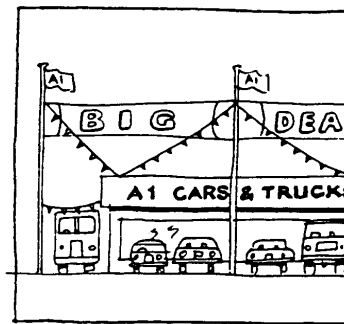
- 14 Free standing advertisements and/or advertising hoardings should be:
- (a) limited to only one primary advertisement per site or complex
 - (b) of a scale and size in keeping with the desired character of the locality and compatible with the development on the site.
- 15 Free standing advertisements 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
 - (c) be sited on the land that relates to the land or on Council land to assist with the identification of multiple business tenancy complexes.
- 16 Portable, easel or A-frame advertisements should be displayed only where:
- (a) no other appropriate opportunity exists for an adequate co-ordinated 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.



Good - flags and bunting in scale with building



Bad - bunting, banners and flags too high and out of scale

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, unless for town entry statements, are regionally focussed advertisements or where the advertisement relates entirely to a lawful use of land on the same allotment as the use it seeks to advertise.

Animal Keeping

OBJECTIVES

- 1 Animals not kept at a density beyond the carrying capacity of the land or water.
- 2 Animal keeping development sited and designed to avoid adverse effects on surrounding development.
- 3 Intensive animal keeping protected from encroachment by incompatible development.
- 4 Ecological sustainable development of the aquaculture industry.

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.
- 7 Development of stable and yard areas, per animal, should have dimensions and areas of:
 - (a) 3.7 metres by 3.7 metres per stable
 - (b) 15 square metres per animal per holding yard (standing only)
 - (c) 35 square metres per animal per holding yard (working only).
- 8 Development in the form of horse keeping should ensure:
 - (a) stables are sited at least 3 metres from the site boundary

- (b) stables are constructed of masonry or concrete to a height of at least 1.2 metres
- (c) stable floors are constructed of concrete at least 100 millimetres thick, graded to the doorway with a fall of 15 millimetres over the floor
- (d) feed is stored in metal containers with close-fitting lids.

Dairies

- 9 Dairies and associated wastewater lagoons and liquid/solid waste storage and disposal areas should be located at a distance from nearby dwellings, public roads and outside the 1-in-100 year average return interval flood event area of any watercourse to avoid adverse impacts or nuisance by noise, smell or pollution on nearby sensitive receptors such as dwellings.
- 10 Dairies should include a lagoon for the storage or treatment of milking shed effluent which should be located:
- (a) at least 20 metres from a public road
 - (b) at least 200 metres from any dwelling not located on the land
 - (c) outside any 1-in-100 year average return interval flood event area of any watercourse.
 - (d) 3000 metres from any other feedlot, piggery or wet poultry battery
 - (e) 1000 metres from any other stable, kennel, dairy or dry poultry battery.

Intensive Animal Keeping

- 11 Intensive animal keeping operations and their associated components, including holding yards, temporary feeding areas, movement lanes and similar, should not be located on land within any of the following areas:
- (a) 800 metres of a public water supply reservoir
 - (b) the 1-in-100 year average return interval flood event area of any watercourse
 - (c) 200 metres of a major watercourse (third order or higher stream)
 - (d) 100 metres of any other watercourse, bore or well used for domestic or stock water supplies
 - (e) 2000 metres of a defined and zoned township, settlement or urban area (except for land based aquaculture)
 - (f) 500 metres of a dwelling (except for a dwelling directly associated with the intensive animal keeping facility)
 - (g) 100 metres of a dwelling occupied by a person to be involved with the proposed development.
- 12 The spreading of any solid or liquid wastes should not be located within:
- (a) 200 metres of a dwelling occupied by a person to be involved with the proposed development
 - (b) 500 metres of any dwelling occupied by a person not involved with the proposed development or any building open to or used by the public.
- 13 Intensive animal keeping operations in uncovered situations should incorporate:
- (a) a controlled drainage system which:
 - (i) diverts runoff from external areas, and

- (ii) directs surface runoff into an effluent management system that has sufficient capacity to hold run off from the controlled drainage area
 - (b) pen floors which:
 - (i) ensure that effluent does not infiltrate and contaminate groundwater or soil, and
 - (ii) are graded to a consistent uniform slope of between 2 per cent and 6 per cent
 - (c) effluent drainage into an effluent lagoon(s) that has sufficient capacity to hold runoff from the controlled drainage area.
- 14 Intensive animal keeping facilities and associated wastewater lagoons and liquid/solid waste disposal areas should be sited, designed, constructed and managed to avoid adverse odour impacts on nearby sensitive land uses.
- 15 Intensive animal keeping, including feedlots and dairies should:
- (a) be located so as to minimise the possible transmission of disease to another intensive animal keeping operation
 - (b) not be concentrated in any locality.
- 16 Intensive animal keeping activities should be provided with secure fencing.

Kennels

- 17 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.
- 18 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.
- 19 Kennels should occur only where there is a permanently occupied dwelling on the land.
- 20 The keeping of dogs and erection of kennels should only be undertaken if:
- (a) adequate yard area for exercise if provided
 - (b) adequate weatherproof shelter is provided
 - (c) the proposed kennels and associated yards are to be sited more than 10 metres from any boundary of the allotment
 - (d) all yards are fenced to a height of at least 1.5 metres and provided with secure gates
 - (e) the allotment is to be screened extensively by perimeter landscaping
 - (f) located outside of a township area.

Land Based Aquaculture

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

- 22 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.
- 23 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.
- 24 Development should ensure that pipe inlet and outlets associated with land-based aquaculture are located to minimise the risk of disease transmission.

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 Dwellings should not be located within areas affected by airport noise.
- 6 Development within areas affected by aircraft noise should be consistent with *Australian Standard 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 sited and designed to minimise adverse impacts on the landscape and on and from surrounding land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

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

Centres and Retail Development

OBJECTIVES

- 1 Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in integrated centres.
- 2 Centres that ensure rational, economic and convenient provision of goods and services and provide:
 - (a) a focus for community life
 - (b) safe, permeable, pleasant and accessible walking and cycling networks.
- 3 The provision of a safe pedestrian environment within centres which gives high priority to pedestrians, public and community transport.
- 4 Increased vitality and activity in centres through the introduction and integration of housing.
- 5 Centres developed in accordance with a hierarchy based on function, so that each type of centre provides a proportion of the total requirement of goods and services commensurate with its role.
- 6 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).
- 7 Re-development of the Berri district centre as the principal business and retail focus of the district.
- 8 Hospitality services, offices and public administration, showrooms retail and service trades, consulting rooms and health and personal care concentrated in the Berri district centre.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development within centres should:
 - (a) integrate facilities within the zone
 - (b) allow for the multiple use of facilities and the sharing of utility spaces
 - (c) allow for the staging of development within the centre
 - (d) be integrated with public and community transport.
- 2 Development within centres should be designed to be compatible with adjoining areas. This should be promoted through landscaping, screen walls, centre orientation, location of access ways, buffer strips and transitional use areas.
- 3 Development within centres should provide:
 - (a) public spaces such as malls, plazas and courtyards
 - (b) street furniture, including lighting, signs, litter bins, seats and bollards, that is sited and designed to complement the desired character

- (c) unobtrusive facilities for the storage and removal of waste materials
 - (d) public facilities including toilets, infant changing facilities for parents, seating, litter bins, telephones and community information boards
 - (e) access for public and community transport and sheltered waiting areas for passengers
 - (f) lighting for pedestrian paths, buildings and associated areas
 - (g) a single landscaping theme
 - (h) safe and secure bicycle parking.
- 4 A single architectural theme should be established within centres through:
- (a) constructing additions or other buildings in a style complementary to the existing shopping complex
 - (b) renovating the existing shopping complex to complement new additions and other buildings within the centre
 - (c) employing a signage theme.
- 5 The design of undercroft or semi-basement car parking areas should not detract from the visual quality and amenity of adjacent pedestrian paths, streets or public spaces.
- 6 Undercroft or semi-basement car parking areas should not project above natural or finished ground level by more than one metre.
- 7 Centres should be so located as to make effective use of existing investment in public infrastructure utilities, transport and other facilities and any costs involved should be offset by benefits to the population being served.

Retail Development

- 8 A shop or group of shops with a gross leaseable area of greater than 250 square metres should be located within a centre zone.
- 9 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.
- 10 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.
- 11 Bulky goods outlets in the form of retail showrooms should only be located in relevant centres and commercial zones.
- 12 Bulky goods outlets in the form of retail showrooms located within centres zones should:
- (a) complement the overall provision of facilities
 - (b) be sited towards the periphery of those centres.
- 13 A shop or group of shops should be provided with a rear thoroughfare not less than 6 metres wide which communicates with a public road.

- 14 Shops in the form of roadside stalls on privately-owned land should:
- (a) comprise a mobile stall not exceeding 15 square metres of floor area and have obtained the necessary *Local Government Act 1999* approvals
 - (b) be for the sale of horticultural or agricultural produce from properties that are operated by the producer
 - (c) be setback at least 8 metres from the adjoining road reserves
 - (d) have unimpeded lines of sight for 250 metres in both directions along the road, or a lesser distance in lower speed restricted areas
 - (e) have adequate and safe access to and from the adjoining road
 - (f) not incorporate advertisements except for portable signs displayed on the land on which the stall is located during hours of operation
 - (g) have adequate provision for off-road car parking.

Community Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Crime Prevention

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.
- 2 Buildings should be designed to overlook public and communal streets and public open space to allow casual surveillance.
- 3 Development should provide a robust environment that is resistant to vandalism and graffiti.
- 4 Development should provide lighting in frequently used public spaces including those:
 - (a) along dedicated cyclist and pedestrian pathways, laneways and access routes
 - (b) around public facilities such as toilets, telephones, bus stops, seating, litter bins, automatic teller machines, taxi ranks and car parks.
- 5 Development, including car park facilities should incorporate signage and lighting that indicate the entrances and pathways to, from and within sites.
- 6 Landscaping should be used to assist in discouraging crime by:
 - (a) screen planting areas susceptible to vandalism
 - (b) planting trees or ground covers, rather than shrubs, alongside footpaths
 - (c) planting vegetation other than ground covers a minimum distance of 2 metres from footpaths to reduce concealment opportunities.
- 7 Site planning, buildings, fences, landscaping and other features should clearly differentiate public, communal and private areas.
- 8 Buildings should be designed to minimise and discourage access between roofs, balconies and windows of adjoining dwellings.
- 9 Public toilets should be located, sited and designed:
 - (a) to promote the visibility of people entering and exiting the facility (eg by avoiding recessed entrances and dense shrubbery that obstructs passive surveillance)
 - (b) near public and community transport links and pedestrian and cyclist networks to maximise visibility.
- 10 Development should avoid pedestrian entrapment spots and movement predictors (eg routes or paths that are predictable or unchangeable and offer no choice to pedestrians).
- 11 Outdoor public spaces should have lighting in accordance with *Australian Standard AS1158 Lighting for Roads and Public Spaces*.

Design and Appearance

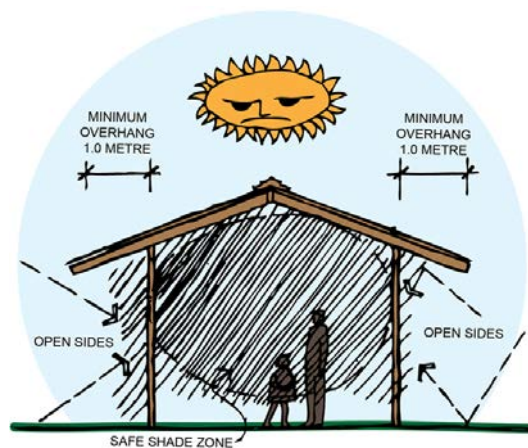
OBJECTIVES

- 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 sited and limited in length and height to minimise:
 - (a) the visual impact of the building as viewed from adjoining properties
 - (b) overshadowing of adjoining properties and allow adequate sun light to neighbouring buildings.
- 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.

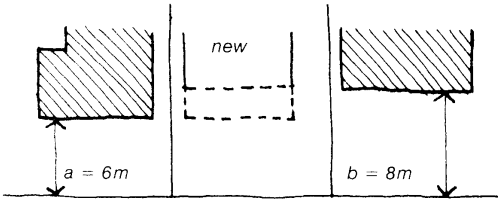
- 10 Buildings, landscaping, paving and signage should have a co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 11 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage 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, loading and service areas are screened from public view by an appropriate combination of built form, solid fencing and/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 sited 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.
- 17 Development should be of natural colours such as brown and green so as to be unobtrusive with the rural landscape and minimise any visual obtrusion.
- 18 Development should be compatible with the character of the existing buildings in the locality and exhibit a high standard of design and external appearance which takes into account the scale, mass and siting of the buildings, the materials to be used (including their texture and colour) and elements of building detail.
- 19 Domestic outbuildings should be treated with pre-coloured material of earthy tones and colours.
- 20 To reduce indirect ultraviolet radiation, shade structures should provide an overhang of at least 1 metre from the posts supporting the shade structure, as shown below:



Using an extended overhang to reduce indirect UVR

Building Setbacks from Road Boundaries

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

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

- 23 Except where specified in a particular zone, policy area, or precinct, buildings and structures should be setback from road boundaries having regard to the requirements set out in [Table BeBa/1 - Building Setbacks from Road Boundaries](#).
- 24 Except where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.

Energy Efficiency

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

On-site Energy Generation

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

Forestry

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Forestry plantations should not be undertaken if they will cause or require the clearance of valued trees or substantially intact strata of vegetation, or detrimentally affect the physical environment or scenic quality of the rural landscape.
- 2 Forestry plantations should not occur:
 - (a) on land with a slope exceeding 20 degrees
 - (b) within a separation distance (which may include forestry firebreaks and vehicle access tracks) of 50 metres of either of the following:
 - (i) any dwelling including those on an adjoining allotment
 - (ii) a reserve gazetted under the *National Parks and Wildlife Act 1972* or *Wilderness Protection Act 1992*.
- 3 Forestry plantations should:
 - (a) not involve cultivation (excluding spot cultivation) in drainage lines or within 20 metres of a major watercourse (a third order or higher watercourse)
 - (b) incorporate artificial drainage lines (ie culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas
 - (c) retain a minimum 5 metre width separation distance immediately to either side of a watercourse (a first or second order watercourse). This separation distance should contain locally indigenous vegetation (including grasses) and unmodified topography to ensure water flow.
- 4 Forestry plantations should incorporate:
 - (a) 7 metre wide external boundary firebreaks for plantations of 40 hectares or less
 - (b) 10 metre wide external boundary firebreaks for plantations of between 40 and 100 hectares
 - (c) 20 metre wide external boundary firebreaks, or 10 metres with an additional 10 metres of fuel-reduced plantation, for plantations of 100 hectares or greater.
- 5 Forestry plantations should incorporate vehicle access tracks:
 - (a) within all firebreaks
 - (b) of a minimum width of 7 metres with a vertical clearance of 4 metres
 - (c) that are aligned to provide straight through access at junctions, or if they are a no through access track they are appropriately signposted and provide suitable turnaround areas for fire fighting vehicles

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

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

Voltage of Transmission Line	Tower or Pole	Minimum Horizontal Clearance Distance between Plantings and Transmission Lines (in metres)
500 kV	Tower	38
275 kV	Tower	25
132 kV	Tower	20
132 kV	Pole	20
66 kV	Pole	20
Less than 66 kV	Pole	20

Hazards

OBJECTIVES

- 1 Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.
- 2 Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.
- 3 Critical community facilities such as hospitals, emergency control centres, major service infrastructure facilities, and emergency service facilities located where they are not exposed to natural hazard risks.
- 4 Development located and designed to minimise the risks to safety and property from flooding.
- 5 Development located to minimise the threat and impact of bushfires on life and property.
- 6 Expansion of existing non-rural uses directed away from areas of high bushfire risk.
- 7 The environmental values and ecological health of receiving waterways and riverine environments protected from the release of acid water resulting from the disturbance of acid sulphate soils.
- 8 Protection of human health and the environment wherever site contamination has been identified or suspected to have occurred.
- 9 Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.
- 10 Minimisation of harm to life, property and the environment through appropriate location of development and appropriate storage, containment and handling of hazardous materials.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.
- 2 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

- 3 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property **or the environment**.
- 4 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters **or in areas as defined by the River Murray Act 2003**, 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 **and the buildings are not an obstruction to water flows**.

- 5 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, **wetland or flood plain**.

Bushfire

- 6 The following bushfire protection principles of development control apply to development of land identified as General, Medium and High bushfire risk areas as shown on the *Bushfire Protection Area BPA Maps - Bushfire Risk*.
- 7 Development in a Bushfire Protection Area should be in accordance with those provisions of the *Minister's Code: Undertaking development in Bushfire Protection Areas* that are designated as mandatory for Development Plan Consent purposes.
- 8 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.
- 9 Residential, tourist accommodation and other habitable buildings should:
 - (a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect
 - (b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing hazardous vegetation
 - (c) have a dedicated and accessible water supply available at all times for fire fighting.
- 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 residential, tourist accommodation and other habitable buildings in the event of bushfire.
- 11 Buildings and structures should be designed and configured to reduce the impact of bushfire through using simple designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
- 12 Land division for residential or tourist accommodation purposes within areas of high bushfire risk should be limited to those areas specifically set aside for these uses.

- 13 Where land division does occur it should be designed to:
 - (a) minimise the danger to residents, other occupants of buildings and fire fighting personnel
 - (b) minimise the extent of damage to buildings and other property during a bushfire
 - (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire
 - (d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.
- 14 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to:
 - (a) facilitate safe and effective operational use for fire fighting and other emergency vehicles and residents
 - (b) provide for two-way vehicular access between areas of fire risk and the nearest public road.
- 15 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

Salinity

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

Acid Sulfate Soils

- 19 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:
 - (a) the riverine environment
 - (b) natural water bodies and wetlands
 - (c) agricultural or aquaculture activities
 - (d) buildings, structures and infrastructure
 - (e) public health.
- 20 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

- 21 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

- 22 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.
- 23 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

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 A heritage place spatially located on *Overlay Maps - Heritage* and more specifically identified in [Table BeBa/4 - State Heritage Places](#) should not be demolished, destroyed or removed, in total or in part, unless either of the following apply:
 - (a) that portion of the place to be demolished, destroyed or removed is excluded from the extent of the places identified in the [Table BeBa/4 - State Heritage Places](#).
 - (b) the structural condition of the place represents an unacceptable risk to public or private safety.
- 2 Development of a State 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 heritage place should be compatible with the heritage value of the place.
- 4 Original unpainted plaster, brickwork, stonework, or other masonry of existing State heritage places should be preserved, unpainted.
- 5 New buildings should not be placed or erected between the front street boundary and the façade of existing State heritage places.
- 6 Development that materially affects the context within which the heritage place is situated should be compatible with the heritage place. It is not necessary to replicate historic detailing, however design elements that should be compatible include, but are not limited to:

- (a) scale and bulk
 - (b) width of frontage
 - (c) boundary setback patterns
 - (d) proportion and composition of design elements such as roof lines, openings, fencing and landscaping
 - (e) colour and texture of external materials.
- 7 The introduction of advertisements and signage to a State heritage place should:
- (a) be placed on discrete elements of its architecture such as parapets and wall panels, below the canopy, or within fascias and infill end panels and windows
 - (b) not conceal or obstruct historical detailing of the heritage place
 - (c) not project beyond the silhouette or skyline of the heritage place
 - (d) not form a dominant element of the place.
- 8 The division of land adjacent to or containing a State 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 heritage place to have a curtilage of a size sufficient to protect its setting.

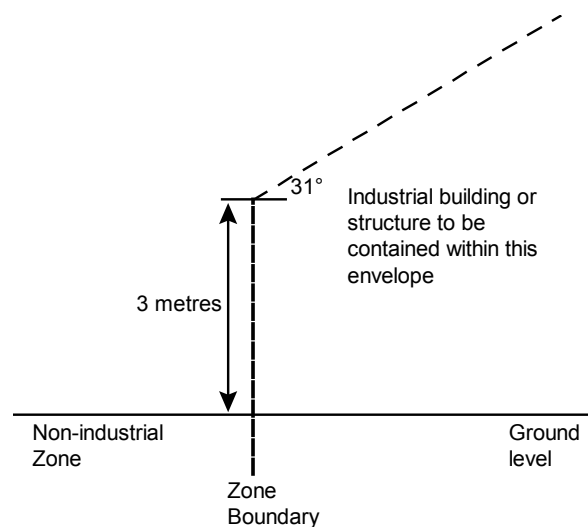
Industrial Development

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 The development of agricultural industries, wineries, mineral water extraction and processing plants, and home based industries in rural areas.
- 3 Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.
- 4 Industrial development occurring without adverse effects on the health and amenity of occupiers of land in adjoining zones.
- 5 Compatibility between industrial uses within industrial zones.
- 6 The improved amenity of industrial areas.
- 7 Co-location of industries in townships to enable promotion and implementation of innovative waste recovery practices, methods of power generation and re-use of by-products.

PRINCIPLES OF DEVELOPMENT CONTROL

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



- 3 No part of any industrial building should be located closer than 3 metres from the boundary of residential development and where an industrial building exceeds 3.5 metres in height, the distance from the boundary should be 3 metres plus 500 millimetres for each metre or part thereof, by which such building exceeds 3.5 metres in height.

- 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) use a variety of building finishes
 - (b) not consist solely of metal cladding
 - (c) contain materials of low reflectivity
 - (d) incorporate design elements to add visual interest
 - (e) avoid large expanses of blank walls.
- 7 Industrial development should minimise significant adverse impact on adjoining uses due to hours of operation, traffic, noise, fumes, smell, dust, paint or other chemical over-spray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance-creating impacts.
- 8 Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries **such that:**
 - (a) a landscaped area of not less than 2 metres in width is provided where the site adjoins a residential property boundary or street frontage, using species which will achieve a minimum height of 3 metres
 - (b) the total area of landscaping is not less than 10 per cent of the site
 - (c) species selected for landscaping are capable of forming a visual screen and include mature trees located to reduce the visual bulk and prominence of building elevations.
- 9 Fencing (including colour-coated wire mesh fencing) adjacent to public roads should be setback in one of the following ways:
 - (a) in line with the building façade
 - (b) behind the building line
 - (c) behind a landscaped area that softens its visual impact.
- 10 The site coverage of an industrial development should not exceed 60 per cent of the area of the allotment upon which it is situated.
- 11 A clearance of at least 3 metres should be provided between every industrial building and at least one side boundary of the allotment upon which it is situated.

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

- 12 Agricultural industries, home based industries, mineral water extraction and processing plants, and wineries in rural areas should:
 - (a) be setback at least 50 metres from:
 - (i) any bore, well or watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 government standard topographic map

- (ii) a dam or reservoir that collects water flowing in a watercourse
 - (iii) a lake or wetland through which water flows
 - (iv) a channel into which water has been diverted
 - (v) a known spring
 - (vi) sink hole
- (b) be located within the boundary of a single allotment, including any ancillary uses
- (c) not result in more than one industry located on an allotment
- (d) include a sign that facilitates access to the site that is sited and designed to complement the features of the surrounding area and which:
- (i) does not exceed 2 square metres in area
 - (ii) is limited to one sign per establishment (for agricultural and home-based industries)
 - (iii) is not internally illuminated.
- 13 Agricultural industries, home-based industries, mineral water extraction and processing plants, and wineries in rural areas should not:
- (a) necessitate significant upgrading of public infrastructure including roads and other utilities
 - (b) generate traffic beyond the capacity of roads necessary to service the development
 - (c) result in traffic and/or traffic volumes that would be likely to adversely alter the character and amenity of the locality
 - (d) be located on land with a slope greater than 20 per cent (1-in-5).
- 14 Agricultural industries (except for wineries) in rural areas should:
- (a) 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)
- 15 Agricultural industries, wineries and mineral water extraction and processing plants should not be located:
- (a) on land that is classified as being poorly drained or very poorly drained
 - (b) within 800 metres of a high water level of a public water supply reservoir
 - (c) closer than 300 metres (other than a home based industry) to a dwelling or tourist accommodation that is not in the ownership of the applicant.

16 Home-based industries in rural areas:

(a) should include at least one of the following activities:

- (i) arts
- (ii) crafts
- (iii) tourism
- (iv) heritage related activities
- (v) value added rural based activities
- (vi) internet based businesses.

(b) may include an ancillary area for the sale or promotion of goods manufactured in the industry (including display areas)

(c) should not be located further than 50 metres from a habitable dwelling occupied by the proprietor of the industry on the allotment.

17 Wineries in rural areas should:

(a) include at least one of the following activities normally associated with the making of wine:

- (i) crushing
- (ii) fermenting
- (iii) bottling
- (iv) maturation/cellaring of wine
- (v) ancillary activities of administration, sale and/or promotion of wine product and restaurant

(b) be located within the boundary of a single allotment which adjoins or is on the same allotment as a vineyard

(c) only include a restaurant as an ancillary use to the winery

(d) be located not closer than 500 metres to a dwelling or tourist accommodation (that is not in the ownership of the winery applicant).

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.
- 6 Development within the River Murray valley be connected to an approved water reticulation and sewage disposal scheme.

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 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 co-ordinated 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 Electricity infrastructure should be designed and located to minimise its visual and environmental impacts.

- 8 In urban areas, electricity supply serving new development should be installed underground.
- 9 Utilities and services, including access roads and tracks, should be sited on areas already cleared of native vegetation. If this is not possible, their siting should cause minimal interference or disturbance to existing native vegetation and biodiversity.
- 10 Utility buildings and structures should be grouped with non-residential development where possible.
- 11 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.
- 12 Development that requires the construction or extension of a private water supply scheme should not take place unless:
 - (a) a water supply can be provided which has a source of water of adequate magnitude and reliability
 - (b) the standard of construction and operation of the scheme, the quality of supply and legal arrangements for the supply between the parties will meet the ongoing requirements of the communities served.
- 13 The payment of a Community Wastewater Infrastructure contribution for all new allotments that access the Berri and Barmera Community Waste Water Management Scheme, in accordance with the *Berri Barmera Council Connection and Augmentation Policy*.

Interface between Land Uses

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
 - (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
 - (b) noise
 - (c) vibration
 - (d) electrical interference
 - (e) light spill
 - (f) glare
 - (g) hours of operation
 - (h) traffic impacts.
- 2 Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.
- 3 Development adjacent to a **Residential Zone** or residential area within a **Township Zone** should be designed to minimise overlooking and overshadowing of adjacent dwellings and private open space.
- 4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.
- 5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.
- 6 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.
- 7 *Outdoor lighting should be provided in accordance with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting.*

Noise Generating Activities

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

- 9 Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.
- 10 Outdoor areas (such as beer gardens or dining areas) associated with licensed premises should be designed or sited to minimise adverse noise impacts on adjacent existing or future noise sensitive development.
- 11 Development proposing music should include noise attenuation measures that achieve the following desired noise levels:

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

Air Quality

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

Rural Interface

- 14 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.
- 15 Traffic movement, spray drift, dust, noise, odour and the use of frost fans and gas guns associated with primary production should not lead to unreasonable impact on adjacent land uses.
- 16 Existing primary production and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.

- 17 Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.
- 18 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.
- 19 Development located within 300 metres of facilities for the handling, transportation and storage of bulk commodities should:
 - (a) not prejudice the continued operation of those facilities
 - (b) be located, designed and developed having regard to the potential environmental impact arising from the operation of such facilities and the potential extended hours of operation.
- 20 To minimise impacts from sprays, dust and noise from horticultural activities, a dwelling that is within or adjacent to the **Horticulture Policy Area 1** of the **Primary Production Zone** should:
 - (a) establish a vegetated buffer of 40 metres wide between the dwelling and the allotment boundary or be of a lesser distance where it adjoins a road reserve or non-horticultural activities
 - (b) take into account prevailing winds, topography and physical barriers.

Development Near Powerline Infrastructure

- 21 Development in proximity to powerline corridors and infrastructure, as depicted on *Overlay Maps - Development Constraints*, shall be sited and be of a scale to ensure adequate separation distances and that the continued operation of and access to the infrastructure for maintenance is unimpeded.
- 22 Any land division shall provide adequate separation distances from powerlines and all new allotments shall avoid protruding into a powerline easement.

Development Near High Pressure Pipelines

- 23 Development in the vicinity of a high pressure pipeline, as depicted on *Overlay Maps – Development Constraints*, should:
 - (a) not affect the continued operation of the pipeline infrastructure
 - (b) be located, designed, and developed having regard to the location of the infrastructure and the potential public safety impacts
 - (c) address the requirements of *Australian Standard 2885 Pipelines – Gas and Liquid Petroleum*.

Land Division

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 When land is divided:
 - (a) stormwater should be capable of being drained safely and efficiently from each proposed allotment **by capturing and reusing it as close to the source as possible** in an environmentally sensitive manner
 - (b) a sufficient water supply should be made available for each allotment
 - (c) provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health
 - (d) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare.
- 2 Land should not be divided if any of the following apply:
 - (a) the size, shape, location, slope or nature of the land makes any of the allotments unsuitable for the intended use
 - (b) any allotment will not have a frontage to one of the following:
 - (i) an existing road
 - (ii) a proposed public road
 - (iii) access to a public road via an internal roadway in a plan of community division
 - (c) the intended use of the land is likely to require excessive cut and/or fill
 - (d) it is likely to lead to undue erosion of the subject land or land within the locality
 - (e) the wastewater treatment plant to which subsequent development will be connected does not have sufficient capacity to handle the additional wastewater volumes and pollutant loads generated by such development

- (f) the area is unsewered and cannot accommodate an appropriate onsite wastewater disposal system within the allotment that complies with (or can comply with) the relevant public and environmental health legislation applying to the intended use(s)
- (g) any allotments will straddle more than one zone or policy area.

Design and Layout

- 3 Land divisions should be designed to ensure that areas of native vegetation and wetlands:
 - (a) are not fragmented or reduced in size
 - (b) do not need to be cleared as a consequence of subsequent development.
- 4 The design of a land division should incorporate:
 - (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities
 - (b) safe and convenient access from each allotment to an existing or proposed public road or thoroughfare
 - (c) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
 - (d) suitable land set aside for useable local open space
 - (e) public utility services within road reserves and where necessary within dedicated easements
 - (f) the preservation of significant natural, cultural or landscape features including State heritage places
 - (g) protection for existing vegetation and drainage lines
 - (h) where appropriate, the amalgamation of smaller allotments to ensure co-ordinated and efficient site development.
- 5 Land division should facilitate optimum solar access for energy efficiency.
- 6 Land division within an area identified as being an 'Excluded Area from Bushfire Protection Planning Provisions' as shown on *Bushfire Protection Area BPA Maps - Bushfire Risk* should be designed to make provisions for:
 - (a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it
 - (b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads
 - (c) a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.
- 7 Allotments in the form of a battleaxe configuration should:
 - (a) provide for an access onto a public road, with the driveway 'handle' being not less than 6 metres in width

- (b) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
 - (c) 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
 - (d) be avoided where their creation would be incompatible with the prevailing pattern of development.
- 8 Allotments should have an orientation, size and configuration to encourage development that:
- (a) minimises the need for earthworks and retaining walls
 - (b) maintains natural drainage systems
 - (c) faces abutting streets and open spaces
 - (d) does not require the removal of native vegetation to facilitate that development
 - (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 9 Within defined townships and settlements where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.
- 10 Within defined townships and settlements land division should make provision for a reserve or an area of open space that is at least 50 metres wide from the top of the bank of a watercourse and that incorporates land within the 1-in-100 year average return interval flood event area.
- 11 The layout of a land division should keep flood-prone land free from development.
- 12 The arrangement of roads, allotments, reserves and open space should enable the provision of a stormwater management drainage system that:
- (a) contains and retains all watercourses, drainage lines and native vegetation
 - (b) enhances amenity
 - (c) integrates with the open space system and surrounding area.

Roads and Access

- 13 Road reserves should be of a width and alignment that can:
- (a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users
 - (b) provide for footpaths, cycle lanes and shared-use paths for the safety and convenience of residents and visitors
 - (c) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street
 - (d) accommodate street tree planting, landscaping and street furniture
 - (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
 - (h) avoid acute angles between adjacent boundaries
 - (i) prevent intersections of four or more roads.
- 14 The design of the land division should facilitate the most direct route to local facilities for pedestrians and cyclists and enable footpaths, cycle lanes and shared-use paths to be provided of a safe and suitable width and reasonable longitudinal gradient.
- 15 The layout of land divisions should result in roads designed and constructed to ensure:
- (a) that traffic speeds and volumes are restricted where appropriate by limiting street length and/or the distance between bends and slow points
 - (b) there are adequate sight distances for motorists at intersections, junctions, pedestrian and cyclist crossings, and crossovers to allotments to ensure the safety of all road users and pedestrians
 - (c) that existing dedicated cycling and walking routes are not compromised.
- 16 The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:
- (a) the size of proposed allotments and sites and opportunities for on-site parking
 - (b) the availability and frequency of public and community transport
 - (c) on-street parking demand likely to be generated by nearby uses.
- 17 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.
- 18 Footpaths should be provided along both sides of arterial and collector roads and on one side of local streets.
- 19 Local streets should generally follow the contours of hills and those roads which have grades in excess of 8 per cent should be limited.
- 20 All road junctions should be at 90 degrees or as close to a right angle as possible.

Land Division in Rural Areas

- 21 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.
- 22 Rural land should not be divided where new allotments would result in any of the following:
- (a) fragmentation of productive primary production land
 - (b) strip development along roads or water mains
 - (c) prejudice against the proper and orderly development of townships
 - (d) removal of native vegetation for allotment boundaries, access roads, infrastructure, dwellings and other buildings or firebreaks.

Landscaping, Fences and Walls

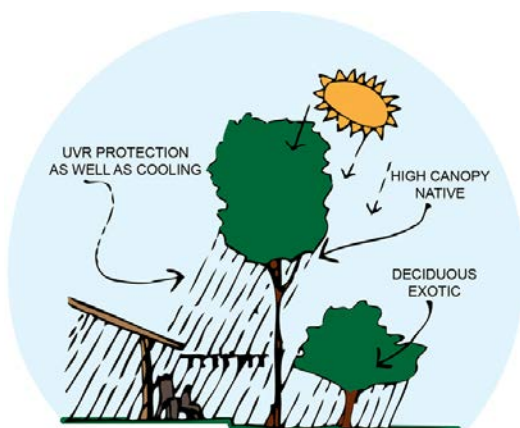
OBJECTIVES

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

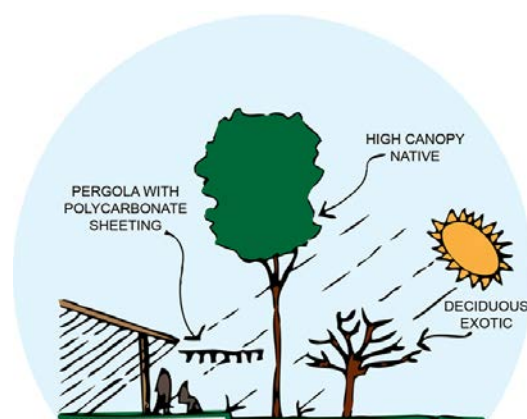
PRINCIPLES OF DEVELOPMENT CONTROL

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

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



Summer: deciduous trees + vines, natives with high canopy planted to NE, NW + SW



Winter: Translucent polycarbonate sheeting over pergola shield from direct UVR but admits warmth + light from low sun

Marinas and Maritime Structures

OBJECTIVE

- 1 The provision, in appropriate locations, of marinas, pontoons, jetties, piers, wharves and boat moorings that cater for vessels and:
 - (a) maintain public access to the waterfront
 - (b) do not compromise public safety
 - (c) preserve the structural integrity of the riverine 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 riverine 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
 - (c) address the removal and treatment of houseboat wastewater in accordance with relevant legislation.

Mineral Extraction

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Separation Treatments, Buffers and Landscaping

- 7 Mining development should be sited, designed and sequenced to protect the amenity of surrounding land uses from environmental nuisance such as dust or vibration emanating from mining operations.
- 8 Mining operations that are likely to impact upon the amenity of the locality should incorporate a separation distance and/or mounding/vegetation between the mining operations (including stockpiles) and adjoining allotments to help minimise exposure to those potential impacts.
- 9 Quarry faces should be orientated away from public view.
- 10 Screening of mining areas should occur in advance of extraction commencing.
- 11 An area of densely vegetated and/or mounded land should be established around the perimeter of mining sites in order to screen excavated land and mineral processing facilities from all of the following:
 - (a) residential areas
 - (b) tourist areas
 - (c) tourist routes
 - (d) scenic routes.
- 12 Screen planting around mining operations should incorporate a mixture of trees and shrubs that:
 - (a) contribute to an attractive landscape
 - (b) suit local soil and climatic conditions
 - (c) are fast growing and/or have a long life expectancy
 - (d) are locally indigenous species.
- 13 Borrow pits for road making materials should:
 - (a) be sited so as to cause the minimum effect on their surroundings *and the view from the River Murray or Lake Bonney Riverland*
 - (b) not be located on land *visible from arterial roads as shown on Location Maps and Overlay Maps - Transport.*

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, riverine and underground waters.
- 3 The ecologically sustainable use of natural resources including soil and water resources (including underground water, surface water and watercourses as defined in the current *Environment Protection (Water Quality) Policy*).
- 4 Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.
- 5 Development consistent with the principles of water sensitive design.
- 6 Development sited and designed to:
 - (a) protect natural ecological systems
 - (b) achieve the sustainable use of water
 - (c) protect water quality, including receiving waters
 - (d) reduce runoff and peak flows and prevent the risk of downstream flooding
 - (e) minimise demand on reticulated water supplies
 - (f) maximise the harvest and use of stormwater
 - (g) protect stormwater from pollution sources.
- 7 Storage and use of stormwater which avoids adverse impact on public health and safety.
- 8 Native flora, fauna and ecosystems protected, retained, conserved and restored.
- 9 Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.
- 10 Minimal disturbance and modification of the natural landform.
- 11 Protection of the physical, chemical and biological quality of soil resources.
- 12 Protection of areas prone to erosion or other land degradation processes from inappropriate development.
- 13 Protection of the scenic qualities of natural and rural landscapes.
- 14 Preservation and enhancement of the Lake Bonney Riverland foreshore.
- 15 Preservation of the River Murray landscape and environment.

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

Water Sensitive Design

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

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

- (iii) the incorporation of detention and retention facilities
 - (iv) aquifer recharge.
- 18 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.
- 19 Artificial wetland systems, including detention and retention basins, should be sited and designed to:
- (a) ensure public health and safety is protected
 - (b) minimise potential public health risks arising from the breeding of mosquitoes.

Water Catchment Areas

- 20 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.
- 21 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.
- 22 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.
- 23 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.
- 24 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface run-off should include a strip of land at least 20 metres wide measured from the top of existing banks on each side of a watercourse that is:
- (a) fenced to exclude livestock
 - (b) kept free of development, including structures, formal roadways or access ways for machinery or any other activity causing soil compaction or significant modification of the natural surface of the land
 - (c) revegetated with locally indigenous vegetation comprising trees, shrubs and other groundcover plants to filter runoff so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.
- 25 Development resulting in the depositing of an object or solid material in a watercourse or floodplain or the removal of bank and bed material should not:
- (a) adversely affect the migration of aquatic biota
 - (b) adversely affect the natural flow regime
 - (c) cause or contribute to water pollution
 - (d) result in watercourse or bank erosion
 - (e) adversely affect native vegetation upstream or downstream that is growing in or adjacent to a watercourse
 - (f) increase the risk of flooding (upstream or downstream).

- 26 The location and construction of dams, water tanks and diversion drains should:
- (a) occur off watercourse
 - (b) not take place in ecologically sensitive areas or on erosion prone sites
 - (c) provide for low flow by-pass mechanisms to allow for migration of aquatic biota
 - (d) not negatively affect downstream users
 - (e) minimise in-stream or riparian vegetation loss
 - (f) incorporate features to improve water quality (eg wetlands and floodplain ecological communities, sediment basins and indigenous aquatic vegetation)
 - (g) protect ecosystems dependent on water resources
 - (h) ensure water capture is within sustainable limits.
- 27 Irrigated horticulture and pasture should not increase groundwater induced salinity.
- 28 Development should comply with the current *Environment Protection (Water Quality) Policy*.
- 29 To prevent pollution of watercourses, development should be setback:
- (a) 100 metres from the River Murray and Lakes
 - (b) the following distances from all other watercourses:
 - (i) at least 25 metres for sewered development
 - (ii) at least 50 metres for unsewered non-industrial development measured at the closest point (to the watercourse) of a septic tank soakage field or “household” wastewater disposal area
 - (iii) at least 100 metres for unsewered industrial development, measured at the closest point (to the watercourse) of a waste disposal area.
- 30 Development within the Water Management Areas designated on [Concept Plan Map BeBa/4 - Development Constraints - Water Management Areas](#) should not adversely affect the quality or quantity of the water resource.

Biodiversity and Native Vegetation

- 31 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 32 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna, including riparian and riverine animals and plants, and their breeding grounds and habitats.
- 33 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:
- (a) provides an important habitat for wildlife or shade and shelter for livestock
 - (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities
 - (c) provides an important seed bank for locally indigenous vegetation

- (d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views
 - (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture
 - (f) is growing in, or is characteristically associated with a wetland environment.
- 34 Native vegetation should not be cleared if such clearing is likely to lead to, cause or exacerbate any of the following:
- (a) erosion or sediment within water catchments
 - (b) decreased soil stability
 - (c) soil or land slip
 - (d) deterioration in the quality of water in a watercourse or surface water runoff
 - (e) a local or regional salinity problem
 - (f) the occurrence or intensity of local or regional flooding.
- 35 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:
- (a) provision for linkages and wildlife corridors between significant areas of native vegetation
 - (b) erosion along watercourses and the filtering of suspended solids and nutrients from runoff
 - (c) the amenity of the locality
 - (d) bushfire safety
 - (e) the net loss of native vegetation and other biodiversity.
- 36 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure that there is not a net loss of native vegetation and biodiversity.
- 37 Development should be located and occur in a manner which:
- (a) does not increase the potential for, or result in, the spread of pest plants, or the spread of any non-indigenous plants into areas of native vegetation or a conservation zone
 - (b) avoids the degradation of remnant native vegetation by any other means including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water or change to groundwater levels
 - (c) incorporates a separation distance and/or buffer area to protect wildlife habitats and other features of nature conservation significance.
- 38 Development should promote the long-term conservation of vegetation by:
- (a) avoiding substantial structures, excavations, and filling of land in close proximity to the trunk of trees and beneath their canopies
 - (b) minimising impervious surfaces beneath the canopies of trees
 - (c) taking other effective and reasonable precautions to protect both vegetation and the integrity of structures and essential services.

- 39 Horticulture involving the growing of olives should be located at least:
- (a) 500 metres from:
 - (i) a national park
 - (ii) a conservation park
 - (iii) a wilderness protection area
 - (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area
 - (b) 50 metres from the edge of stands of native vegetation 5 hectares or less in area.
- 40 Horticulture involving the growing of olives should have at least one locally indigenous tree that will grow to a height of at least 7 metres sited at least every 100 metres around the perimeter of the orchard.

Soil Conservation

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

Open Space and Recreation

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

Orderly and Sustainable Development

OBJECTIVES

- 1 Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.
- 2 Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.
- 3 Development that does not jeopardise the continuance of adjoining authorised land uses.
- 4 Development that does not prejudice the achievement of the provisions of the Development Plan.
- 5 Development abutting adjoining Council areas having regard to the policies of that Council's Development Plan.
- 6 Urban development located only in zones designated for such development.
- 7 Urban development contained within existing townships and settlements and located only in zones designated for such development.
- 8 The town of Berri maintained and reinforced as the main service centre for the Council area and the region.
- 9 The town of Barmera maintained and reinforced as the secondary service centre for the Council area.
- 10 Limited development along the main approaches to the towns of Berri and Barmera.
- 11 Additional urban development outside of Berri and Barmera directed to the townships of Cobdogla, Glossop, Loveday and Monash.
- 12 Opportunities for development responsive to the changing needs and lifestyles of the community.
- 13 The conservation of the scenic amenity of the Berri and Barmera townships.

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 water frontages or arterial roads shown in *Overlay Maps - Transport*.
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.

- 8 Vacant or under utilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.
- 9 Development should be undertaken in accordance with the following concept plan maps:
 - (a) [Concept Plan Map BeBa/1 - Residential Zone Infrastructure and Staging - \(Berri West\)](#)
 - (b) [Concept Plan Map BeBa/2 - Residential Zone Staging Plan - \(Maple Street \(Barmera\)\)](#)
 - (c) [Concept Plan Map BeBa/3 - Rural Living Zone Infrastructure and Staging - \(Berri East\)](#)
 - (d) [Concept Plan Maps BeBa/4 - Development Constraints - Water Management Areas.](#)

Renewable Energy Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Wind Farms and Ancillary Development

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

- (f) striking of birds and bats
- 4 Wind turbine generators should be setback from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms) a distance that will ensure failure does not present an unacceptable risk to public safety.
- 5 Development should generate and make use of renewable energy sources, such as one or more of the following:
 - (a) solar power
 - (b) wind energy
 - (c) hot rocks
 - (d) other emerging technologies.

Residential Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Residential allotments and sites should have the appropriate orientation, area, configuration and dimensions to accommodate:
 - (a) the siting and construction of a dwelling and associated ancillary outbuildings
 - (b) the provision of landscaping and private open space
 - (c) convenient and safe vehicle access and off street parking
 - (d) passive energy design.
- 2 Buildings on battleaxe allotments or the like should be single storey and be designed to maintain the privacy of adjoining properties.
- 3 Residential allotments should be of varying sizes to encourage housing diversity.
- 4 Dwellings constituting affordable housing and housing for seniors should be located to optimise access to shops, social services and facilities, or public transport.
- 5 Dwellings located in areas not served by the reticulated water scheme should have a rainwater tank of at least 50 000 litres intended exclusively for domestic use associated with the dwelling and be plumbed throughout the dwelling.
- 6 Any residential development within a **Township Zone, Residential Zone or Rural Living Zone** should have access to a potable water supply, and also be provided with a rainwater storage of at least 5000 litres intended exclusively for domestic use associated with the dwelling and be plumbed throughout the dwelling.

Design and Appearance

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

- 9 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.
- 10 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.
- 11 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.
- 12 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 the existing ground-level open space
 - (b) 35 square metres of the existing ground-level open space (with at least one of the area's dimensions measuring 2.5 metres).
- 13 Development should not increase the overshadowed area by more than 20 per cent in cases where overshadowing already exceeds these requirements.
- 14 Building appearance should be compatible with existing development in terms of built form elements such as:
 - (a) building mass and proportion
 - (b) materials, patterns, textures, colours and decorative elements
 - (c) ground floor height above natural ground level
 - (d) roof form and pitch
 - (e) facade articulation and detailing and window and door proportions
 - (f) verandas, eaves and parapets
 - (g) driveway crossovers, fence style and alignment
 - (h) individuality of design whilst remaining compatible with neighbouring buildings.
- 15 Fences and walls abutting the primary street frontage (excluding service lanes) should include a transition with a slope no greater than 30 degrees where there is a difference in height between two fences or walls.

Garages, Carports and Outbuildings

- 16 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- 17 Garages and carports facing the street should:
 - (a) not dominate the streetscape
 - (b) have a maximum width of garage or carport opening of 7 metres.
- 18 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.

Street and Boundary Setbacks

- 19 Dwellings should be setback from allotment or site boundaries to:
 - (a) contribute to the desired character of the area
 - (b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement
 - (c) meet the requirements set out in [Table BeBa/1 - Building Setbacks from Road Boundaries](#).
- 20 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.
- 21 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.
- 22 Carports and garages should be setback from road and building frontages so as to:
 - (a) contribute to the desired character of the area
 - (b) not adversely impact on the safety of road users
 - (c) provide safe entry and exit
 - (d) not dominate the appearance of dwellings from the street.

Site Coverage

- 23 Site coverage should be limited to 60 per cent to ensure sufficient space is provided for:
 - (a) pedestrian and vehicle access and vehicle parking
 - (b) domestic storage
 - (c) outdoor clothes drying
 - (d) a rainwater tank

- (e) private open space and landscaping
- (f) front, side and rear boundary setbacks that contribute to the desired character of the area
- (g) convenient storage of household waste and recycling receptacles.

Private Open Space

- 24 Private open space (land available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:
- (a) to be accessed directly from the internal living areas of the dwelling
 - (b) generally at ground level to the side or rear of a dwelling and screened for privacy
 - (c) to take advantage of but not adversely affect natural features of the site
 - (d) to minimise overlooking from adjacent buildings
 - (e) to achieve separation from bedroom windows on adjoining sites
 - (f) to have a northerly aspect to provide for comfortable year-round use
 - (g) to not be significantly shaded during winter by the associated dwelling or adjacent development
 - (h) to be shaded in summer.
- 25 Dwellings should have associated private open space of sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.
- 26 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.
- 27 Balconies should make a positive contribution to the internal and external amenity of residential buildings and should be sited adjacent to the main living areas, such as the living room, dining room or kitchen, to extend the dwelling's living space.
- 28 Rooftop gardens should be incorporated into residential flat buildings.

Site Facilities and Storage

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

Visual Privacy

- 30 Upper level windows, balconies, terraces and decks should have a sill height of not less than 1.5 metres or be permanently screened to a height of not less than 1.5 metres above finished floor level to avoid overlooking into habitable room windows or onto the useable private open spaces of other dwellings.
- 31 Permanently fixed external screening devices should be designed and coloured to blend with the associated building's external material and finishes.

Noise

- 32 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid causing potential noise nuisance to adjoining landowners and occupiers.
- 33 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.
- 34 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.
- 35 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.
- 36 External noise and light intrusion to bedrooms should be minimised by separating or shielding these rooms from:
 - (a) active communal recreation areas, parking areas and vehicle access ways
 - (b) service equipment areas and fixed noise sources on the same or adjacent sites.

Car Parking and Access

- 37 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.
- 38 On-site parking should be provided having regard to:
 - (a) the number, nature and size of proposed dwellings
 - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
 - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons
 - (d) availability of on-street car parking
 - (e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).
- 39 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.

- 40 On-site visitor parking spaces for group and multiple dwellings and residential flat buildings should be sited and designed to:
 - (a) serve users efficiently and safely
 - (b) not dominate internal site layout
 - (c) be clearly defined as visitor spaces not specifically associated with any particular dwelling
 - (d) ensure they are not sited behind locked garages and are accessible to visitors at all times.
- 41 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.
- 42 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.
- 43 Driveway access to any building should be designed and constructed to follow the natural contours of the land with a gradient of no greater than 1-in-8.

Undercroft Garaging of Vehicles

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

Dependent Accommodation

- 48 Dependent accommodation (ie accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
 - (a) the site is of adequate size and configuration

- (b) the accommodation has a small floor area relative to the associated main dwelling with a floor area not exceeding 60 square metres
- (c) the building is designed to, and comprises colours and materials that will, complement the original dwelling
- (d) of a transportable type building to facilitate removal on cessation of the original intended use
- (e) located and screened so as to appear ancillary to the main dwelling
- (f) positioned so as not to facilitate subsequent division of allotments
- (g) the accommodation forms an addition to the existing dwelling with the ability for separate kitchen and bathroom facilities.

Swimming Pools and Outdoor Spas

- 49 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.

Caravans

- 50 Caravans outside of a designated caravan park or camping ground should not be parked on vacant land unless:
- (a) construction of an approved permanent dwelling on the land is proceeding
 - (b) the use of the caravan on the allotment will not exceed a period of 6 months
 - (c) the caravan is in good repair and condition
 - (d) an approved toilet system is connected to or ancillary to the caravan.

Short-Term Workers Accommodation

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Siting and Visibility

OBJECTIVES

- 1 Protection of scenically attractive areas, particularly natural, rural landscapes.
- 2 The preservation of the attractiveness of the valley face of the River Murray valley.

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

- 7 Driveways and access tracks should be designed and surfaced to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms.
- 8 Development should be screened through the establishment of landscaping using locally indigenous plant species:
 - (a) around buildings and earthworks to provide a visual screen as well as shade in summer, and protection from prevailing winds
 - (b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads
 - (c) along the verges of new roads and access tracks to provide screening and minimise erosion.
- 9 Development which is proposed to be located outside of urban zones should be sited and designed to not adversely affect views from the Murray River, lagoons, public reserves, tourist routes and walking trails.

Sloping Land

OBJECTIVES

- 1 Development on sloping land designed to manage visual impacts, minimise impacts on the natural environment and protect soil stability and water quality.

PRINCIPLES OF DEVELOPMENT CONTROL

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

Supported Accommodation and Housing for Seniors

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Supported Accommodation

5 Supported accommodation should include:

- (a) ground-level access or lifted access to all units
- (b) an interesting and attractive outlook from units and communal areas for all residents including those in wheelchairs
- (c) adequate living space allowing for the use of wheelchairs with an attendant
- (d) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles.

6 Car parking associated with supported accommodation should:

- (a) have adequate identifiable provisions for staff
- (b) include private parking spaces for independent living units
- (c) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles.

Telecommunications Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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 heritage places.
- 3 Tourism development that sustains or enhances the local character, visual amenity and appeal of the area.
- 4 Tourism development that protects areas of exceptional natural value, allows for appropriate levels of visitation, and demonstrates an environmental analysis and design response which enhances environmental values.
- 5 Tourism development in rural areas that does not adversely affect the use of agricultural land for primary production.
- 6 Tourism development that contributes to local communities by adding vitality to neighbouring townships, regions and settlements.
- 7 Increased opportunities for visitors to stay overnight.
- 8 Ensure new development, together with associated bushfire management minimise the threat and impact of bushfires on life and property while protecting the environment.
- 9 Provision for recreational and tourist development adjacent to the River Murray and Lake Bonney.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Tourism development should have a functional or locational link with its natural, cultural or historical setting.
- 2 Tourism development and any associated activities should not damage or degrade any significant natural and cultural features.
- 3 Tourism development should ensure that its scale, form and location will not overwhelm, over commercialise or detract from the intrinsic natural values of the land on which it is sited or the character of its locality.
- 4 Tourism development should, where appropriate, add to the range of services and accommodation types available in an area.
- 5 Any upgrading of infrastructure to serve tourism development should be consistent with the landscape and the intrinsic natural values of the land and the basis of its appeal.
- 6 Major tourism developments should generally be located within designated areas and existing townships, towns or cities.
- 7 Development of a hotel, motel or related tourist accommodation facility should only be undertaken where:
 - (a) the total area of development including outbuildings but excluding driveways and car parking areas would not exceed 50 per cent of the site

- (b) the development is limited to a height of one storey where the proposed development is located within 8 metres of the boundary of any abutting site
 - (c) car parking and service areas and areas for the storage of rubbish are to be sited and screened suitably with fencing or landscaping
 - (d) the development is designed with respect to orientation and siting of buildings, car parking areas and manoeuvring areas and the allocation of landscaped buffer areas in such a manner as to minimise disturbance to the adjoining land through noise, lighting spill, intrusion on privacy
 - (e) disposal of wastewater can be achieved to accord with relevant standards.
- 8 Tourist accommodation comprising of bed and breakfast (occupied dwelling providing temporary accommodation and dining for up to six people), farm stay (farm accommodation on a working farm for up to fifteen people) and nature retreat accommodation (small scale accommodation in rural areas) should:
- (a) be of a small scale
 - (b) designed in harmony with the landscape
 - (c) be in harmony with the character, form, scale and external materials of construction of surrounding buildings
 - (d) be under the main roof of the existing dwelling or in the immediate proximity of the existing dwelling.

Tourism Development in Association with Dwelling(s)

- 9 Tourist facilities developed on the site of a dwelling should not detrimentally affect residential amenity.
- 10 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

- 11 Tourist developments should demonstrate excellence in design to minimise potential impacts or intrusion on primary production activities and on areas of high conservation, landscape and cultural value.
- 12 Tourism developments in rural areas should be sited and designed to minimise impacts and have a functional or locational link with either of the following:
- (a) the surrounding agricultural production or processing
 - (b) the natural, cultural or historical setting of the area.
- 13 Tourism developments in rural areas should primarily be developed in association with one or more of the following:
- (a) agricultural, horticultural, viticultural or winery development

- (b) heritage places and areas
 - (c) public open space and reserves
 - (d) walking and cycling trails
 - (e) interpretive infrastructure and signs.
- 14 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.
- 15 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.
- 16 Tourism development in rural areas should occur only where it:
- (a) incorporates a separation distance or buffers to avoid conflict with existing rural industries or agriculture or otherwise is designed to overcome the potential impacts associated with the adjoining land use (such as noise, dust, spray drift, odour and traffic)
 - (b) will not give rise to demands for infrastructure and services, especially on public lands, that are inappropriate to the primary purpose of the zone and/or policy area.
- 17 Tourism development, particularly in remote areas should be designed to minimise energy and water demands and incorporate alternative, sustainable technologies that use renewable energy sources and/or treat and re-use stormwater and wastewater to minimise reliance on mains services.
- 18 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.
- 19 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

- 20 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.
- 21 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.
- 22 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.
- 23 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.
- 24 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 **riverside locations**.
- 25 A minimum of 12.5 per cent of a park should comprise communal open space, landscaped areas and recreation areas.
- 26 Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.

Transportation and Access

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Movement Systems

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

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

Cycling and Walking

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

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

Access

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

Access for People with Disabilities

- 30 Development should be sited and designed to provide convenient access for people with a disability.
- 31 Where appropriate and practical, development should provide for safe and convenient access to the **River Murray**.

Vehicle Parking

- 32 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with [Table BeBa/3 - Off Street Vehicle Parking Requirements](#).
- 33 Development should be consistent with *Australian Standard AS 2890 Parking facilities*.

- 34 Vehicle parking areas should be sited and designed in a manner that will:
- (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
 - (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network
 - (c) not inhibit safe and convenient traffic circulation
 - (d) result in minimal conflict between customer and service vehicles
 - (e) avoid the necessity to use public roads when moving from one part of a parking area to another
 - (f) minimise the number of vehicle access points to public roads
 - (g) avoid the necessity for backing onto public roads
 - (h) where reasonably possible, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points
 - (i) not dominate the character and appearance of a centre when viewed from public roads and spaces
 - (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas.
- 35 Shared use of adjoining or adjacent car parking areas should be available for the duration of the intended use of the land.
- 36 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.
- 37 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.
- 38 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.
- 39 Parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 40 To assist with stormwater detention and reduce heat loads in summer, vehicle parking areas should include soft (living) landscaping at the rate of 10 per cent of the area used for car parking.
- 41 Parking areas should be line-marked to indicate parking bays, movement aisles and direction of traffic flow.

Waste

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Wastewater

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

Waste Treatment Systems

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

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

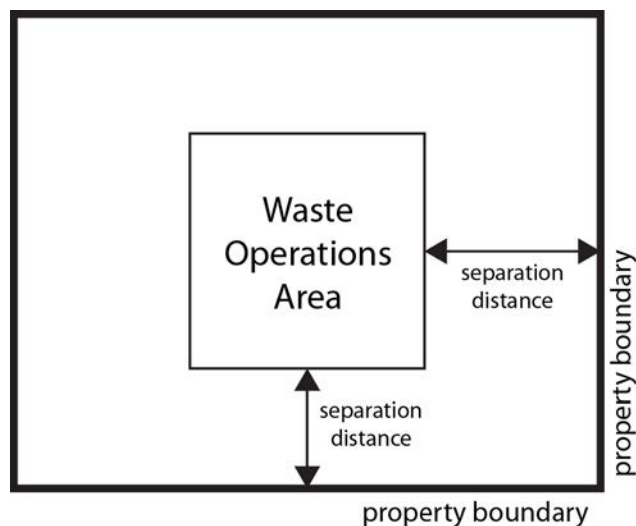
Waste Management Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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



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

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

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

Zone Section

Caravan and Tourist Park Zone

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

OBJECTIVES

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

DESIRED CHARACTER

This zone accommodates the Berri Tourist Park adjacent to the **District Centre Zone** and Riverfront at Berri.

The zone promotes a range of tourist accommodation uses, including camping sites, caravans and cabins. The zone is strategically placed between the **District Centre Zone**, the **Medium Density Policy Area 2** of the **Residential Zone** and the **Recreation Zone**, where the **Recreation Zone** caters for high quality community recreational and open space needs. This offers a range of future development options, and integrated tourism related development, associated with the **District Centre Zone** and the **Medium Density Policy Area 2** of the **Residential Zone**, the waterfront and the adjoining open space/recreational linkages.

The zone also accommodates the Barmera and Cobdogla caravan and tourist parks.

Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

Circulation and movement within the parks will be pedestrian friendly and promote low speed vehicle movement.

The inclusion of long-term accommodation will not lead to the displacement of existing tourist accommodation.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - amenity block, including shower, toilet and laundry facilities
 - cabin
 - caravan park
 - caravan permanently fixed to land
 - camping ground
 - recreation area including tennis court, basketball court, playground
 - swimming pool/spa
 - tourist park and other forms of tourist accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.
- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.
- 6 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.
- 7 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

Car Parking and Access

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

Street and Boundary Setbacks

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

Natural Hazards

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

Land Division

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Bus depot	
Cemetery	
Commercial forestry	
Community centre	Except where in association with and ancillary to tourist accommodation.
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except for a manager's residence in association with and ancillary to tourist accommodation.
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	Except where in association with and ancillary to tourist accommodation.
Industry	
Intensive animal keeping	
Land division which results in the creation of additional allotment(s) either wholly or partly within the zone.	Except where a lease or licence agreement is made, granted or accepted under the <i>Residential Parks Act 2007</i> .
Marina	
Motor repair station	
Nursing home	
Office	Except where in association with and ancillary to tourist accommodation.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	

Form of Development	Exceptions
Residential flat building	
Restaurant	Except where it is both: (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 it is both: (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	Except where in association with or ancillary to an existing caravan park or tourist park.
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Amenity block, including shower, toilet, laundry and kitchen facilities	
Cabin	
Camping ground	
Caravan park	
Caravan permanently fixed to land	
Recreation area	
Swimming pool	
Tourist park	

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 comprises an area located on the Old Sturt Highway at the entrance to Berri and already contains a number of commercial uses. It is intended that the zone accommodate various service trades and commercial activities which require large site areas that would be inappropriate in the **District Centre Zone**.

The zone is to achieve a high standard of development with appropriate landscaping to provide an attractive entrance to the town and which suitably screens untidy service areas and minimises detriment to neighbouring residents on Mills Road, to the rear of the Berri **Commercial Zone**.

The zone also comprises a small area on the outskirts of Barmera, bounded by the Sturt Highway, Ritchie Street, part of Farmer Street and two laneways. The zone is to promote local development and investment opportunities to serve the local community.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulky goods outlet
 - consulting room
 - motor vehicle related business other than wrecking yard
 - office
 - petrol filling station
 - service industry
 - service trade premises
 - shop with a gross leasable area less than 250 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, other than a bulky goods outlet, should have a gross leasable area less than 250 square metres.
- 5 Retail development should be limited, primarily to that associated with service trade premises, automotive sales and repairs and wholesaling of construction materials or trades supplies.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Development should make provision for the establishment of a service road parallel to the Old Sturt Highway.

Land Division

- 8 Land division should create allotments that vary in size and are suitable for a variety of commercial activities and should have an area of not less than 1500 square metres.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table BeBa/2 - Conditions for Complying Development](#):

- light industry
- service industry
- store
- warehouse.

Non-complying Development

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

Form of development	Exceptions
Dairy	
Dwelling	
Educational establishment	
Farm building	
Farming	
Fuel depot	
General industry	
Horticulture	
Hospital	
Intensive animal keeping	Except for aquaculture.
Nursing home	
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	

Form of development	Exceptions
Road transport terminal	
Shop or group of shops	Except where it achieves one of the following: (a) the gross leasable area is less than 250 square metres (b) the shop is a bulky goods outlet.
Special industry	
Stadium	
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*.

Conservation Zone

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

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - directional, identification and/or interpretative advertisements and/or advertising hoardings for conservation management and tourist information purpose
 - scientific monitoring structures or facility
 - small-scale facility associated with the interpretation and appreciation of natural and cultural heritage such as public amenities, camping grounds, remote shelters or huts
 - structures for conservation management purpose.
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Development should be undertaken in a manner which minimises the effect on natural landscape features, flora and fauna and their habitat corridors, land adjoining water, scenic routes or scenically attractive areas.
- 4 Development should use the following measures to avoid impacting detrimentally on the natural environment, processes and/or conservation qualities of land in the zone:
 - (a) minimising the extent of earthworks
 - (b) minimising the extent of vehicle access servicing that development
 - (c) minimising the extent of locally indigenous vegetation removal
 - (d) being sited in an unobtrusive manner preferably below hilltops or prominent ridgelines
 - (e) screening the visual impact by planting locally indigenous species having due regard to bushfire risk
 - (f) utilising external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.
- 5 Where public access is necessary in the zone, the construction of recreational trails and appropriate fencing such as post and wire should be provided to control the movement of the public whilst minimising the impact on biodiversity.

- 6 Signage should only be installed where it is relevant to the conservation values and promotion of the objectives of the zone, and should be:
- (a) restricted to those needed for direction, identification and interpretation
 - (b) discrete in design, colour and of a size of no more than 2 square metres.

Land Division

- 7 Land division should not result in an additional number of allotments partly or wholly within the zone.
- 8 Boundary realignments should not occur unless to assist in the management of native vegetation.

PROCEDURAL MATTERS

Complying Development

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

No other forms of development are complying in the zone.

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Except where in association with conservation works or tourist information purposes.
Amusement machine centre	
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except where used for the purposes of administering one or more of the following: (a) <i>National Parks and Wildlife Act 1972</i> (b) <i>Wilderness Protection Act 1992</i> .
Educational establishment	
Farm building	
Farming	

Form of development	Exceptions
Fuel depot	
Horse keeping	
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.
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	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Deferred Urban Zone

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

OBJECTIVES

- 1 A zone accommodating a restricted range of rural uses that are not prejudicial to development of the land for urban purposes and maintain the rural appearance of the zone.
- 2 A zone comprising land to be used primarily for horticultural 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.

DESIRED CHARACTER

The zone comprises an area lying to the east of the Berri Township. It is located adjoining to residential development and is therefore ideally suited to cater for the long term expansion of the Berri township.

It is intended that the zone continue to be used for horticultural activities until such time as demand for urban expansion requires that the land be developed for residential purposes.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Land Division

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

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

Form of development	Exceptions
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*.

District Centre Zone

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

OBJECTIVES

- 1 A centre that accommodates a range of retail facilities, offices, consulting rooms, and cultural, community, public administration, entertainment, educational, religious and residential facilities to serve the community and visitors within the surrounding district.
- 2 Development of a visually and functionally cohesive and integrated district centre.
- 3 A centre accommodating medium to high-density residential development in conjunction with non-residential development.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone, wherein retail and business development is concentrated, primarily embraces two discrete areas in the town of Berri, being the Berri District Centre, bisected by Vaughan Terrace and also an integrated centre site off Kay Avenue on the eastern margins of the town of Berri.

The retail focus in Berri District Centre has, over an extended period, shifted to the eastern side of Vaughan Terrace where comprehensive, integrated retail development has taken place. Major new retail developments are best focussed however on either side of Vaughan Terrace, providing integrated rear car parking promoting pedestrian flows within the District Centre and providing for public amenities and conveniences.

Berri is a regional administrative centre and it is desirable to further strengthen this role through new office development focussed on that portion of the Berri District Centre north of Kay Avenue/Wilson Street.

Precinct 1 Mixed Use Retail and Tourism Orientated Development

This precinct is located on the southern periphery of the zone, overlooking the Berri Riverfront.

The zone will provide long term strategic development and redevelopment options for integrated retail and major tourism orientated development, inclusive of tourism accommodation, in a District Centre and riverfront context. Opportunity exists for major redevelopment, in association with the adjoining **Residential Zone (Medium Density Policy Area 2)**, **Caravan and Tourist Park Zone** and **Recreation Zone**, for an integrated retail, tourism and open space/recreation centre of activity along the Berri riverfront, comprising of improved tourism facilities and opportunities, regional sporting and community facilities and expansion of the existing retail core.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

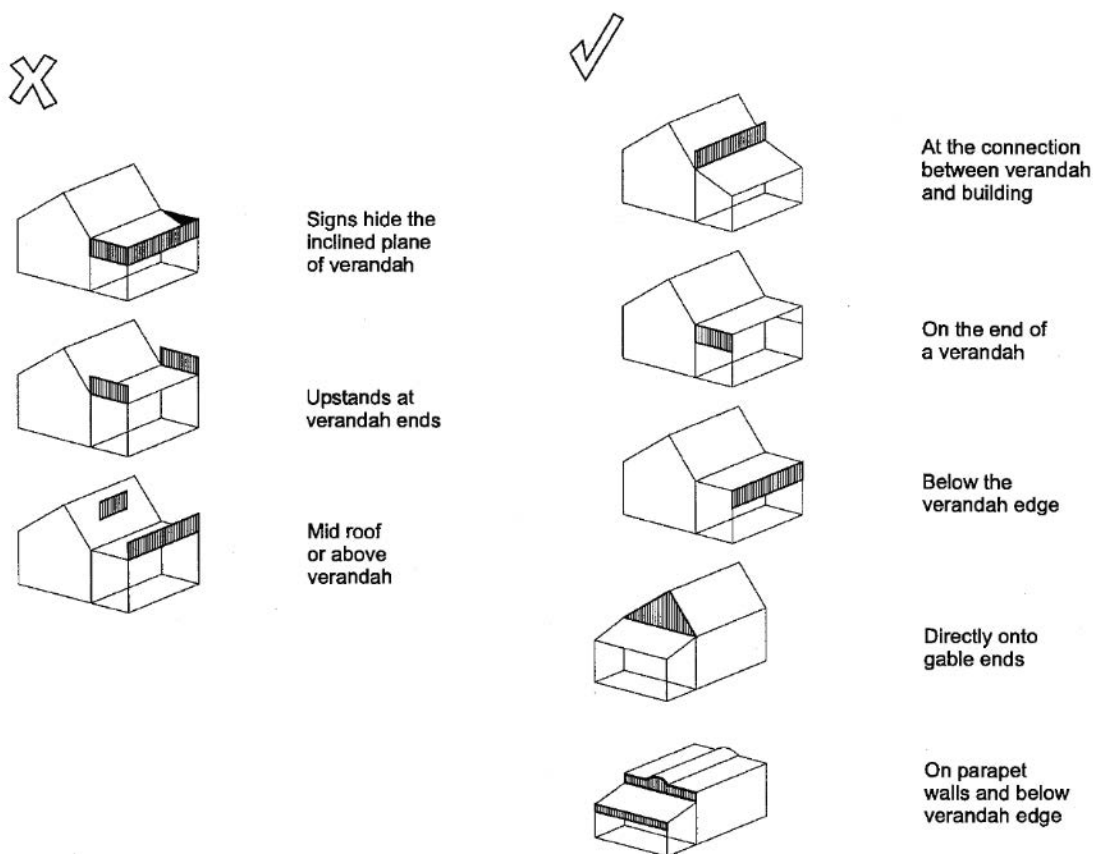
- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - bank
 - child care centre
 - civic centre

- consulting room
 - discount department store
 - dwelling in conjunction with non-residential development or short-term workers accommodation
 - educational establishment
 - emergency services facility
 - entertainment facility
 - health facility
 - hospital
 - hotel
 - indoor games centre
 - library
 - motor repair station
 - office
 - place of worship
 - playing field
 - pre-school
 - residential flat building in conjunction with non-residential development or short-term workers accommodation
 - restaurant
 - shop
 - short-term workers accommodation
 - supermarket
 - swimming pool
 - tourist orientated development.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Medium to high-density residential development, including affordable housing, and development comprising a variety of residential and non-residential uses should be developed only if it does not prejudice the operation of existing or future retail activity within the zone.

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 and sited to:
- (a) enhance the amenity of the townscape and entrances to the Berri District Centre
 - (b) reflect a high quality through appropriate design, siting, scale, building materials, advertisements and landscaping
 - (c) have regard to the recreation area and adjoining residential developments.
- 6 The Berri District Centre should be developed in the following manner:
- (a) further retail expansion should be focussed on the Berri District Centre on either side of Vaughan Terrace which makes provision for consolidated car parking at the rear of developments fronting the main town streets
 - (b) the area west of Strawbridge Street/William Street should be developed for showroom/retail display, offices and consulting rooms together with a range of residential accommodation
 - (c) the area north of Kay Avenue/Wilson Street should be developed for public administration, civic, cultural and community purposes
 - (d) development should upgrade and re-develop premises and/or sites in a manner promoting continuity of the established building development to the main town streets in particular Vaughan Terrace, Riverview Drive and Wilson Street/Kay Avenue

- (e) development should maintain a consistency in siting, orientation and scale, particularly along the main town streets, by promoting buildings which front onto, and are set close to those streets and by comprising, primarily, discrete individually-styled buildings up to two storeys or 10 metres in height but which display consistent and unifying building development features such as verandas and roof form
 - (f) co-ordinate points of vehicular access to shared parking spaces and provide identifiable and convenient pedestrian links, afforded with shade and shelter and onto which buildings and their entrances face, in order to promote and make attractive pedestrian movement throughout the centre
 - (g) development should be undertaken in an orderly manner and integrated with preceding development, thereby contributing and promoting the centre's long-term orderly expansion and cohesion.
- 7 Development at the centre site on Kay Avenue should:
- (a) be developed comprehensively by integrating with the existing development
 - (b) providing co-ordinated access and parking
 - (c) of a complementary style of built development.
- 8 Development should be sited and designed to promote linkages between the various developments within the centre and adjoining main roads.
- 9 Facilities within the centre should be sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the district.
- 10 Advertisements and/or advertising hoardings erected on a veranda should:
- (a) be below the roof level or hung from below the veranda fascias or painted on the shopfront
 - (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) have a clearance over a footway to allow for safe and convenient pedestrian access
 - (e) meet the design requirements in the following diagram:



- 11 Undercroft or semi-basement car parking areas should not project above natural or finished ground level.

Land Division

- 12 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 1 Mixed Use Retail and Tourism Orientated Development

- 13 Development within the precinct area should:

- (a) provide long term strategic development of the site for integrated retail and major tourist orientated development
- (b) be designed and sited to:
 - (i) ensure the development is connected to the town's Community Waste Water Management system
 - (ii) establish a variety of building clusters, setbacks and massing
 - (iii) promote a mix of land uses with a focus on retail and tourism related development
 - (iv) the building height, bulk and scale of buildings is complementary to the built form of the zone, and does not dominate or detract from the streetscape characteristics along the waterfront

- (v) promote open space and linkages to the adjoining **Residential Zone (Medium Density Policy Area 2)**, **Caravan and Tourist Park Zone**, **Recreation Zone**, retail centre of the **District Centre Zone** and the waterfront precinct
- (vi) introduce sustainable environmental outcomes in terms of built design, use of solar and other energy efficient design techniques, water re-use and landscaping
- (vii) provide suitable areas, for the provision of on-site car parking and service facilities that are designed and sited so as to not detract from the visual quality or functioning of the overall development.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Dwelling	Except where in conjunction with a non-residential development, short-term workers accommodation, or associated with a Tourism orientated development in Precinct 1 Mixed Use Retail and Tourism Orientated Development .
Fuel depot	
Horticulture	
Industry	
Major public service depot	
Residential flat building	Except where in conjunction with a non-residential development, short-term workers accommodation, or associated with a tourism orientated development in Precinct 1 Mixed Use Retail and Tourism Orientated Development .
Road transport terminal	
Service trade premises	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Industry Zone

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

OBJECTIVES

- 1 A zone primarily accommodating a wide range of industrial, warehouse, storage and transport land uses.
- 2 Development designed and sited to establish and maintain high amenity along zone interfaces and public roads.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone at Berri, comprises the site occupied by the former Riverland Cannery, adjoining land and nearby land. It is intended to accommodate expansion of existing industries and the future development of other heavy and general industry. While development is intended to be of a large scale, it needs to be designed to minimise its visual impact when viewed from the adjoining Sturt Highway and on the township of Berri.

The zone at Berri will cater for long term growth industrial development, and investment attraction opportunities, within a strategic location within the central point of the Riverland.

The zone also comprises land in the vicinity of the old railway station at Barmera. It includes the Barmera Co-operative Packing Sheds, the main industrial development in Barmera, and is intended to accommodate light industrial and related commercial development as well as some general industry on varying sized allotments.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - industry
 - transport distribution
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 In areas where a uniform street setback pattern has not been established, buildings should be setback in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):
 - (a) buildings up to a height of 6 metres should be sited at least 8 metres from 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.
- 5 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.
- 6 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.
- 7 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 roof line
 - (d) parapet mounted advertisements projecting above the top of the parapet.
- 8 Buildings and structures should not exceed 60 per cent site coverage to enable sufficient area for access, parking, landscaping and services.
- 9 Development located on the boundary of the **Residential Zone** should incorporate a 25 metre vegetated buffer strip for the length of that boundary.
- 10 There should be no retail development unless ancillary to the related activity and does not exceed 25 per cent of the total floor area of the related activity.
- 11 Offices should be ancillary to the related activity and not exceed 25 per cent of the total floor area of the related activity.
- 12 Materials stored outdoors should not be visible above screen fences with such fences being setback to the building line or behind the building line or behind landscaping to soften visual impacts.
- 13 Landscaping within a site should be provided so that:
 - (a) not less than 10 per cent of the site is developed as landscaping
 - (b) a landscaped area at least 3 metres wide is located along boundaries with any road or reserve and at least 2 metres wide at the rear of the site where it adjoins a zone boundary
 - (c) at least 50 per cent of the landscaping is planted adjacent to the street alignment.
- 14 Car parking areas between a building and a street should be setback a minimum of 3 metres from the primary street boundary with a landscape strip planted with trees and shrubs incorporated within that setback.

Land Division

- 15 Land division should create allotments that:
 - (a) are of a size and shape suitable for the intended use
 - (b) have an area of not less than 1500 square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table BeBa/2 - Conditions for Complying Development](#):

- light industry
- service industry
- store
- timber yard
- warehouse.

Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dwelling	Except where it is: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Educational establishment	Except where it is: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	Except for aquaculture.
Motel	
Nursing home	
Office	Except where: (a) it is ancillary to and in association with industrial development (b) it is located on the same allotment (c) the gross leasable area is less than 25 per cent of the total floor area of the related activity.
Pre-school	
Place of worship	
Residential flat building	

Form of development	Exceptions
Shop or group of shops	Except where: <ul style="list-style-type: none">(a) it is ancillary to and in association with industrial development(b) it is located on the same allotment(c) the gross leasable area is less than 25 per cent of the total floor area of the related activity.
Tourist accommodation	

Public Notification

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

Infrastructure Zone

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

OBJECTIVES

- 1 Primarily, a zone for the provision of infrastructure.
- 2 Infrastructure facilities and land required for infrastructure facilities preserved from the encroachment of incompatible land uses.
- 3 Development designed and sited to establish and maintain high amenity along zone interfaces and public access roads and to protect native vegetation.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - drainage system, including stormwater retention basin
 - electricity substation
 - landfill
 - public service depot
 - sewerage infrastructure
 - solar photovoltaic panels (roof mounted or freestanding)
 - waste transfer depot
 - waste treatment and distribution infrastructure.
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Development should not prejudice the future operation or expansion of the following facilities:
 - (a) Berri - Community Wastewater Management facility
 - (b) Barmera east - Community Wastewater Management facility
 - (c) Berri - SA Water infrastructure adjacent to the Berri bridge, and army barracks
 - (d) Monash - Monash substation and Murray Link Interconnector
 - (e) Monash Regional Waste Facility (Berri North).

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dairy	
Dwelling	
Educational establishment	
Horticulture	Except where it is associated with the reuse of wastewater from a wastewater treatment facility.
Hospital	
Hotel	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	Except where it is: (a) ancillary to and in association with development for the purposes of infrastructure (b) located on the same allotment.
Place of worship	
Pre-school	
Residential flat building	
Service trade premises	
Shop	
Stock sales yard	
Stock slaughter works	
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 (except where the development is non-complying) are designated:

Category 1	Category 2
Solar photovoltaic panels (roof mounted or freestanding)	

Primary Production Zone

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

OBJECTIVES

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

DESIRED CHARACTER

The zone comprises all of the council area, with the exception of townships, **Rural Living Zones**, **River Murray Flood Zone** and **River Murray Fringe Zones**, the **Rural Landscape Protection Zone** and the **Conservation Zone**.

The zone comprises of the agricultural areas that underpin the regions rural economy, primary consisting of general farming, grazing and horticulture with associated rural based industry, services and facilities.

It is intended that the dominant rural character of the zone be maintained by the retention of farming and horticultural activities and significant tracts of bushland. It is important for non-agricultural development to recognise and appreciate that the zone is designed for agriculture first and foremost, and that non-agricultural development is required to accommodate itself to the potential effects of such development (e.g. dust, spray drift, noise, as well as use of machinery and equipment at different times of the day, night and year). If non-agricultural development (including dwellings) cannot accommodate this situation, it would be better for development to be located in another zone. The primacy of agriculture and horticulture to the region's economy and identity is very important and it is incumbent on this zone to facilitate its continuation (and potential intensification). As a result, this hierarchy is to be treated as the first priority in considering new development.

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

- 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.

Outside of the **Horticulture Policy Area 1** it is intended that the zone caters for second dwellings where there is a demonstrated need for a farm hand or manager's residence, so as to promote opportunity for on-farm accommodation – this is not to give rise to the division of land. For clarity however, there is the ability for short-term workers accommodation within the whole zone to provide scope for seasonal workers associated with, for example, short term seasonal picking and packing.

In furthering the zone's dominant agricultural and horticultural character, there is a strong desire to see allied value-adding agricultural industries establish and be retained in this zone. Such development will support the established primary industry. It is important to note that industry associated with agriculture, in some cases, can be located within a **Commercial Zone** or **Industry Zone** within the township areas, and that industry not associated with agriculture should not be located within the **Primary Production Zone**.

There is also potential for inclusion of small scale retail and restaurant development, rather than conventional development. As above, it is important for retail and restaurants to fit in with the existing nature of development, not the other way around.

Dwellings and other non-farming related activities are discouraged in the vicinity of Accolade Wines at Glossop.

Finally, opportunities exist for environmental sustainability in building design. This can be realised in terms of energy generation and use, particularly in situations where allotments are not connected to conventional urban infrastructure networks and it is financially prohibitive to expand these to isolated areas. It is sought for dwellings and other buildings (including sheds) to generate and harness wind energy, solar energy or hot rock energy sources.

Precinct 2 Lake Bonney North

This precinct is situated to the north of Lake Bonney, extending towards the Morgan to Monash Highway. The precinct contains an area of unproductive farm land with views over Lake Bonney to the south. The land is located above the 1956 River Murray Flood Plain and has access to a surrounding road network to the north, south and west.

The area provides an opportunity for 40 hectare rural allotments that will preserve the rural setting of the area, and also provide scope for minimal rural/residential development on large holdings overlooking Lake Bonney.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulk handling and storage facility
 - commercial forestry
 - dairy farming
 - dwelling associated with envisaged forms of development or for short-term workers accommodation
 - farming
 - horticulture
 - industry ancillary to, and in association with, farming and/or horticulture
 - intensive animal keeping
 - solar photovoltaic panels (ground or roof mounted)
 - tourist accommodation (including through the diversification of existing farming activities, conversion of farm buildings, nature based and eco-tourism accommodation)
 - waste management facility
 - wind farms and ancillary development
 - wind monitoring mast and ancillary development.
- 2 Development listed as non-complying is generally inappropriate.

Berri Barmera Council
Zone Section
Primary Production Zone

- 3 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:
 - (a) in visually prominent locations
 - (b) closer to roads than envisaged by generic setback policy.
- 4 Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site, and should be developed where:
 - (a) it has a direct relationship with primary production
 - (b) it is unlikely to limit or inhibit the use of adjoining land for primary production
 - (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality
 - (d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons
 - (e) the use would be inappropriate within a township.
- 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, other than where required to facilitate wind farms and ancillary development, should primarily be limited to farm buildings, a detached dwelling associated with primary production or a tourist related use on the allotment and residential outbuildings that are:
 - (a) grouped together on the allotment and setback from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads
 - (b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.
- 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 (including a replacement dwelling) should only be developed if:
 - (a) there is a demonstrated connection with envisaged forms of development in the zone
 - (b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone
 - (c) no valid planning authorisation to erect a dwelling on that allotment exists
 - (d) it does not result in more than one dwelling per allotment, unless for short-term workers accommodation, farm hand or manager's residence
 - (e) it has a 40 metre buffer setback to all adjoining property boundaries, unless where it is located adjacent to a road reserve or existing non-horticultural activities
 - (f) it is located more than 500 metres from an existing intensive animal keeping operation unless used in association with that activity.

- 9 Short-term workers accommodation should provide accommodation intended to be occupied on a temporary basis by persons engaged in employment relating to the production or processing of primary produce including minerals, where it directly supports and is ancillary to legitimate primary production activities or related industries.
- 10 Not more than one dwelling should be erected on an allotment unless the following criteria are satisfied:
 - (a) the allotment is used as an operative farm
 - (b) the dwelling is for the purpose of short-term workers accommodation, farm hand or manager's residence
 - (c) the dwelling:
 - (i) is of universal design to support 'ageing in place' and/or workers accommodation
 - (ii) is equipped with an adequate and reliable power supply and effluent management system
 - (iii) is equipped with an adequate and reliable water supply
 - (iv) is located at least 40 metres from all adjoining property boundaries, and in the case of a boundary to a public road, the dwelling does not have a lesser setback than the existing dwelling or 40 metres, whichever results in the greater setback from the public road
 - (d) the dwelling location is unlikely to limit or prejudice the present or future use of the subject land or adjoining land
 - (e) the allotment is not further divided to create a legally separate certificate of title for either dwelling.

Form and Character

- 11 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 12 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

- 13 For land not within **Horticulture Policy Area 1** or **Precinct 2 Lake Bonney North**, land division, including boundary realignments, should only occur where it will promote economically productive, efficient and sustainable primary production and not create any allotment less than 100 hectares in area.
- 14 Land division should not result in allotments of less than:
 - (a) 8 hectares within the **Horticulture Policy Area 1**
 - (b) 40 hectares within **Precinct 2 Lake Bonney North**
 - (c) 100 hectares within the remainder of the zone.
- 15 Land division to excise an existing dwelling outside of the **Horticulture Policy Area 1** should not occur unless:
 - (a) the new allotment containing the existing dwelling has a minimum area of 4 hectares
 - (b) all new allotment boundaries are located at least 40 metres from the existing dwelling unless where it is located adjacent to a road reserve or existing non-farming activities

- (c) the remaining allotment has a minimum area of at least 100 hectares.
- 16 Land may be divided to accommodate realignment of boundaries between existing channel reserve land and Crown leases or allotments to:
- (a) address encroachments of plantings or infrastructure onto an adjacent channel reserve
 - (b) facilitate the creation of legal access for Crown leases as part of the freeholding process.
- 17 Land should only be divided where it is to facilitate the more intensive use of the land where the plan of division demonstrates that:
- (a) water, of sufficient quality and quantity, is available to sustain the proposed use
 - (b) the land is appropriate for the proposed use, or the division seeks to support an existing lawfully operating rural based industry
 - (c) the use will be compatible with adjacent or nearby uses of land.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 2 Lake Bonney North

- 18 Land division within **Lake Bonney North Precinct 2**, including boundary realignments, should only occur where it will not create any allotment less than 40 hectares in area.

Horticulture 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 horticulture.
- 2 The establishment of appropriately scaled industries for washing, processing and packaging primary produce, and servicing and supporting horticulture.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area comprises those parts of the Berri, Cobdogla and Nookamka Irrigation Areas that have been developed for horticulture, but also includes some expanses of dryland.

It is desirable that the character of the closely settled vineyards, the orchards and of the rural bushland of the policy area be retained. Some dryland areas in proximity to Berri, Glossop, Loveday, Monash and Winkie are suitable for a range of low-key home or farm activities, including hospitality services and small scale tourist accommodation.

The policy area contains several major industries. Further expansion of these and the introduction of new industries are appropriate where they directly relate to the processing of local primary produce.

The policy area also includes some large expanses of dryland, the majority of which contains some native vegetation. The development of detached dwellings on large allotments is appropriate where sited and designed sensitively with natural landforms and existing vegetation and in a manner that minimises disturbance of these fragile areas. It is also important that native vegetation is preserved and buildings and structures are sited unobtrusively so as to preserve the established visual character of the area.

The policy area also contains red sand dunes with some potential for mineral recovery and utilisation.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - dwelling associated with envisaged forms of development
 - farming
 - horticulture
 - light industry and service industry associated with the processing, packaging and distribution of produce
 - short-term workers accommodation
 - solar photovoltaic panels (ground or roof mounted)
 - small-scale tourist development in association with wineries, farms and heritage places
 - wind farms and ancillary development
 - wind monitoring mast and ancillary development.
- 2 Retail sales of goods produced and processed within the policy area are appropriate providing such sales remain ancillary and incidental to the principal horticultural, farming or processing use of the land.

- 3 Commercial development should be limited to the handling, storage, packing or wholesaling of primary produce and non-residential tourism.
- 4 Horticulture not to be established on land that has significant tracts of native vegetation.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 6 Industry, tourism accommodation, or other development not involving primary production should not occur unless:
 - (a) no detriment or nuisance to the locality is likely to arise
 - (b) there is no disfigurement of the land's appearance
 - (c) the use relies upon a direct association with its rural hinterland, and would not detract from the service role of settlements, townships or the town of Berri.

Land Division

- 7 Land division should not result in allotments of less than 8 hectares, except where to excise an existing dwelling from an allotment.
- 8 Land division to excise an existing dwelling should not occur unless:
 - (a) the new allotment containing the dwelling has a minimum area of 1 hectare
 - (b) all new allotment boundaries are located at least 40 metres from the existing dwelling unless where it is located adjacent to a road reserve or existing non-horticultural activities
 - (c) any allotment in the form of a battleaxe configuration has a driveway 'handle' of no greater than 50 metres in length.
- 9 Where land division involves the realignment of existing allotment boundaries, it should not occur unless:
 - (a) any dwelling is setback at least 40 metres from new allotment boundaries unless where it is located adjacent to a road reserve or existing non-horticultural activities
 - (b) the new allotment or allotments containing an existing dwelling, where practicable, have a minimum allotment area of 1 hectare
 - (c) the more productive farm land forms the balance or larger portion of the remaining allotment or allotments
 - (d) it facilitates the orderly development and use of the land.
- 10 The division of land to facilitate more intensive forms of primary production should only be undertaken where:
 - (a) water of sufficient quantity and quality is available to sustain the proposed use
 - (b) the soil structure and land capability classification is appropriate for irrigated horticulture
 - (c) adverse impacts on downstream property owners, in terms of water flow and discharge of pollutants, can be avoided
 - (d) there will not be a risk of the watertable either falling or rising significantly.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table BeBa/2 - Conditions for Complying Development](#):

- farm building.

Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a), (b) or (c): <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 (c) the advertisement is ancillary to, and in association with, a winery, horticulture or farming.
Community centre	
Consulting room	
Dwelling (excluding short-term workers accommodation)	Except for a dwelling that is: <ul style="list-style-type: none"> (a) to replace a lawfully established dwelling (b) a new detached dwelling where one of the following applies: <ul style="list-style-type: none"> (i) it is located on an allotment created prior to 1 December 2011 (ii) it is located on an allotment greater than 8 hectares within the Horticulture Policy Area 1 (iii) it is located on an allotment of greater than 100 hectares outside of the Horticulture Policy Area 1 (iv) it is located on an allotment greater than 40 hectares within Precinct 2 Lake Bonney North. (c) a dwelling for a manager's residence or farm hand outside of the Horticulture Policy Area 1.
Educational establishment	
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves (a) and (b): <ul style="list-style-type: none"> (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.

Form of Development	Exceptions
Hospital	
Hotel	
Industry	Except where in association with farming or horticulture.
Intensive animal keeping	Except where it achieves (a) or (b):- (a) it is located outside of the Horticulture Policy Area 1 (b) it is land based aquaculture within or outside of the Horticulture Policy Area 1 .
Land division	Except where it achieves any of the following: (a) it is outside of the Horticulture Policy Area 1 and either (i) (ii) or (iii) apply: (i) all allotments resulting from the division are at least 100 hectares and the number of resulting allotments of less than 100 hectares is not more than the number that existed prior to rationalisation (ii) to excise a dwelling that existed as of 1 December 2011 from an allotment that also existed as of 1 December 2011, provided that the: (A) excised allotment contains the existing dwelling (B) excised allotment has a minimum area of 4 hectares (C) excised allotment boundaries are located at least 40 metres from the existing dwelling unless where it is located adjacent to a road reserve or existing non-farming activities (D) remaining allotment has a minimum area of 100 hectares. (iii) the land division comprises of a boundary realignment (where no additional allotments are created) and the realigned allotment(s) have a minimum area of 4 hectares in order to maximise the area of the balance lot(s). (b) it is within the Horticulture Policy Area 1 and either (i) (ii) or (iii) apply: (i) all allotments resulting from the division are at least 8 hectares and are for the purpose of facilitating the use of the land for horticultural activities (ii) to excise a dwelling that existed as of 1 December 2011 from an allotment that also existed as of 1 December 2011, provided that the excised allotment: (A) contains the existing dwelling (B) has a minimum area of 1 hectare (C) all new allotment boundaries are located at least 40 metres from the existing dwelling unless where it is located adjacent to a road reserve or existing non-horticultural activities. (iii) the land division comprises of a boundary realignment (where no additional allotments are created) and the realigned allotment(s) have a minimum area of 1 hectare in order to maximise the area of the balance lot(s). (c) it is within Precinct 2 Lake Bonney North and either (i) or (ii) apply: (i) all allotments resulting from the division are at least 40 hectares (ii) the land division comprises of a boundary realignment where no additional allotments are created.

Form of Development	Exceptions
More than one dwelling per allotment (excluding short-term workers accommodation)	Except where it is for a manager's residence or farm hand outside of the Horticulture Policy Area 1
Motor repair station	
Nursing home	
Office	Except where ancillary to and in association with a lawful use of land.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations where they are located in the Horticulture Policy Area 1	
Primary school	
Residential flat building	
Service trade premises	
Shop or group of shops	Except where ancillary to and in association with primary production, horticulture, or tourism development.
Stock slaughter works where it is located in the Horticulture Policy Area 1	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
<p>Farm building</p> <p>Farming</p> <p>Horticulture</p> <p>Solar photovoltaic panels (roof mounted or freestanding) in association with a dwelling</p>	<p>Short-term workers accommodation</p> <p>Solar photovoltaic panels (roof mounted or freestanding) not associated with a dwelling</p> <p>Tourist accommodation</p> <p>Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) where the base of all wind turbines is located at least 2000 metres from:</p> <ul style="list-style-type: none"> (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). <p>Wind monitoring mast and ancillary development</p>

Recreation Zone

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

OBJECTIVES

- 1 A zone accommodating sporting, entertainment, cultural and recreational activities and associated spectator and administrative facilities.
- 2 Development of integrated recreational areas and facilities that accommodate a range of activities accessible to the community.
- 3 Buildings, facilities and car parks located and designed to blend in with existing or additional trees, vegetation and landscaping.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

At Berri, the zone comprises an extensive area to the north of the town and accommodates a golf course. The zone also includes an area to the immediate south-east of the town, which includes ovals, a tennis complex, an area proposed to be developed for playing fields.

The zone also comprises the Barmera Golf Course on the north-eastern side of the town, the recreational area fronting Lake Bonney along Dean Drive, and recreational land at Sims Street, Barmera, which accommodates Recreational Vehicle (RV) Park facilities.

Most of the zone has an open, landscaped character and accommodates recreation and tourist orientated development. There are opportunities for additional tourist and residential development where they are associated with the existing golf courses.

The zone to allow for the ongoing use and redevelopment of the Barmera Field Day facility north of Barmera for community, recreation and civic use, and for regional and community based field and show days and functions.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - car parking
 - caravan and recreational vehicle park
 - clubroom associated with a sports facility
 - community centre
 - community hall
 - entertainment, cultural and exhibition facility
 - golf course
 - indoor and outdoor recreation facility
 - library
 - lighting for night use of facilities
 - meeting hall
 - office associated with community or recreation facility
 - playground

- shops or groups of shops ancillary to recreation development
 - showground
 - sports ground and associated facility
 - special event
 - spectator and administrative facilities ancillary to recreation development
 - swimming pool
 - **tourist accommodation and residential development associated with recreation facilities.**
- 2 Development listed as non-complying is generally inappropriate.
- 3 A shop or group of shops should only be developed in this zone where:
- (a) it is ancillary to recreation and sport development
 - (b) the total gross leasable area is less than 80 square metres.
- 4 **Tourist development should not occur except in association with the Berri or Barmera Golf Clubs or where integrated with existing shack sites.**
- 5 **Development within that portion of the zone to the south-east of the Berri township should be predominantly of a recreational or tourist nature being limited to public amenities and that associated with sporting activities.**

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Strong thematic landscaping should be instituted on individual sites to improve the landscape, provide shade and shelter, create interest, provide habitat, retain existing native vegetation, use locally indigenous plant species in plantings where possible and define different activity areas.
- 8 All car parking areas should be shaded and screened with vegetation to improve the amenity of the zone.

Land Division

- 9 No additional allotments should be created wholly or partly within the zone, **except in relation to tourist accommodation and residential development associated with the Berri or Barmera Golf Clubs, or along Dean Drive at Barmera.**
- 10 Land division or the rearrangement of existing allotment boundaries should take place as part of a co-ordinated development scheme, or as a rationalisation of land holdings that is designed to allow more efficient and economic use of land consistent with the objectives for the zone.
- 11 **Land division associated with the Berri or Barmera Golf Clubs should:**
- (a) **not inhibit or prejudice the ongoing operation of the 18-hole golf course**
 - (b) **provide satisfactory infrastructure and services**
 - (c) **facilitate the establishment of a housing/tourist accommodation density that is compatible with the golf course and the relevant density standards and frontage criteria shown in the following table:**

Dwelling type	Site area other than for affordable housing (square metres)	Minimum frontage (metres)
Detached	400 minimum	12
Semi-detached	300 minimum	10
Group dwelling	300 minimum	n/a
Residential flat building	210 average (dwellings for the aged) 250 average (all other cases)	n/a
Row dwelling	300 minimum	9

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	
Crematorium	
Dwelling	Except within the area of (or associated with) the Berri or Barmera Golf Clubs, or along Dean Drive at Barmera.
Fuel depot	
Hospital	
Industry	
Intensive animal keeping	
Land division	Except where one of the following applies: (a) no additional allotments are created partly or wholly within the zone. (b) it is within the area of (or associated with) the Berri or Barmera Golf Clubs, or along Dean Drive at Barmera.
Motel	Except for tourist accommodation associated with recreation facilities.
Motor repair station	
Nursing home	
Office	Except where associated with community or recreation facilities.
Petrol filling station	
Place of worship	
Public service depot	

Form of development	Exceptions
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where associated with community or recreation facilities.
Stock sales yard	
Stock slaughter works	
Store	Except where in association with or ancillary to a community or recreation facility.
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*.

Residential Zone

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

OBJECTIVES

- 1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 3 Orderly development staged in accordance with [Concept Plan Map BeBa/1 - Residential Zone Infrastructure and Staging – \(Berri West\)](#) and [Concept Plan Map BeBa/2 - Residential Zone Staging Plan - \(Maple Street \(Barmera\)\)](#).
- 4 Residential development that incorporates:
 - (a) the treatment of effluent where conventional sewage infrastructure is unavailable
 - (b) stormwater harvesting and re-use as part of the development.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

A mix of housing types is encouraged throughout this zone. Other essential elements of a community such as schools, day care facilities, consulting rooms are appropriate in locations where the scale, intensity and character of the proposal will not adversely affect the residential amenity of the locality.

The goal is to produce living areas of high amenity convenient to community, recreation, retail and other necessary facilities. As a result, incompatible activities will need to locate away from residential areas and unnecessary through traffic is not a desired part of such areas.

Rather than homogeneity, it is desirable for diversity in housing types that can be seen to meet a range of needs and demands from the community. Similarly, this varied form of development is more effective when it takes place in a range of locations to cater for various preferences. Furthermore, locations for these developments would be most convenient where nearby to community, recreation, retail and other necessary facilities.

Public open space areas to be planned and located in a co-ordinated and strategic approach, based on Council's open space strategy, to ensure sufficient allocation of open space for long term community needs.

Precinct 3 Cocksedge Road, Barmera

This precinct covers the existing medium density shack area and old Youth Camp land at Barmera, in proximity to Lake Bonney. The precinct area to provide future scope for rejuvenation and redevelopment of this area for medium density development with potential for one to three storey development overlooking Lake Bonney.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary and secondary school
 - recreation area
 - shop, office or consulting room
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or under utilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.
- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
 - (a) serves the local community
 - (b) is consistent with the character of the locality
 - (c) does not detrimentally impact on the amenity of nearby residents.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.
- 8 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres 18 metres to the Sturt Highway
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metres
Minimum setback from rear boundary	3 metres
Maximum site coverage	60 per cent

Parameter	Value
Maximum building height (from natural ground level)	8 metres
Minimum area of private open space	35 square metres
Minimum number of on site car parking spaces other than for affordable housing (one of which should be covered)	2

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

Parameter	Value
Maximum floor area for sites: (a) 800 square metres or less (b) greater than 800 square metres	60 square metres 72 square metres.
Maximum building height (from natural ground level)	4 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	Have no more than one wall located closer than 0.6 metres.
Minimum setback from a public road or public open space area	No closer to the boundary than the dwelling with which the building is associated or 6 metres whichever is the greater.

- 10 A dwelling should have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area other than for affordable housing (square metres)	Minimum frontage (metres)
Detached	400 minimum	12
Semi-detached	300 minimum	10
Group dwelling	300 minimum	n/a
Residential flat building	210 average (dwellings for the aged) 250 average (all other cases)	n/a
Row dwelling	300 minimum	9
Supported accommodation	210 minimum	n/a

- 11 Housing development should complement existing streetscapes and enhance the residential amenity of the area in terms of siting, scale, building materials and landscaping.
- 12 The development of two or more dwellings on an allotment should include:
- (a) one resident car park and one visitor car park to be provided for each dwelling
 - (b) driveways of at least 6 metres in width (for two-way traffic) or 4 metres (for one-way traffic) that are adequately screened from adjoining properties by landscaping
 - (c) a fenced courtyard area for each dwelling of at least 25 square metres in area for clothes drying and storage

- (d) perimeter fencing of a suitable material and height to provide privacy and enhance the amenity of the locality.
- 13 Medium density residential development involving more than two dwellings on an allotment should not be constructed on land where common effluent drainage and mains water connections are not available.
- 14 The extension of incompatible activities in residential zones should not be undertaken unless they would result in an improvement in appearance and compatibility of the development.
- 15 Dog kennels for the accommodation of more than two dogs should not be constructed.
- 16 Development located south of the Sturt Highway (Worman Street) and east of Fiedler Street in Berri should comprise:
 - (a) brick or rendered masonry cladding for dwellings
 - (b) terra cotta, cement tile or pre-coloured corrugated iron for roof cladding
 - (c) masonry or pre-coloured corrugated iron cladding for outbuildings.
- 17 Development located south of Anderson St and north of Brooke Street in Barmera should comprise:
 - (a) brick or rendered masonry cladding for dwellings
 - (b) terra cotta, cement tile or pre-coloured corrugated iron for roof cladding
 - (c) masonry or pre-coloured corrugated iron cladding for outbuildings.
- 18 Development on an allotment that shares a boundary with the Sturt Highway, Worman Street or Kay Street in Berri should:
 - (a) screen undesirable views
 - (b) avoid substantial outbuildings being exposed to public view
 - (c) create attractive landscaped boundaries with those roads.

Affordable Housing

- 19 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 20 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.
- 21 Dwellings constituting affordable housing should be designed within the following parameters and have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) not less than that shown in the following table:

Parameter	Detached dwelling	Semi-detached dwelling	Group dwelling	Residential flat building	Row dwelling
Site area (square metres)	350 minimum	250 minimum	250 minimum	200 average	180 minimum
Minimum area of private open space for ground level dwellings	10 per cent	10 per cent	10 per cent	10 per cent	10 per cent
Minimum area of private open space in the form of a balcony for dwellings above ground level (square metres)	10	10	10	10	10
Minimum number of on site car parking spaces (one of which should be covered)	1	1	1	1	1

Land Division

22 Land division (except for affordable housing) should create allotments that meet the following:

Dwelling type	Area	Minimum frontage (metres)
Detached	400 minimum	12
Semi-detached	300 minimum	10
Group dwelling	300 minimum	n/a
Residential flat building	210 average (dwellings for the aged) 250 average (all other cases)	n/a
Row dwelling	300 minimum	9
Supported accommodation	210 minimum	n/a

23 Land division for the purpose of affordable housing should create allotments that meet the following:

Dwelling type (for the purposes of affordable housing)	Area	Minimum frontage (metres)
Detached	350 minimum	12
Semi-detached	250 minimum	10
Group dwelling	250 minimum	n/a
Residential flat building	200 average	n/a
Row dwelling	180 minimum	9
Supported accommodation	210 minimum	n/a

- 24 Any allotment created along the northern side of the Old Sturt Highway within the area defined in [Concept Plan Map BeBa/1 - Residential Zone Infrastructure and Staging - \(Berri West\)](#) should not have an area less 2000 square metres, and should be developed in accordance with [Concept Plan Map BeBa/1 - Residential Zone Infrastructure and Staging - \(Berri West\)](#).
- 25 The division of land associated with Allotment Q5 and Allotment Q6 (Allotment Pieces 5 and 6 in DP 63744), Mortimer Road, Berri, should be developed in accordance with [Concept Plan Map BeBa/1 - Residential Zone Infrastructure and Staging - \(Berri West\)](#) – specifically, Allotment Q5 (Piece 5 in DP 63744) should not be divided into residential allotments and should form part of an interface buffer between the **Residential Zone** and the adjacent **Primary Production Zone**, as illustrated on [Concept Plan Map BeBa/1 - Residential Zone Infrastructure and Staging - \(Berri West\)](#).
- 26 The road pattern should be developed so that where practicable a majority of local streets have a predominantly east to west orientation so that the maximum number of allotments can be orientated from north to south.
- 27 Battleaxe allotments should not be created unless:
 - (a) the land cannot otherwise be satisfactorily and efficiently developed as a conventionally-shaped allotment
 - (b) no alternative access to a road or services can be made available
 - (c) the access strip of land is not less than 6 metres wide or longer than 30 metres
 - (d) the area of the ‘handle’ is excluded from the site area
 - (e) the access road is bitumenised or paved
 - (f) 1 metre of landscaping is established on either side of the access road.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 3 Cocksedge Road, Barmera

- 28 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 29 The area should be redeveloped at densities that are consistent with the established allotment pattern, for medium density housing of one to three storeys overlooking Lake Bonney.
- 30 The external materials of dwellings should be of brick, stone or light weight construction material.
- 31 External iron sheeting for walls or roof areas should be of a pre-coloured material.

Medium Density Policy Area 2

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

OBJECTIVES

- 1 A residential policy area comprising a range of medium-density dwellings, including a minimum of 15 per cent affordable housing, designed to integrate with areas of open space, neighbouring centres or public transport nodes.
- 2 Development that minimises the potential impact of garaging of vehicles on the character of the area.
- 3 Development that supports the viability of community services and infrastructure and reflects good residential design principles.
- 4 Development that contributes to the desired character of the Policy area.

DESIRED CHARACTER

The policy area includes areas located on the periphery of the Berri **District Centre Zone** that have been set-aside for future development opportunities for medium density development, in close proximity to regional community services and transport.

The policy area also includes areas located in close proximity to the Berri District Centre.

The policy area provides scope for the redevelopment and rejuvenation, over time, of these areas for medium density residential development. This area is well serviced by transport routes and has good access and interconnection to the centrally located retail and other service facilities of the **District Centre Zone**.

It is preferable that development be undertaken on a multiple allotment basis via the amalgamation of sites thereby creating the ability for better quality designs and integrated development outcomes.

Precinct 4 Residential and Tourism Orientated Development

This precinct is located on the periphery of the zone overlooking the Berri Riverfront.

The precinct will provide long term strategic development and redevelopment options for integrated residential and tourism orientated development, inclusive of tourism accommodation, in a riverfront context which gains the benefit of its close proximity to the **District Centre Zone**.

Opportunity exists for redevelopment, in association with the adjoining **Caravan and Tourist**

Park Zone and **Recreation Zone**, and for integrated tourism and residential development which takes advantage of proximity to open space/recreation activity areas along the Berri riverfront, comprising of improved tourism facilities and opportunities, regional sporting and community facilities and expansion of the existing retail core.

The precinct will also provide for limited retail development which serves to create activity levels that will support and service residential and tourism development and not detract from the primary role and function of the **District Centre Zone**.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the Policy Area:
 - affordable housing
 - detached dwelling
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling addition
 - group dwelling
 - pergola in association with a dwelling
 - residential flat building (buildings between one and three storeys)
 - row dwelling
 - semi-detached dwelling
 - supported accommodation.
- 2 The use and placement of outbuildings should be ancillary to and in association with residential purposes.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 4 Upper level balconies may extend 1 metre closer to the road boundary than the associated dwelling.
- 5 In the case of multiple dwellings on one site, access to parking and garaging areas from public streets should primarily be via a minimum number of common driveways.
- 6 A dwelling should have a minimum site area (and in the case of and residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	270 minimum	10
Semi-detached	220 minimum	8
Group dwelling	250 minimum	n/a
Residential flat building	200 average	n/a
Row dwelling	180 minimum	8

Affordable Housing

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

Land Division

- 9 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 4 Residential and Tourism Orientated Development

Land Use

10 The following forms of development are envisaged in the precinct:

- domestic outbuilding in association with a dwelling
- group dwelling
- residential flat building (buildings between one and three storeys)
- small scale retail use that serves the local community, for example:
 - shop (less than 120 square metres)
 - restaurant
- row dwelling (buildings between one and three storeys)
- semi-detached dwelling
- serviced apartments
- tourist facility
- tourism related activities
- tourist accommodation.

Form and Character

11 Development within the precinct area should:

- (a) provide for medium density residential development (of up to and including 3 storeys), tourism orientated development and limited retail development
- (b) be designed and sited to:
 - (i) ensure the development is connected to the town's Community Waste Water Management system
 - (ii) establish a variety of building clusters, setbacks and massing
 - (iii) promote a mix of land uses with a focus on residential and tourism related development, which is supported and serviced by minor retail activities
 - (iv) the building height, bulk and scale of buildings is complementary to the built form of the zone, and does not dominate or detract from the streetscape characteristics along the waterfront
 - (v) promote open space and linkages to the adjoining **Caravan and Tourist Park Zone**, **Recreation Zone**, retail centre of the **District Centre Zone** and the riverfront
 - (vi) introduce sustainable environmental outcomes in terms of built design, use of solar and other energy efficient design techniques, water re-use and landscaping
 - (vii) provide suitable areas, for the provision of on-site car parking and service facilities that are designed and sited so as to not detract from the visual quality or functioning of the overall development.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table BeBa/2 - Conditions for Complying Development](#):

- group dwelling
- row dwelling.

Non-complying Development

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

Form of Development	Exceptions
Advertisement and /or advertising hoarding	Except where: <ul style="list-style-type: none"> (a) the message contained on the advertisement or advertising hoarding relates entirely to a lawful use of land (b) the advertisement or advertising hoarding advertisement is erected on the same allotment as the use it seeks to advertise.
Amusement machine centre	
Consulting room	Except where: <ul style="list-style-type: none"> (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Crematorium	
Dairy	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Motel	Except for bed and breakfast accommodation.
Motor repair station	
Office	Except where: <ul style="list-style-type: none"> (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
Public service depot	
Restaurant	Except within Precinct 4 Residential and Tourism Orientated Development .
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: <ul style="list-style-type: none"> (a) the gross leasable area is less than 80 square metres outside of Precinct 4 Residential and Tourism Orientated Development (b) the gross leasable area is less than 120 square metres within Precinct 4 Residential and Tourism Orientated Development (c) for a restaurant within Precinct 4 Residential and Tourism Orientated Development (d) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

River Murray Flood Zone

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

OBJECTIVES

- 1 Buildings and structures excluded from the zone where they are likely to impede or be damaged by floodwaters and/or fluctuating pool levels of the River Murray.
- 2 The conservation and improvement of water quality that sustains the natural environment and natural ecological processes associated with the River Murray *in areas as defined by the River Murray Act, 2003.*
- 3 Conservation of the natural features of the river environment.
- 4 Restricted development in recognition of the hazards associated with floods, by minimising new structures and changes to existing natural ground levels.
- 5 *Land division enabling security of tenure for existing dwellings.*
- 6 *The upgrading of existing dwellings to assist environmental improvements.*

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - a structure for the purpose of public recreation (e.g. landing and jetty)
 - a structure for the purposes of water extraction, wetland management and irrigation management (e.g. channel, pumping stand, flood gate).
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not cause, impede, or be subject to damage by floodwaters and/or fluctuating pool levels of the River Murray *as defined by the River Murray Act, 2003.*
- 4 Mining operations should not be undertaken unless it can be demonstrated that:
 - (a) the resource is of paramount significance to the social well being and economy of the State
 - (b) the exploitation of the resources would be in State or national interest
 - (c) there are no equivalent resources available elsewhere
 - (d) the adverse impact on the River Murray is not significant
 - (e) the adverse impact can be offset by specific cost effective actions that will benefit the River Murray.
- 5 Borrow pits used for the supply of road making materials should not be located in the zone.
- 6 Agricultural buildings should not be constructed unless they are ancillary to and in association with primary production uses.
- 7 Swamps should not be drained.

8 Evaporation basins should not be developed.

Form and Character

9 Development should:

- (a) not adversely affect the stability or the natural features of the waterfront
- (b) minimise and limit vehicular access to be associated with the site
- (c) ensure the location of any vehicle access point to the waterfront is sited to avoid adverse environmental impacts
- (d) provide the maximum possible waterfront reserve between buildings and the water
- (e) provide and maintain public access routes to waterfront reserves.

10 Driveways, access tracks and parking areas should be designed and constructed with a minimum amount of excavation and a maximum fill of 100 millimetres above existing ground level.

11 Boat ramps, jetties and water pumps should:

- (a) be limited in number
- (b) not interfere with the natural environment or natural ecological processes of the site.

12 The replacement of an existing dwelling or the redevelopment of an existing dwelling should:

- (a) not exceed one storey in height (excluding the elevation to minimise the potential for personal or property damage as a result of a flood)
- (b) not occur closer to the waterfront than 50 metres
- (c) not result in elevated floor levels that exceed 2.5 metres in height above ground level
- (d) not have associated electricity and telecommunications lines installed underground
- (e) be sited and designed to minimise obstruction or loss of views from other dwellings
- (f) result in an elevated dwelling with floor levels for living areas above the 1956 River Murray flood level, up to a maximum height of 2.5 metres above existing ground level.

13 The undercroft areas of elevated dwellings:

- (a) when enclosed, should be enclosed using roller doors, removable panels or other material that can easily be opened or removed during times of flood
- (b) should not be used for living purposes
- (c) may be used for a toilet, a shower or laundry facilities, to a combined maximum floor area of 10 square metres.

14 The underneath areas of elevated dwellings should not be enclosed if an existing ancillary storage building exists on the site, unless the existing storage building is removed from the site or allotment.

15 Where there is an existing dwelling on an allotment, ancillary buildings should be limited to:

- (a) one garage and one shed
- (b) rainwater tank(s) and tank stand(s).

- 16 Domestic storage facilities should be in the form of either (a) or (b):
- (a) one garage or one shed
 - (b) an undercroft storage area of no more than 50 square metres beneath an elevated dwelling.

- 17 A garage or a shed ancillary to an existing dwelling should:
- (a) not exceed 50 square metres in total floor area
 - (b) be fitted with roller doors, removable panels or similar on two ends or sides (whichever elevations face the direction of the flow)
 - (c) incorporate a bund to prevent spills and leaks leaving the confines of the shed.

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

Parameter	Value
Maximum floor area	50 square metres
Maximum building height	5 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	Have no more than one wall located closer than 0.6 metres to a property boundary.
Minimum setback from a public road or public open space area	No closer to the boundary than the dwelling with which the building is associated or 5.5 metres whichever is the greater.

- 19 A rainwater tank and its associated stand should only be erected in association with an existing dwelling or outbuilding and should be sited to be unobtrusive when viewed from the River Murray and nearby public roads.
- 20 Fencing should be of an open design such as post and wire strand construction so as to not impede floodwaters or fluctuating pool levels.
- 21 Development should not be undertaken if it pollutes the River Murray.
- 22 Development should:
- (a) not adversely impact upon the ability to maintain the river frontage in a stable and natural condition
 - (b) only use external cladding that is of a colour that harmonises with the surrounding environment
- 23 Development in the zone should:
- (a) not consist of intensive agriculture or forestry
 - (b) limit road access to that necessary for servicing agricultural land, public utilities or recreation facilities
 - (c) include recreation facilities that are consistent with the area's natural quality and character
 - (d) not involve the draining of swamps
 - (e) limit dredging to that necessary for public works.

Land Division

24 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, which:
 - (i) ensures that any new roads are located behind the existing dwelling, and not between the existing dwellings and the public waterfront reserve
 - (ii) results in the provision of a reserve of up to 50 metres in width above pool level along the water frontage, and where this is not practicable, the maximum possible width of reserve above pool level along the water frontage should be provided
- (b) creating a reserve of upto 50 metres in width above pool level along the water frontage
- (c) creating a public road or a public reserve and the road is located behind existing dwellings, not being between the existing dwellings and the public waterfront reserve
- (d) a minor adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures.

25 Boundary realignments for residential purposes should result in:

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

PROCEDURAL MATTERS

Complying Development

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

No other forms of development are complying in the zone.

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	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.
Amusement machine centre	

Form of development	Exceptions
Camping ground	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	<p>Except where an existing dwelling is to be replaced and the replacement dwelling does not:</p> <ul style="list-style-type: none"> (a) exceed one storey in height (excluding the elevation to minimise the potential for personal or property damage as a result of a flood) (b) occur closer to the waterfront than 50 metres (c) result in elevated living area floor levels that exceed 2.5 metres in height above existing ground level (d) result in more than one dwelling on an allotment.
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	<p>Except where the land division is for the purpose of any of the following:</p> <ul style="list-style-type: none"> (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.
Motel	
Motor repair station	
Nursing home	
Office	

Form of development	Exceptions
Outbuilding	Except where the outbuilding is ancillary to and in association with an existing dwelling or an envisaged form of development, and in the case of elevated dwelling, no storage area is provided in the area underneath the dwelling.
Petrol filling station	
Place of worship	
Post office	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Solar photovoltaic panels (roof mounted or freestanding) in association with a dwelling.	Land division of an allotment containing more than one dwelling other than land division where there are no additional allotments created. Replacement of an existing dwelling. Solar photovoltaic panels (roof mounted or freestanding) not associated with a dwelling.

River Murray Fringe Zone

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

OBJECTIVES

- 1 The natural character and visual attractiveness of the River Murray, valley face and surrounds unmarred by development.
- 2 Preservation and improvement of the water quality of the River Murray.
- 3 Retention of the rural character of the zone.
- 4 Limited public access for tourism and recreation at appropriate locations along the River Murray.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone comprises the strip of cleared land between the Overland Corner to Monash Road, the **River Murray Flood Zone** as well as the eastern shores of Lake Bonney and the scrubland south of the irrigated parts of the council area. It is intended that existing agriculture, horticulture and vegetation in the zone be retained. There is also scope for some public access to the River Murray, Lake Bonney, in addition to limited tourist and recreation development.

The zone also includes land to the north of the township of Berri, predominantly between the river corridor and the Sturt Highway, where some of this land has been identified for small scale tourism orientated development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - farming
 - recreation 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 Recreational facilities should:
 - (a) be consistent with the conservation of the area's natural quality and character
 - (b) where occurring on land draining to the River Murray, be designed to require the minimum amount of watering to prevent the aggravation of seepage to the river.
- 5 Public access points to recreation and tourism developments should be limited in number and sited so they do not affect the amenity of the zone.

- 6 Community wastewater management systems and sewage treatment facilities should be sited as far as possible from the River Murray.
- 7 Electricity and telecommunications lines should be installed underground.
- 8 Forestry plantations should only be established on existing cleared land.
- 9 Land should not be irrigated intensively if such a use would cause:
 - (a) a loss of natural vegetation or Aboriginal heritage sites
 - (b) adverse effects on the quality of surface water or groundwater, or any other land in the locality.
- 10 Large scale public uses of an open nature should be located in the vicinity of Barmera township and east of Lake Bonney Riverland.
- 11 Development should not detract from the scenic character of the zone when viewed from the River Murray, Lake Bonney, Riverland or the Overland Corner to Monash Road.
- 12 Limited public access for tourist and recreational activities should be provided at appropriate locations along the River Murray and the eastern shores of Lake Bonney Riverland.
- 13 Further tourist development on Allotment 3 in Deposited Plan 47712, CT 6028/59 and Allotment 15 in Deposited Plan 42877, CT 5877/956, collectively known as 'The Big Orange', should conform to the following:
 - (a) further building development should be confined to building areas that are well setback from the Sturt Highway, but promote a strong physical presence and a unifying, characterful theme, and promote a cohesive, integrated development
 - (b) tourist accommodation, and associated tourism orientated development, should be small-scale such as clustered holiday cabins, low-key farm-style cottages and which project a low profile and unobtrusive appearance
 - (c) promote co-ordinated access and car parking for the safety and convenience of coach buses and passenger vehicles
 - (d) development should be undertaken in an orderly manner and integrated with preceding development, thereby promoting orderly expansion and contributing to the long-term cohesion of this tourist node
 - (e) provide extensive revegetation and screen planting in the identified locations and suitable public open space and amenities for the benefit and enjoyment of patrons.
- 14 Low key tourist and hospitality services, including cottage crafts and cabin or home-stay accommodation should be developed, providing:
 - (a) it is developed in conjunction with an existing dwelling
 - (b) the use or built development does not detract from the scenic and natural character of the site, nor dominate the use of the land
 - (c) the structures are small scale and secondary in form to the principal residence and grouped or clustered with the residence
 - (d) the development is situated in an unobtrusive locality
 - (e) the development is designed and sited in a manner that minimises soil erosion and the need for removal of native vegetation

- (f) a buffer of atleast 40 metres is established to any adjoining horticulture activity.
- (g) all buildings and structures are sited and designed so as to be unobtrusive with particular attention on the incorporation of:
 - (i) a low profile
 - (ii) low light-reflecting materials
 - (iii) external materials of a natural colour which blend with the natural environment
 - (iv) landscaping to provide screening
 - (v) adequate arrangements are made for the safe and appropriate disposal of waste and stormwater
 - (vi) any earthworks, tree planting and other measures required to rehabilitate the land can be undertaken without detriment to the natural surrounds.
- (h) has an approved waste water disposal system.

Land Division

- 15 Land division should not occur unless it is for the alteration of the boundaries of an allotment and results in allotments of at least 100 hectares in area, or for horticultural development where the minimum allotment area is 8 hectares.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> (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.
Amusement machine centre	
Camping ground	
Caravan park	
Cemetery	

Form of development	Exceptions
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	<p>Except where one of the following applies:</p> <ul style="list-style-type: none"> (a) a detached dwelling that does not result in more than one dwelling on an allotment (b) a dwelling in association with tourist development.
Fuel depot	
Horticulture involving the growing of olives	<p>Except where the location for the growing of olives achieves (a) and (b):</p> <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	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	<p>Except where:</p> <ul style="list-style-type: none"> (a) no additional allotments are created partly or wholly within the zone (b) all additional allotments are greater than 100 hectares, unless for horticultural development where the minimum allotment area is 8 hectares (c) to excise a dwelling that existed as of 1 December 2011 from an allotment that also existed as of 1 December 2011 provided that the: <ul style="list-style-type: none"> (A) excised allotment contains the existing dwelling (B) excised allotment has a minimum area of 1 hectare (C) all new allotment boundaries are located at least 40 metres from the existing dwelling unless where it is located adjacent to a road reserve or existing non-horticultural or non-farming activities. (D) remaining allotment has a minimum area of 8 hectares for land to be used for horticultural development, or 100 hectares for land to be used for farming.
Marina	
Motel	<p>Except where:</p> <ul style="list-style-type: none"> (a) located on allotment 3 in Deposited Plan 47712, CT 6028/59 (b) located on allotment 15 in Deposited Plan 42877, CT 5877/956 (c) in association with tourist development.

Form of development	Exceptions
Motor repair station	
Nursing home	
Office	Except where ancillary to and in association with tourist development.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Restaurant	Except where ancillary to and in association with tourist development.
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: (a) the gross leasable area is less than 80 square metres (b) it is ancillary to and in association with tourist development.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Solar photovoltaic panels (roof mounted or freestanding) in association with a dwelling.	Land division in association with tourist development Tourist development Solar photovoltaic panels (roof mounted or freestanding) not associated with a dwelling.

Rural Landscape Protection Zone

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

OBJECTIVES

- 1 Preservation of the natural and rural character and scenic features of the zone.
- 2 Low-intensity rural activities on large land holdings.
- 3 Tourist facilities, attractions, and accommodation that are secondary to farming and blend with the natural environment.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone contains large areas of significant vegetation of high biodiversity conservation value that needs to be protected and retained.

The zone also has a mix of other established land uses including wineries, horticulture and rural living. It is not contemplated that these types of land uses be allowed to intensify within the zone.

Precinct 5 Native Vegetation/Rural Living

This precinct contains large tracts of native vegetation interspersed with cleared areas and a mix of existing rural living activities on subdivided land. Scope exists for some minor degree of additional rural living development within existing cleared areas, provided it does not lead to the removal of any native vegetation as a result of the development or any associated development.

The primary long term objective for this area is to protect the native vegetation and biodiversity conservation value of the area. No development will impact of the conservation value of existing native vegetation.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - detached dwelling and a building associated with established farming activities or on suitable sites within **Precinct 5 Native Vegetation/Rural Living**
 - low intensity farming and grazing, where no vegetation clearance is required
 - recreation and tourist infrastructure for the interpretation and appreciation of the natural features of the zone
 - supplementation of existing farming activities through small scale tourist accommodation:
 - within an existing building, or
 - in the form of farm stay, guesthouse, rural or nature retreat or bed and breakfast accommodation as an integral part of a group of farm buildings.
- 2 No development should impact of the conservation value of existing native vegetation.
- 3 Development listed as non-complying is generally inappropriate.

- 4 A shop should:
- (a) be ancillary to primary production or processing uses, or tourist accommodation or other tourist development
 - (b) be located on the same site as the primary use
 - (c) have a gross leasable area that does not exceed 20 square metres.
- 5 A dwelling should only be developed if:
- (a) there is a demonstrated connection with farming or other primary production, or on existing cleared land within **Precinct 5 Native Vegetation/Rural Living**
 - (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 or adjoining zones
 - (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
 - (e) does not require the removal of any native vegetation, and is setback at least 20 metres from any tracts of native vegetation.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 The excavation and/or filling of land should:
- (a) be no greater than 1.5 metres from natural ground level
 - (b) only be undertaken in order to reduce the visual impact of buildings or structures or to construct water storage facilities for use on the allotment
 - (c) result in stable scree slopes that are covered with topsoil and landscaped so as to preserve and enhance or assist in the re-establishment of, the natural character of the locality.
- 8 Re-vegetation and screen planting proposed as part of development should use locally indigenous native species.

Land Division

- 9 Land division should not be undertaken except where it will facilitate the retention of native vegetation on a single allotment and provided no additional allotments are created, or where it seeks to excise an established horticultural activity or rural based industry.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 5 Native Vegetation/Rural Living

- 10 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 11 Land division should only occur where:
- (a) all allotments are of at least 4 hectares

- (b) it does not involve the removal of any native vegetation for the dwelling site, access driveway or any associated development
- (c) a setback or buffer of at least 20 metres from any tracts of native vegetation can be achieved for a future dwelling.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> (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.
Community centre	
Consulting room	
Dwelling	Except for a detached dwelling that will not result in more than one dwelling on the allotment.
Educational establishment	
Horticulture	Except where it does not involve the removal of native vegetation.
Hospital	
Hotel	
Indoor recreation centre	
Land division creating any additional allotment	Except within Precinct 5 Native Vegetation/Rural Living where: <ul style="list-style-type: none"> (a) all allotments are of at least 4 hectares (b) it does not involve the removal of any native vegetation (c) a setback or buffer of at least 20 metres from any tracts of native vegetation is provided for a future dwelling.
Motor repair station	

Form of development	Exceptions
Nursing home	
Office	Except where associated with primary production or tourism development.
Place of worship	
Primary school	
Pre-school	
Residential flat building	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 20 square metres.
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Solar photovoltaic panels (roof mounted or freestanding) in association with a dwelling.	

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 The upgrading of the visual character of the zone to provide an attractive entrance to the towns of Berri and Barmera.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Parts of the zone comprise an extensive area of land on the southern side of the Old Sturt Highway as far as the **River Murray Flood Zone** and also along the northern side of that road entrance to Berri. It contains a mix of land uses. Despite the historical form of development, it is intended that the visual character of the zone be upgraded.

To achieve this upgrade, it is desirable that the existing open character of the zone be retained and developed further with horticulture, country living and public open space in a manner which improves the appearance of this approach to the town.

In addition, the zone also comprises land on the western approach to Barmera. It contains predominantly horticultural land and it is desirable that the approach be upgraded and the horticultural character preserved.

Precinct 6 Berri East Country Living

This precinct includes land on the eastern town boundary of Berri, bounded by Chilton Road, Fenwick Road, Burgess Road and the 1956 River Murray Flood Plain.

The land has been identified as part of the long term Structure Plan for the growth of the township of Berri, in association with the **Deferred Urban Zone** and undeveloped areas of the **Residential Zone**.

Any future development of the land is expected to be connected to the Berri township Community Wastewater Management System.

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

- 3 There should be no more than one dwelling per allotment.
- 4 The keeping of animals should be ancillary to and in association with the residential use of the land.
- 5 The keeping of horses should only be undertaken if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.

Form and Character

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

Parameter	Value
Minimum setback from primary road frontage	12 metres
Minimum setback from secondary road frontage	8 metres
Minimum setback from side boundaries	3 metres
Minimum setback from rear boundary	10 metres
Maximum building height (from natural ground level)	8 metres
Minimum number of on site car parking spaces (one of which should be covered)	2

- 8 The keeping of animals other than as domestic pets should not take place on allotments that abut the Sturt Highway.

Land Division

- 9 Land division should create allotments with a minimum area of:
 - (a) 2000 square metres within **Precinct 6 Berri East Country Living** and should be connected to the Berri Community Wastewater Management system
 - (b) 4000 square metres outside of **Precinct 6 Berri East Country Living**.
- 10 Where an allotment abuts land used for horticultural activities a buffer, where warranted by the potential risk of transfer of sprays, dust and noise from horticultural properties, should be:
 - (a) established between the dwelling and this allotment boundary
 - (a) designed to take account of the increased risk associated with prevailing winds and topography
 - (b) established prior to a dwelling being erected and should be at least 40 metres in width.
 - (c) vegetated to assist with screening of dust and chemical spray drift.
- 11 Landscaped buffers of 50 metres should be established along property boundaries which abut land used for industrial activities so as to assist in the physical separation between industrial activities and residential dwellings.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 6 Berri East Country Living

- 12 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 13 Land division should create allotments with a minimum area of 2000 square metres, and should be connected to the Berri Community Wastewater Management system.
- 14 Development should be undertaken in a staged manner in accordance with the staging and infrastructure [Concept Plan Map BeBa/3 - Rural Living Zone Infrastructure and Staging – \(Berri East\)](#).

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ol 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: <ol 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	
Crematorium	
Dairy	
Dwelling	Except detached dwelling.
Fuel depot	
General industry	
Hotel	
Intensive animal keeping	

Form of development	Exceptions
Land division (creating additional allotments)	Except where one of the following applies: (a) all allotments resulting from the division are at least 4000 square metres outside of Precinct 6 Berri East Country Living (b) all allotments resulting from the division are at least 2000 square metres within Precinct 6 Berri East Country Living and are undertaken in a staged manner in accordance with the staging and infrastructure Concept Plan Map BeBa/3 - Rural Living Zone Infrastructure and Staging - Berri East .
Major public service depot	
Motor repair station	
Petrol filling station	
Residential flat building	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres.
Special industry	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Detached dwelling	
Land division	
Solar photovoltaic panels (roof mounted or freestanding) in association with a dwelling.	

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 Extension of the town centre in an easterly direction.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone comprises the existing Barmera town centre, which has developed on both sides of the main shopping street, Barwell Avenue. The town centre has an attractive streetscape and outlook over Lake Bonney Riverland, with Barwell Avenue rising gently from the foreshore to community development focussed at the Avenue's intersection with Pascoe Terrace. Land east of the town centre, on both sides of Sturt Street, is characterised by commercial and minor industrial development with some vacant allotments.

The zone is intended to accommodate a range of business and commercial uses to serve the needs of Barmera's residents and visitors. It is desirable that the zone retain its compact nature by selective redevelopment and limited extension of the town centre in an easterly direction and by provision of off-street car parking facilities where appropriate. It is desirable that the existing character of Barwell Avenue be retained, with new development or redevelopment reinforced by attractive streetscaping and tree planting.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - café
 - consulting room
 - cultural centre
 - entertainment facility
 - fitness studio
 - hotel
 - meeting room
 - motor repair station
 - office
 - petrol filling station
 - restaurant
 - shop
 - tourist facility.
- 2 Development listed as non-complying is generally inappropriate.

- 3 A dwelling should be established only where it is associated with and ancillary to an existing, or part of a proposed use envisaged for the zone.
- 4 Commercial and light industrial development which would adversely affect the amenity of the zone should not be undertaken.
- 5 Tourist accommodation facilities and associated development should occur at the northern end of Barwell Avenue, adjacent to Lake Bonney Riverland.
- 6 Development should be designed and sited to:
 - (a) enhance the amenity of the townscape and entrances to the town centre
 - (b) reflect a high quality through appropriate design, siting, scale, building materials, advertisements and landscaping
 - (c) have regard to the adjoining residential developments.

Form and Character

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Dairy	
Dwelling	Except a dwelling that is: <ol style="list-style-type: none"> (a) ancillary to and in association with a non-residential development (b) located on the same allotment.
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Major public service depot	
Residential flat building	
Road transport terminal	
Special industry	
Stock sales yard	

Form of development	Exceptions
Stock slaughter works	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Township Zone

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

OBJECTIVES

- 1 Services and facilities grouped together to serve the local community and the visiting public.
- 2 Increased mix in the range of dwellings available to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 3 Conservation and enhancement of the main road streetscape and scenic rural setting of the township.
- 4 Retention of the compact nature of the townships and the residential scale of development.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone covers the small settlements of Glossop, Cobdogla, Monash and Loveday. These townships have a distinct rural character and charm derived from the natural surrounds and sparse development pattern.

Glossop is intended to continue to develop as a minor population centre meeting the needs of the local community in the area between Berri and Barmera.

Monash township is intended to remain a small population centre providing local services to the community in the northern part of the Berri district, retaining its compact nature and residential scale of development with limited provision for additional residential development along Delatour Terrace and Fenwick Terrace.

Cobdogla township is located south of the Sturt Highway near the Kingston-on-Murray Bridge. It was originally surveyed as a much larger town but significant areas below the 1956 River Murray flood level have remained undeveloped. A caravan park and recreation area are located in the **River Murray Flood Zone** west of the township. The Cobdogla Primary School is within the township and adjacent to the Sturt Highway.

Loveday is a minor township on the southern fringe of the irrigated areas, adjacent to the former Loveday pumping station. Existing development is contained within allotments on each side of Morris Street, the township's main thoroughfare. The Loveday Primary School, an oval and a group of cottages are south of the township. It is intended that these facilities remain as a small population centre providing services to the local community. It is desirable that the compact nature of the township and residential scale of development be limited to the length of Morris Street.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - community facility
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition

- educational establishment
 - open space
 - recreation area
 - shop or group of shops where the gross leasable area is less than 250 square metres
 - small-scale commercial development
 - small scale light and service industry development
 - small-scale tourist development
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
 - 3 Residential development should be mainly in the form of low-density detached dwellings, with a limited range of increased density development.
 - 4 Business and commercial development should be of a scale and function consistent with the role of the township as a local service centre supplying a range of goods and services to the local community, the surrounding district and visitors to the area.
 - 5 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.

Form and Character

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

Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	5 metres
Minimum setback from side boundaries	1 metres
Minimum setback from rear boundary	5 metres
Maximum site coverage	40 per cent
Maximum building height (from natural ground level)	8 metres
Minimum number of on site car parking spaces (one of which should be covered)	2

- 8 Development of a business, commercial or industrial nature should be consolidated with existing facilities to establish identifiable service centres.

Land Division

- 9 Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the zone and should have:
 - (a) an area of not less than 800 square metres (where sewered or connected to a Community Wastewater Management System)
 - (b) an average width of at least 15 metres.
- 10 Allotments that are not connected to a Community Wastewater Management System should have a minimum area of 1200 square metres.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Crematorium	
Dairy	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Road transport terminal	
Shop or group of shops	Except where the gross leasable area is less than 250 square metres.
Special industry	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	Except where it is in the form of a recycling collection depot.
Wrecking yard	

Public Notification

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

Table Section

Table BeBa/1 - Building Setbacks from Road Boundaries

Building Type/Road	Setback Distance from road Boundary (metres)
Dwelling (except where adjacent to the Sturt Highway, an arterial road, or a rural road)	6
Residential flat building (except where adjacent to the Sturt Highway, an arterial road, or a rural road)	6
Multiple dwelling (except where adjacent to the Sturt Highway, an arterial road, or a rural road)	6
All buildings in the Industry Zone (except where adjacent to the Sturt Highway, an arterial road, or a rural road)	6
All buildings sited adjacent to the Sturt Highway or the Old Sturt Highway	18
All buildings, except for wind farms and ancillary development, sited adjacent to other arterial roads	12
All buildings, except for wind farms and ancillary development, sited adjacent to other rural roads	12

Table BeBa/2 - Conditions for Complying Development

Form of Development	Complying Criteria / Conditions
Farm building	<ol style="list-style-type: none"> 1 The building height of all buildings is 10 metres or less. 2 All stormwater runoff is diverted into a stormwater treatment system capable of removing litter, sediment and oil products, and wherever possible utilised on-site. 3 Roof runoff is harvested, stored on-site and reused, with overflow directed into grassed swales. 4 The external cladding and roofing comprises materials that are not damaged, punctured, rusted or stained in any way. 5 The external walls to comprise of colorbond or pre-painted material. 6 The building is setback 25 metres from all roads.
Group dwelling	<ol style="list-style-type: none"> 1 The building is of single storey construction. 2 The external cladding is of brick, masonry, rendered masonry, stone or timber. 3 At least two car parking spaces are provided per dwelling and one space is covered. 4 Every part of any external wall of the dwelling (excluding eaves and footings) is at least 1 metre from a side or rear boundary 5 The dwelling is setback at least 6 metres from the primary road frontage and 3 metres from a secondary road frontage. 6 A private open space area of at least 100 square metres is provided which: <ol style="list-style-type: none"> (a) has a minimum dimension of 4 metres (b) does not incorporate driveways, parking spaces or domestic outbuildings. 7 A minimum site area per dwelling of 500 square metres.
Light industry	<ol style="list-style-type: none"> 1 The area occupied by buildings does not exceed 50 per cent of the site. 2 Buildings or structures that exceed 2 metres in height are setback at least 3 metres (plus 500 millimetres for each metre of the building or structure that exceeds 3.5 metres in height) from allotments: <ol style="list-style-type: none"> (a) in the Residential Zone (b) used as a school (c) used as a hospital. 3 Buildings are constructed of a pre-painted material or masonry material. 4 The development can be connected to the Community Wastewater Management system. 5 A parking area is established on the site of at the rate of (whichever provides the largest number of car parks): <ol style="list-style-type: none"> (a) one car parking space for every 50 square metres of total floor area (b) one car parking space for every 2 employees.

Form of Development	Complying Criteria / Conditions
Row dwelling	<ol style="list-style-type: none"> 1 The building is of single storey construction. 2 The external cladding is of brick, masonry, rendered masonry, stone or timber. 3 At least two car parking spaces are provided per dwelling and one space is covered. 4 Every part of any external wall of the dwelling (excluding eaves and footings) is at least 1 metre from a side or rear boundary. 5 The dwelling is setback at least 6 metres from the primary road frontage and 3 metres from a secondary road frontage 6 A private open space area of at least 100 square metres is provided which: <ol style="list-style-type: none"> (a) has a minimum dimension of 4 metres (b) does not incorporate driveways, parking spaces or domestic outbuildings. 7 A minimum site area per dwelling of 500 square metres
Service industry	<ol style="list-style-type: none"> 1 The area occupied by buildings does not 50 per cent of the site. 2 Buildings or structures that exceed 2 metres in height are setback at least 3 metres (plus 500 millimetres for each metre of the building or structure that exceeds 3.5 metres in height) from allotments: <ol style="list-style-type: none"> (a) in the Residential Zone (b) used as a school (c) used as a hospital. 3 Buildings are constructed of a pre-painted material or masonry material. 4 The development can be connected to the Community Wastewater Management system. 5 A parking area is established on the site of at the rate of (whichever provides the largest number of car parks): <ol style="list-style-type: none"> (a) one car parking space for every 50 square metres of total floor area. (b) one car parking space for every 2 employees
Store	<ol style="list-style-type: none"> 1 Car parking space being is established on the site at a rate of not less than one car parking space per 150 square metres of total floor area or one per 3 employees, whichever provides the larger number of parking spaces. 2 No building is erected having a height exceeding 10 metres. 3 Provision is made for all loading and unloading of vehicles to take place on the site. 4 Buildings are constructed of a pre-painted material or masonry material. 5 The development can be connected to the Community Wastewater Management system
Timber yard	<ol style="list-style-type: none"> 1 The area occupied by buildings does not 50 per cent of the site. 2 Buildings or structures that exceed 2 metres in height are setback at least 3 metres (plus 500 millimetres for each metre of the building or structure that exceeds 3.5 metres in height) from allotments: <ol style="list-style-type: none"> (a) in the Residential Zone (b) used as a school (c) used as a hospital. 3 A parking area is established on the site of at the rate of (whichever provides the largest number of car parks): <ol style="list-style-type: none"> (a) one car parking space for every 50 square metres of total floor area (b) one car parking space for every 2 employees. 4 Buildings are constructed of a pre-painted material or masonry material. 5 The development can be connected to the Community Wastewater Management system.

Form of Development	Complying Criteria / Conditions
Warehouse	<ol style="list-style-type: none">1 Car parking spaces being established on the site at a rate of not less than one car parking space per 150 square metres of total floor area or one per 3 employees, whichever provides the larger number of parking spaces.2 No building being erected having a height exceeding 10 metres.3 Provision being made for all loading and unloading of vehicles to take place on the site.4 Buildings are constructed of a pre-painted material or masonry material.5 The development can be connected to the Community Wastewater Management system.

Table BeBa/3 - Off Street Vehicle Parking Requirements

Form of Development	Number Of Off-Street Car Parking Spaces Required
Aged persons home	1 per 2 beds.
Billiard saloon	1 per 10 square metres total floor area of the place.
Boarding house	1 per 2 beds.
Bowling alley	1 per 10 square metres total floor area of the place.
Bowling club	30 per bowling green.
Clubrooms	1 per 10 square metres total floor area of the place.
Community centre	1 per 10 square metres total floor area of the place.
Concert hall	1 per 5 seats.
Consulting Room	4 spaces for the first surgery plus 2 per each additional surgery.
Dance Hall	1 per 10 square metres total floor area of the place.
Educational establishment	Pre-school, Primary School and Secondary School – one per full time employee plus one space for wheelchair users plus an additional 10 per cent of the total for visitors. 0.6 spaces per full-time student, plus 0.2 spaces per part-time student for tertiary institutions.
Exhibition Hall	1 per 10 square metres total floor area of the place.
Flat (home unit)	1 roofed per dwelling, plus one per dwelling for visitor parking.
Fuel depot	1 per 50 square metres total floor area, or one per 2 employees (whichever provide the larger number).
Funeral parlour	1 per 5 chapel seats plus provision for vehicles operated by parlour.
General industry	1 per 50 square metres total floor area or one per 2 employees (whichever provides the larger number).
Guest house	1 per 2 beds.
Gymnasium	1 per 10 square metres total floor area of the place.
Hospital	1 per 2 beds plus provision for patients to be driven to an entrance within the property.
Hostel	1 per 2 beds.
Hotel	1 per 2 square metres of bar floor area plus one per 6 square metres of lounge bar or beer garden floor area, or 1 per 3 guest rooms (whichever provides the larger number).
Light Industry	1 per 50 square metres total floor area, or one per 2 employees (whichever provide the larger number).
Motel	1 per guest room plus one per 3 square metres if a restaurant is provided.
Motor repair station	1 per 50 square metres total floor area or one per 2 employees (whichever provides the larger number).

Berri Barmera Council
Table Section
Table BeBa/3 - Off Street Vehicle Parking Requirements

Form of Development	Number Of Off-Street Car Parking Spaces Required
Multiple dwelling	1 roofed per dwelling per dwelling for visitor parking.
Nursing home	1 per 4 beds.
Office	1 per 25 square metres of total floor area providing office accommodation with a minimum of four car parking spaces.
Petrol filling station	10 spaces for customer and employee use.
Place of worship	1 per 5 seats.
Plant nursery	1 per 150 square metres total floor area, or car parking space equal to 10 per cent of the site (whichever provides the larger number).
Reception hall	1 per 4 square metres floor area devoted to reception area.
Residential flat building	1 roofed per dwelling, plus one per dwelling for visitor parking.
Restaurant	6 per 100 square metres of total floor space, provided that, where in a shop or series of shops there is a café or restaurant where food is consumed or taken away from and where such café or restaurant also incorporates seats or benches, there shall instead be provided on the site or sites car parking at the rate of not less than one car parking space for every three seats provided or able to be provided.
Service industry	1 per 50 square metres total floor area, or one per 2 employees (whichever provide the larger number).
Service station	10 spaces for customer and employee use.
Skating rink	1 per 7 square metres floor area of the place.
Shop	6 per 100 square metres of total floor space, provided that, where in a shop or series of shops there is a café or restaurant where food is consumed or taken away from and where such café or restaurant also incorporates seats or benches, there shall instead be provided on the site or sites car parking at the rate of not less than one car parking space for every three seats provided or able to be provided.
Stadium	1 per 10 square metres of floor area of the place.
Store	1 per 150 square metres total floor area, or one per 3 employees (whichever provides the larger number).
Squash court	3 per court.
Tavern	1 per 2 square metres of bar floor area plus 1 per 6 square metres of lounge bar or beer garden floor area, or 1 per 3 guest rooms (whichever provides the larger number).
Tennis court (public)	3 per court.
Theatre	1 per 5 seats.
Timber yard	1 per 50 square metres total floor area, or 1 per 2 employees (whichever provide the larger number).
Used car lot	1 per 50 square metres total floor area, or 1 per 2 employees (whichever provide the larger number).
Warehouse	1 per 150 square metres total floor area, or 1 per 3 employees (whichever provides the larger number).

Table BeBa/4 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
2 - 4 Barwell Avenue BARMERA	Bonney Theatre	A61 A60	T741601 T741601	CT 5660/226 CT 5660/200		13766
2 Fowles Street BARMERA	Barmera Irrigation Office	A806	T741601	CR 5263/706		13767
North Lake Road, Lake Bonney BARMERA	Napper's Accommodation House (originally Lake Bonney Inn) [Ruin]	S419	H740800	CR 5758/624		10279
Shueard Road COBDOGLA	Cobdogla Homestead ruin	S559	H740500	CR 5758/623		13764
Trussell Terrace COBDOGLA	Humphrey Pumps, Cobdogla Irrigation Museum (former Cobdogla Pumping Station)	S853	H740500	CR 5602/826		10275
Morris Street LOVEDAY	Brick Boiler Stack, Loveday Irrigation Scheme Pumping Station	A3	D48360	CR 5846/889		13765
Thiele Road LOVEDAY	Loveday Internment Camp Site (GHQ Site)	S168	H740700	CR 5753/813		13761
Old Coach Road OVERLAND CORNER VIA WAIKERIE	Overland Corner Hotel	S73	H760200	CT 5147/584		10278

Note: this table was last updated on 9 June 2011 and is an extract from the South Australian Heritage Register established under section 13 (1) of the *Heritage Places Act 1993*. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.

Mapping Section

Map Reference Tables
Spatial Extent Maps
Bushfire Risk Maps
Concept Plan Maps

Map Reference Tables

Index Maps

Map Reference

[Council Index Map](#)

Zone Maps

Zone Name	Map Numbers
Caravan and Tourist Park Zone	BeBa/14, BeBa/15, BeBa/22
Commercial Zone	BeBa/15, BeBa/19, BeBa/20, BeBa/22
Conservation Zone	BeBa/1, BeBa/2, BeBa/3, BeBa/4, BeBa/5, BeBa/8, BeBa/13 BeBa/14
Deferred Urban Zone	BeBa/19, BeBa/20, BeBa/22, BeBa/23
District Centre Zone	BeBa/22, BeBa/23
Industry Zone	BeBa/5, BeBa/16, BeBa/19, BeBa/20, BeBa/22
Infrastructure Zone	BeBa/7, BeBa/19, BeBa/22, BeBa/25, BeBa/26
Primary Production Zone	BeBa/1, BeBa/2, BeBa/3, BeBa/4, BeBa/5, BeBa/6, BeBa/7, BeBa/9, BeBa/10, BeBa/11, BeBa/12, BeBa/13, BeBa/14, BeBa/15, BeBa/18, BeBa/19, BeBa/21, BeBa/22, BeBa/23, BeBa/24, BeBa/25
Recreation Zone	BeBa/5, BeBa/6, BeBa/15, BeBa/16, BeBa/19, BeBa/22, BeBa/23
Residential Zone	BeBa/15, BeBa/16, BeBa/17, BeBa/21, BeBa/22, BeBa/23
River Murray Flood Zone	BeBa/1, BeBa/2, BeBa/4, BeBa/5, BeBa/7, BeBa/8, BeBa/9, BeBa/13, BeBa/14, BeBa/15, BeBa/16, BeBa/17, BeBa/20, BeBa/21, BeBa/22, BeBa/23, BeBa/24
River Murray Fringe Zone	BeBa/2, BeBa/3, BeBa/4, BeBa/5, BeBa/6, BeBa/7, BeBa/8, BeBa/9, BeBa/16, BeBa/17, BeBa/20, BeBa/25
Rural Landscape Protection Zone	BeBa/1, BeBa/6, BeBa/7, BeBa/8, BeBa/9, BeBa/10, BeBa/11, BeBa/12, BeBa/13, BeBa/19, BeBa/20, BeBa/24, BeBa/26
Rural Living Zone	BeBa/5, BeBa/15, BeBa/20, BeBa/21, BeBa/22, BeBa/23
Town Centre Zone	BeBa/15, BeBa/16
Township Zone	BeBa/11, BeBa/18, BeBa/24

Policy Area Maps

Policy Area Name	Map Numbers
Horticulture Policy Area 1	BeBa/1, BeBa/4, BeBa/5, BeBa/6, BeBa/7, BeBa/9, BeBa/10, BeBa/11, BeBa/12, BeBa/13, BeBa/14, BeBa/15, BeBa/16, BeBa/18, BeBa/19, BeBa/21, BeBa/22, BeBa/23, BeBa/24, BeBa/25
Medium Density Policy Area 2	BeBa/21, BeBa/22

Precinct Maps

Precinct Name	Map Numbers
Precinct 1 Mixed Use Retail and Tourism Orientated Development	BeBa/22
Precinct 2 Lake Bonney North	BeBa/3, BeBa/5,
Precinct 3 Cocksedge Road, Barmera	BeBa/16
Precinct 4 Residential and Tourism Orientated Development	BeBa/22
Precinct 5 Native Vegetation/Rural Living	BeBa/6, BeBa/7, BeBa/12, BeBa/19, BeBa/20, BeBa/18
Precinct 6 Berri East Country Living	BeBa/20, BeBa/22, BeBa/23

Overlay Maps

Title	Map Numbers
Location	BeBa/1, BeBa/2, BeBa/3, BeBa/4, BeBa/5, BeBa/6, BeBa/7, BeBa/8, BeBa/9, BeBa/10, BeBa/11, BeBa/12, BeBa/13, BeBa/14, BeBa/15, BeBa/16, BeBa/17, BeBa/18, BeBa/19, BeBa/20, BeBa/21, BeBa/22, BeBa/23, BeBa/24, BeBa/25, BeBa/26
Transport	BeBa/1, BeBa/2, BeBa/3, BeBa/4, BeBa/5, BeBa/6, BeBa/7, BeBa/8, BeBa/11, BeBa/12, BeBa/14, BeBa/16, BeBa/18, BeBa/19, BeBa/20, BeBa/21, BeBa/22
Development Constraints	BeBa/1, BeBa/2, BeBa/3, BeBa/4, BeBa/5, BeBa/6, BeBa/7, BeBa/8, BeBa/9, BeBa/12, BeBa/13, BeBa/14, BeBa/15, BeBa/16, BeBa/17, BeBa/18, BeBa/19, BeBa/20, BeBa/21, BeBa/22, BeBa/23, BeBa/24, BaBa/26
Heritage	BBeBa/2, BeBa/5, BeBa/9, BeBa/14, BeBa/15, BeBa/24
Natural Resources	BeBa/1, BeBa/4, BeBa/5, BeBa/7, BeBa/9, BeBa/11, BeBa/14

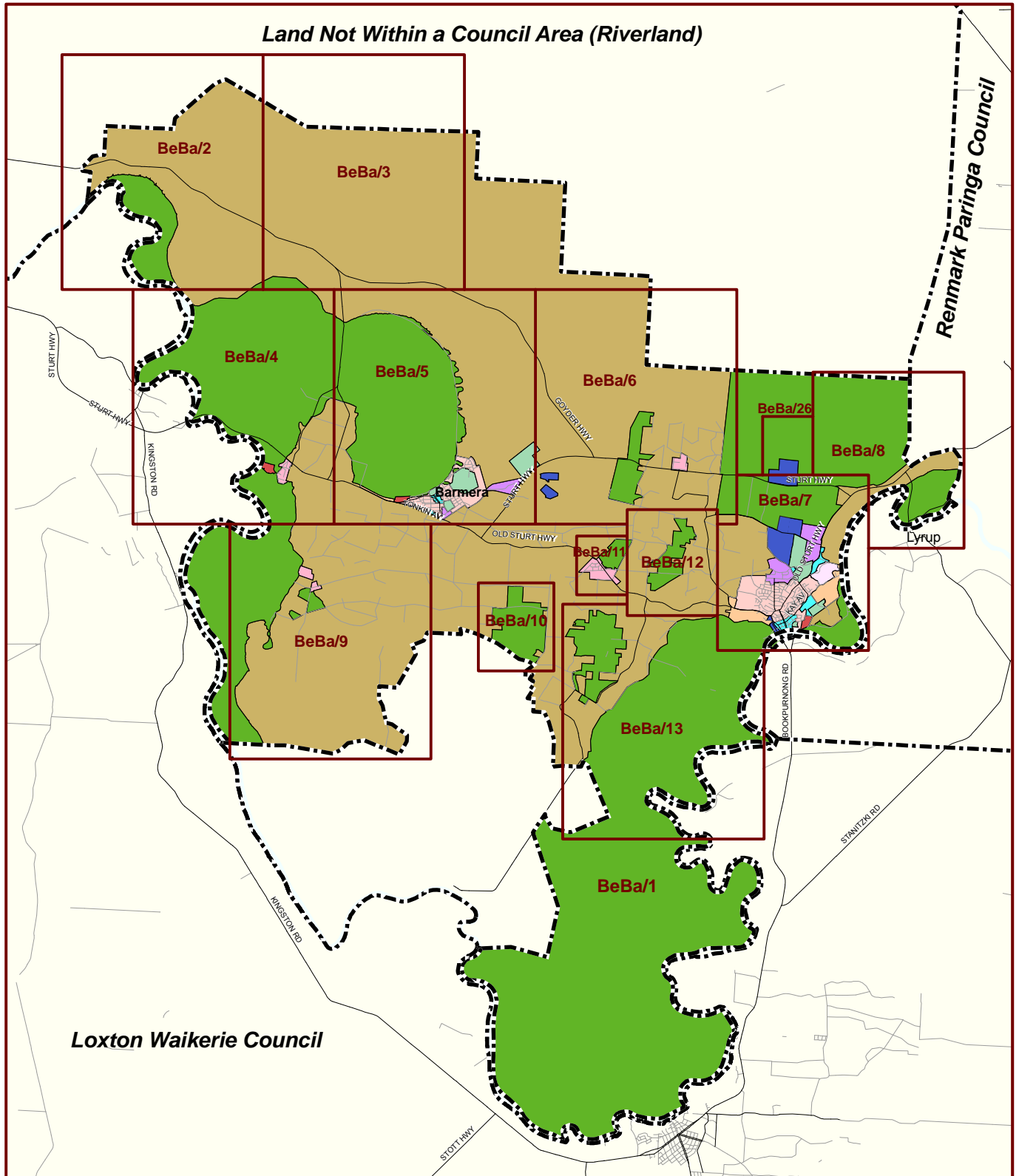
Bushfire Protection Overlay Maps

Bushfire Map Type	BPA Map Numbers
Bushfire Protection - Bushfire Risk	BeBa/1, BeBa/2, BeBa/3, BeBa/4, BeBa/5, BeBa/6, BeBa/7, BeBa/8, BeBa/9, BeBa/10, BeBa/11, BeBa/12, BeBa/13, BeBa/14, BeBa/15

Concept Plan Maps

Concept Plan Title	Map Numbers
Residential Zone Infrastructure and Staging - (Berri West)	Concept Plan Map BeBa/1
Residential Zone Staging Plan - (Maple Street (Barmera))	Concept Plan Map BeBa/2
Rural Living Zone Infrastructure and Staging - (Berri East)	Concept Plan Map BeBa/3
Development Constraints – Water Management Areas	Concept Plan Map BeBa/4

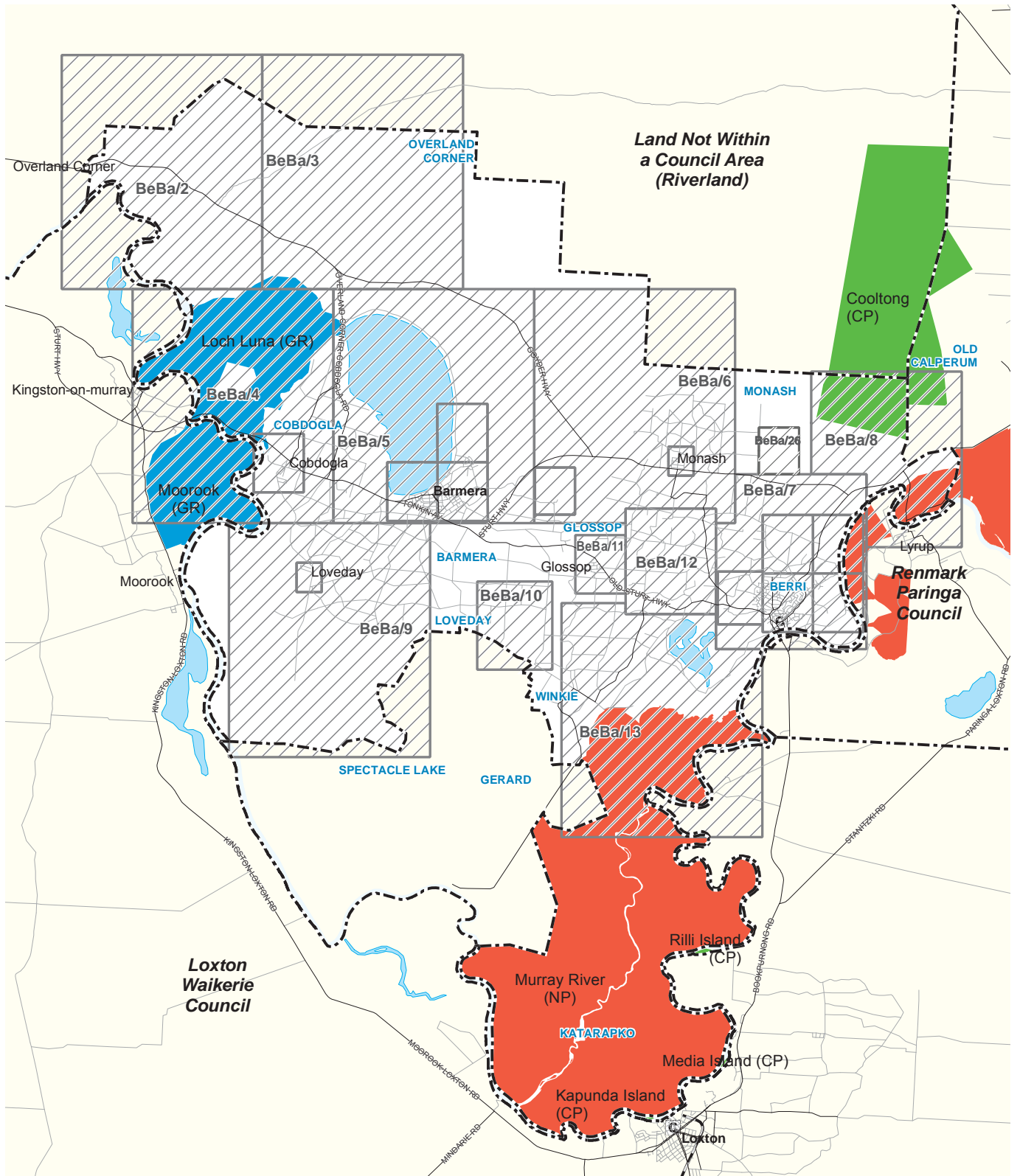
Spatial Extent Maps










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 BeBa/1 to Map BeBa/26 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.

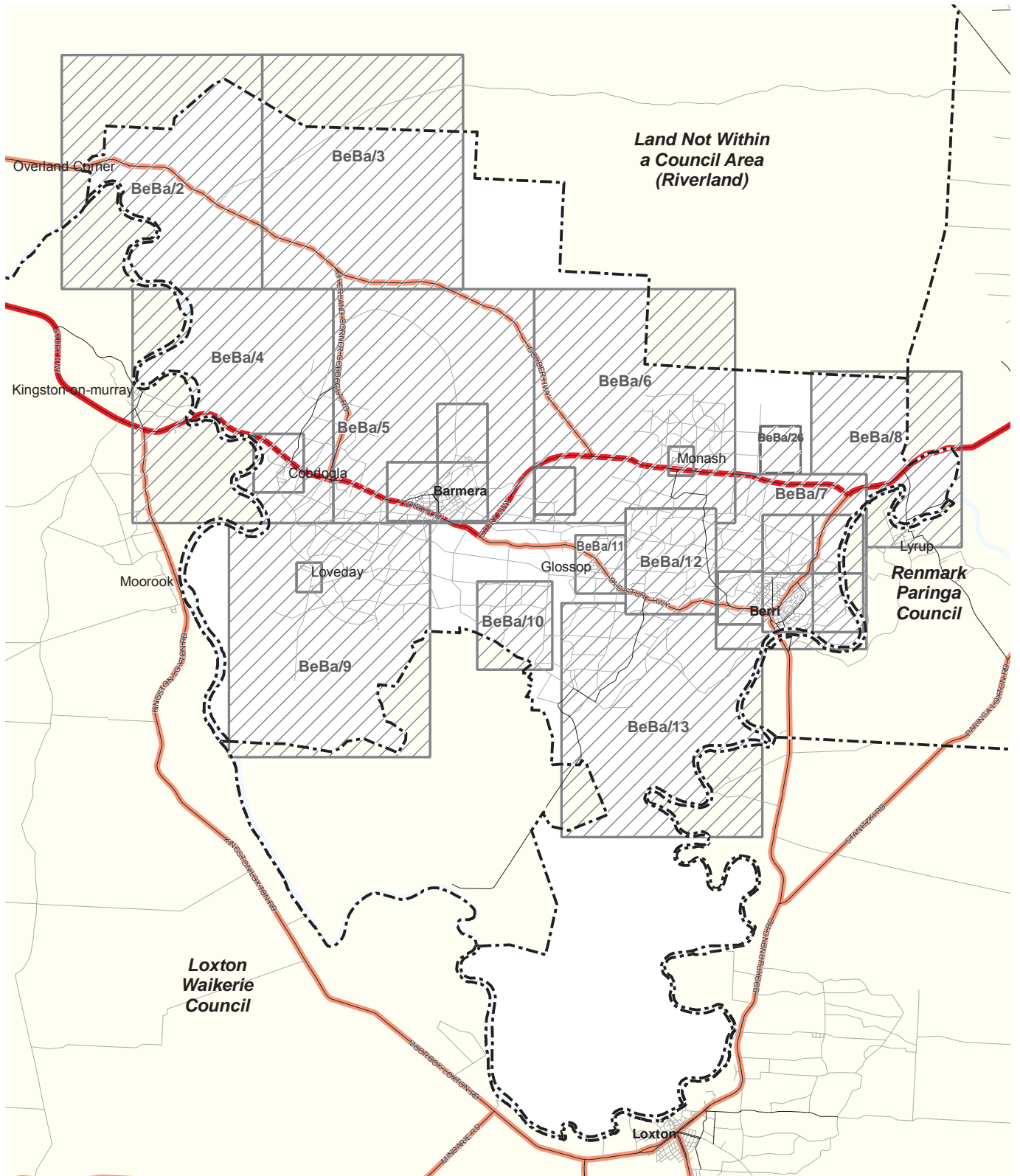


Council Index Map



-  Council Office
-  Railways
-  National Park
-  Conservation Park
-  Game Reserve
-  Waterbodies
-  Development Plan Boundary

Location Map BeBa/1

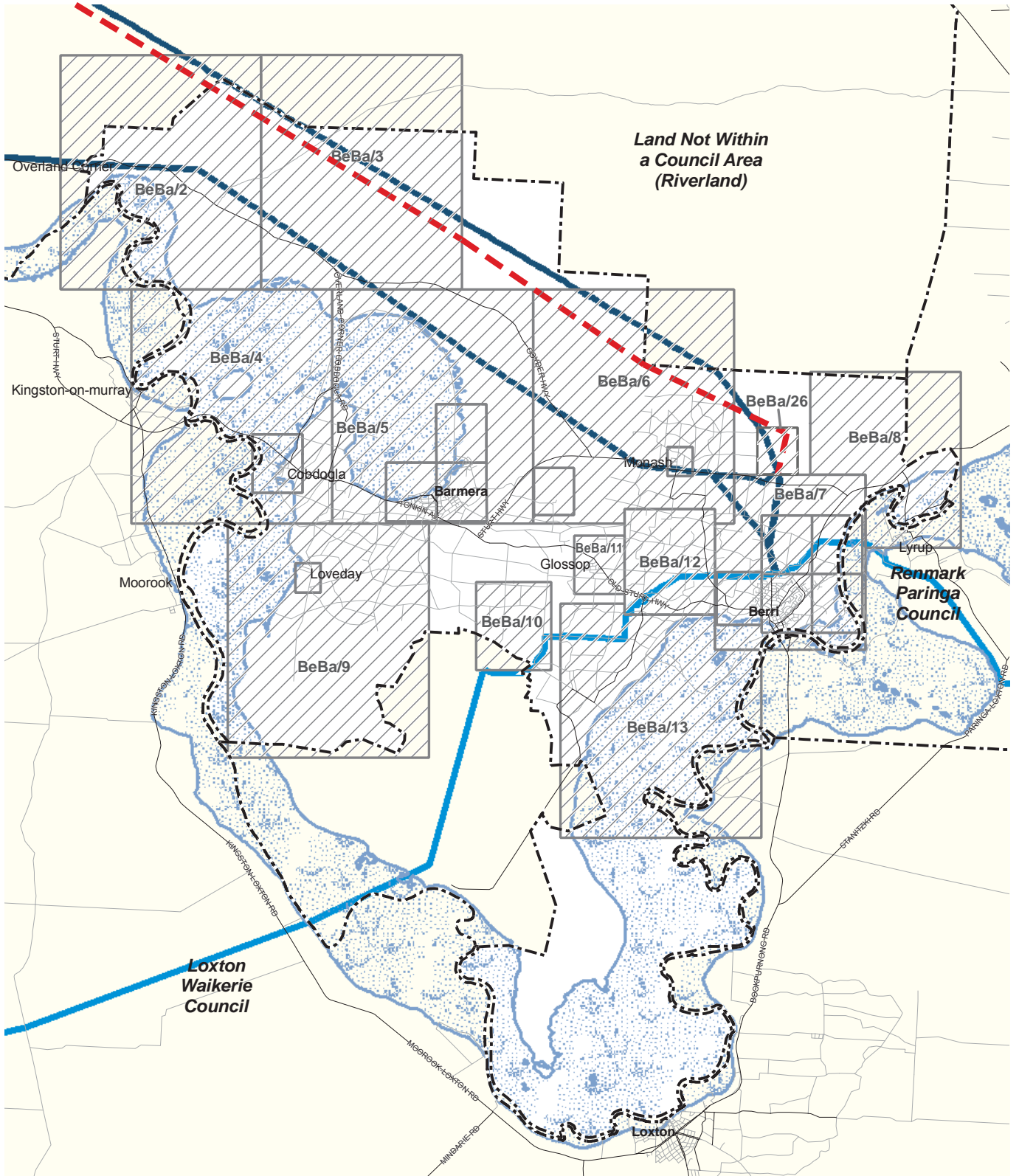







- Primary Arterial Roads
- Secondary Arterial Roads
- - - - - Development Plan Boundary



Overlay Map BeBa/1

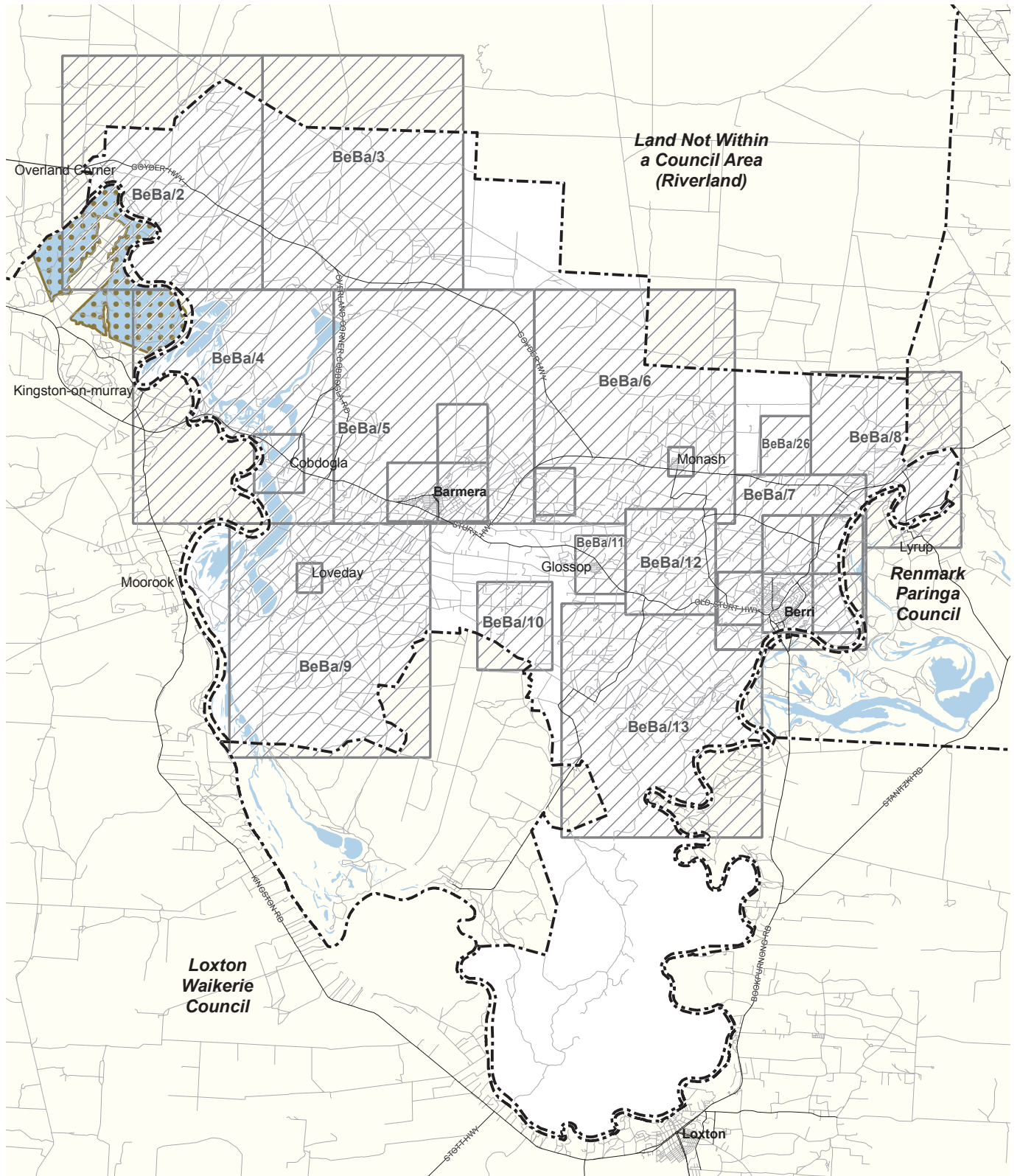
TRANSPORT



-  1956 Flood Boundary
-  gas pipelines
-  Existing 132kv electricity transmission line
-  Proposed 275kv electricity transmission line (position indicative)
-  Development Plan Boundary

Overlay Map BeBa/1

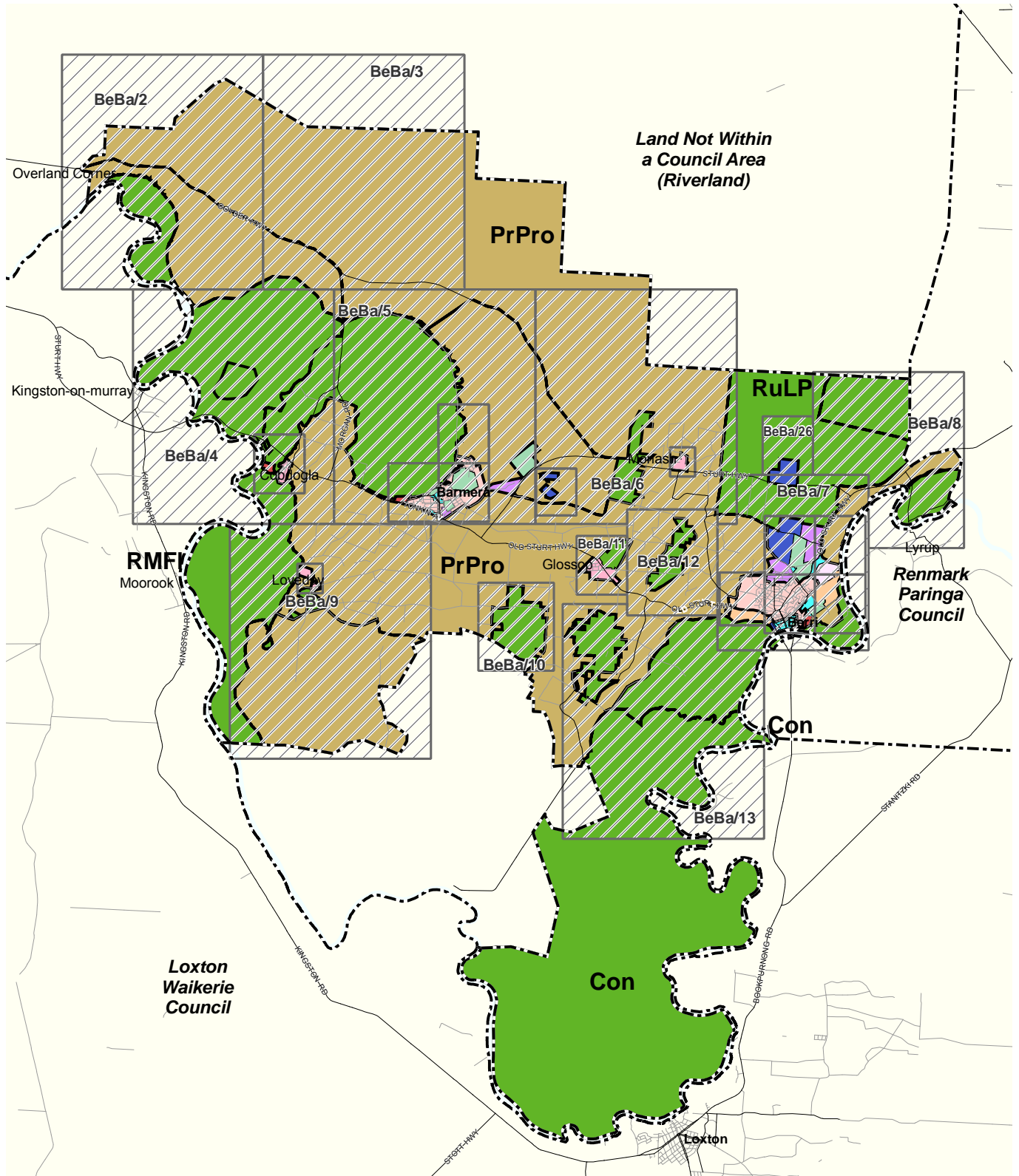
DEVELOPMENT CONSTRAINTS



-  Ramsar Wetlands
-  Wetlands of National Importance
-  Development Plan Boundary

Overlay Map BeBa/1

NATURAL RESOURCES

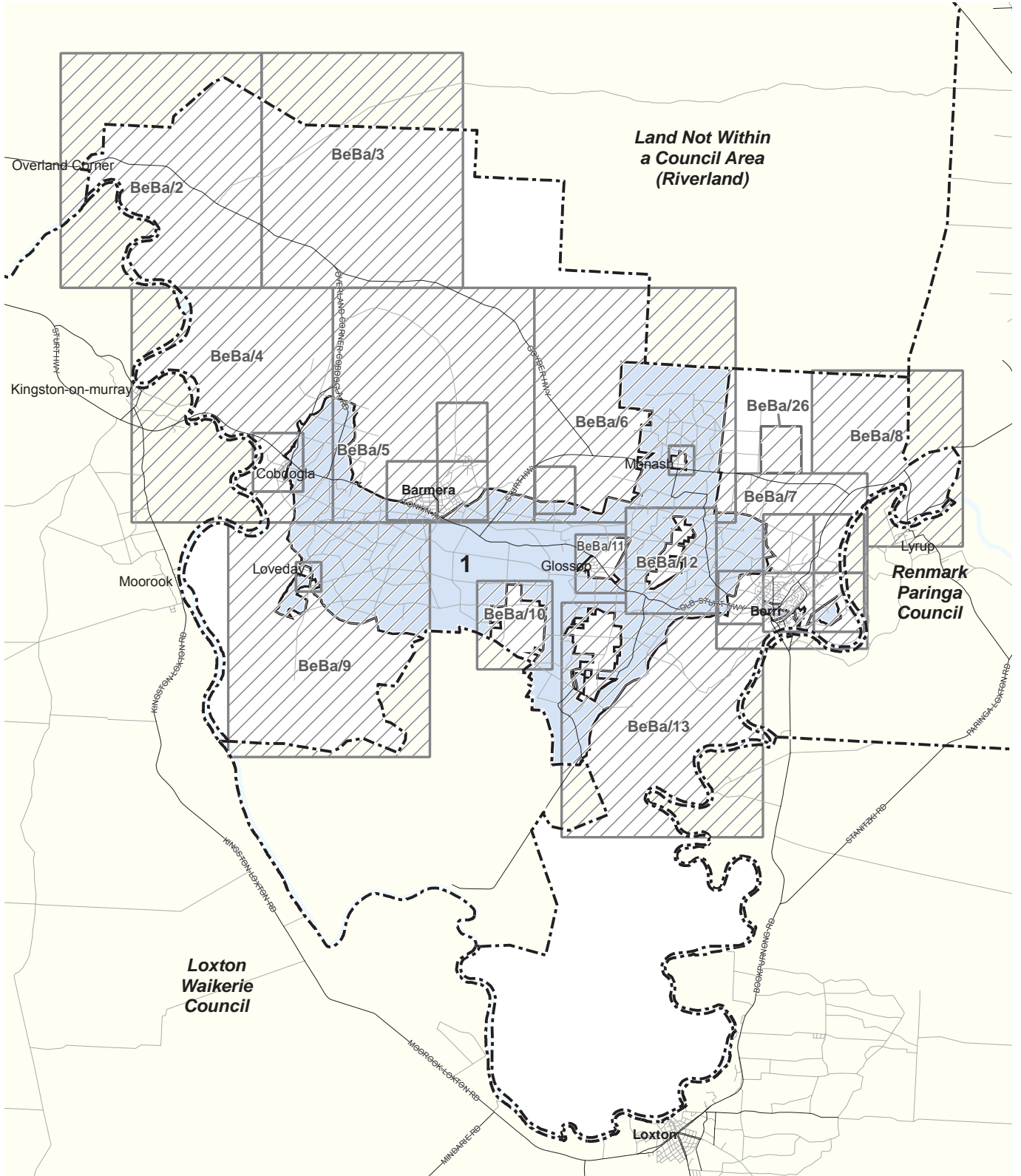


See enlargement map for accurate representation.



- Zones**
- Conservation
 - Primary Production
 - River Murray Flood
 - Rural Landscape Protection
 - Zone Boundary
 - Development Plan Boundary

Zone Map BeBa/1



See enlargement map for accurate representation.

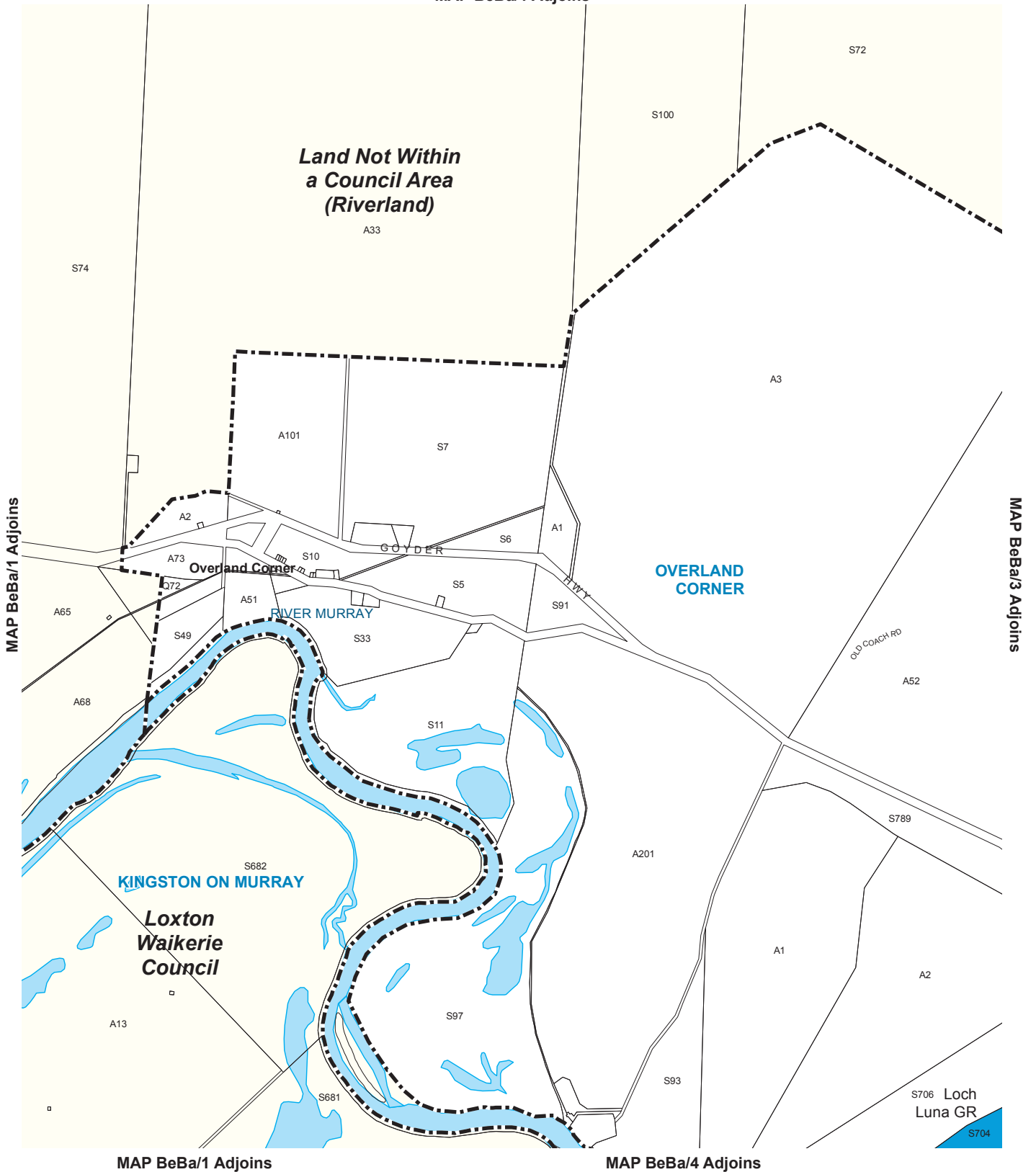
Policy Areas
 1 Horticulture

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Policy Area Map BeBa/1

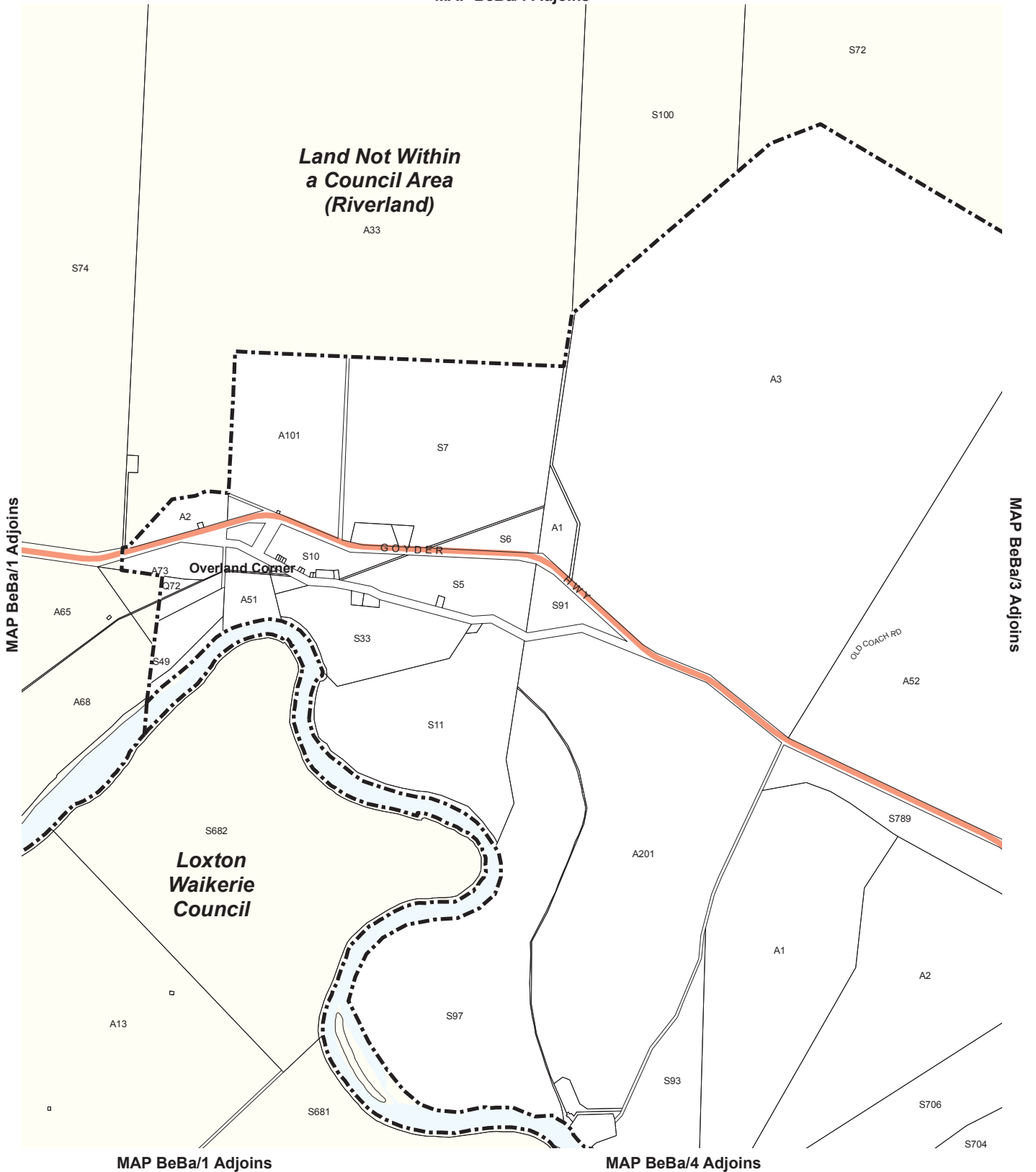
- Policy Area Boundary
- Development Plan Boundary



Location Map BeBa/2

- Game Reserve
- Waterbodies
- Development Plan Boundary

MAP BeBa/1 Adjoins

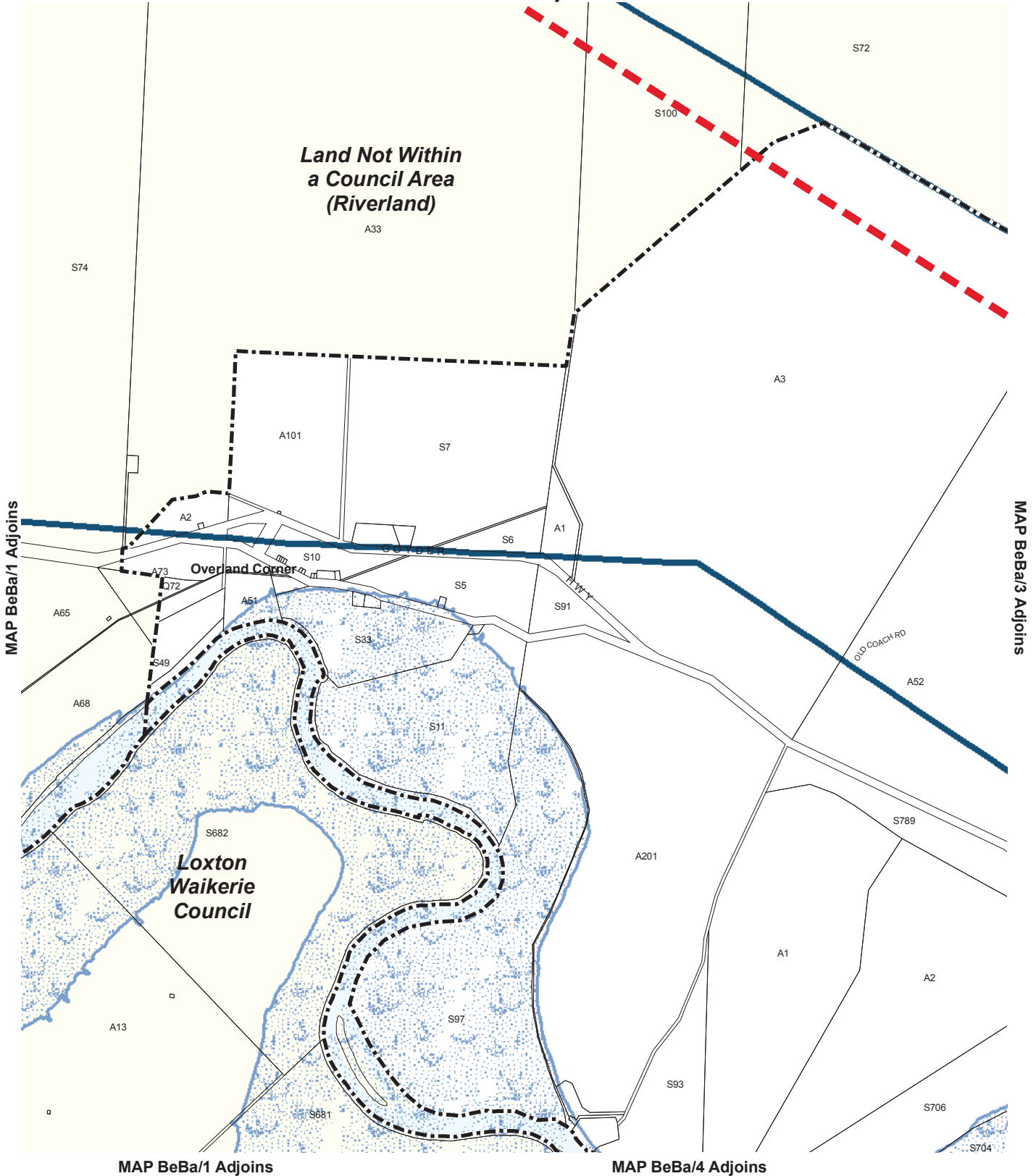


Overlay Map BeBa/2

TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

MAP BeBa/1 Adjoins







**Loxton
Waikerie
Council**

Overland Corner

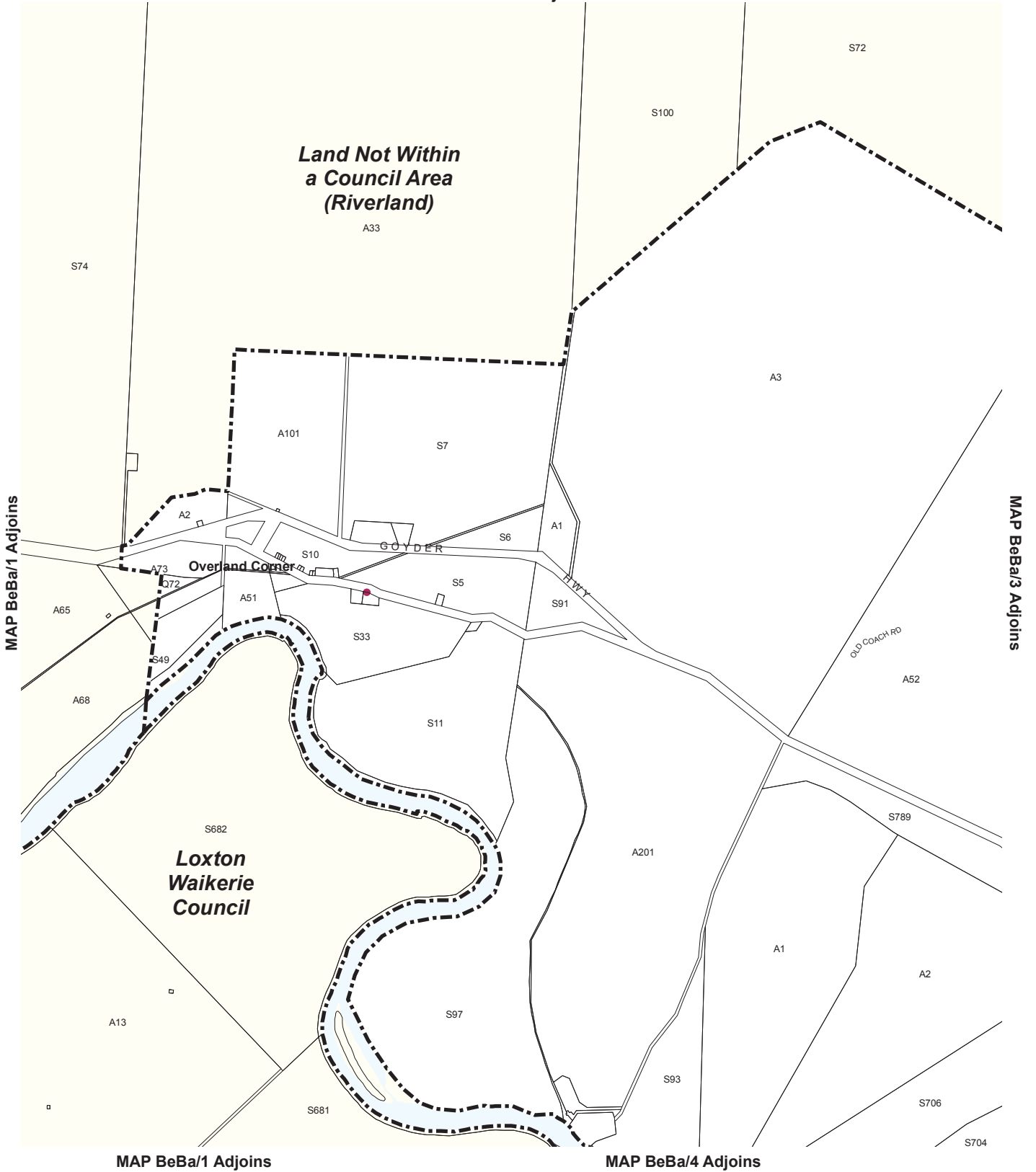
OLD COACH RD



Overlay Map BeBa/2 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Existing 132kV electricity transmission line
-  Proposed 275kV electricity transmission line (position indicative)
-  Development Plan Boundary

MAP BeBa/1 Adjoins

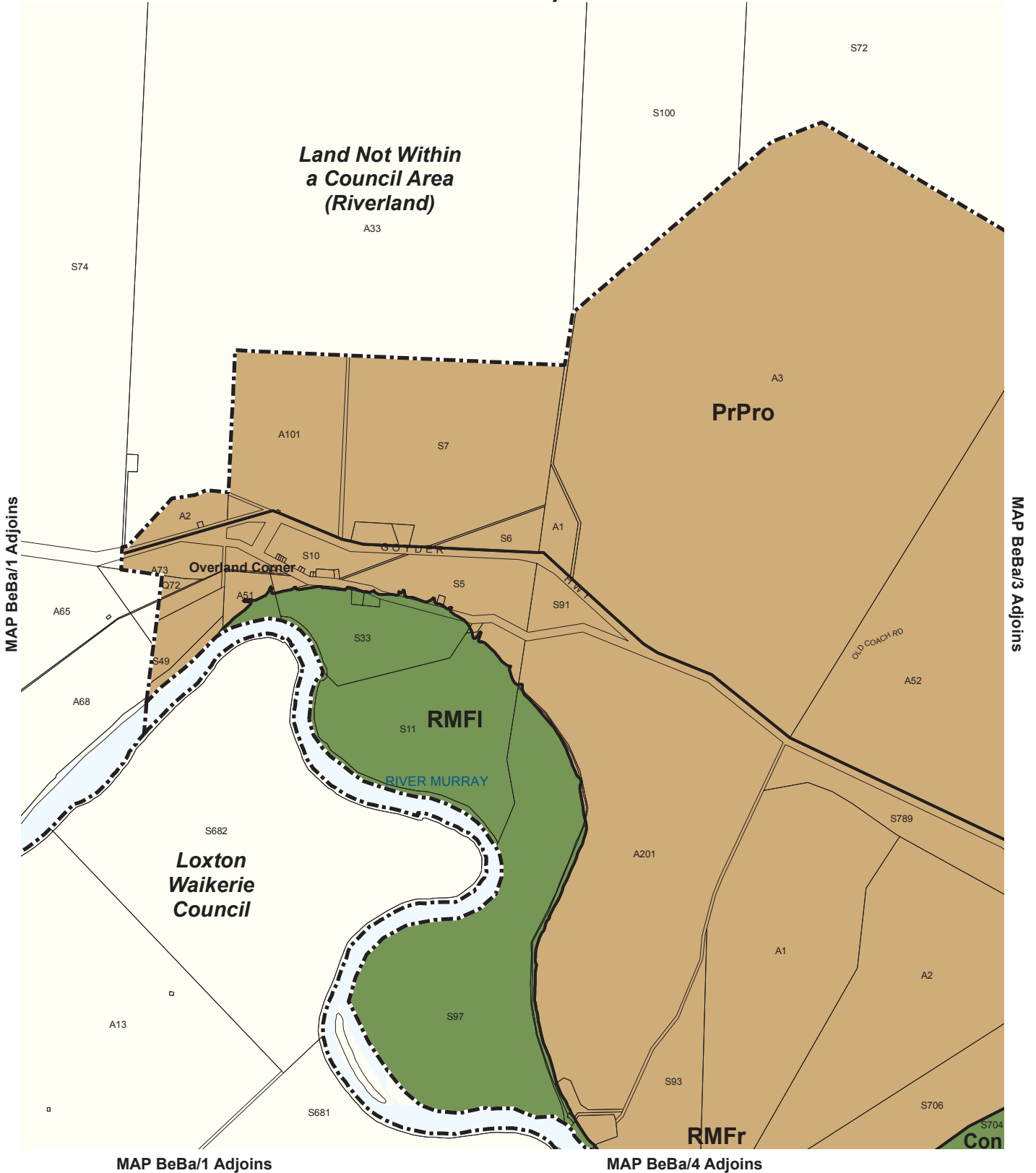


Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory
 Items please refer to the relevant tables within this document.



Overlay Map BeBa/2 HERITAGE

- State heritage place
- Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

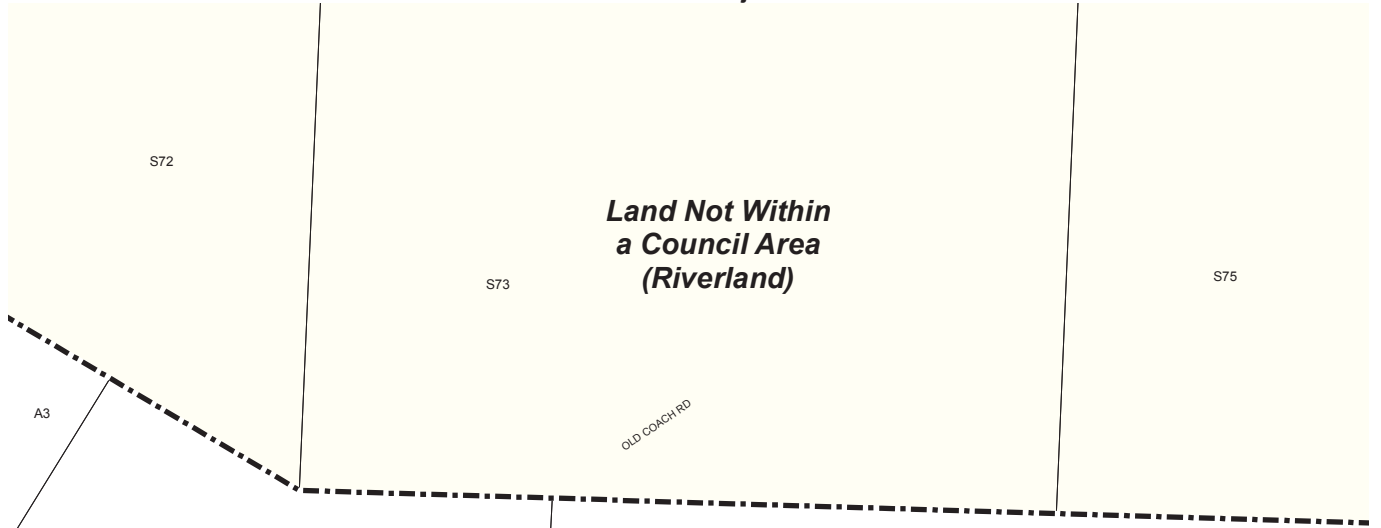


Zones

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

Zone Map BeBa/2

MAP BeBa/1 Adjoins



MAP BeBa/2 Adjoins

MAP BeBa/1 Adjoins

OVERLAND CORNER



MAP BeBa/4 Adjoins

MAP BeBa/5 Adjoins

BARMERA

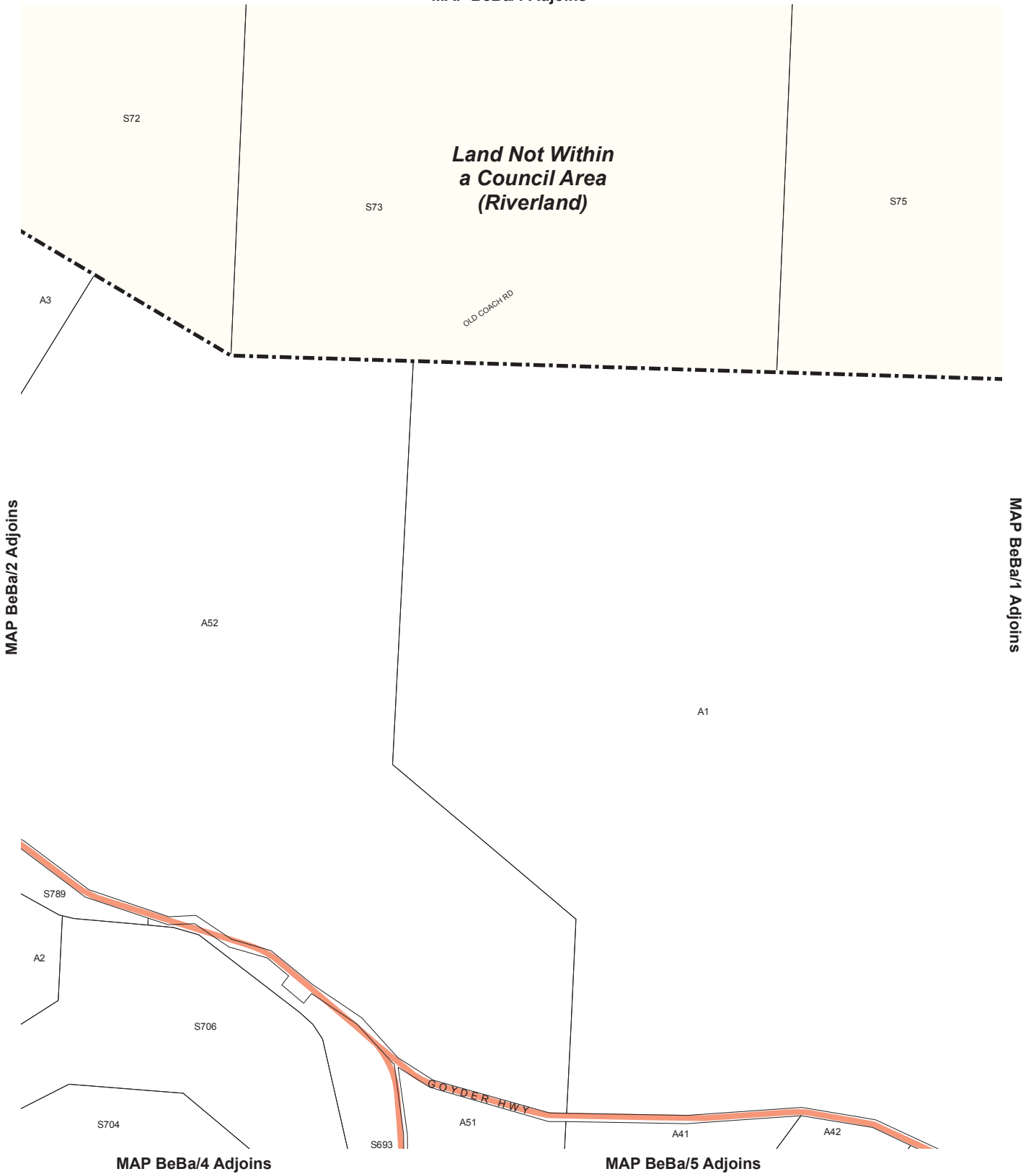
HWY



Location Map BeBa/3

- Game Reserve
- Waterbodies
- Development Plan Boundary

MAP BeBa/1 Adjoins



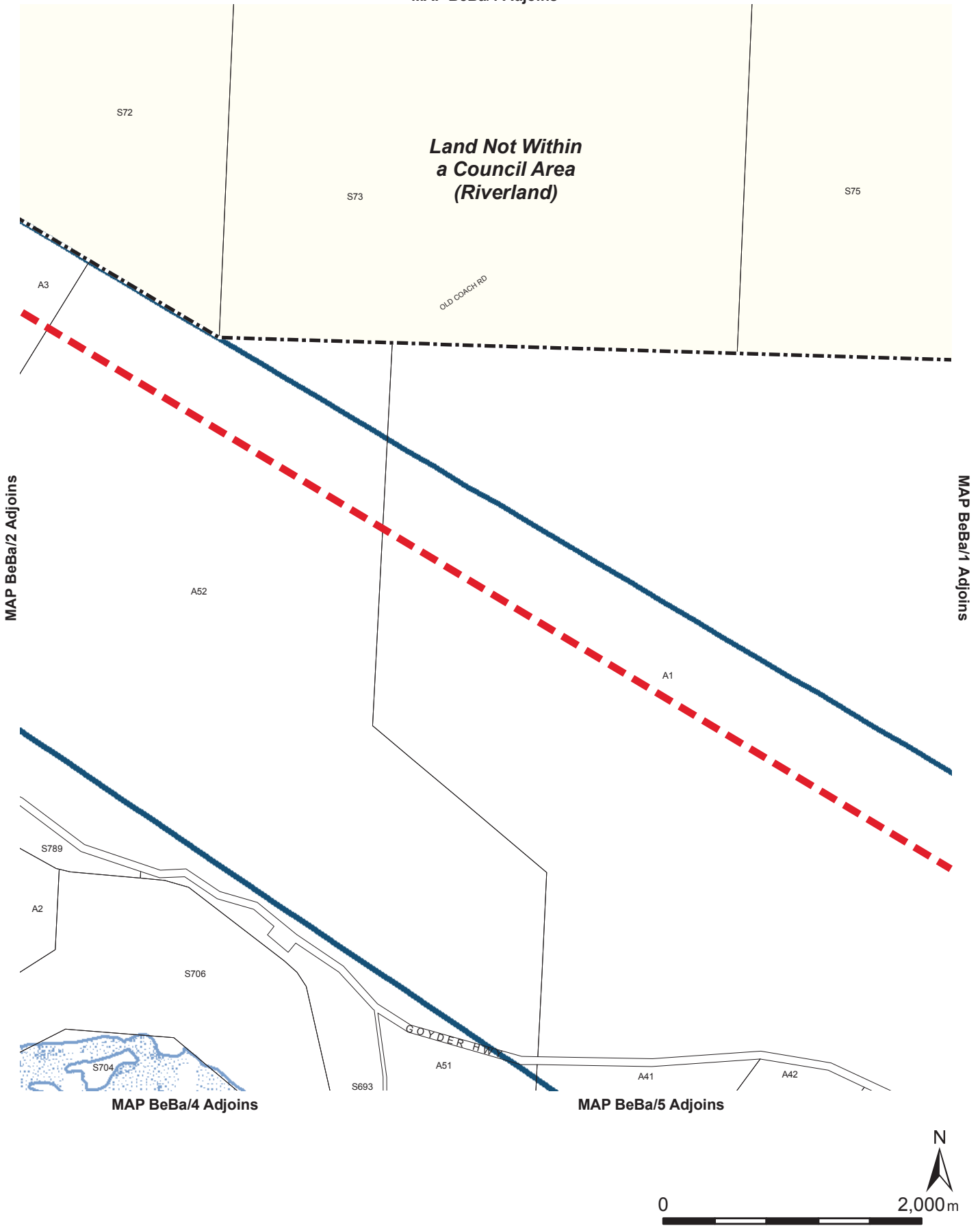
Overlay Map BeBa/3 TRANSPORT

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





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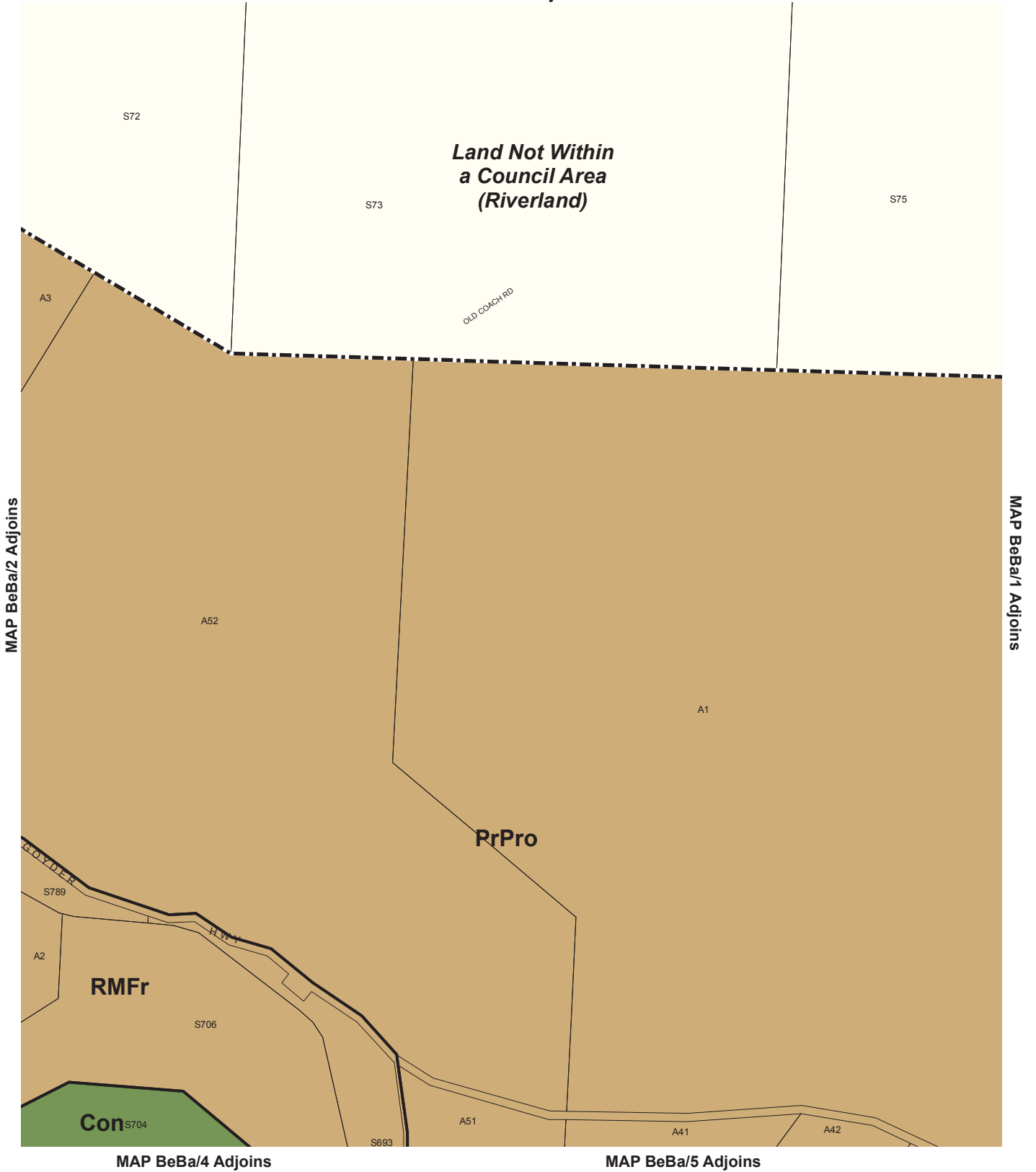
MAP BeBa/1 Adjoins



Overlay Map BeBa/3 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Existing 132kV electricity transmission line
-  Proposed 275kV electricity transmission line (position indicative)
-  Development Plan Boundary

MAP BeBa/1 Adjoins



Lamberts Conformal Conic Projection, GDA94



Zones

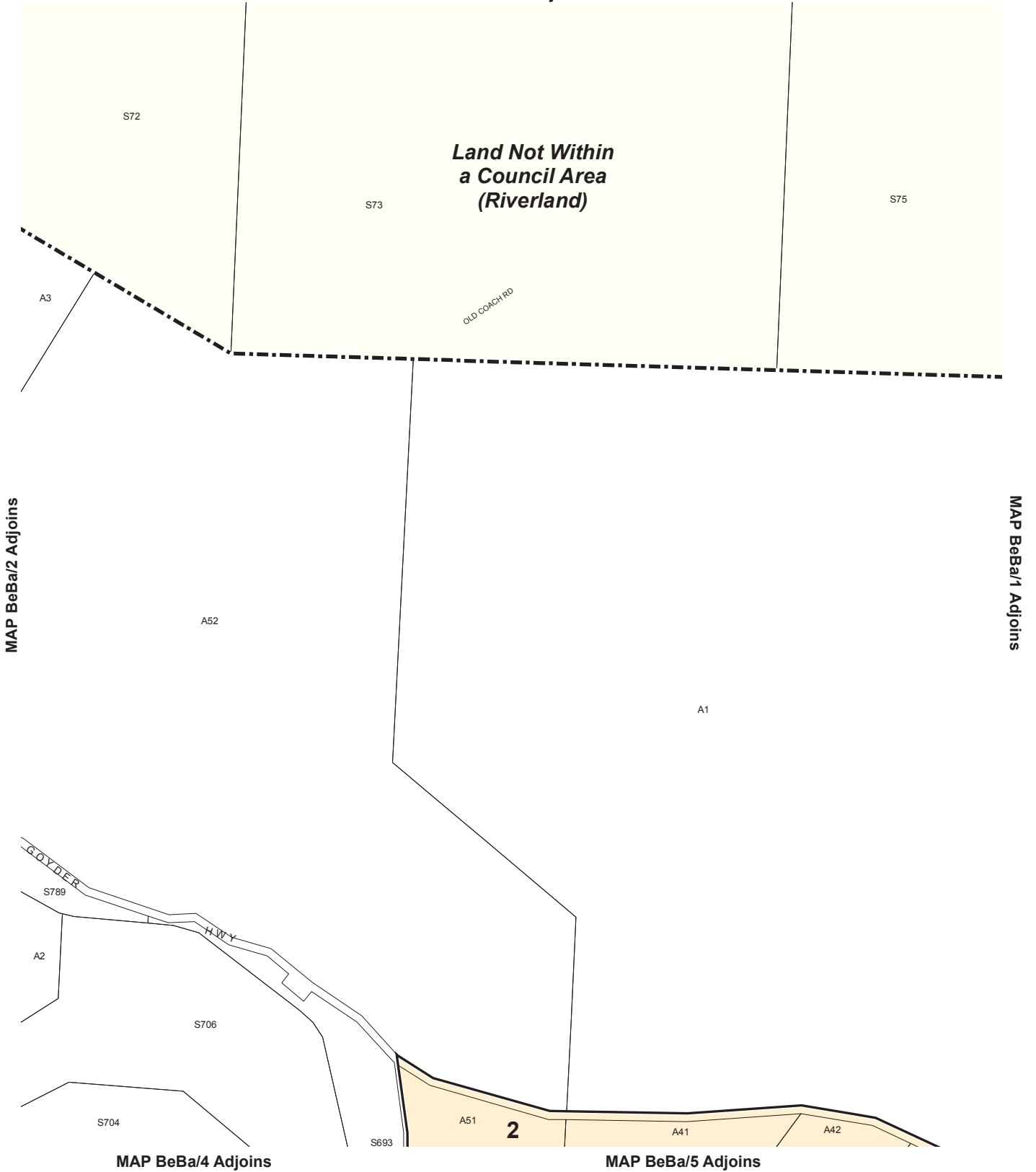
- Con Conservation
- PrPro Primary Production
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

Zone Map BeBa/3

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MAP BeBa/1 Adjoins



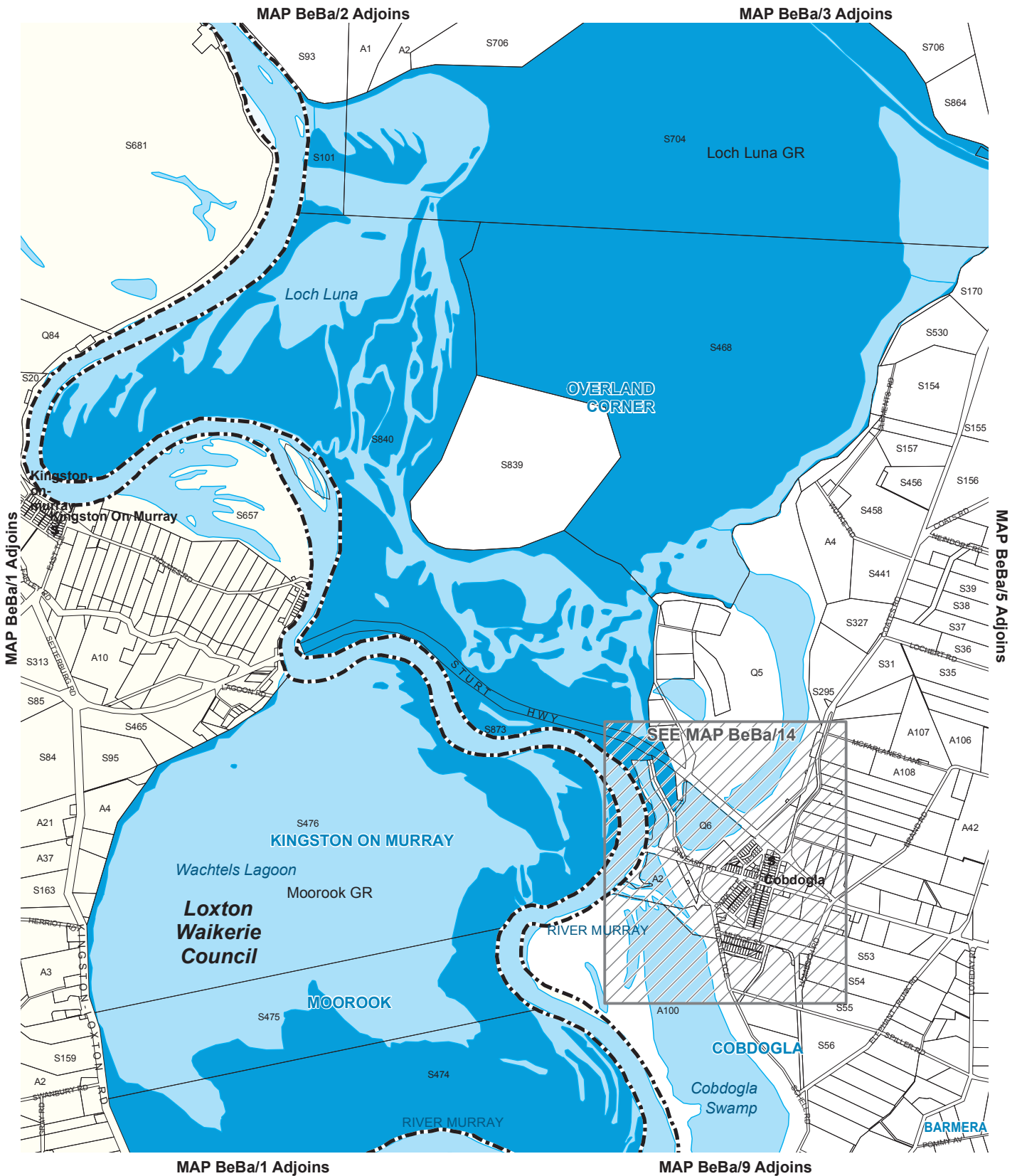
Lamberts Conformal Conic Projection, GDA94

Precinct
2 Lake Bonney North







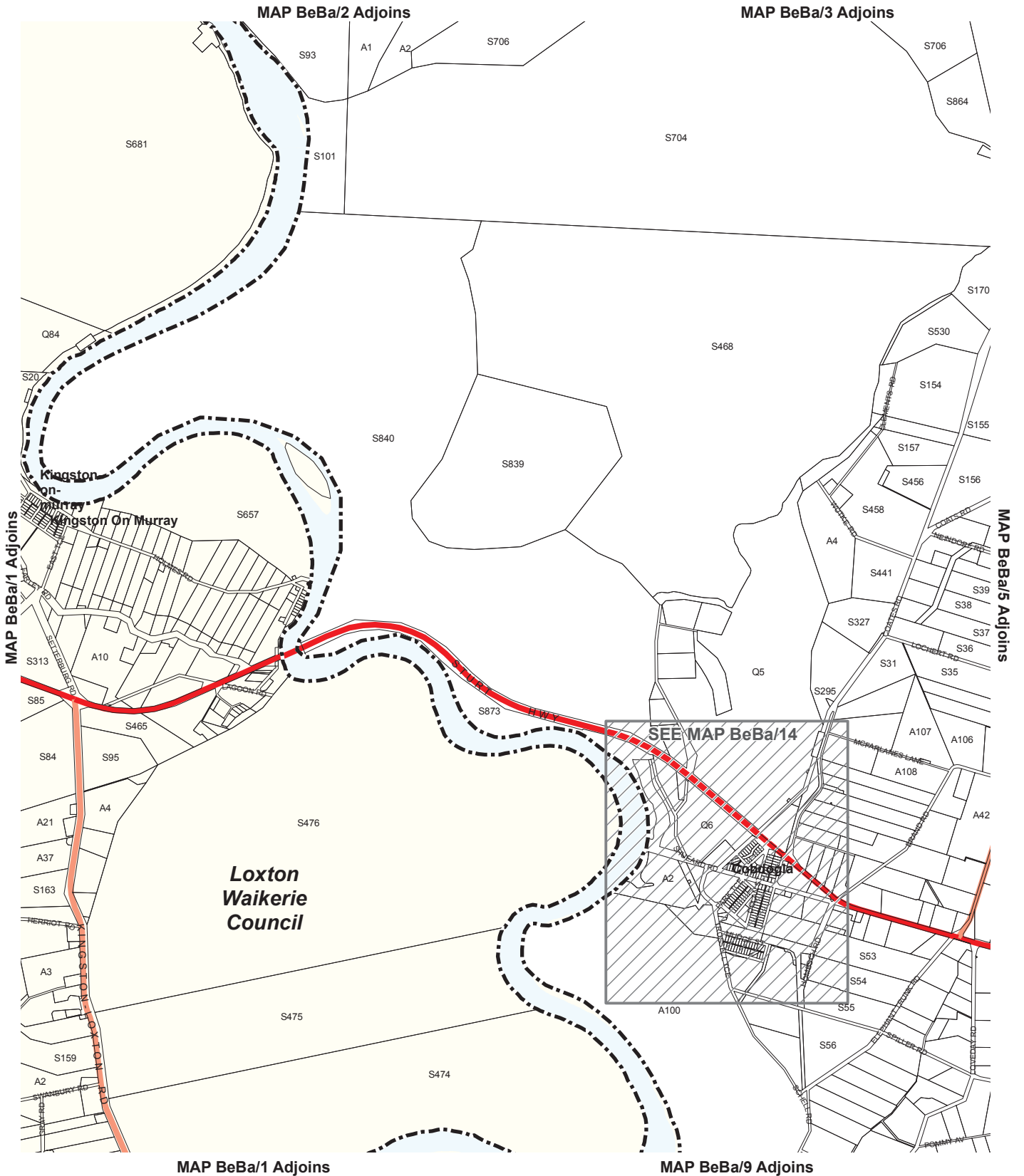
Precinct Map BeBa/3

- Precinct Boundary
- Development Plan Boundary



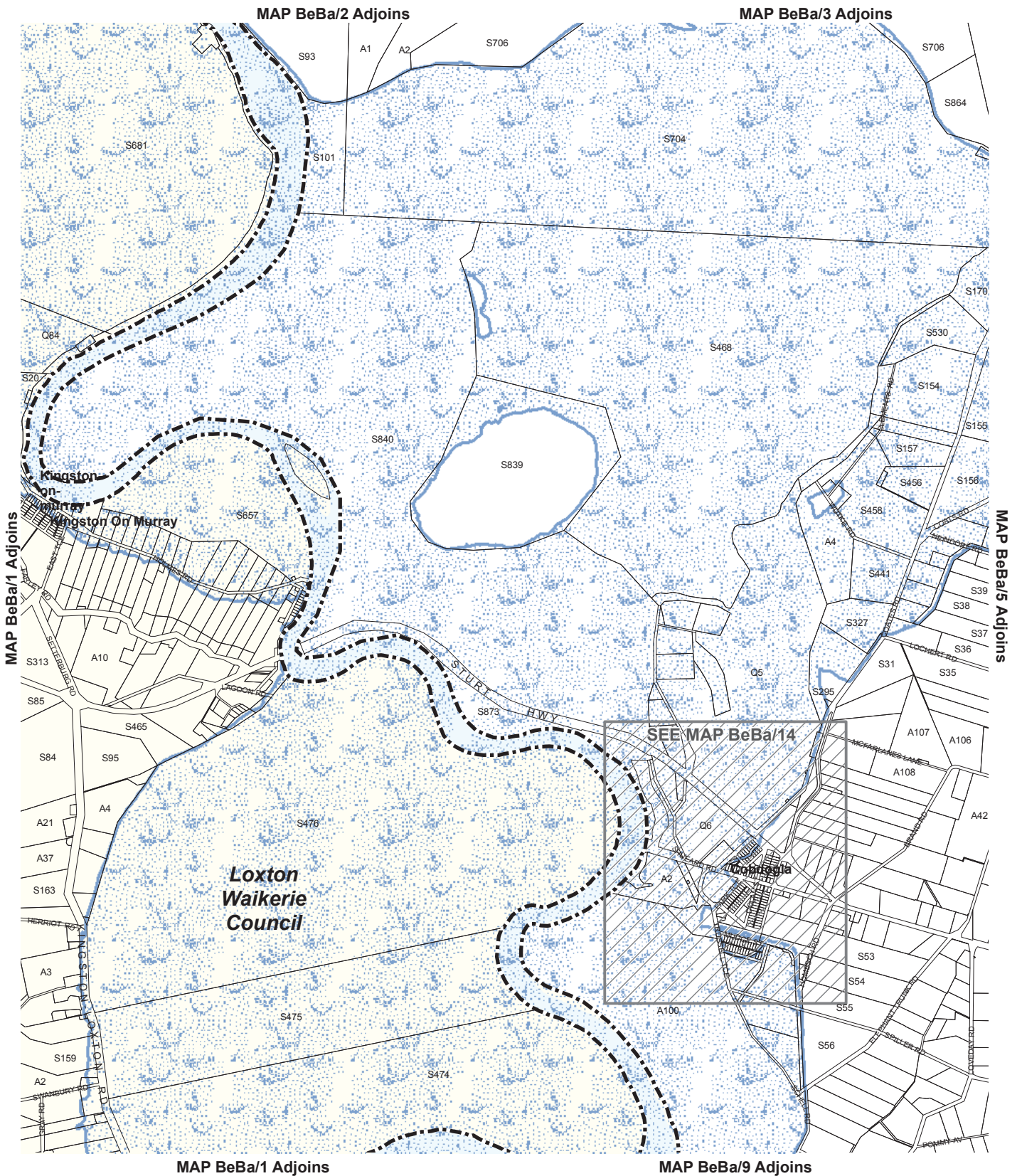
Location Map BeBa/4

-  School
-  Game Reserve
-  Waterbodies
-  Development Plan Boundary



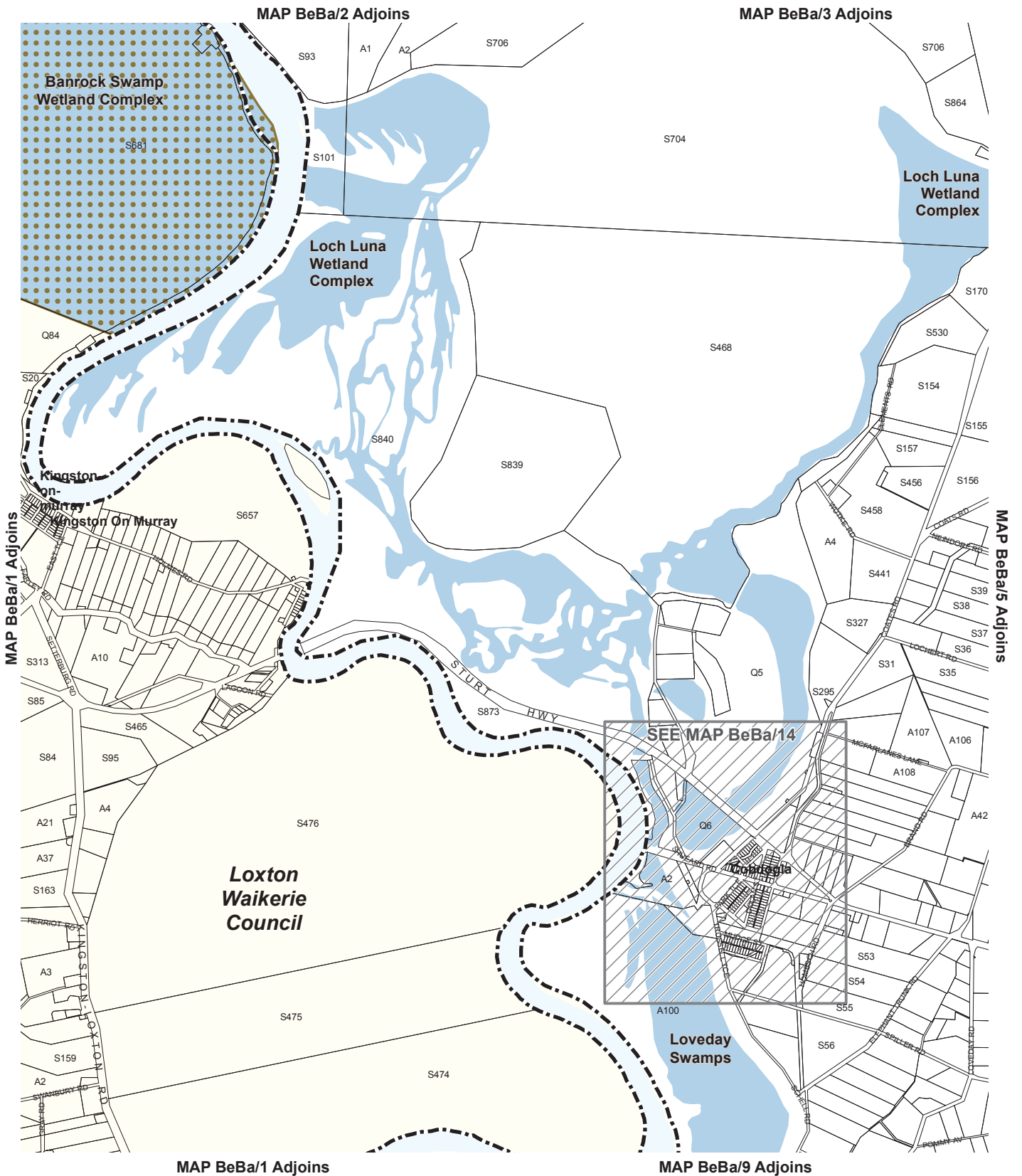
Overlay Map BeBa/4 TRANSPORT




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



Overlay Map BeBa/4 DEVELOPMENT CONSTRAINTS

- 1956 Flood Boundary
- Development Plan Boundary



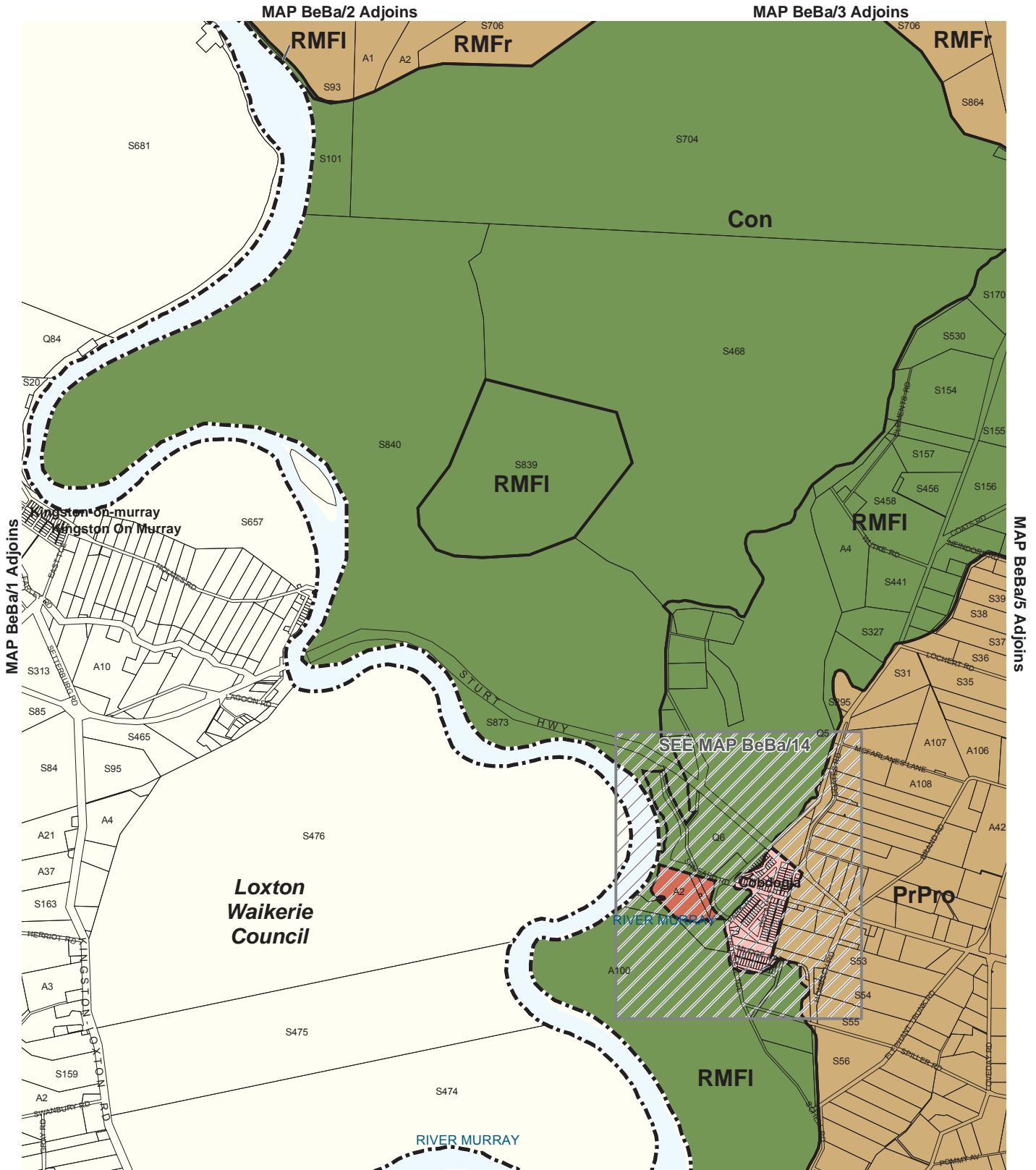
-  Ramsar Wetlands
-  Wetlands of National Importance
-  Development Plan Boundary

Overlay Map BeBa/4

NATURAL RESOURCES

BERRI BARMERA COUNCIL

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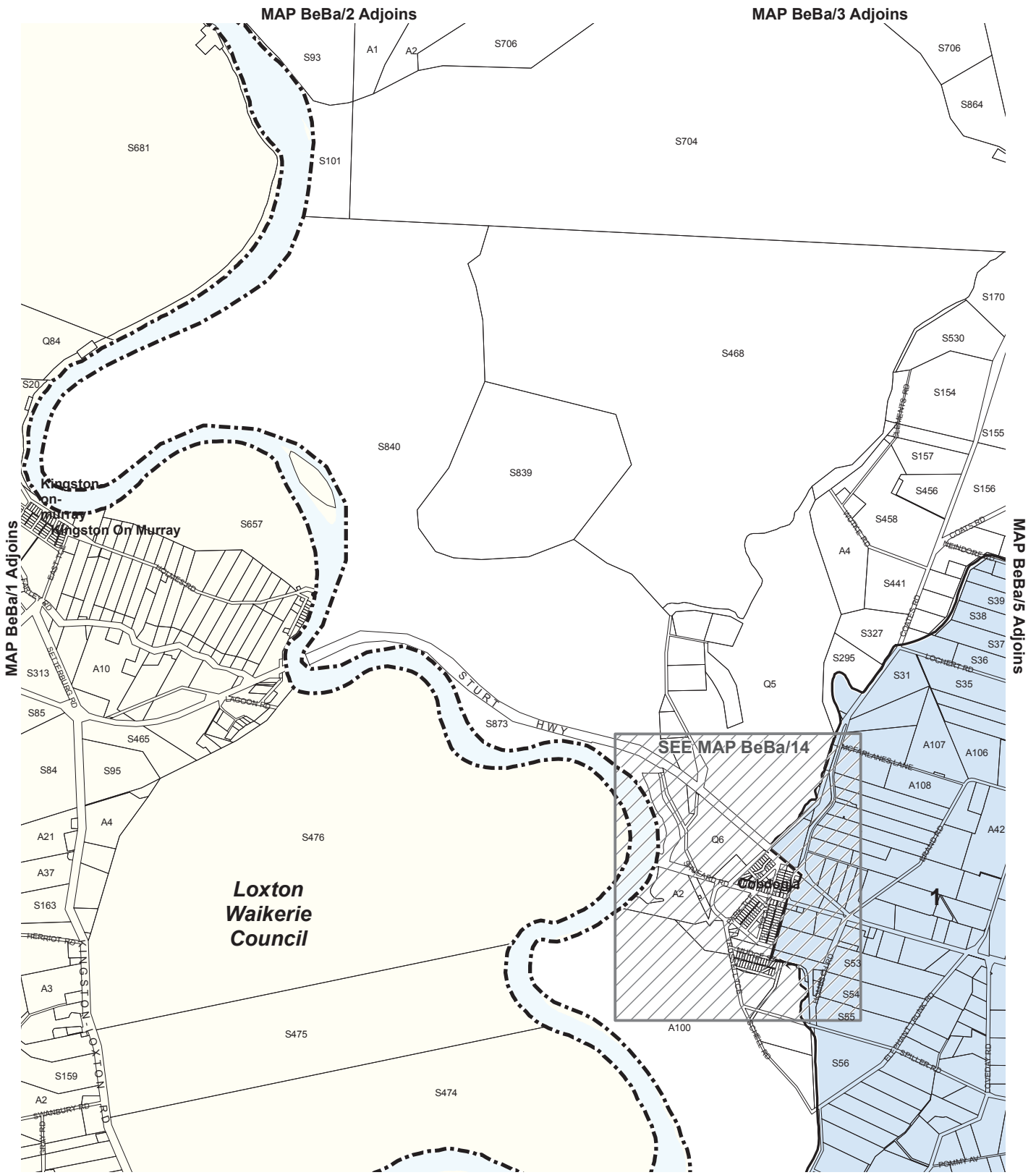


See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94



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

Zone Map BeBa/4



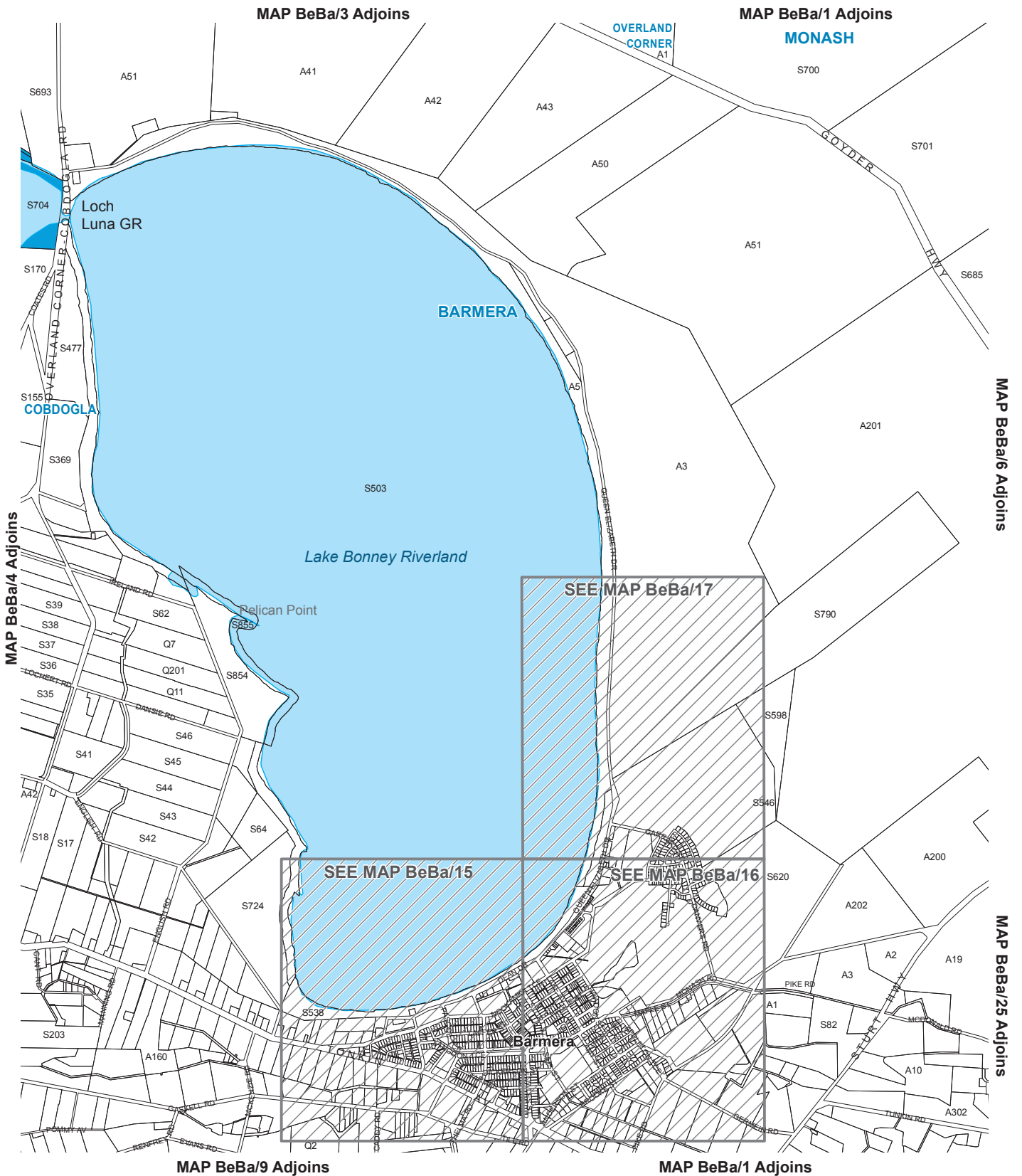
See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94

Policy Area
 1 Horticulture



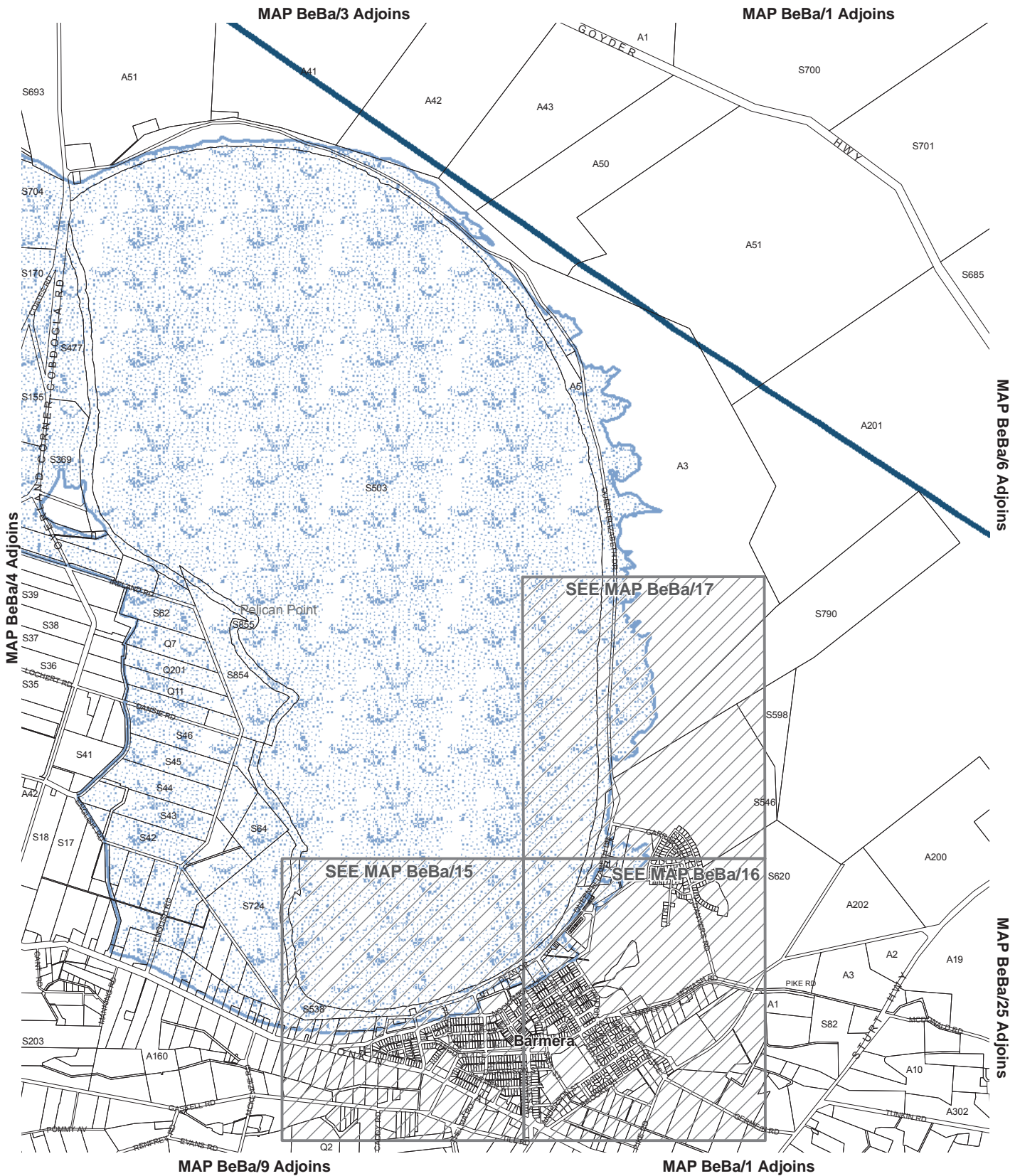
Policy Area Map BeBa/4

- Policy Area Boundary
- Development Plan Boundary





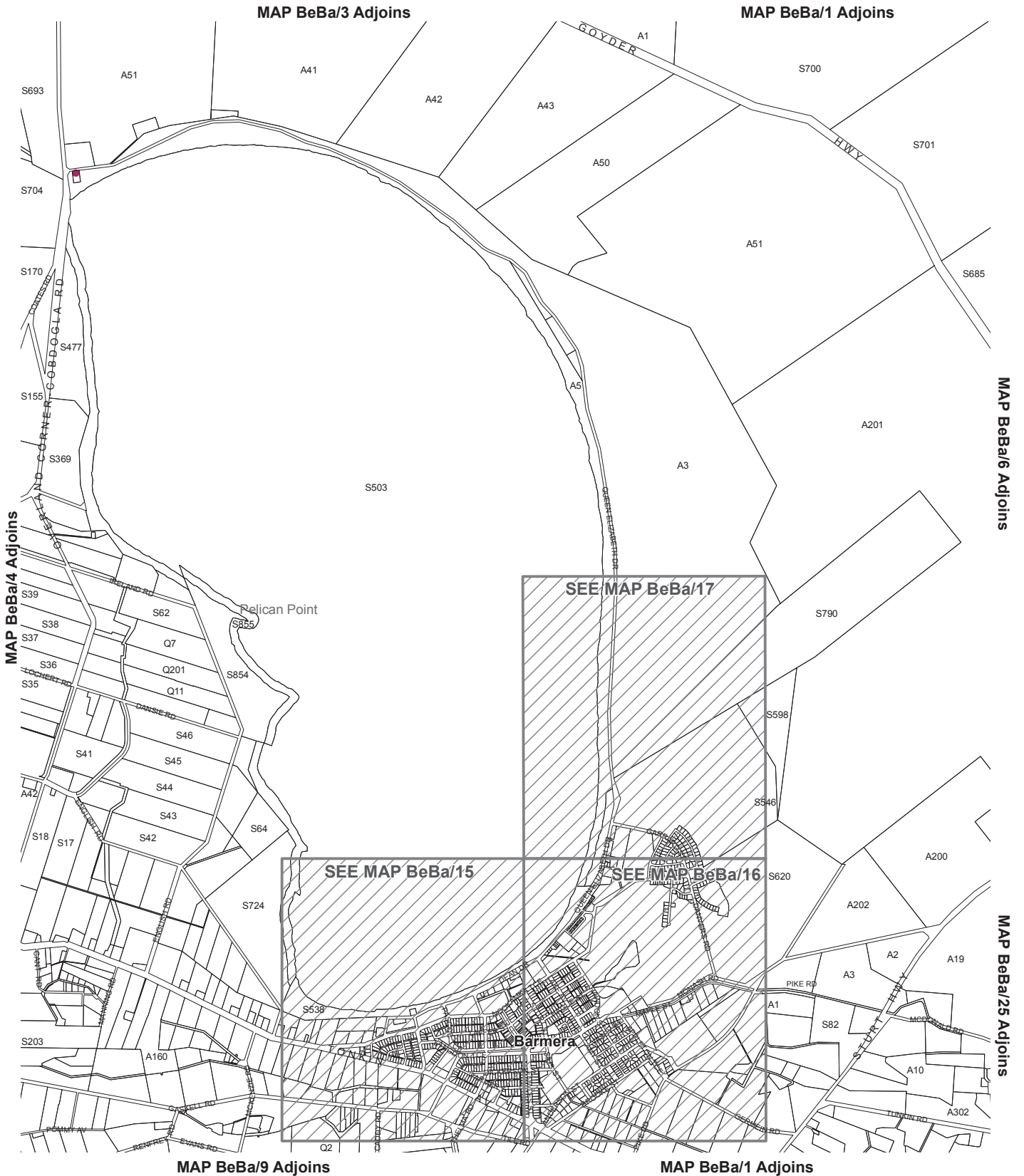
- Game Reserve
- Waterbodies

Location Map BeBa/5



Overlay Map BeBa/5 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Existing 132kv electricity transmission line



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

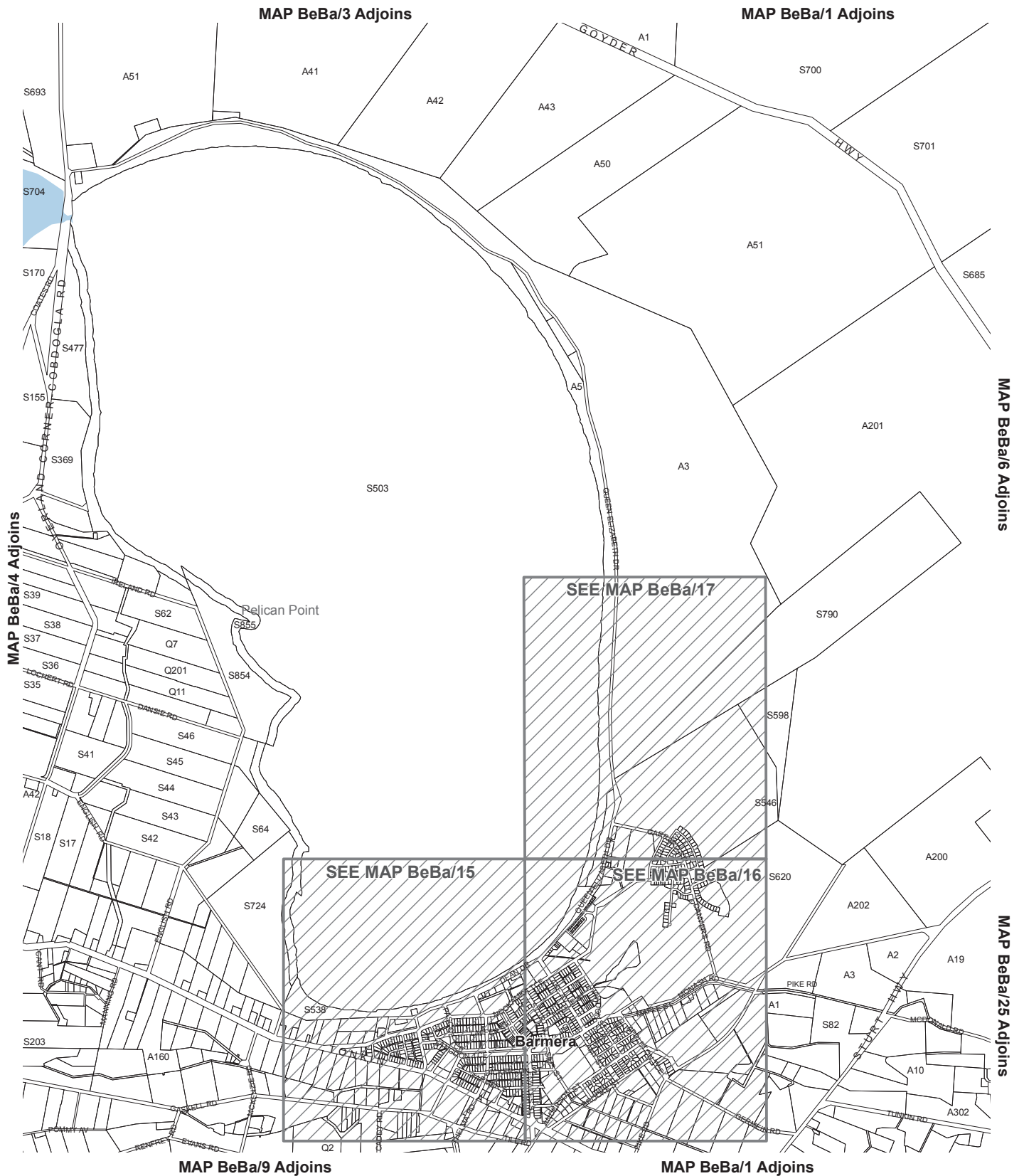


Overlay Map BeBa/5 HERITAGE


● State heritage place

BERRI BARMERA COUNCIL

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Overlay Map BeBa/5 NATURAL RESOURCES

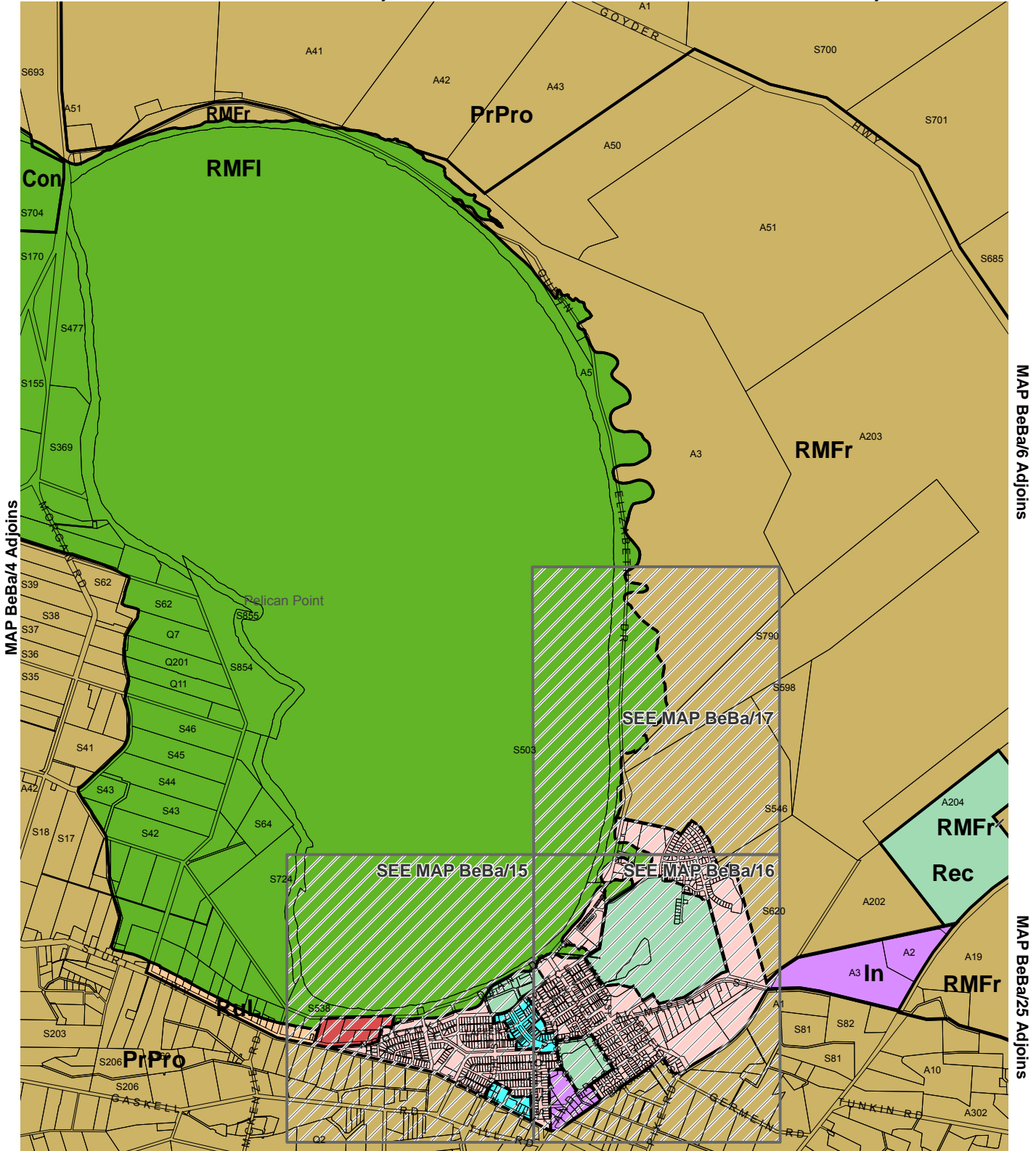
 Wetlands of National Importance

BERRI BARMERA COUNCIL

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MAP BeBa/3 Adjoins

MAP BeBa/1 Adjoins



MAP BeBa/9 Adjoins

MAP BeBa/1 Adjoins

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

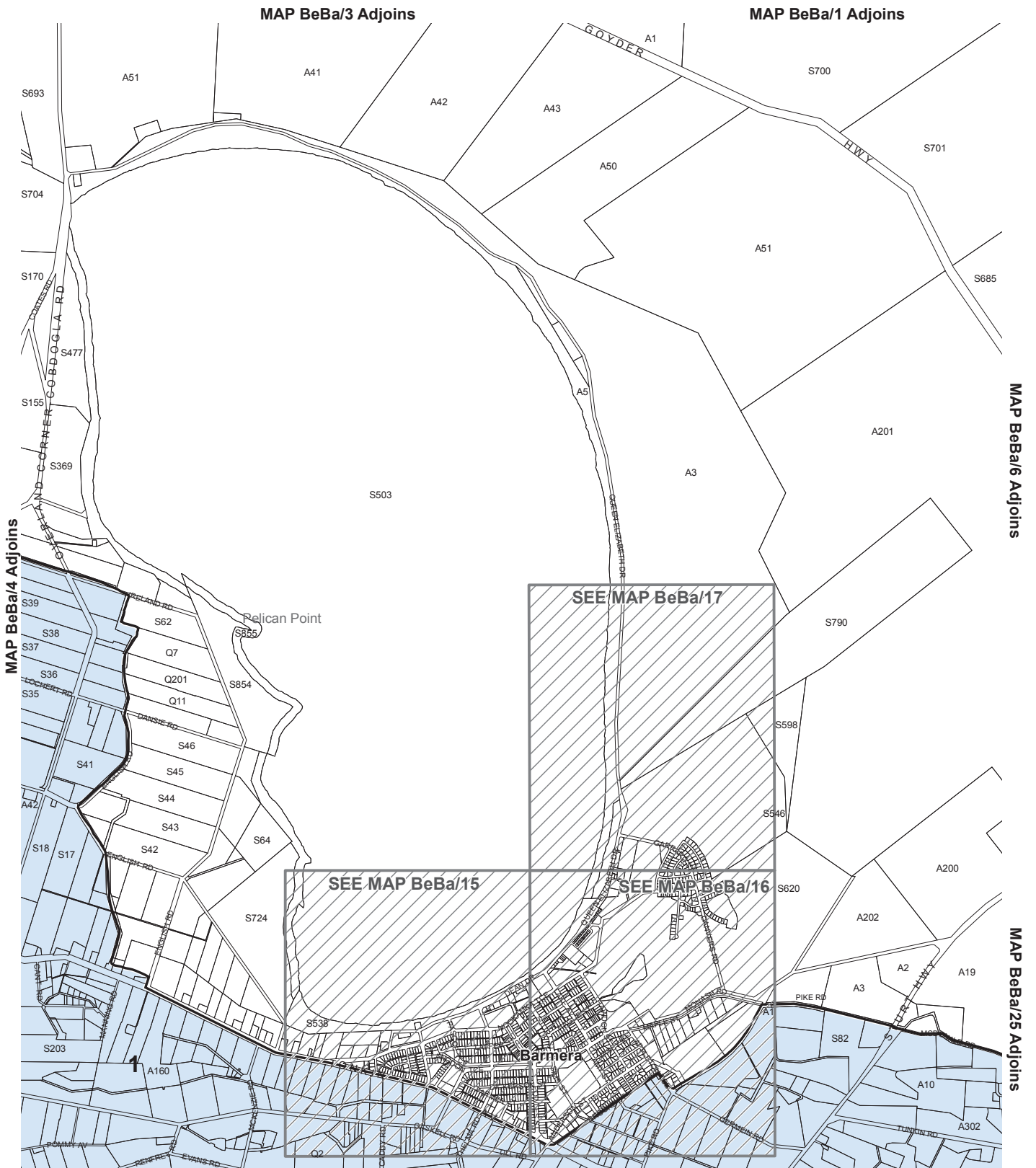


0 2,000m

Zones

- Con Conservation
- In Industry
- PrPro Primary Production
- Rec Recreation
- RMFI River Murray Flood
- RMFr River Murray Fringe
- RuL Rural Living
- Zone Boundary

Zone Map BeBa/5



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

Policy Area
1 Horticulture

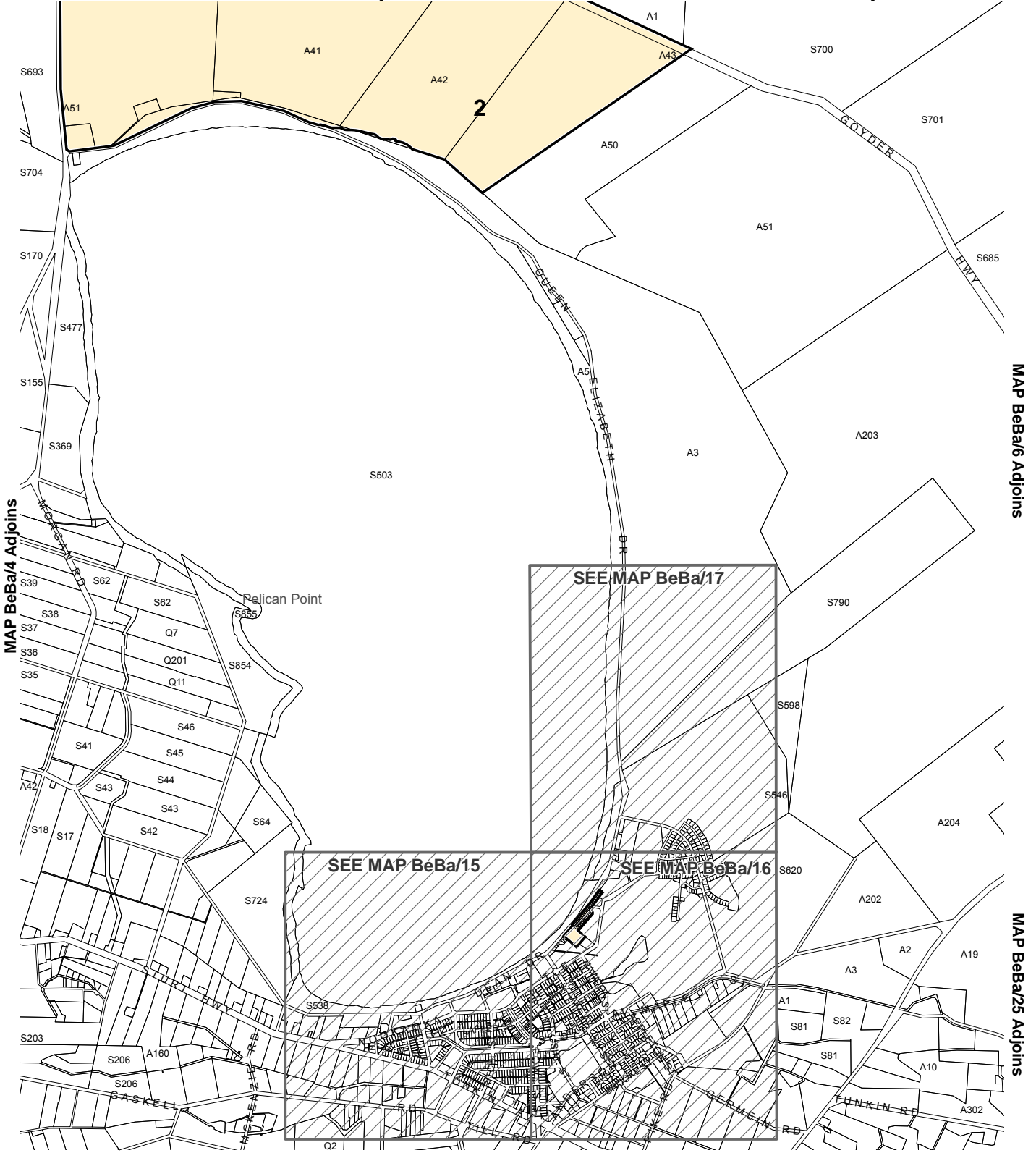


Policy Area Map BeBa/5

 Policy Area Boundary

MAP BeBa/3 Adjoins

MAP BeBa/1 Adjoins



MAP BeBa/9 Adjoins

MAP BeBa/1 Adjoins

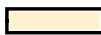
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Precinct
2 Lake Bonney North



0 2,000m

Precinct Map BeBa/5

 Precinct Boundary

MAP BeBa/1 Adjoins



Land Not Within a Council Area (Riverland)

MONASH

BARMERA

GLOSSOP

SEE MAP BeBa/18

SEE MAP BeBa/25

SEE MAP BeBa/12

MAP BeBa/1 Adjoins

MAP BeBa/12 Adjoins

MAP BeBa/1 Adjoins

MAP BeBa/7 Adjoins

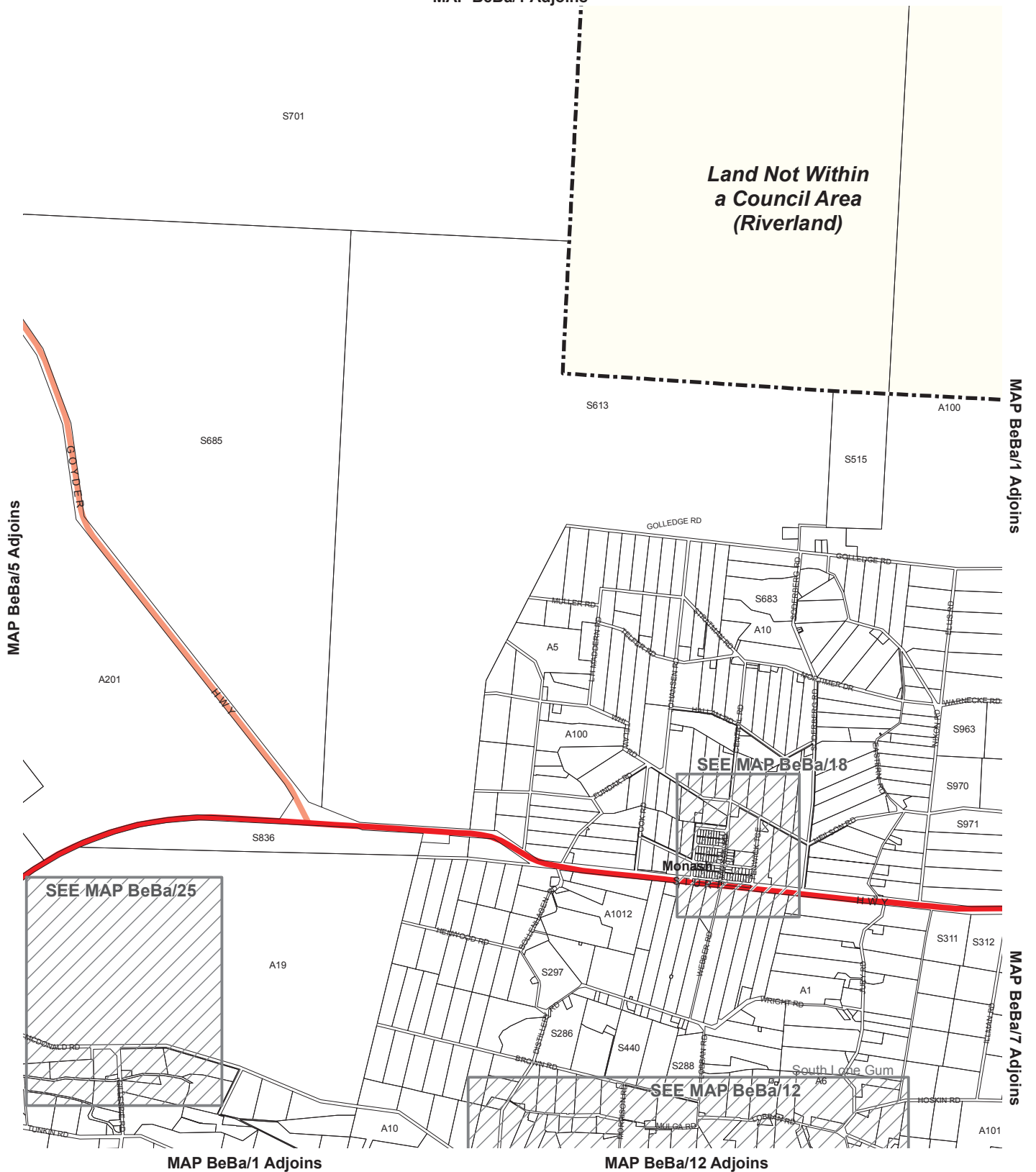
MAP BeBa/5 Adjoins



Location Map BeBa/6

--- Development Plan Boundary

MAP BeBa/1 Adjoins



SEE MAP BeBa/25

SEE MAP BeBa/18

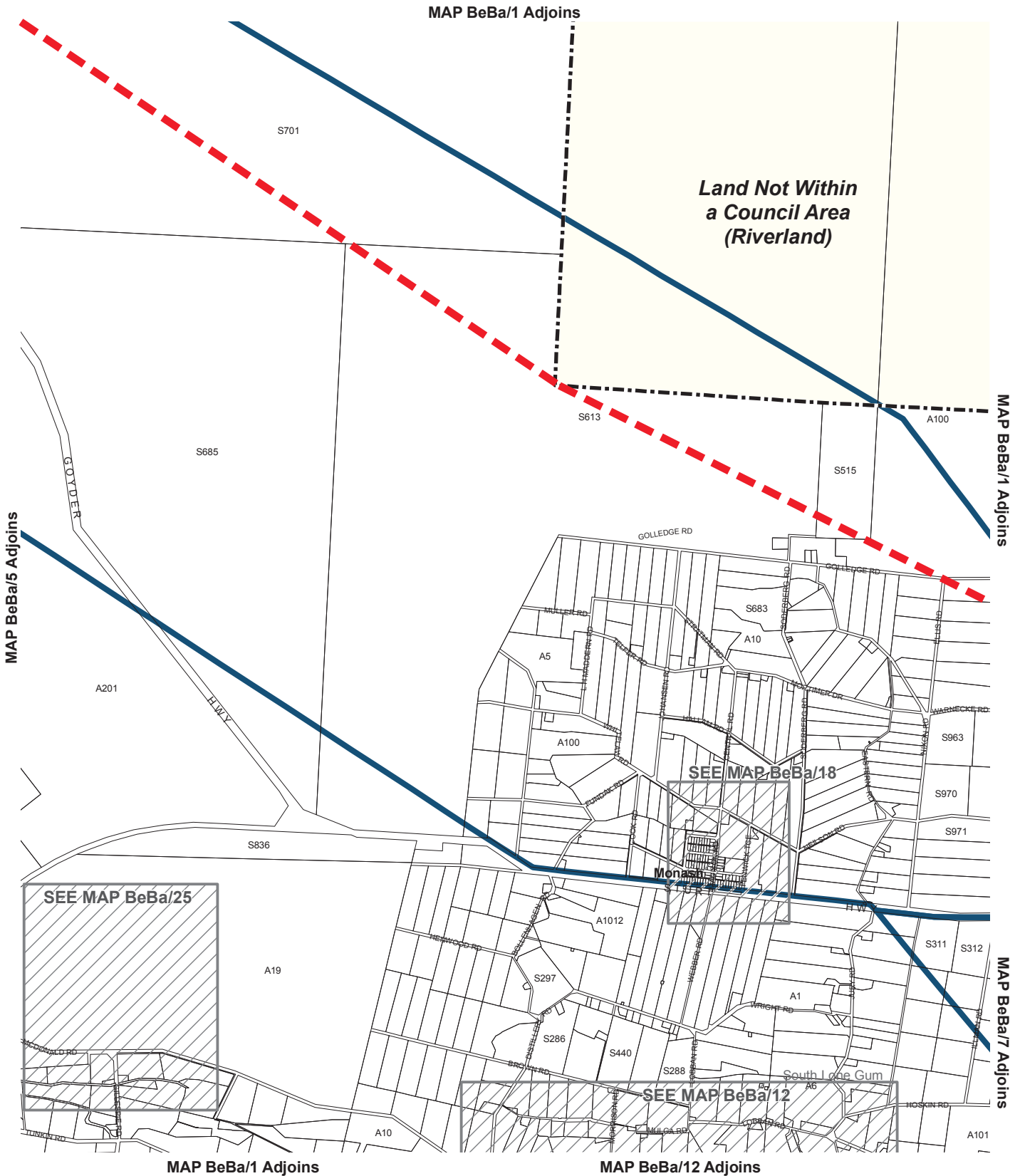
SEE MAP BeBa/12



Overlay Map BeBa/6

TRANSPORT

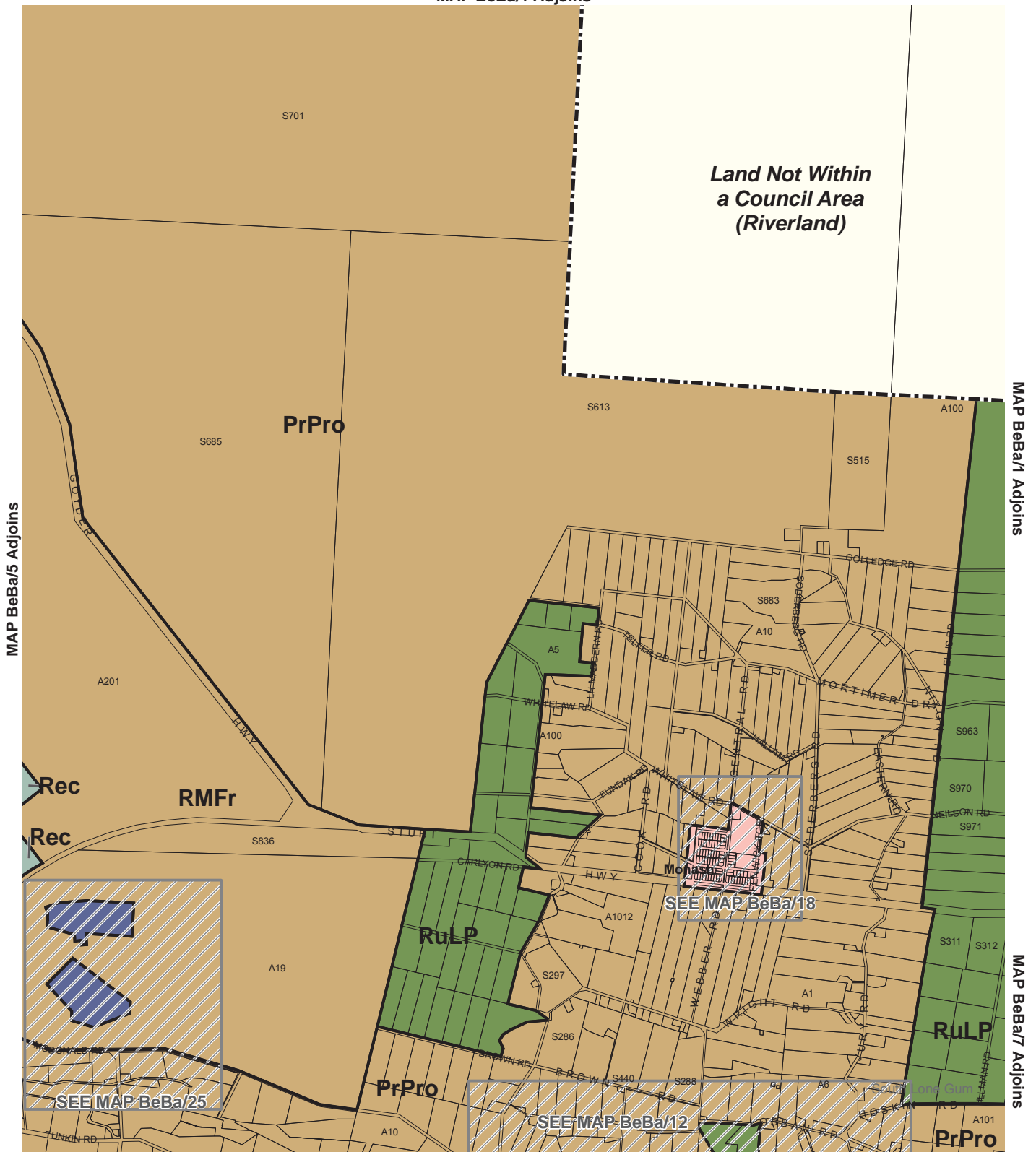
- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary



Overlay Map BeBa/6 DEVELOPMENT CONSTRAINTS

- Existing 132kV electricity transmission line
- - - Proposed 275kV electricity transmission line (position indicative)
- - - - Development Plan Boundary

MAP BeBa/1 Adjoins



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



Zones	
PrPro	Primary Production
Rec	Recreation
RMFr	River Murray Fringe
RuLP	Rural Landscape Protection
	Zone Boundary
	Development Plan Boundary

Zone Map BeBa/6

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MAP BeBa/1 Adjoins

S701

Land Not Within
a Council Area
(Riverland)

S613

S685

MAP BeBa/1 Adjoins

MAP BeBa/5 Adjoins

A201

GOYDER

H.W.Y.

GOLLEDGE RD

1

S683

A5

A10

A100

S963

S970

S971

S836

SEE MAP BeBa/18

Mohashi

SEE MAP BeBa/25

A19

A1012

S297

S286

S440

S288

A1

South Lone Gum

MAP BeBa/7 Adjoins

A10

SEE MAP BeBa/12

A6

A101

MAP BeBa/1 Adjoins

MAP BeBa/12 Adjoins

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

Policy Area
1 Horticulture



0 2,000m

Policy Area Map BeBa/6

-  Policy Area Boundary
-  Development Plan Boundary

BERRI BARMERA COUNCIL

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MAP BeBa/1 Adjoins



Land Not Within
a Council Area
(Riverland)

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

Precinct
5 Native Vegetation/Rural Living



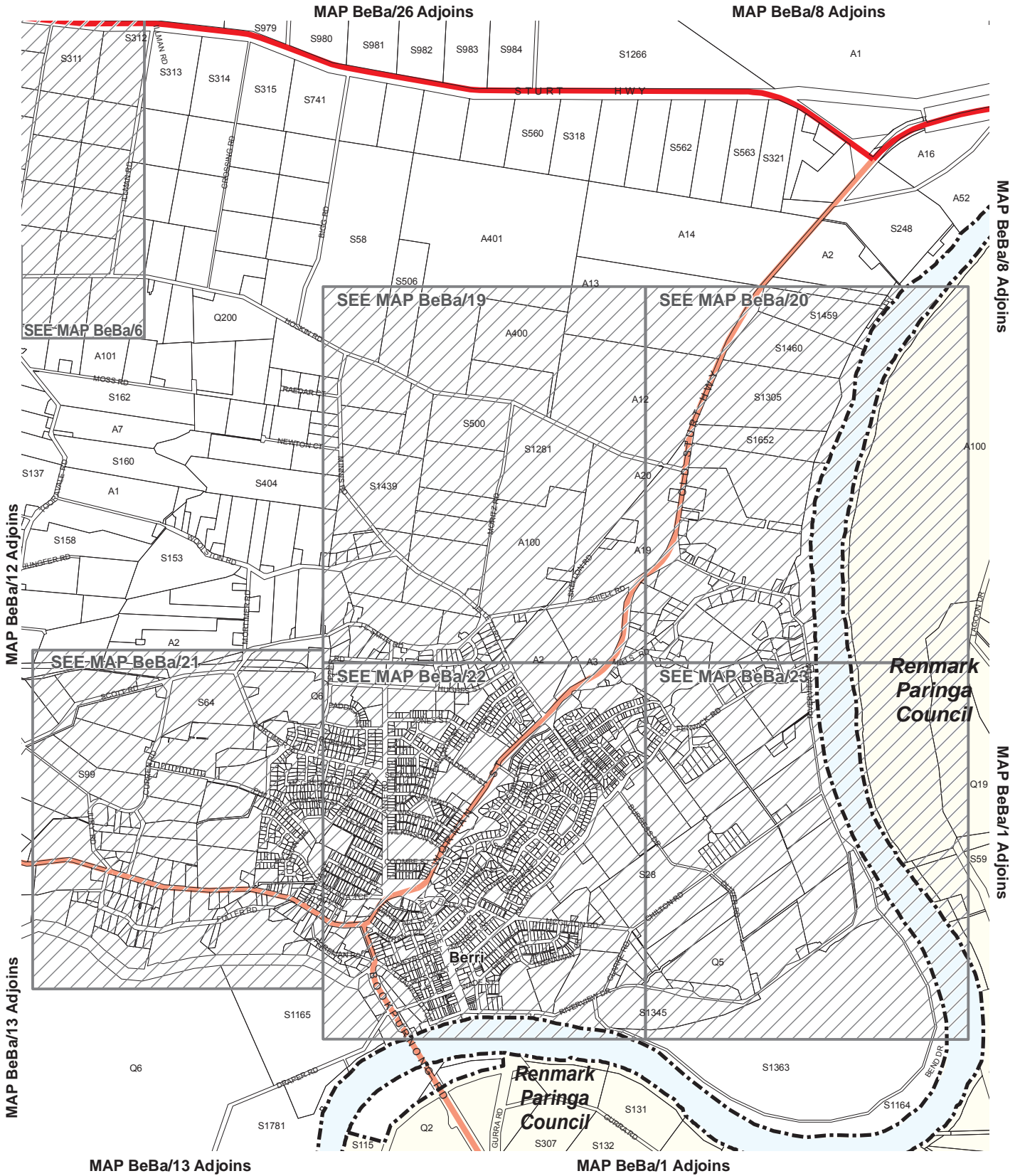
Precinct Map BeBa/6

- Precinct Boundary
- Development Plan Boundary



Location Map BeBa/7

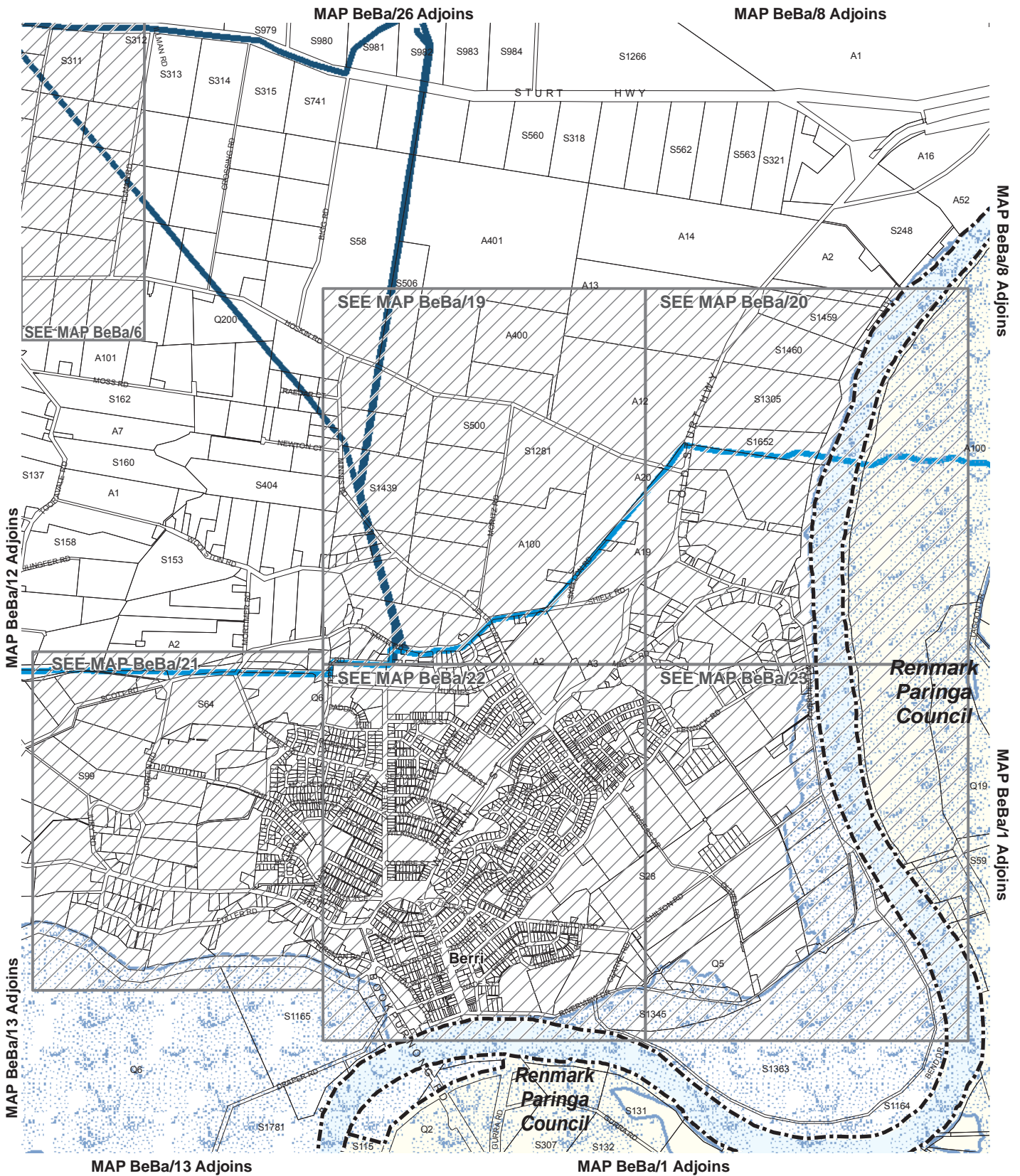
- National Park
- Waterbodies
- Development Plan Boundary







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

Overlay Map BeBa/7

TRANSPORT



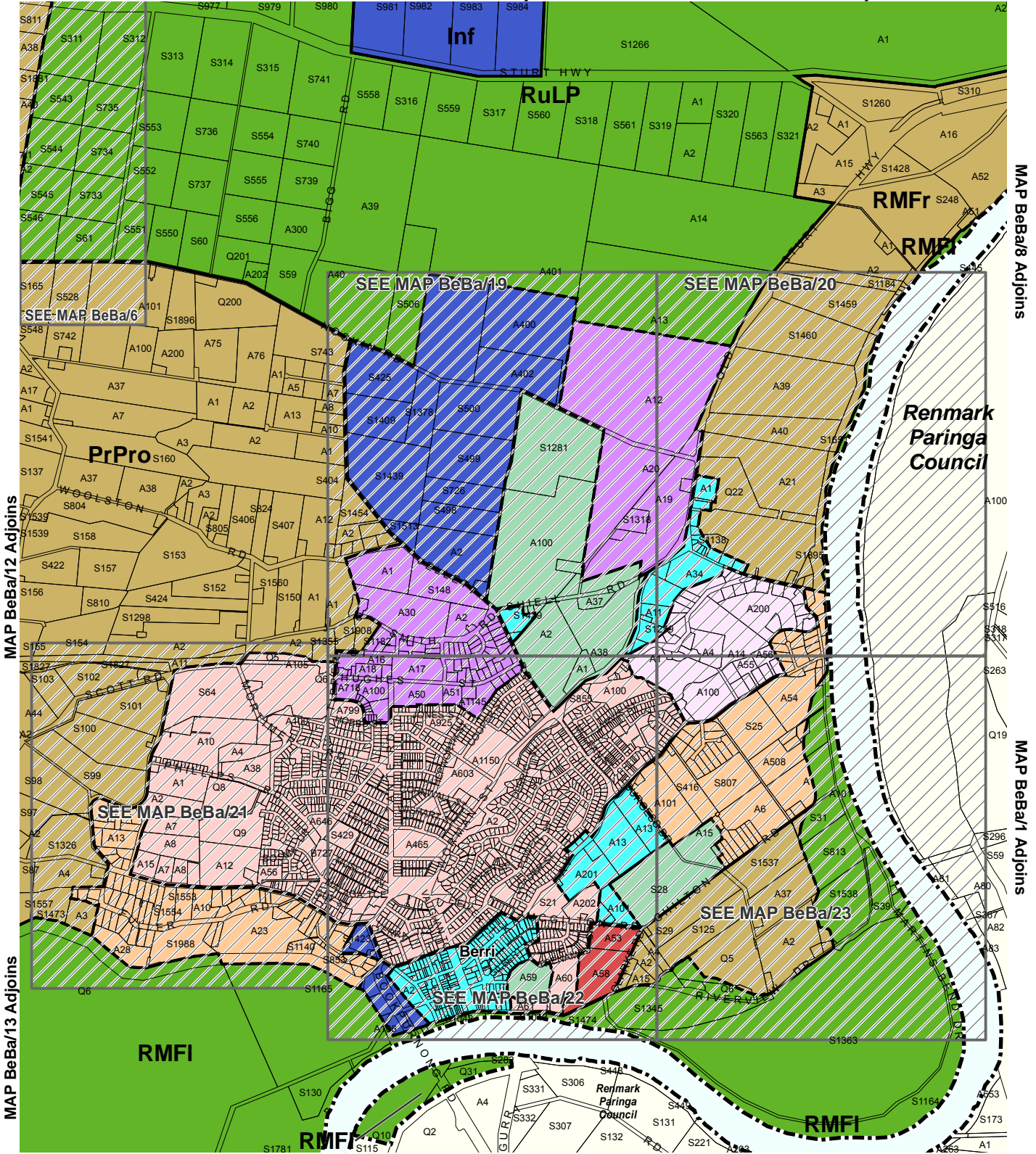
-  1956 Flood Boundary
-  gas pipelines
-  Existing 132kv electricity transmission line
-  Development Plan Boundary

Overlay Map BeBa/7

DEVELOPMENT CONSTRAINTS

MAP BeBa/26 Adjoins

MAP BeBa/8 Adjoins



MAP BeBa/13 Adjoins

MAP BeBa/1 Adjoins

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

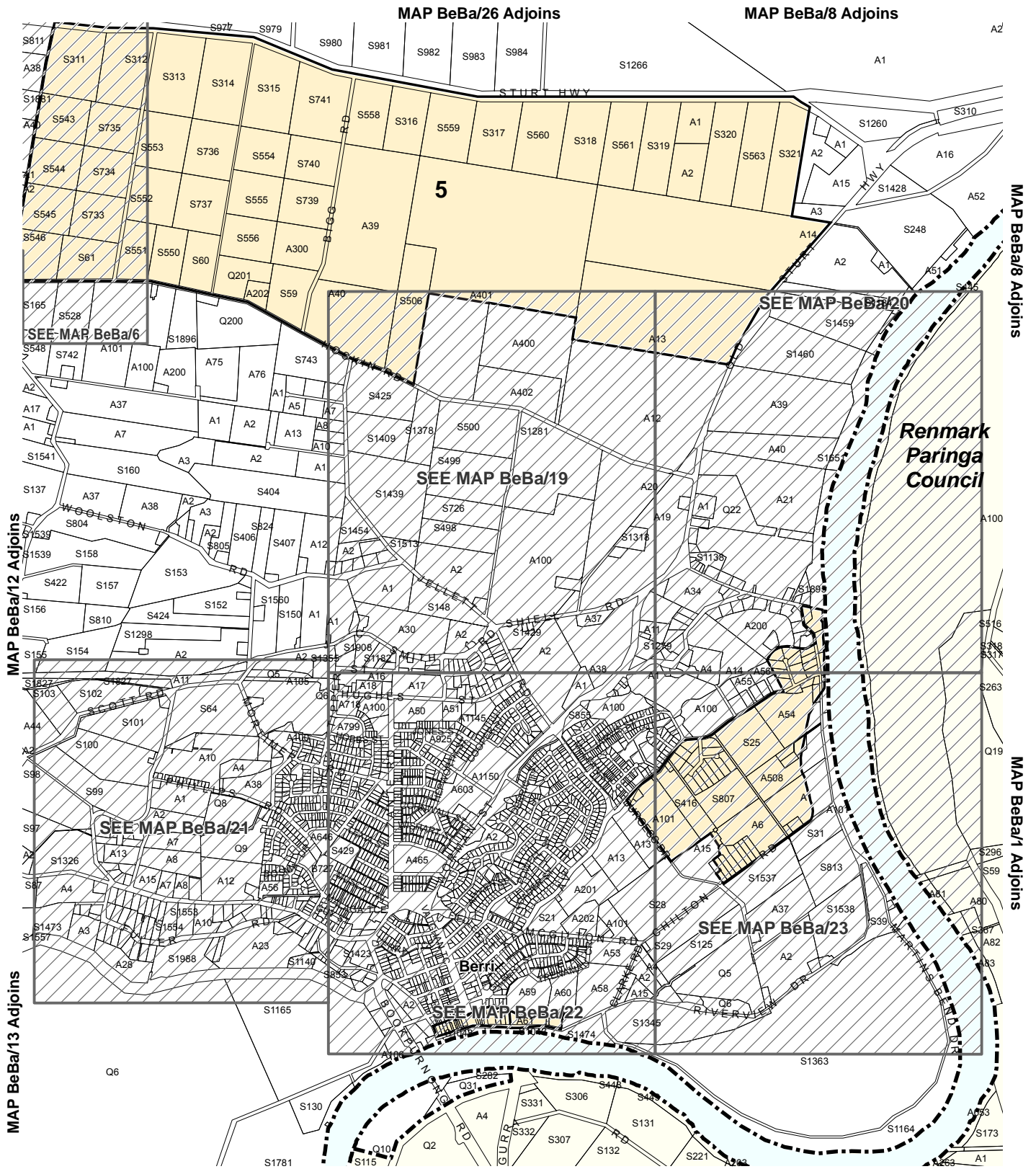


0 2,000 m

Zones

- Inf** Infrastructure
- PrPro** Primary Production
- RMFI** River Murray Flood
- RMFr** River Murray Fringe
- RuLP** Rural Landscape Protection
- Zone Boundary**
- Development Plan Boundary**

Zone Map BeBa/7



MAP BeBa/13 Adjoins

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

Precinct
5 Native Vegetation/Rural Living

MAP BeBa/1 Adjoins

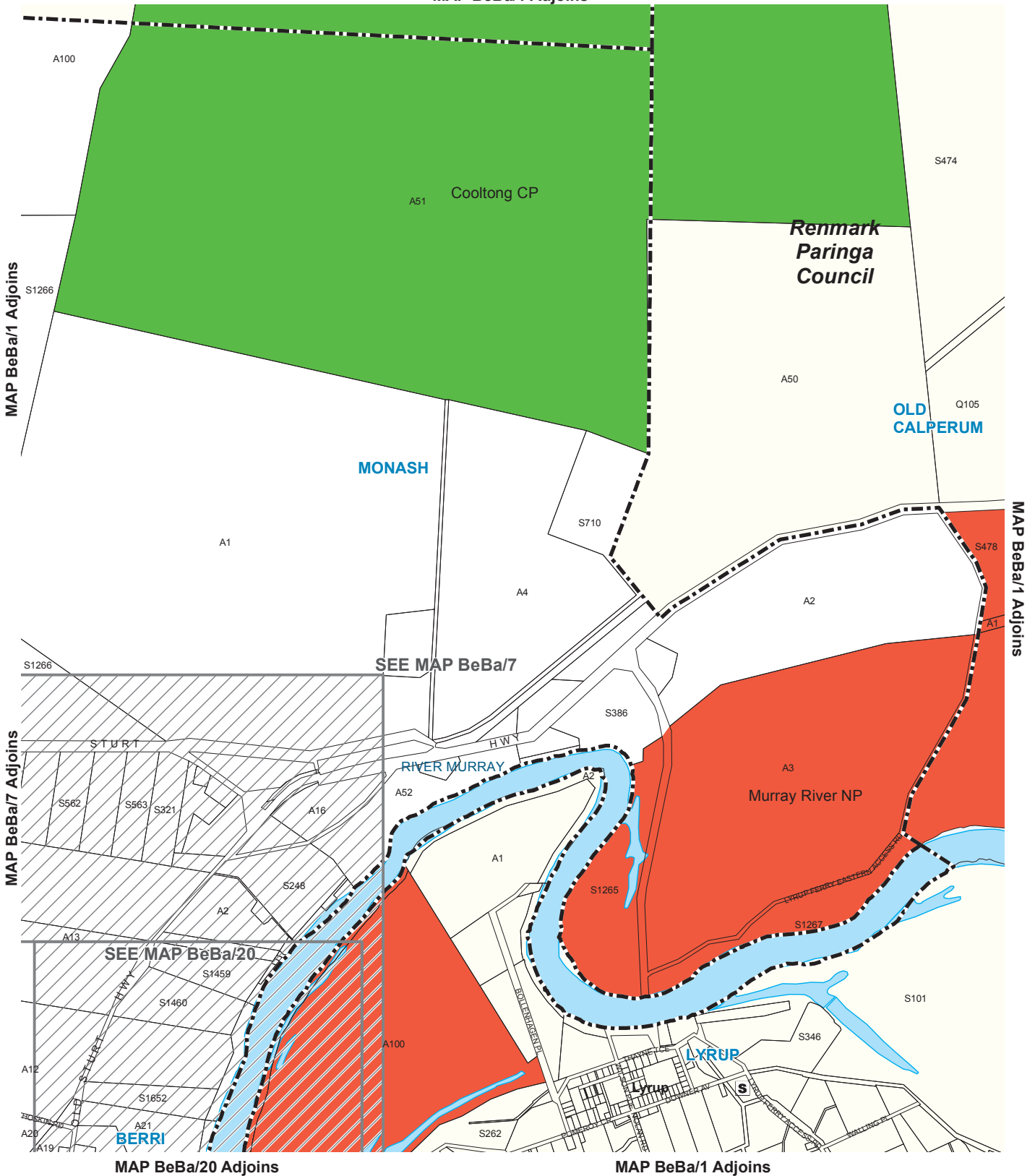


0 2,000 m

Precinct Map BeBa/7

- Precinct Boundary
- Development Plan Boundary

MAP BeBa/1 Adjoins



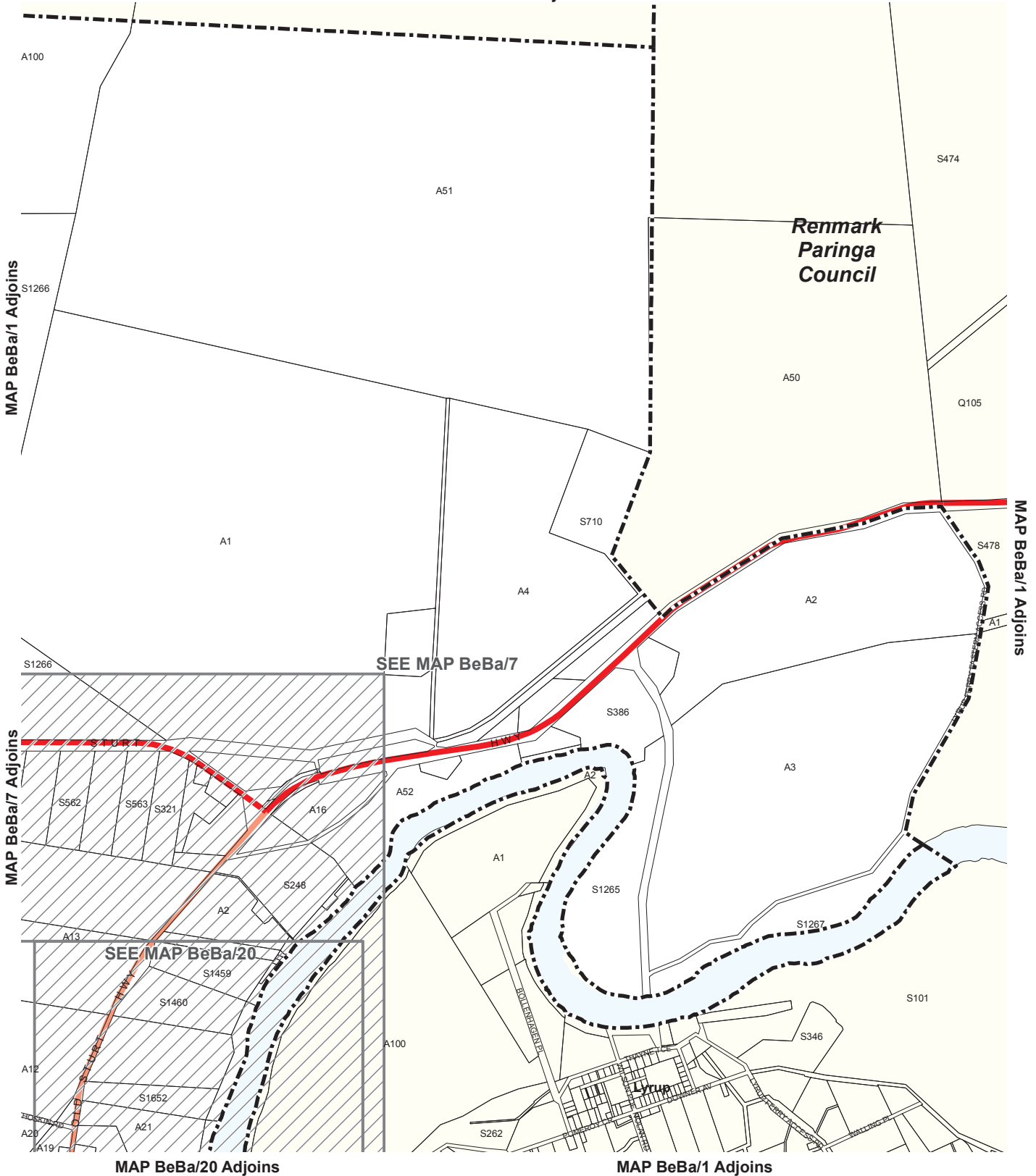
- S** School
- National Park
- Conservation Park
- Waterbodies
- Development Plan Boundary

Location Map BeBa/8

BERRI BARMERA COUNCIL

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MAP BeBa/1 Adjoins



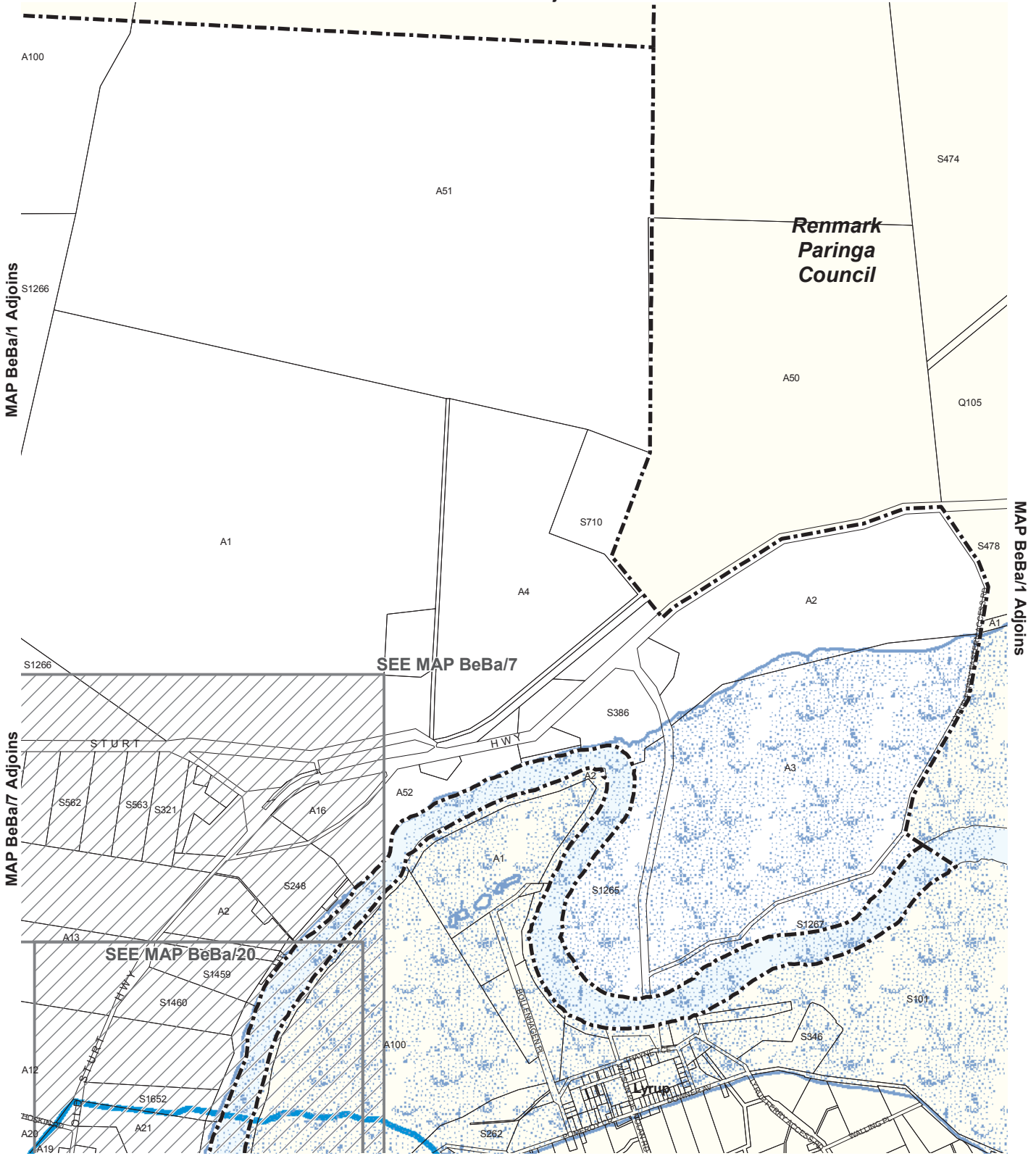
Overlay Map BeBa/8 TRANSPORT

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

BERRI BARMERA COUNCIL




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MAP BeBa/1 Adjoins

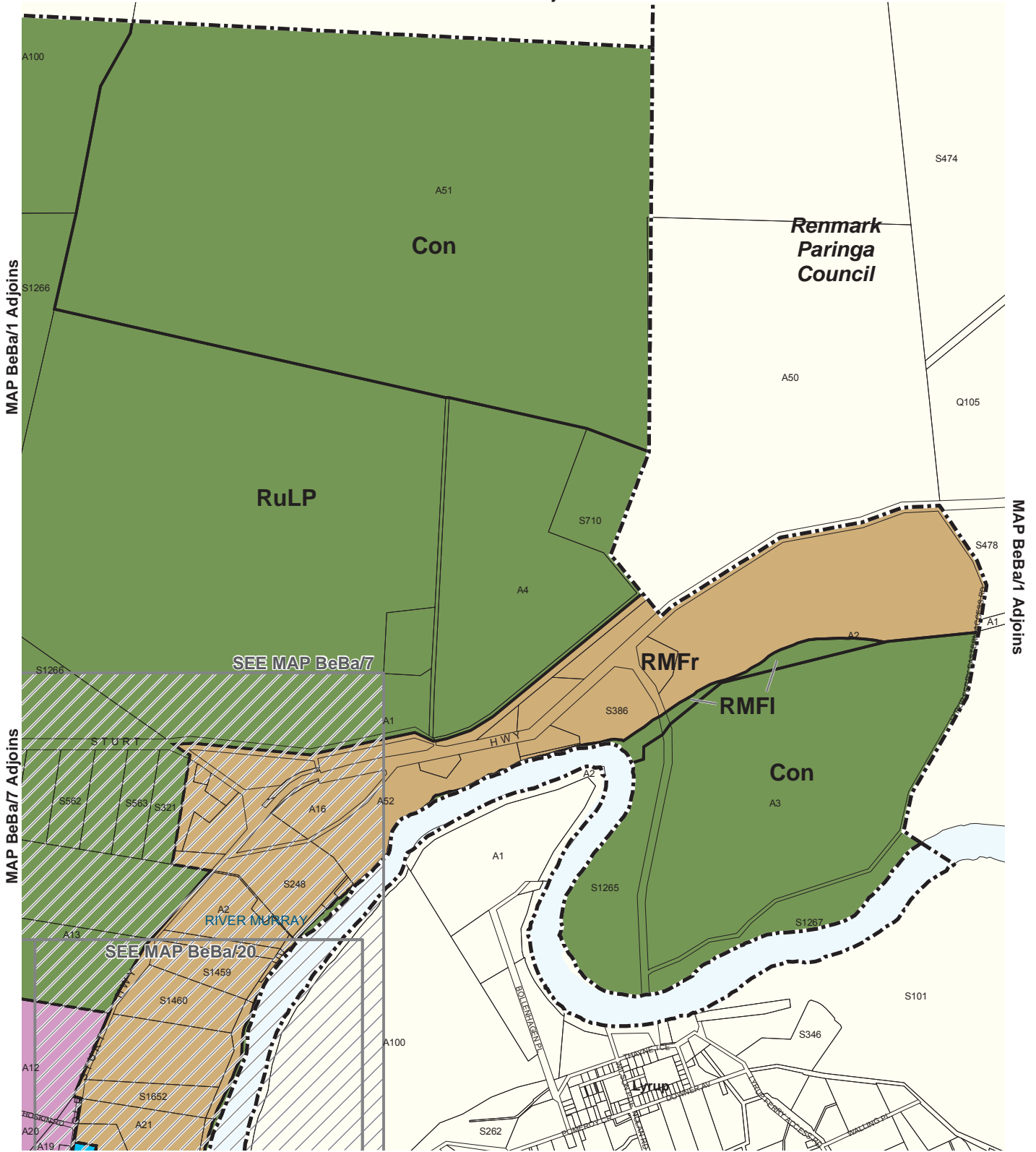


Overlay Map BeBa/8

DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  gas pipelines
-  Development Plan Boundary

MAP BeBa/1 Adjoins



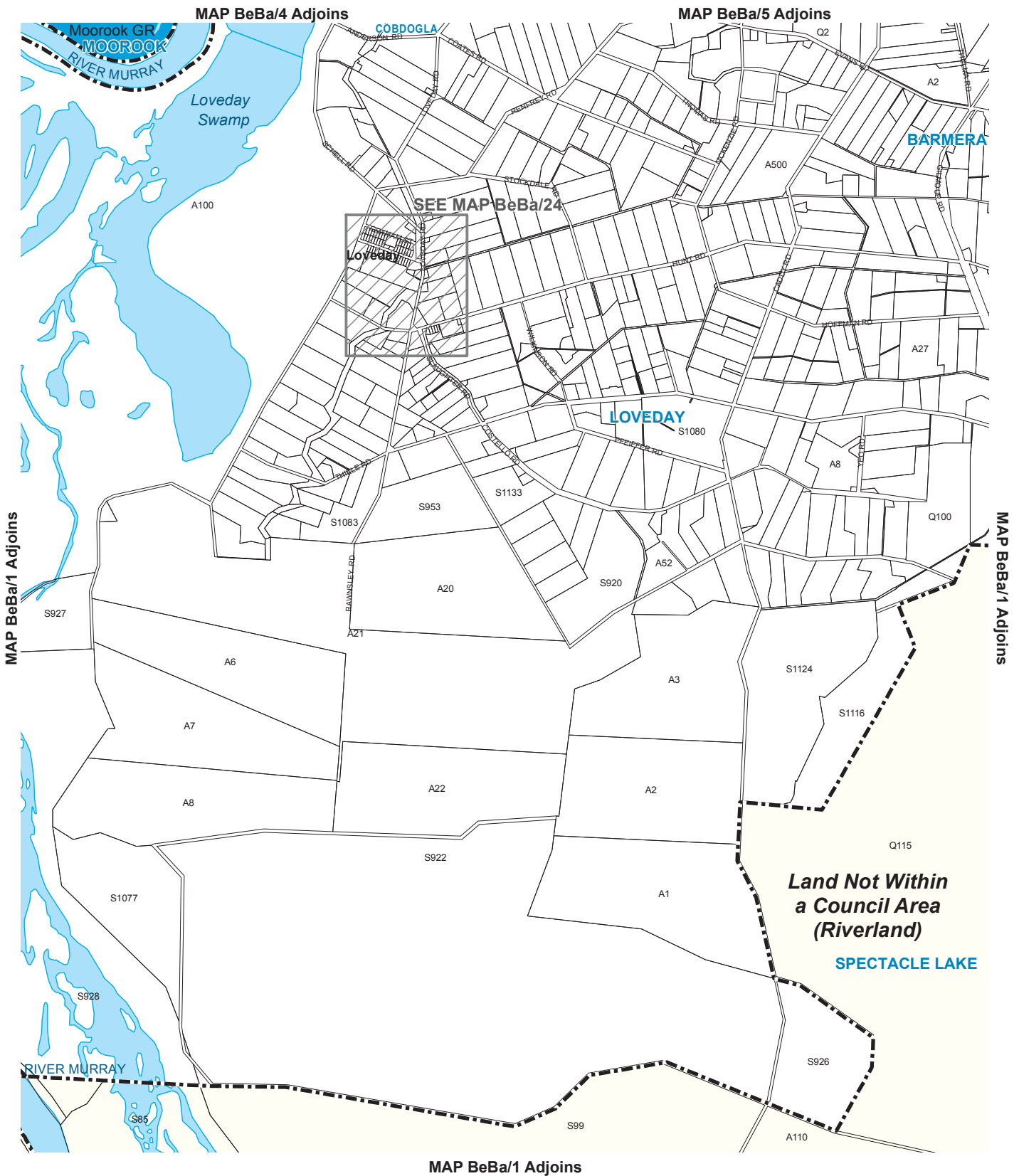
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

MAP BeBa/1 Adjoins



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

Zone Map BeBa/8

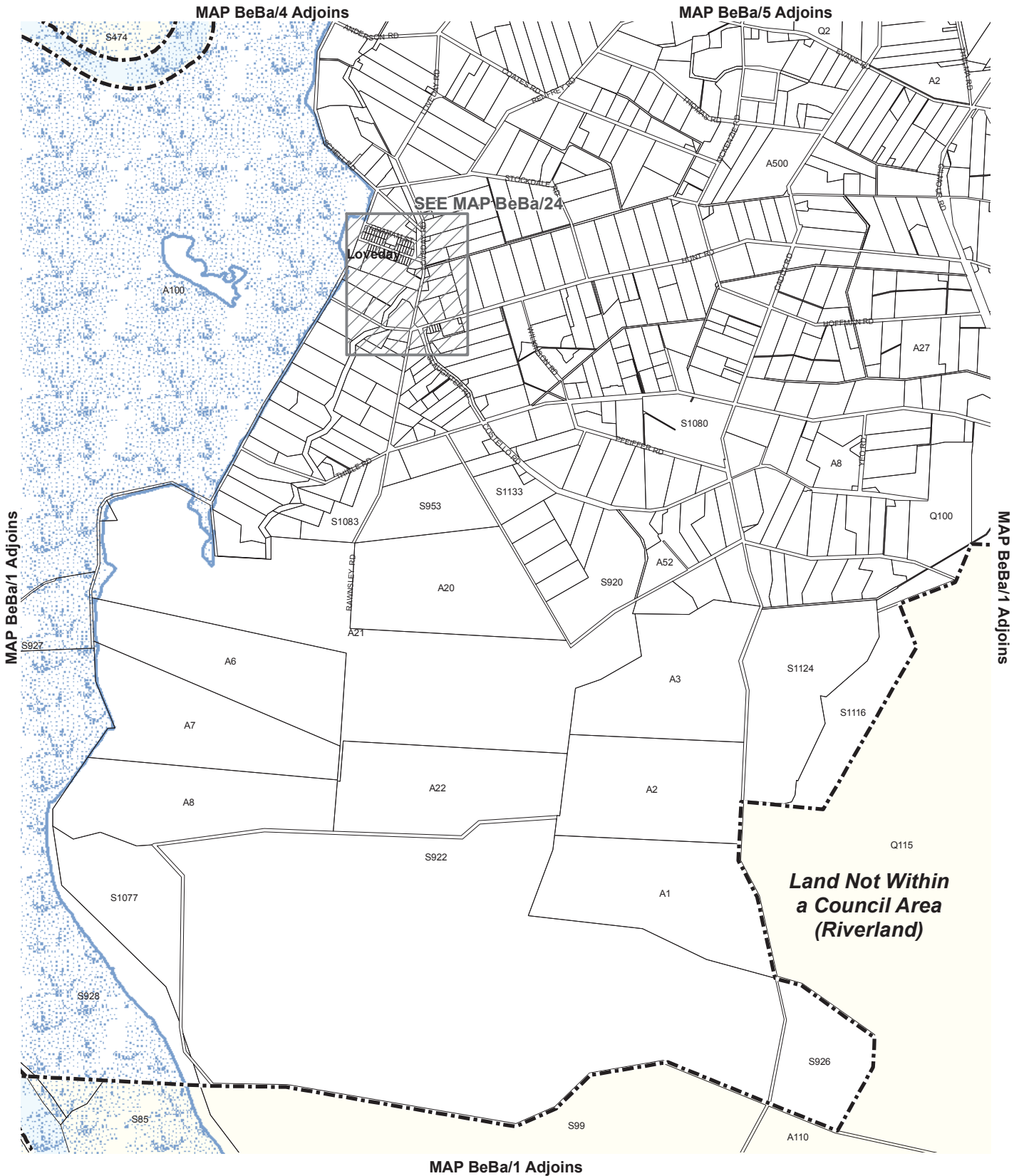


MAP BeBa/1 Adjoins





Location Map BeBa/9

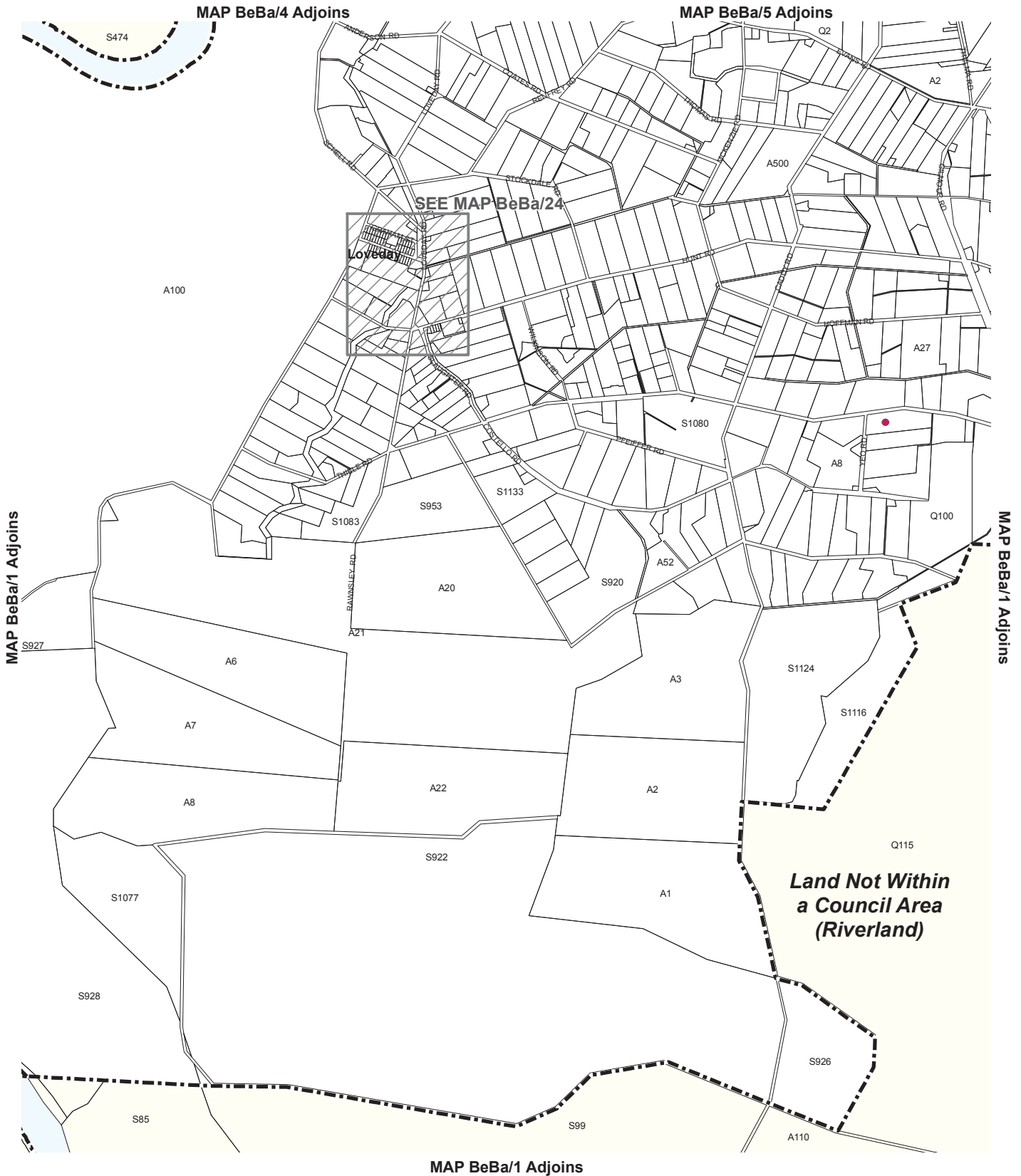
- Game Reserve
- Waterbodies
- Development Plan Boundary



Overlay Map BeBa/9

DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary

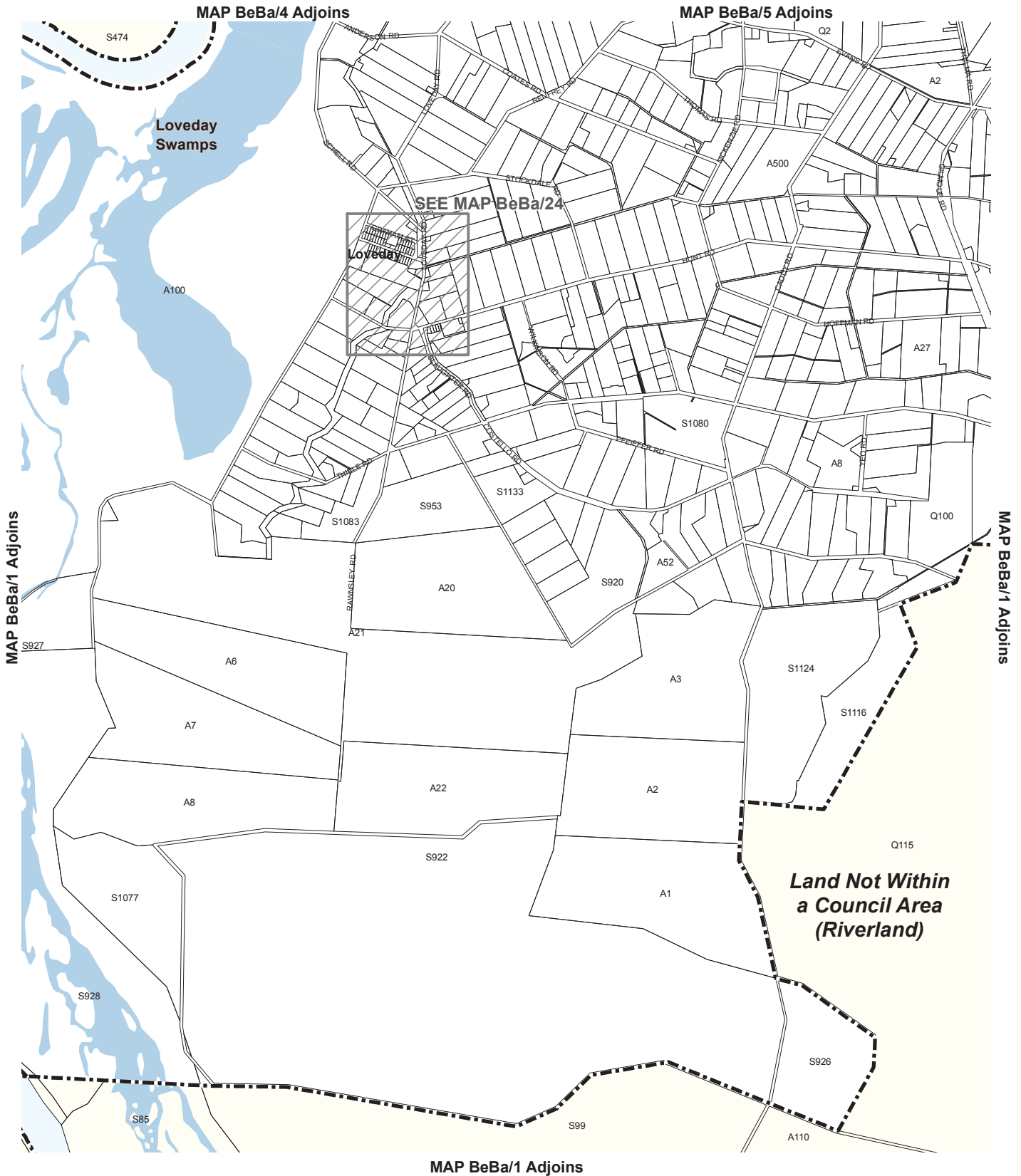


Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory
 Items please refer to the relevant tables within this document.



Overlay Map BeBa/9 HERITAGE

- State heritage place
- Development Plan Boundary



Overlay Map BeBa/9

NATURAL RESOURCES

Wetlands of National Importance
 Development Plan Boundary



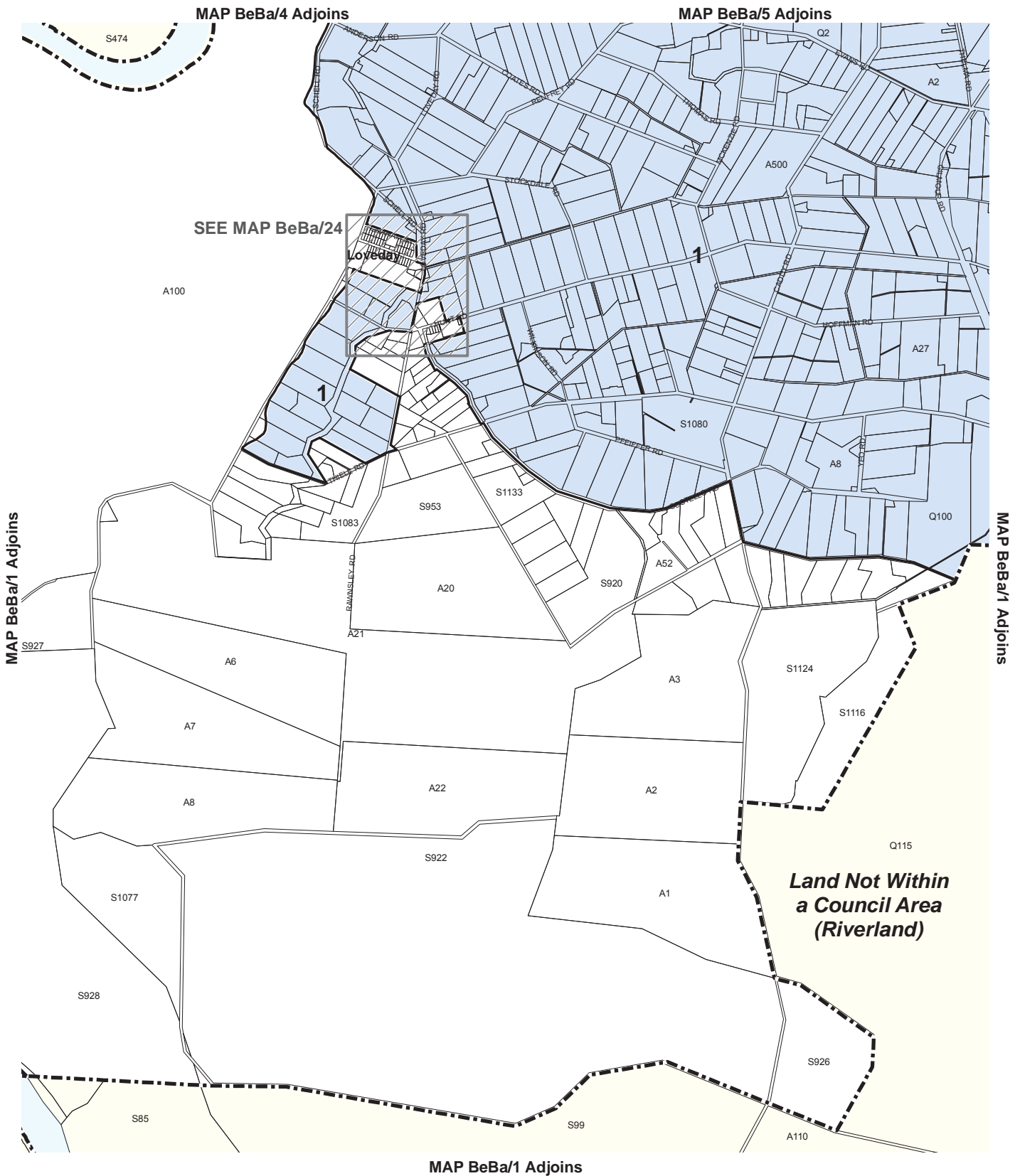
See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94



Zones

- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- RuLP Rural Landscape Protection
- Zone Boundary
- Development Plan Boundary

Zone Map BeBa/9



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

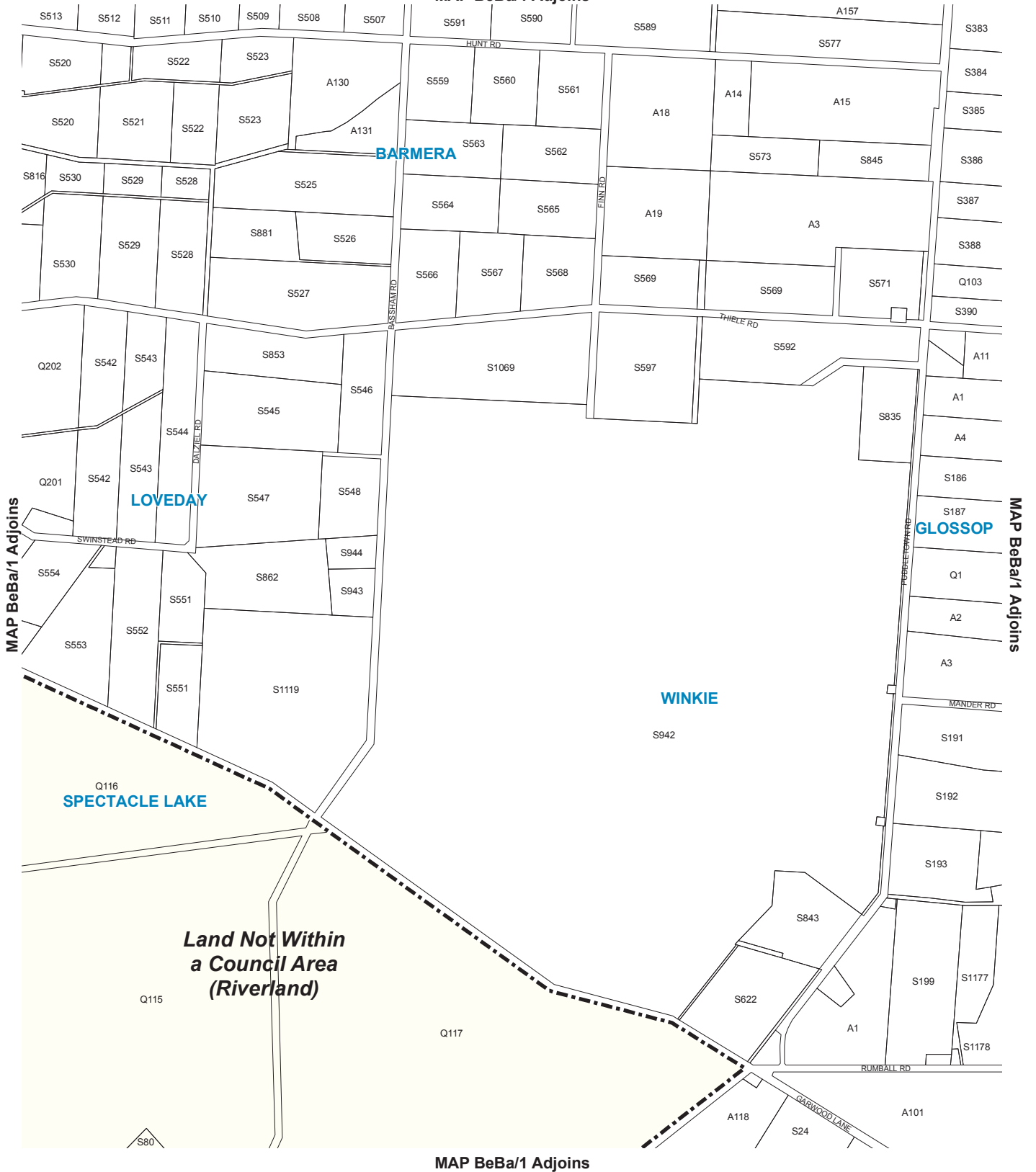
Policy Area
1 Horticulture



Policy Area Map BeBa/9

- Policy Area Boundary
- Development Plan Boundary

MAP BeBa/1 Adjoins



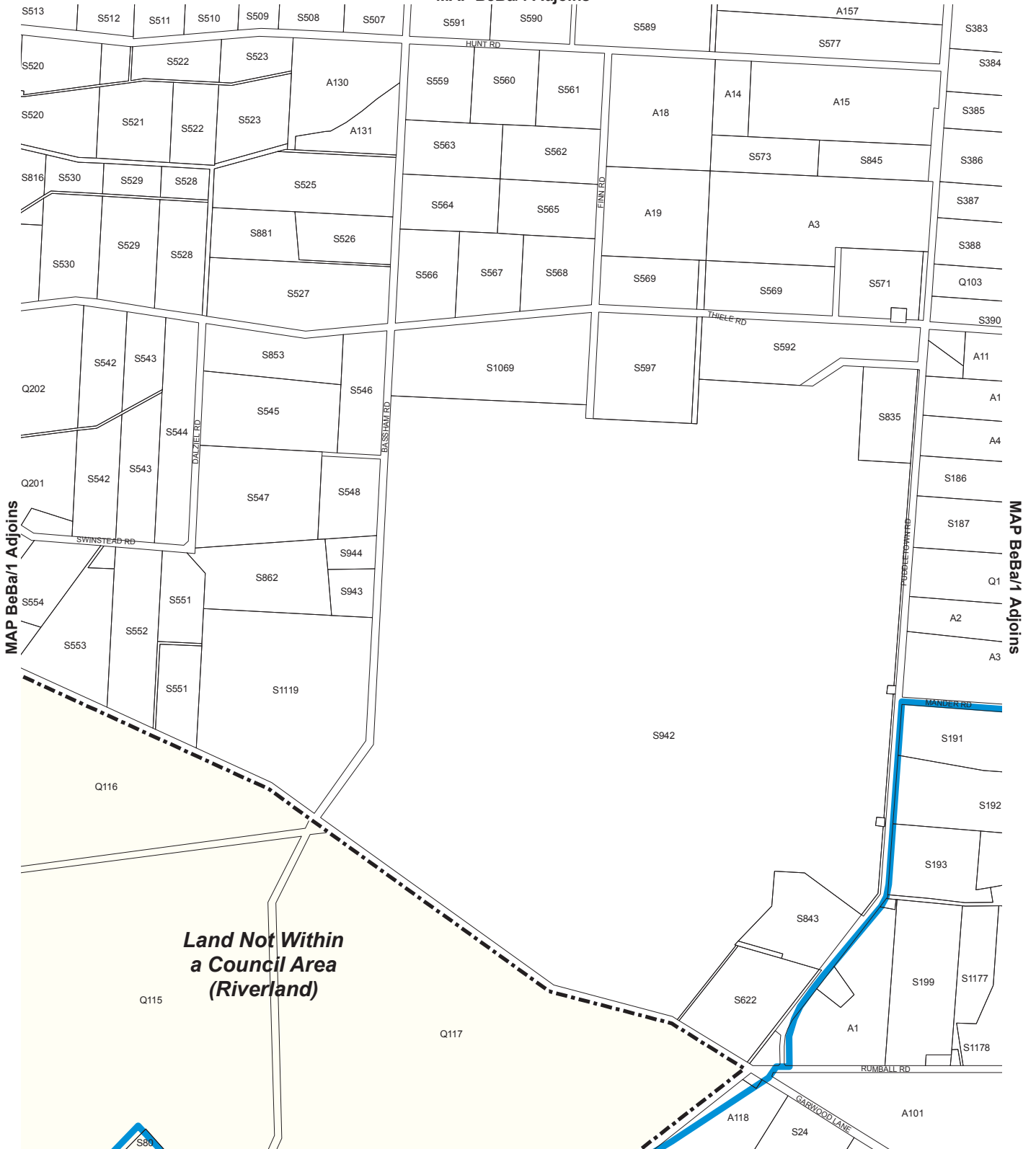
MAP BeBa/1 Adjoins



Location Map BeBa/10

--- Development Plan Boundary

MAP BeBa/1 Adjoins



MAP BeBa/1 Adjoins

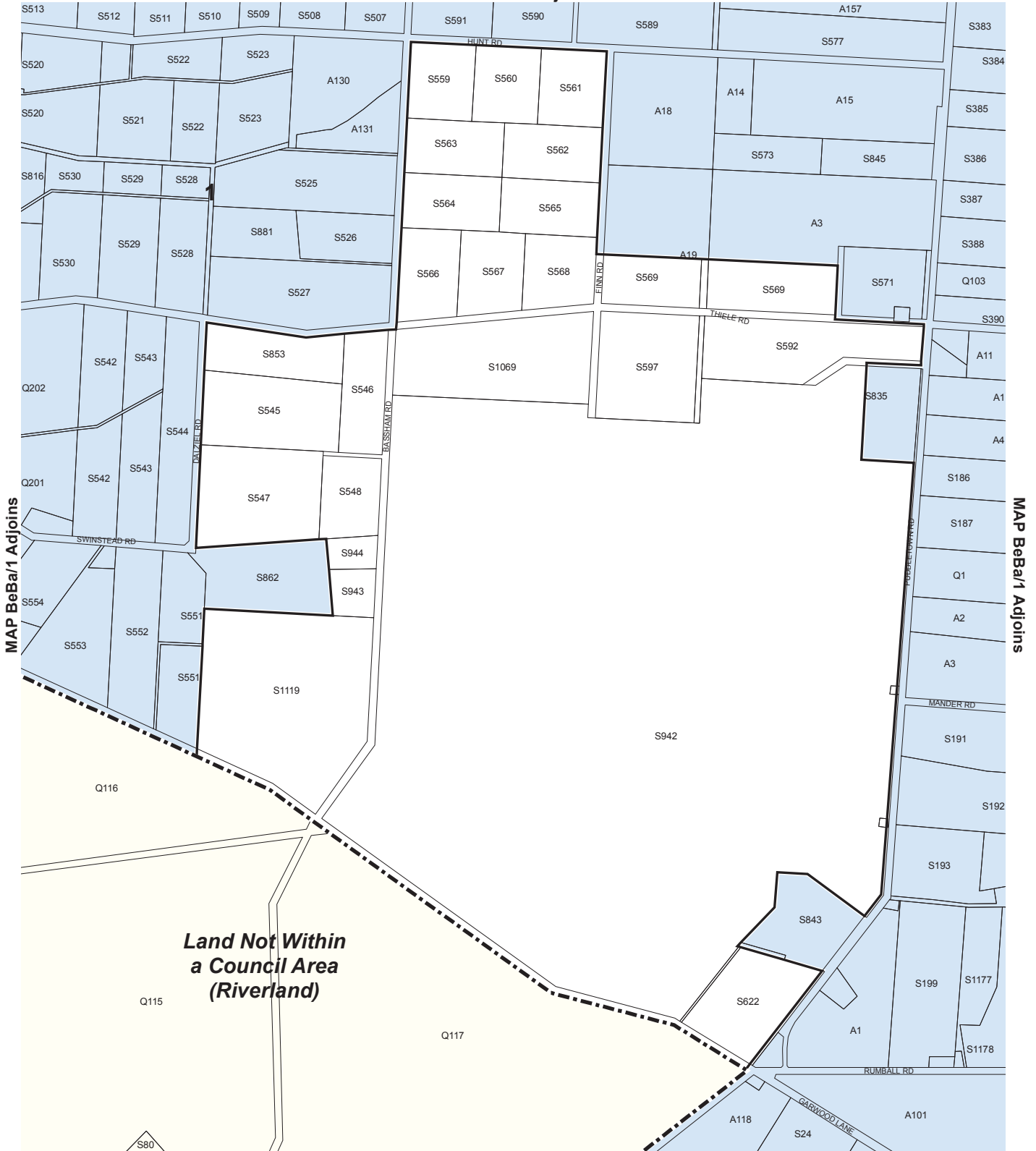


Overlay Map BeBa/10

DEVELOPMENT CONSTRAINTS

- gas pipelines
- Development Plan Boundary

MAP BeBa/1 Adjoins



**Land Not Within
a Council Area
(Riverland)**

MAP BeBa/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area
1 Horticulture



Policy Area Map BeBa/10

- Policy Area Boundary
- Development Plan Boundary

MAP BeBa/1 Adjoins



GLOSSOP

Overlay Map BeBa/11

TRANSPORT

BERRI BARMERA COUNCIL
 Consolidated - 8 December 2016

 Secondary Arterial Roads

MAP BeBa/1 Adjoins



0 500m

GLOSSOP

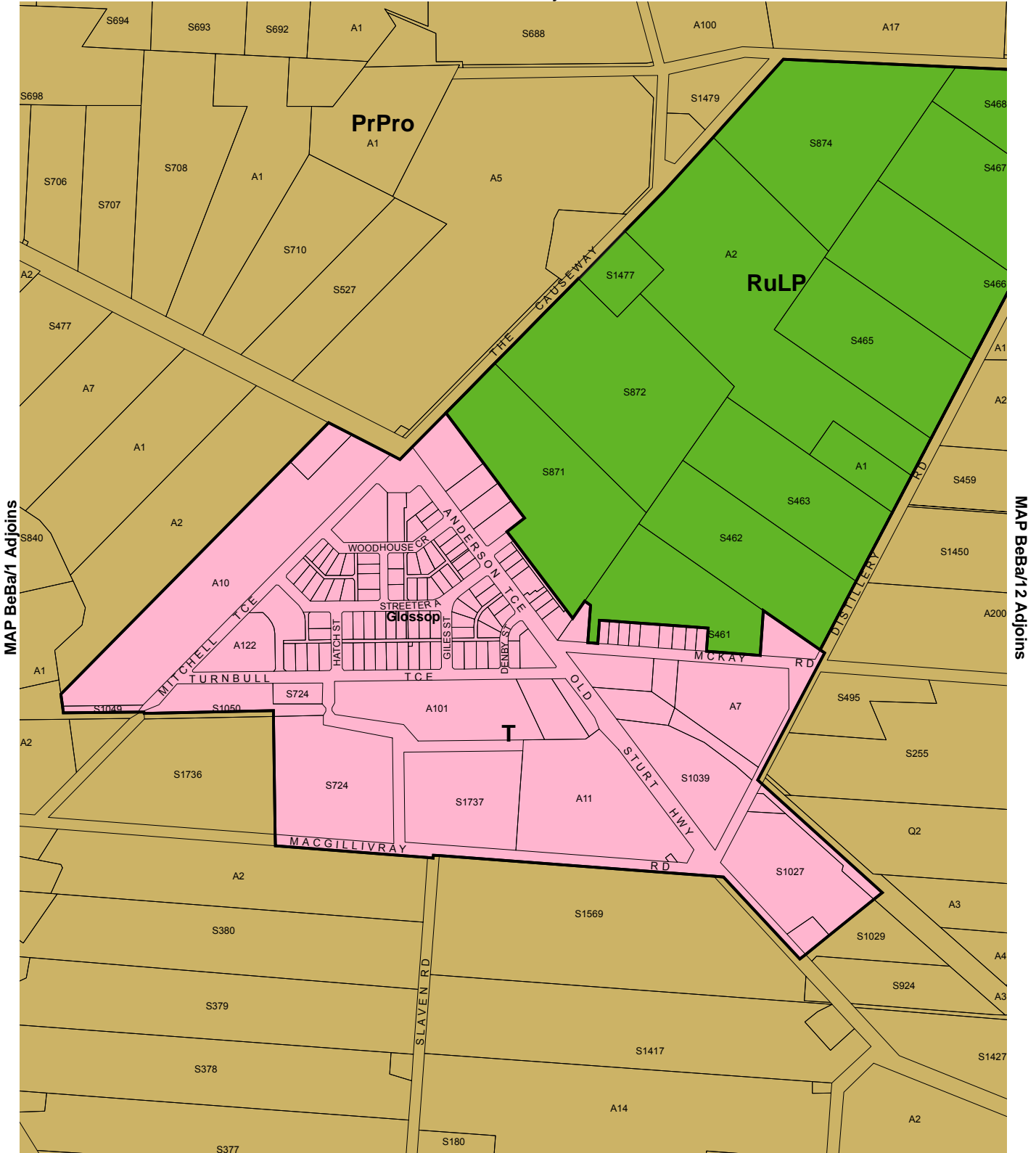
Overlay Map BeBa/11 NATURAL RESOURCES

BERRI BARMERA COUNCIL

Consolidated - 8 December 2016

 Aboriginal Lands

MAP BeBa/1 Adjoins



MAP BeBa/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



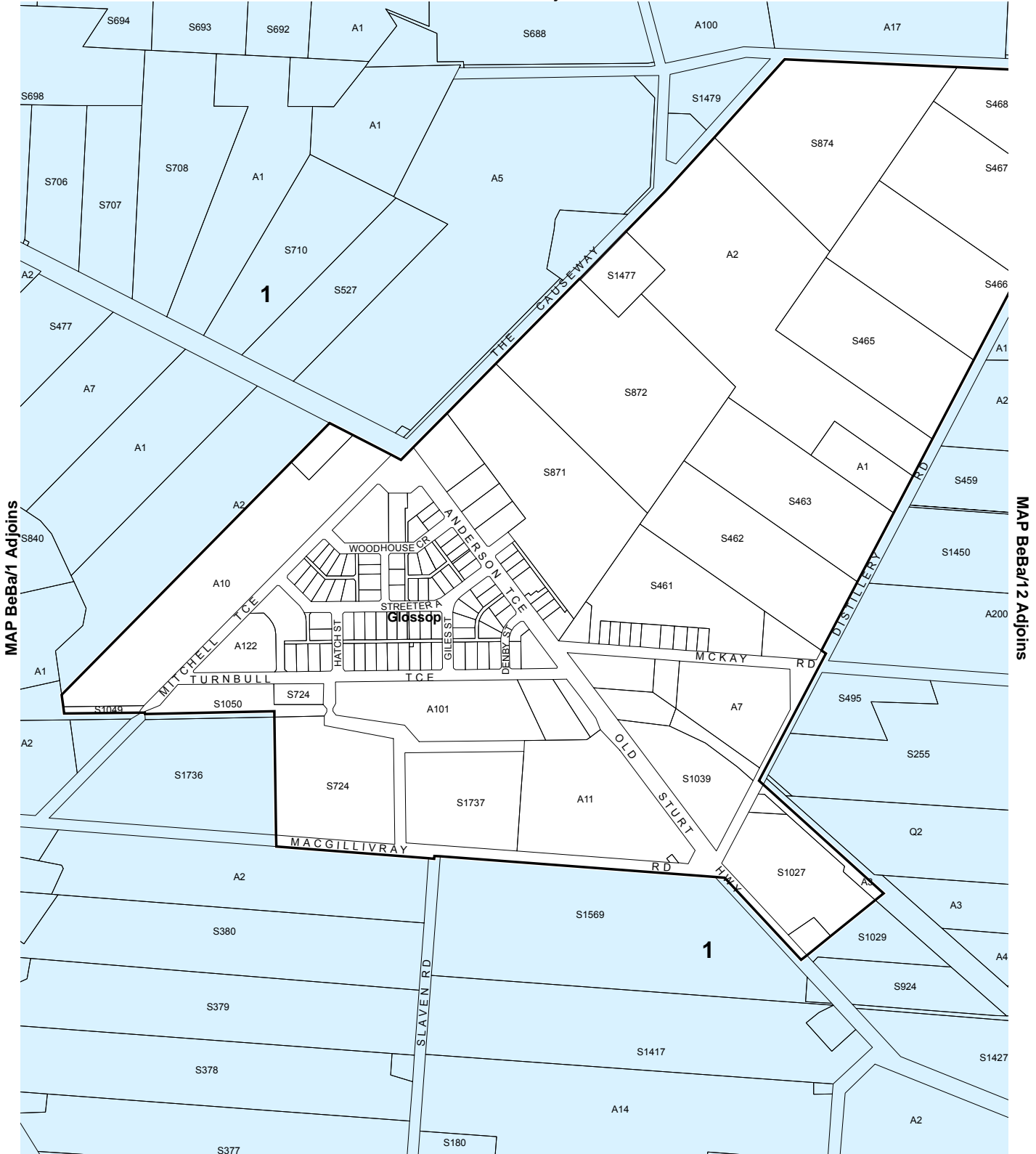
0 500m

GLOSSOP

Zone Map BeBa/11

- Zones**
- PrPro Primary Production
 - RuLP Rural Landscape Protection
 - T Township
 - Zone Boundary

MAP BeBa/1 Adjoins



MAP BeBa/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area
1 Horticulture



0 500m

GLOSSOP

Policy Area Map BeBa/11

 Policy Area Boundary

MAP BeBa/6 Adjoins



MAP BeBa/13 Adjoins

MAP BeBa/7 Adjoins

MAP BeBa/11 Adjoins



0 500m

Overlay Map BeBa/12

TRANSPORT

BERRI BARMERA COUNCIL

Consolidated - 8 December 2016

Secondary Arterial Roads

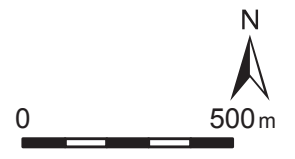
MAP BeBa/6 Adjoins



MAP BeBa/11 Adjoins

MAP BeBa/7 Adjoins

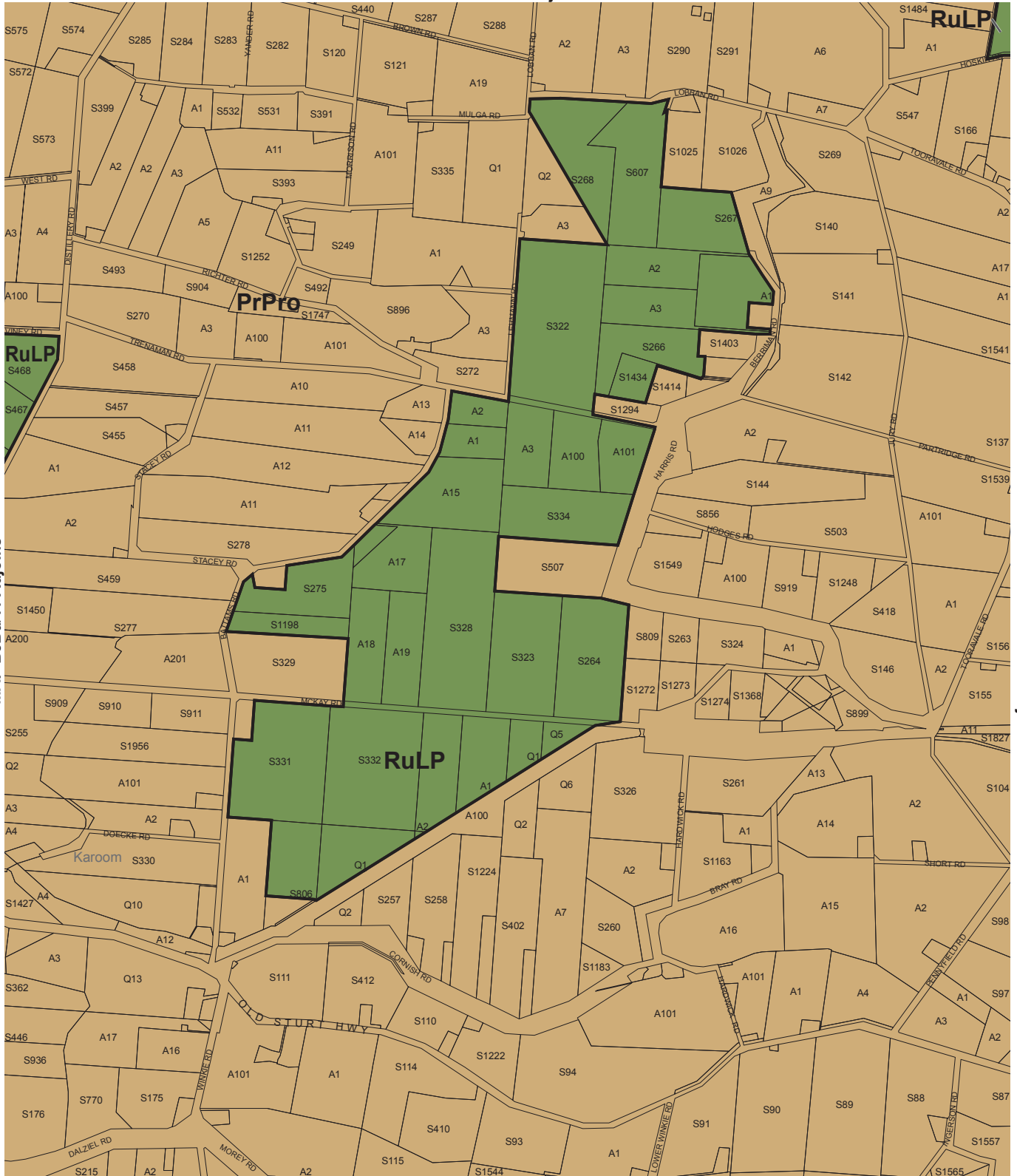
MAP BeBa/13 Adjoins



Overlay Map BeBa/12 DEVELOPMENT CONSTRAINTS

 gas pipelines

MAP BeBa/6 Adjoins



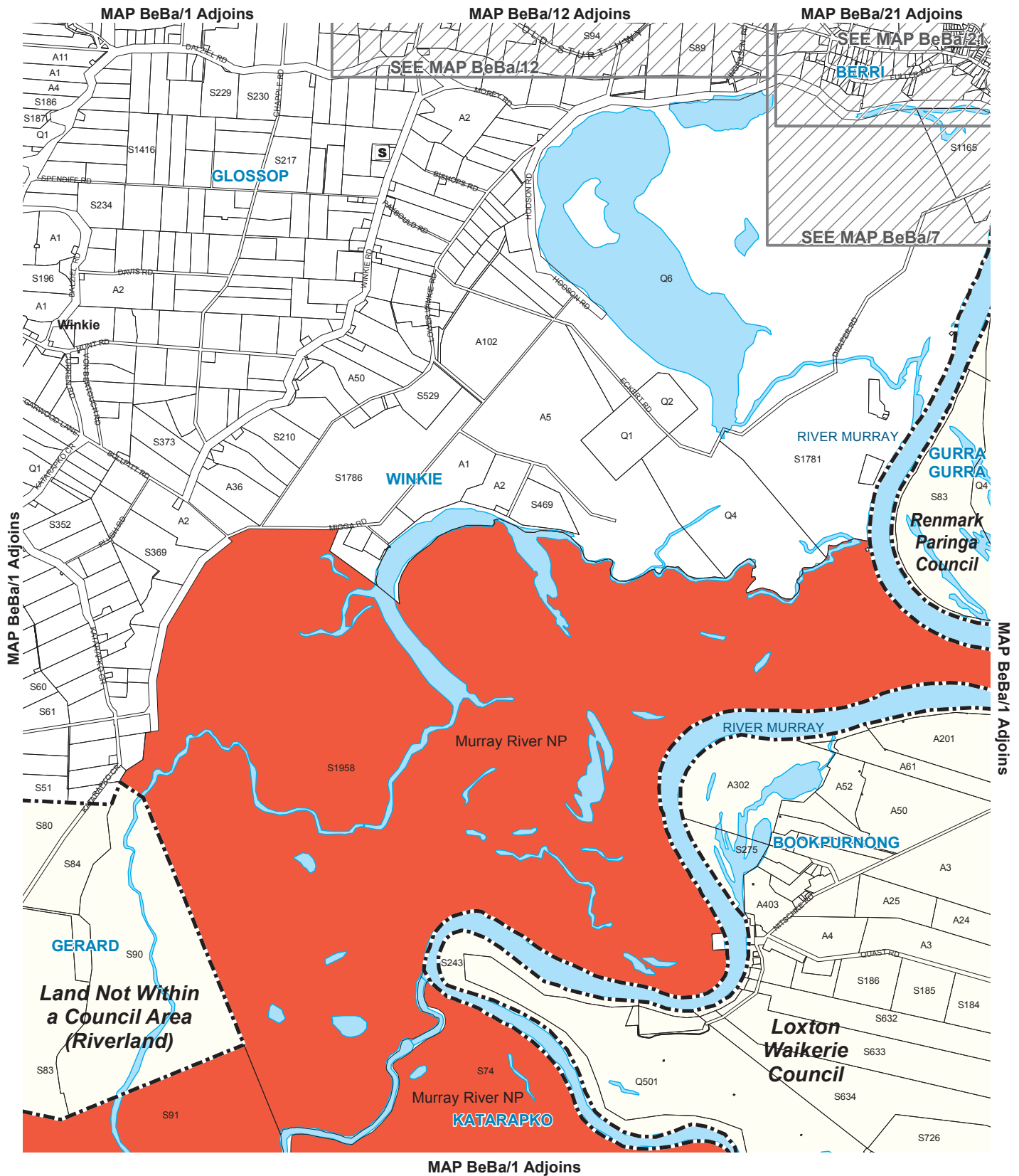
MAP BeBa/13 Adjoins

Lamberts Conformal Conic Projection, GDA94







Zone Map BeBa/12

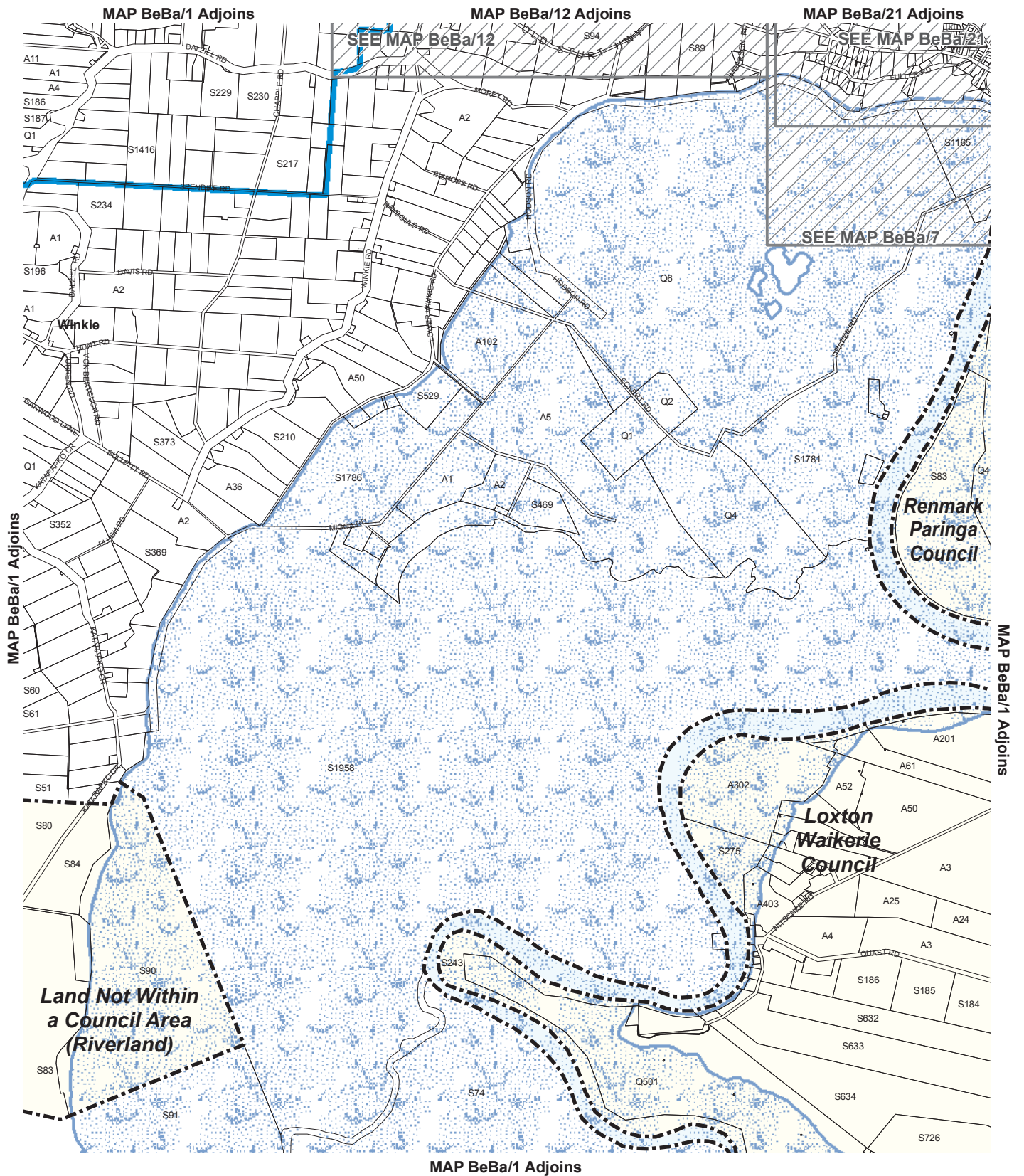
- Zones**
- PrPro Primary Production
 - RuLP Rural Landscape Protection
 - Zone Boundary






Location Map BeBa/13

-  School
-  National Park
-  Waterbodies
-  Development Plan Boundary

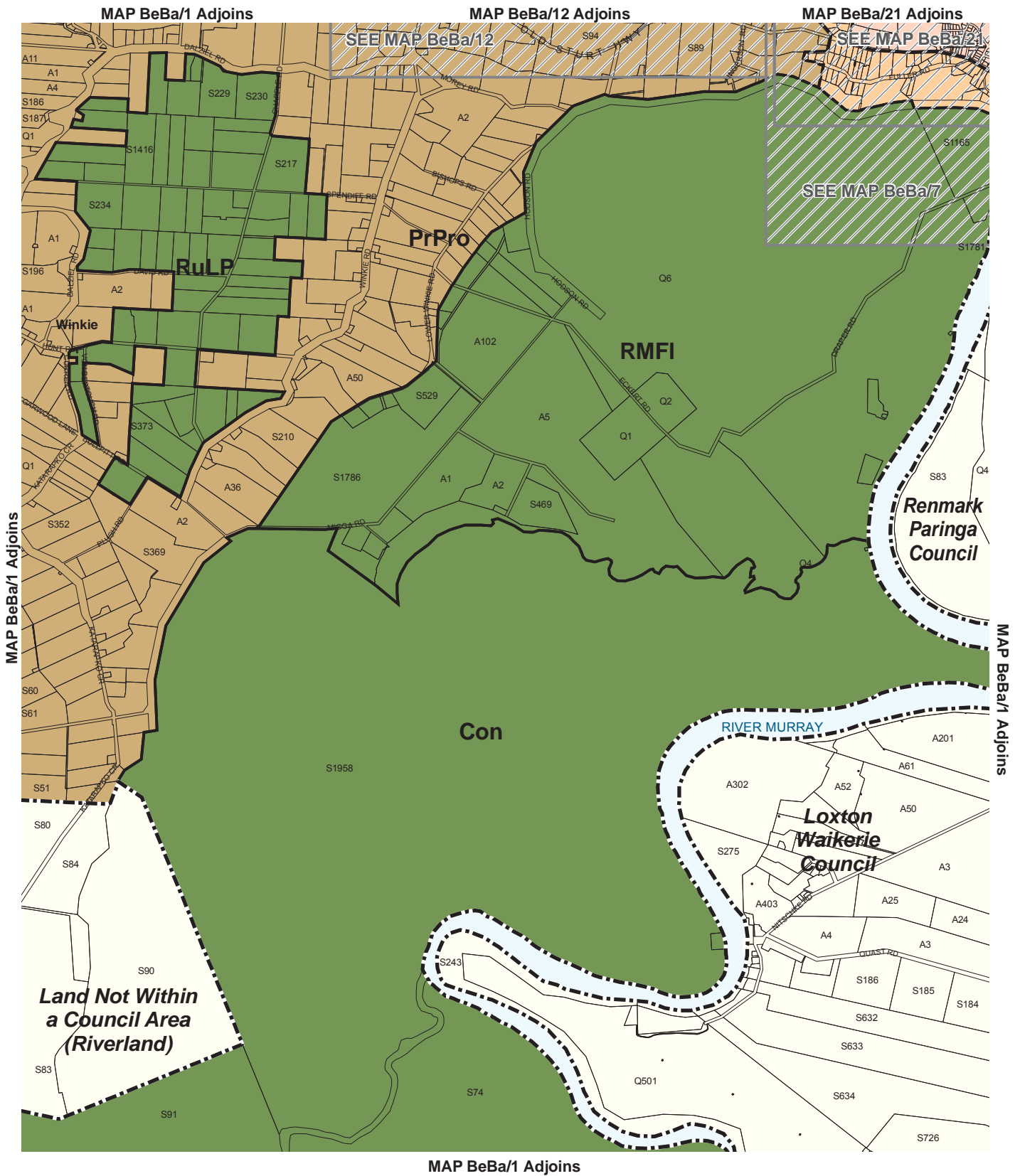




-  1956 Flood Boundary
-  gas pipelines
-  Development Plan Boundary

Overlay Map BeBa/13

DEVELOPMENT CONSTRAINTS

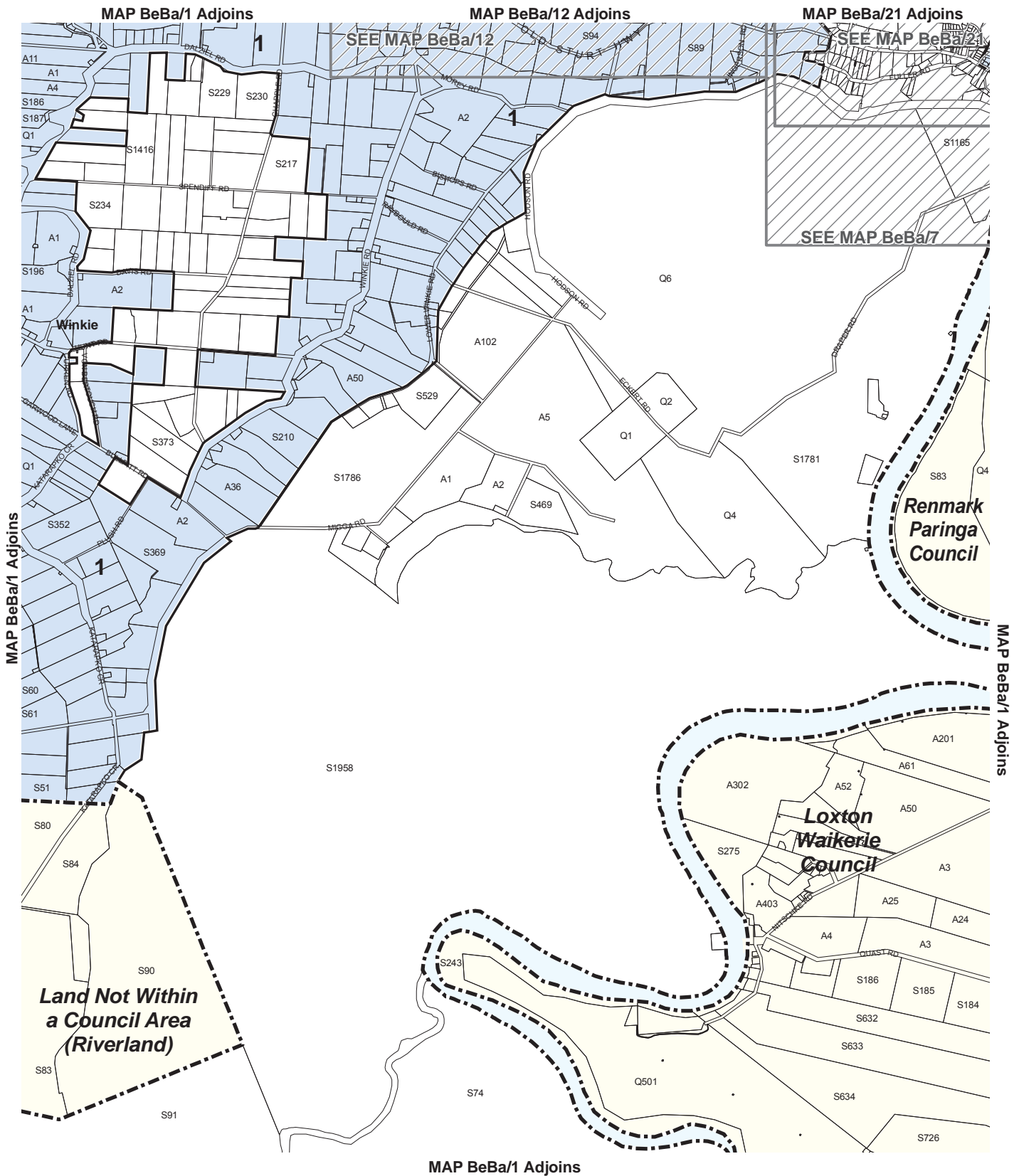


See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Con Conservation
 - PrPro Primary Production
 - RMFI River Murray Flood
 - RuLP Rural Landscape Protection
 - Zone Boundary
 - Development Plan Boundary

Zone Map BeBa/13



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

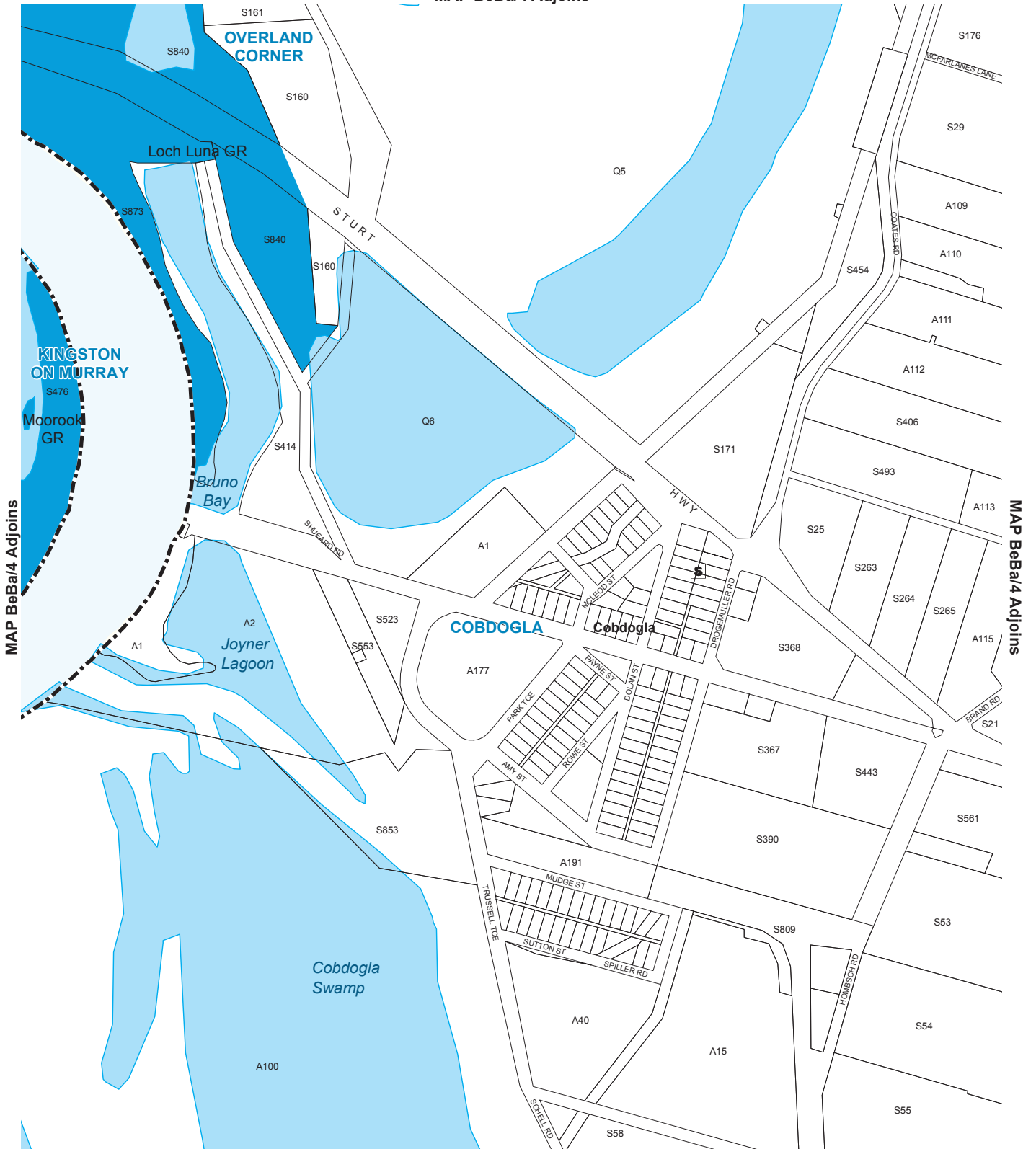
Policy Area
 1 Horticulture



Policy Area Map BeBa/13

- Policy Area Boundary
- Development Plan Boundary

MAP BeBa/4 Adjoins



MAP BeBa/4 Adjoins

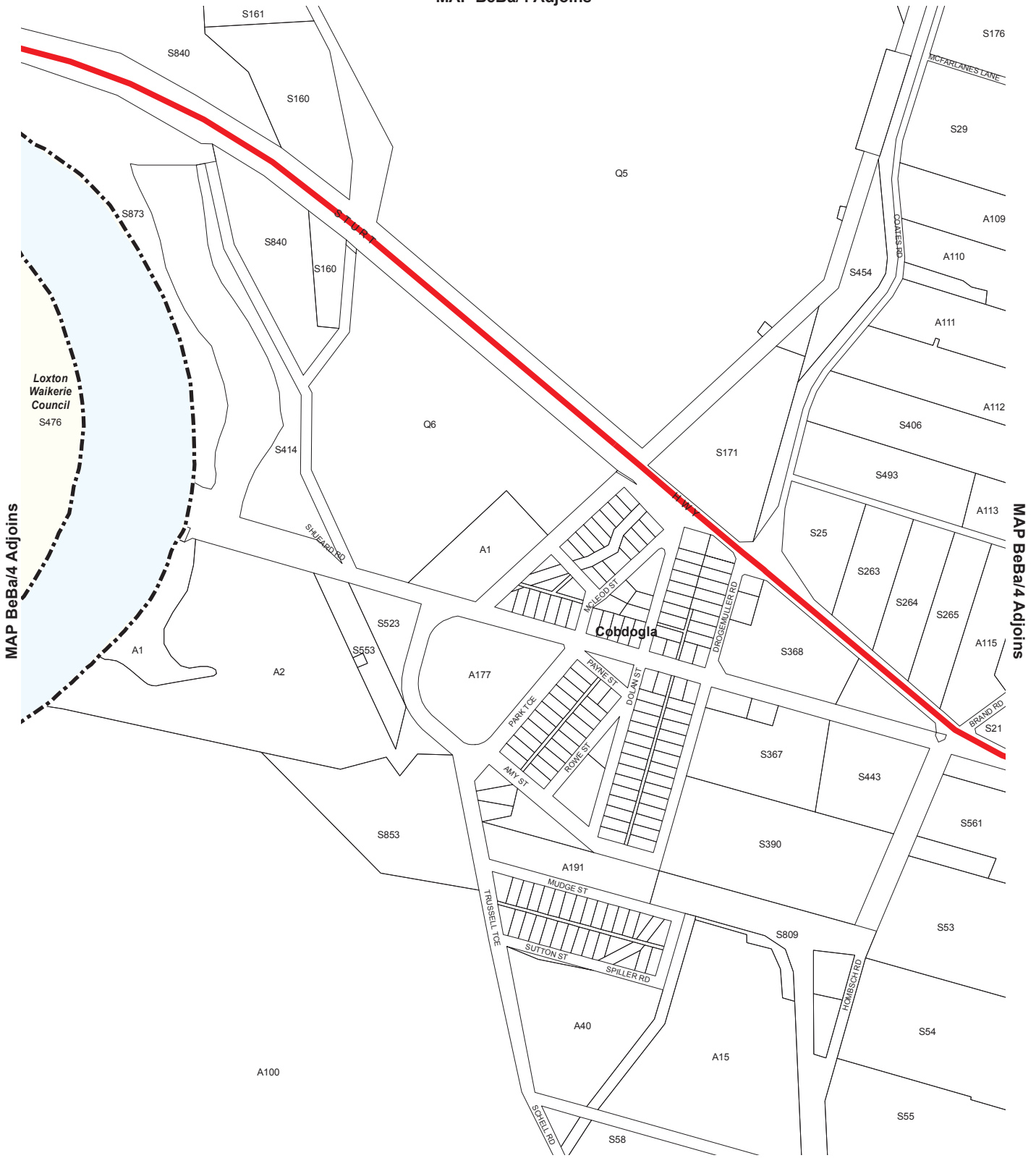


COBDOGLA

Location Map BeBa/14

- S School
- Game Reserve
- Waterbodies
- Development Plan Boundary

MAP BeBa/4 Adjoins



MAP BeBa/4 Adjoins

MAP BeBa/4 Adjoins

Loxton Waikerie Council
S476

MAP BeBa/4 Adjoins



COBDOGLA

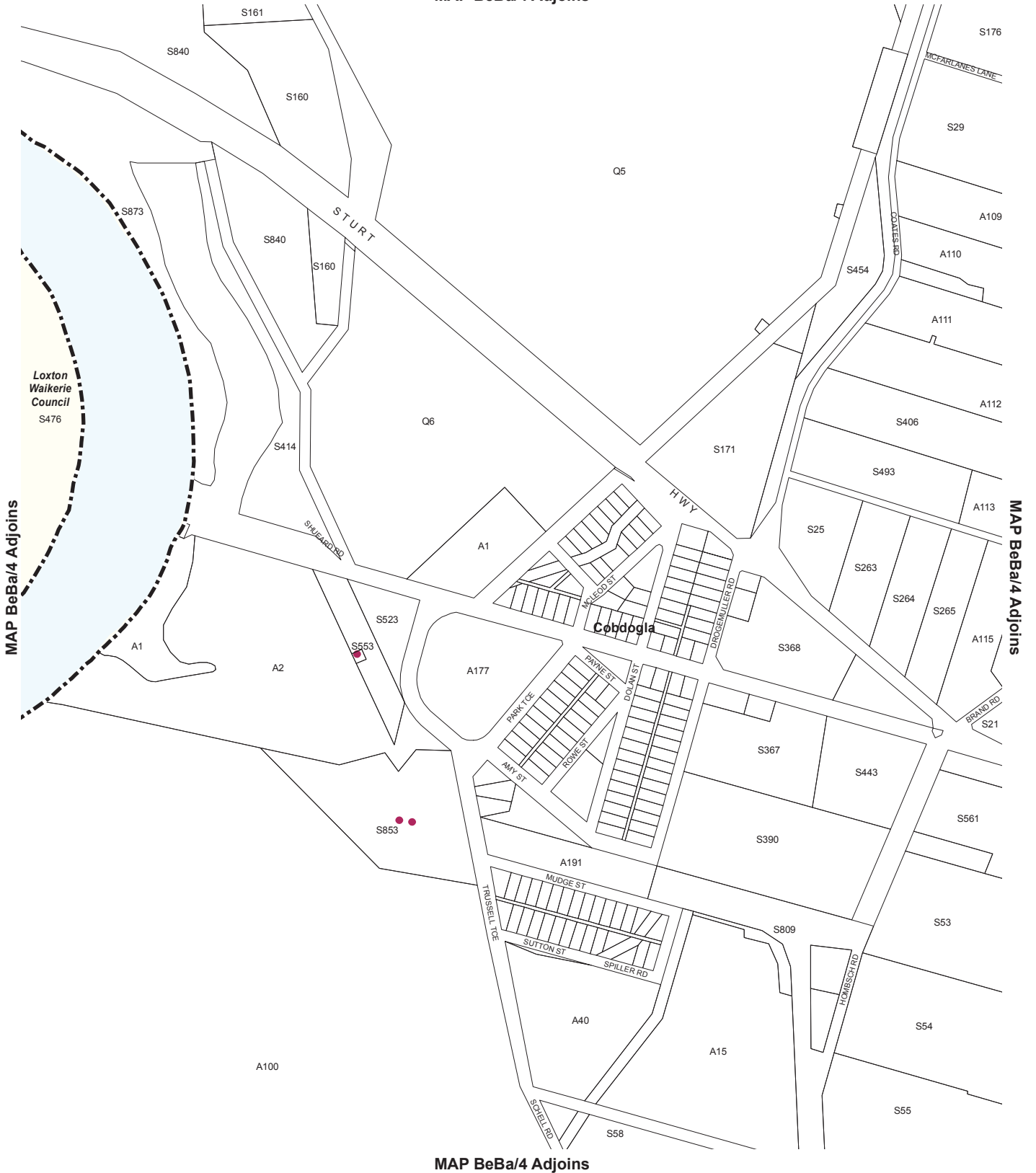
Overlay Map BeBa/14 TRANSPORT

BERRI BARMERA COUNCIL

Consolidated - 8 December 2016

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

MAP BeBa/4 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.



COBDOGLA

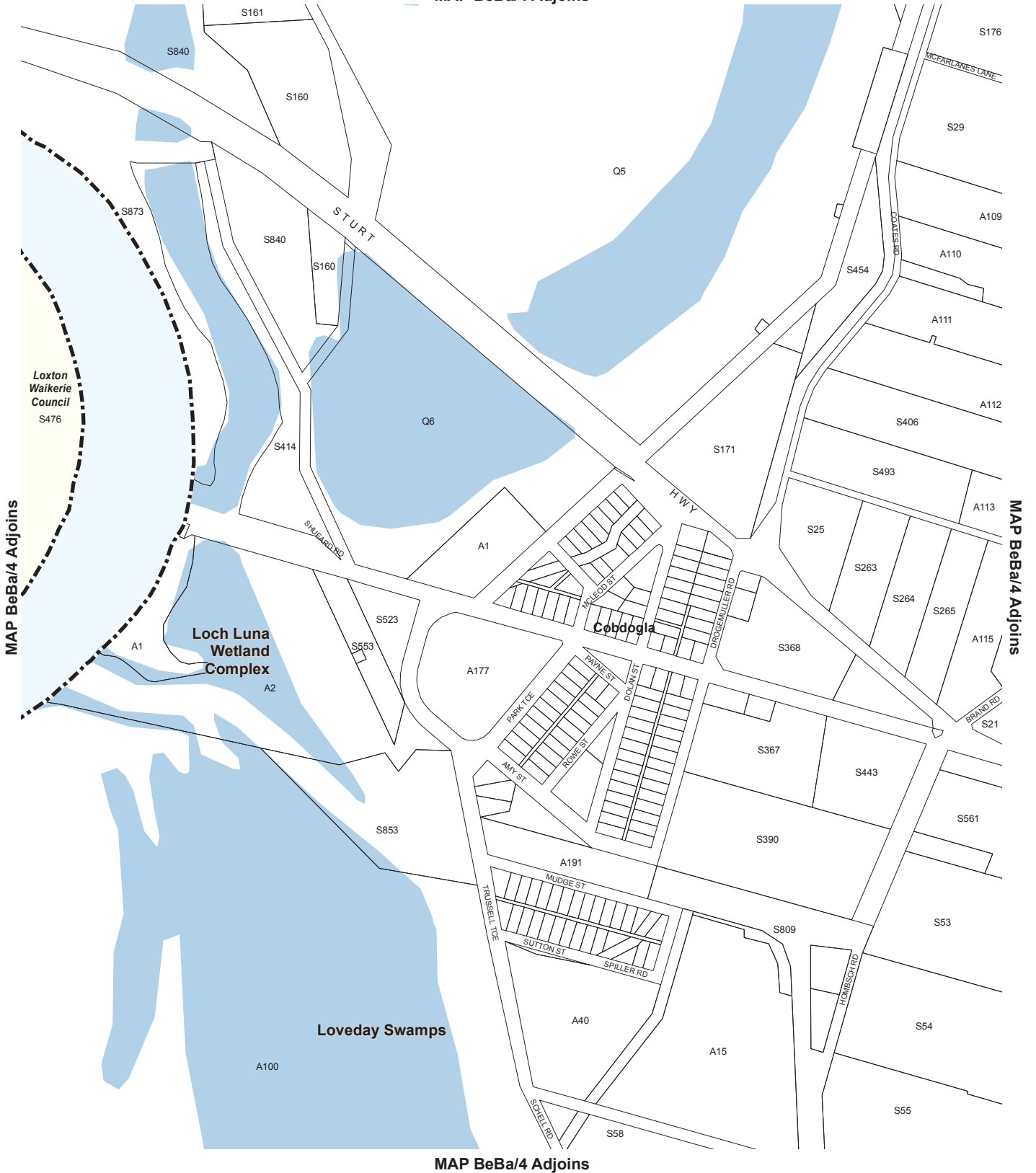
Overlay Map BeBa/14 HERITAGE

- State heritage place
- Development Plan Boundary

BERRI BARMERA COUNCIL

Consolidated - 8 December 2016

MAP BeBa/4 Adjoins

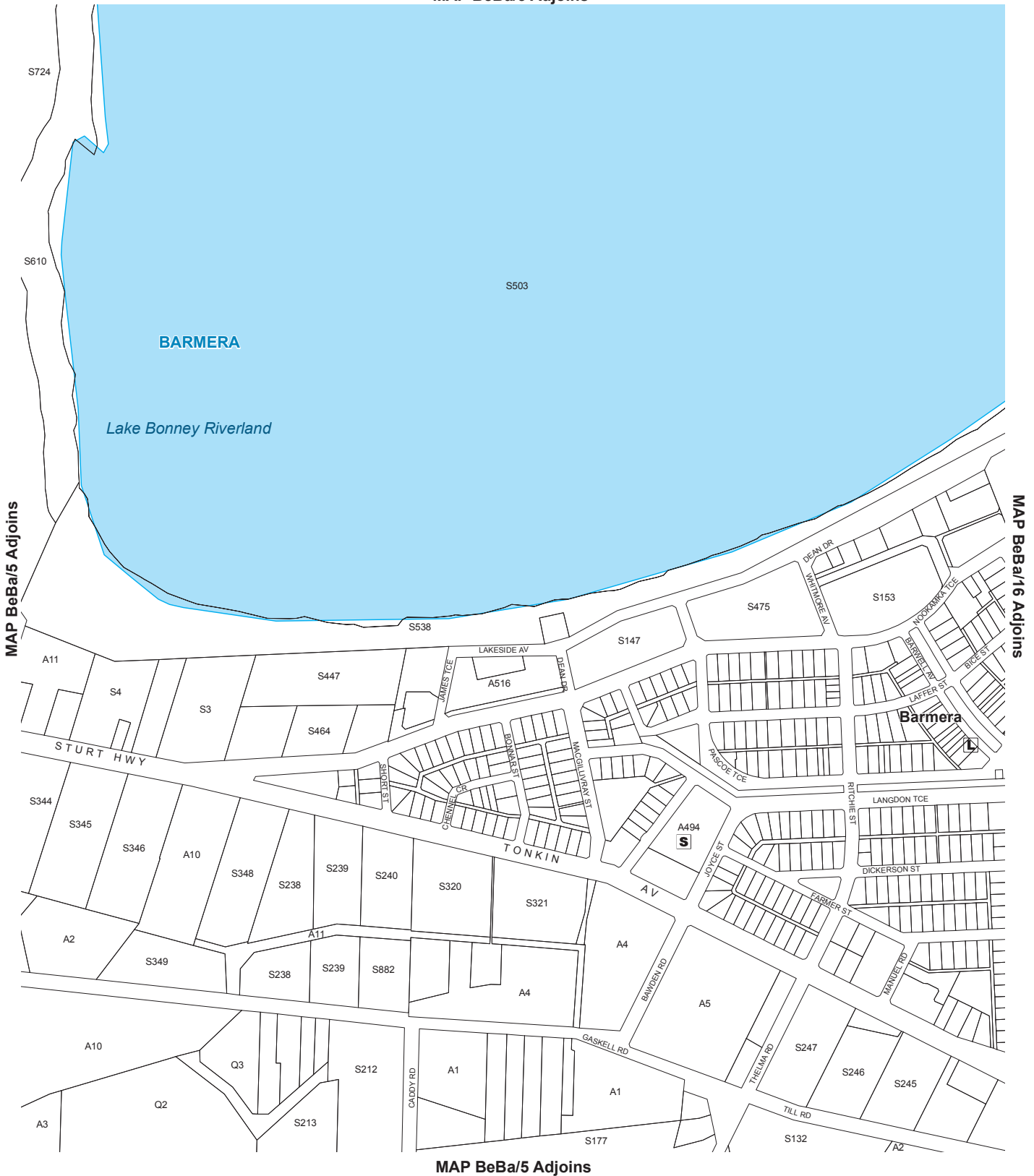


COBDOGLA

Overlay Map BeBa/14 NATURAL RESOURCES




BERRI BARMERA COUNCIL
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- Wetlands of National Importance
- Development Plan Boundary

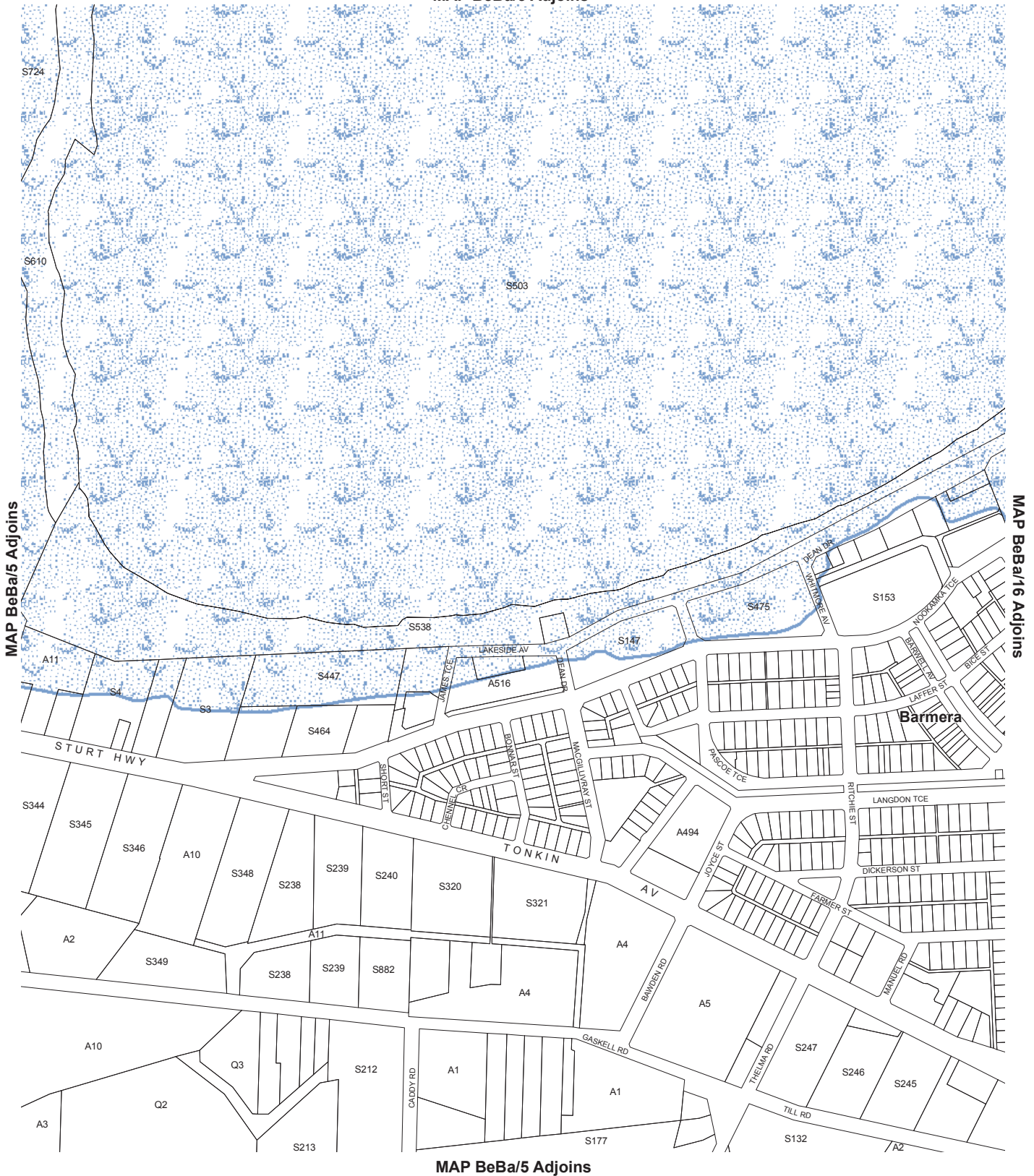


BARMERA

Location Map BeBa/15

-  School
-  Public Library
-  Waterbodies

MAP BeBa/5 Adjoins




MAP BeBa/5 Adjoins



BARMERA

Overlay Map BeBa/15 DEVELOPMENT CONSTRAINTS

 1956 Flood Boundary

MAP BeBa/5 Adjoins



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



BARMERA

Overlay Map BeBa/15 HERITAGE

● State heritage place

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MAP BeBa/5 Adjoins



MAP BeBa/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area
1 Horticulture



BARMERA

Policy Area Map BeBa/15

 Policy Area Boundary

MAP BeBa/17 Adjoins



MAP BeBa/5 Adjoins

- S School
- H Other Health Services
- H Hospital
- P Police Station
- Waterbodies



BARMERA

Location Map BeBa/16

MAP BeBa/17 Adjoins



MAP BeBa/5 Adjoins



BARMERA

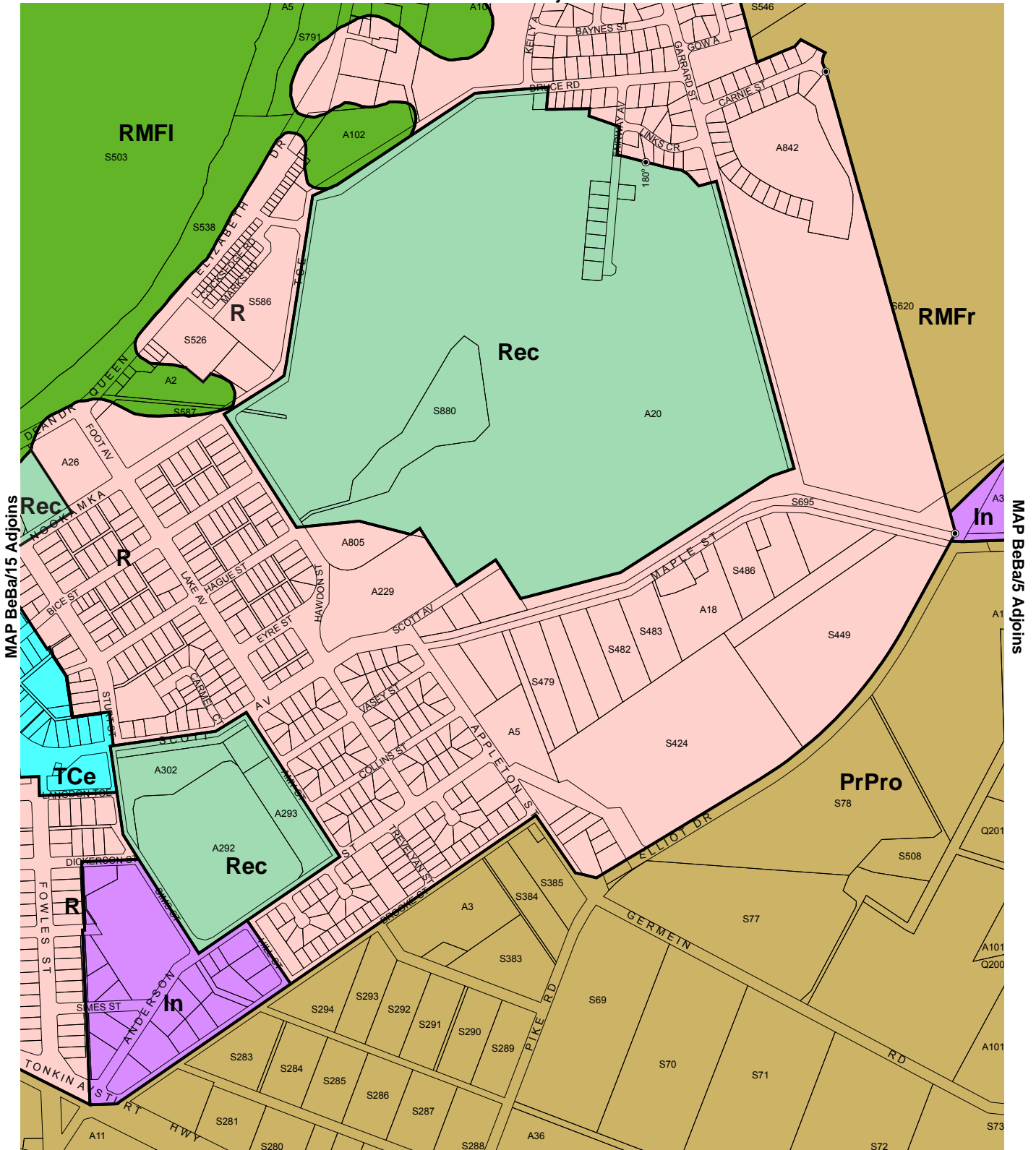
Overlay Map BeBa/16 TRANSPORT

BERRI BARMERA COUNCIL

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 Primary Arterial Roads

MAP BeBa/17 Adjoins



MAP BeBa/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

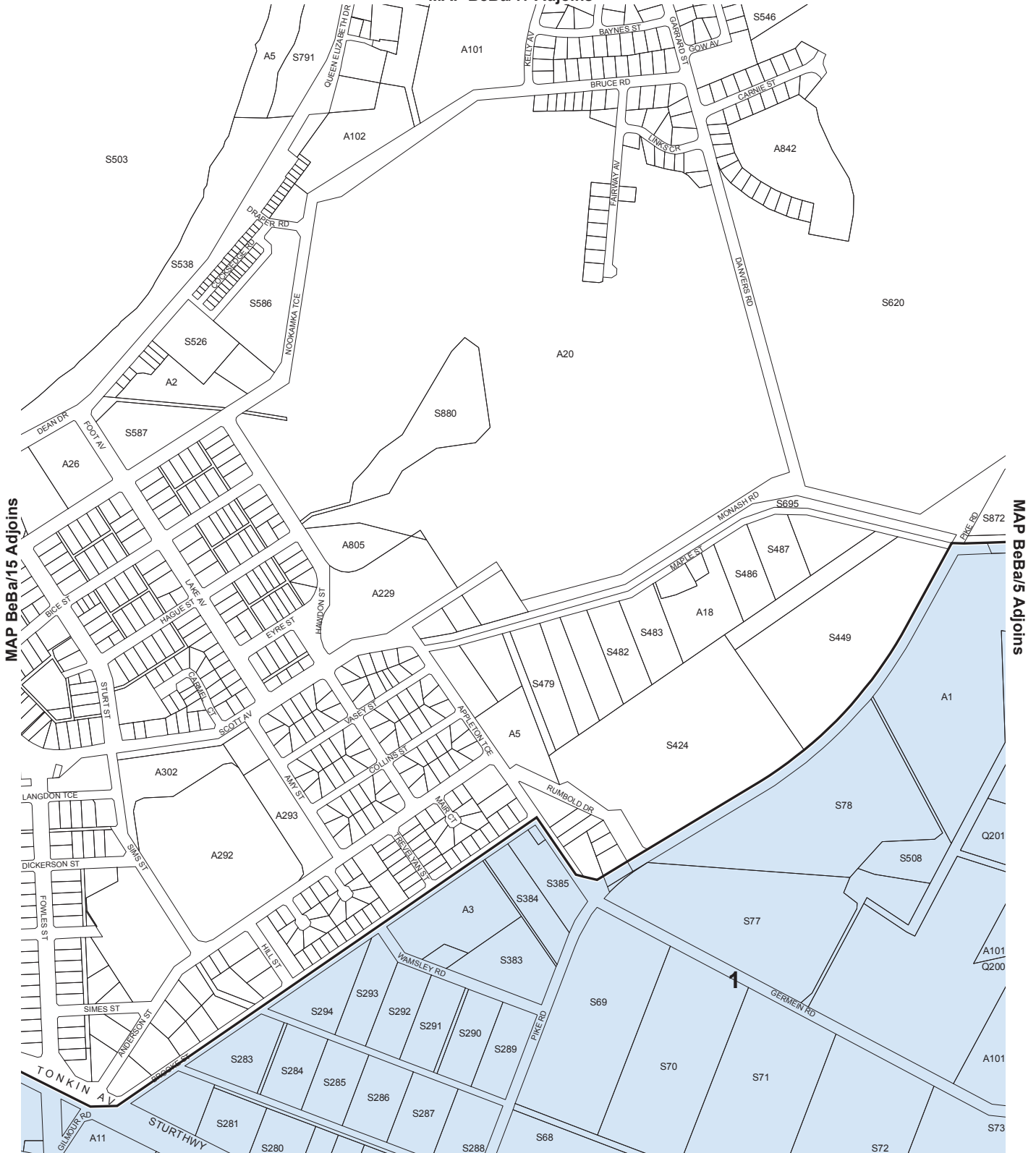
- Zones**
- In Industry
 - PrPro Primary Production
 - Rec Recreation
 - R Residential
 - RMFI River Murray Flood
 - RMFr River Murray Fringe
 - TCe Town Centre
 - Zone Boundary



BARMERA

Zone Map BeBa/16

MAP BeBa/17 Adjoins



MAP BeBa/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area
1 Horticulture



BARMERA

Policy Area Map BeBa/16

 Policy Area Boundary

MAP BeBa/5 Adjoins

MAP BeBa/5 Adjoins

MAP BeBa/5 Adjoins



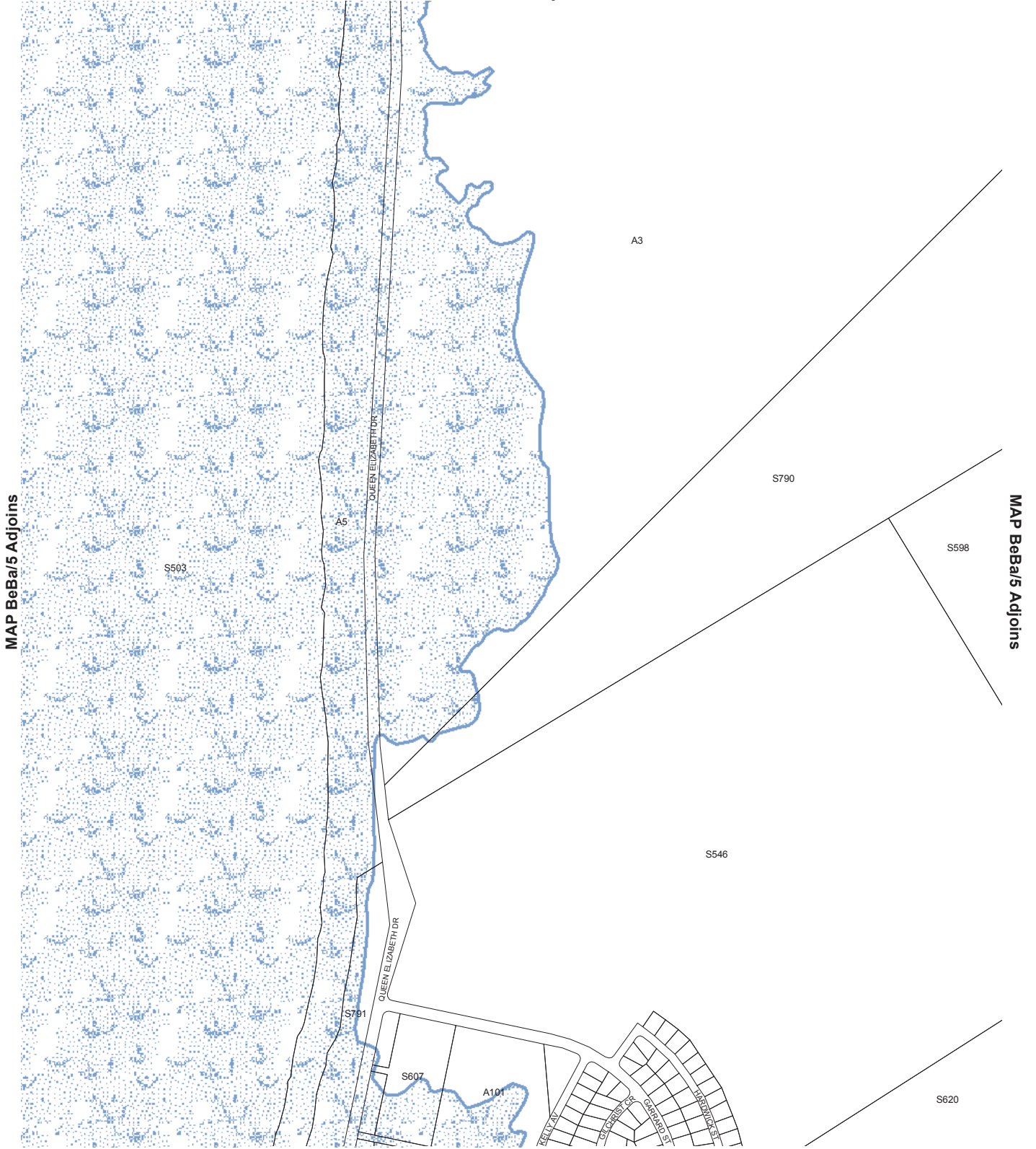
MAP BeBa/16 Adjoins



BARMERA

Location Map BeBa/17

 Waterbodies



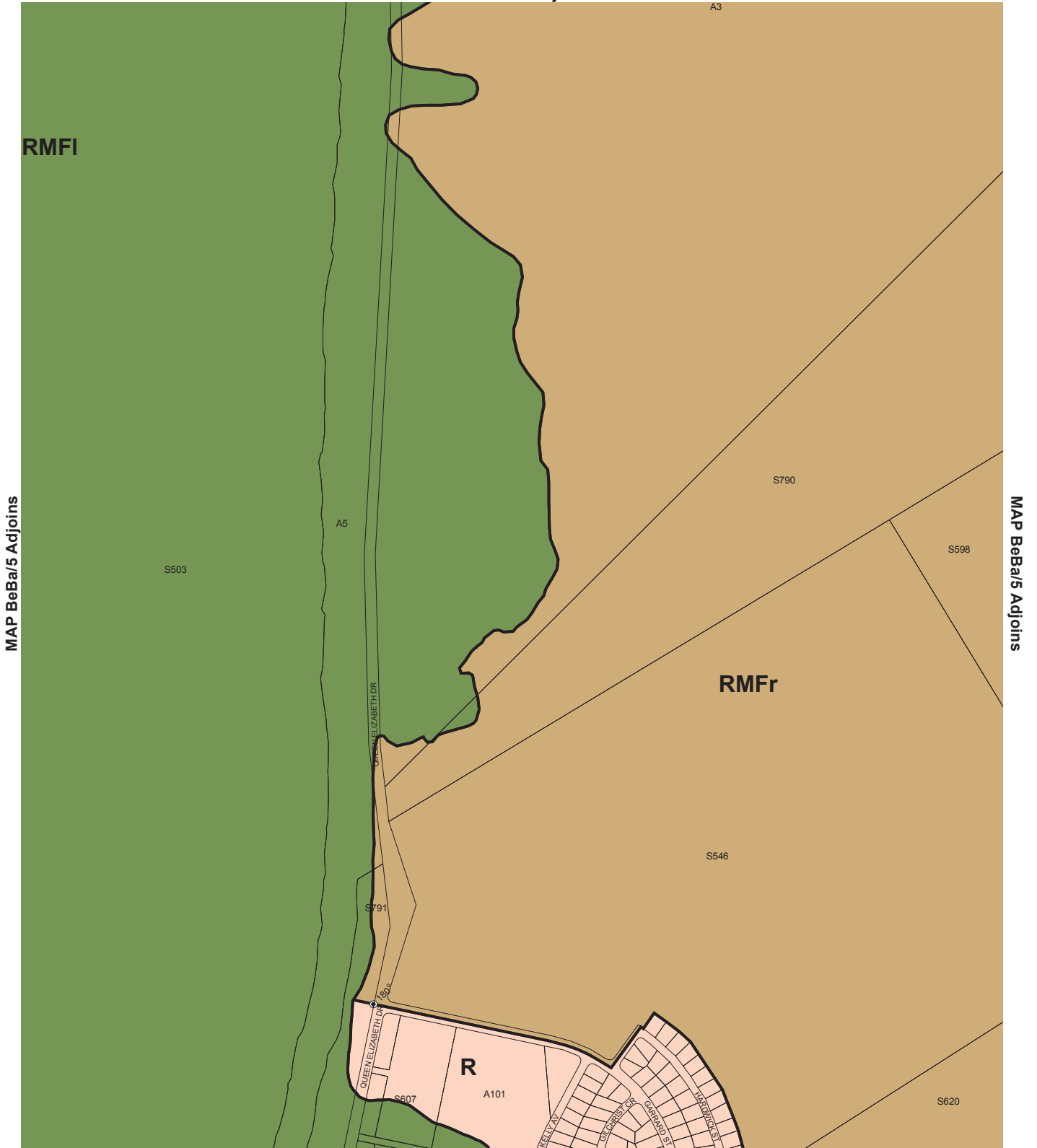
BARMERA

Overlay Map BeBa/17 DEVELOPMENT CONSTRAINTS

BERRI BARMERA COUNCIL

Consolidated - 8 December 2016

 1956 Flood Boundary



Lamberts Conformal Conic Projection, GDA94



BARMERA

Zone Map BeBa/17

Zones

- Residential
- River Murray Flood
- River Murray Fringe
- Zone Boundary

BERRI BARMERA COUNCIL

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MAP BeBa/6 Adjoins



MONASH
Location Map BeBa/18

S School

MAP BeBa/6 Adjoins



MONASH

Overlay Map BeBa/18 TRANSPORT

MAP BeBa/6 Adjoins



MONASH

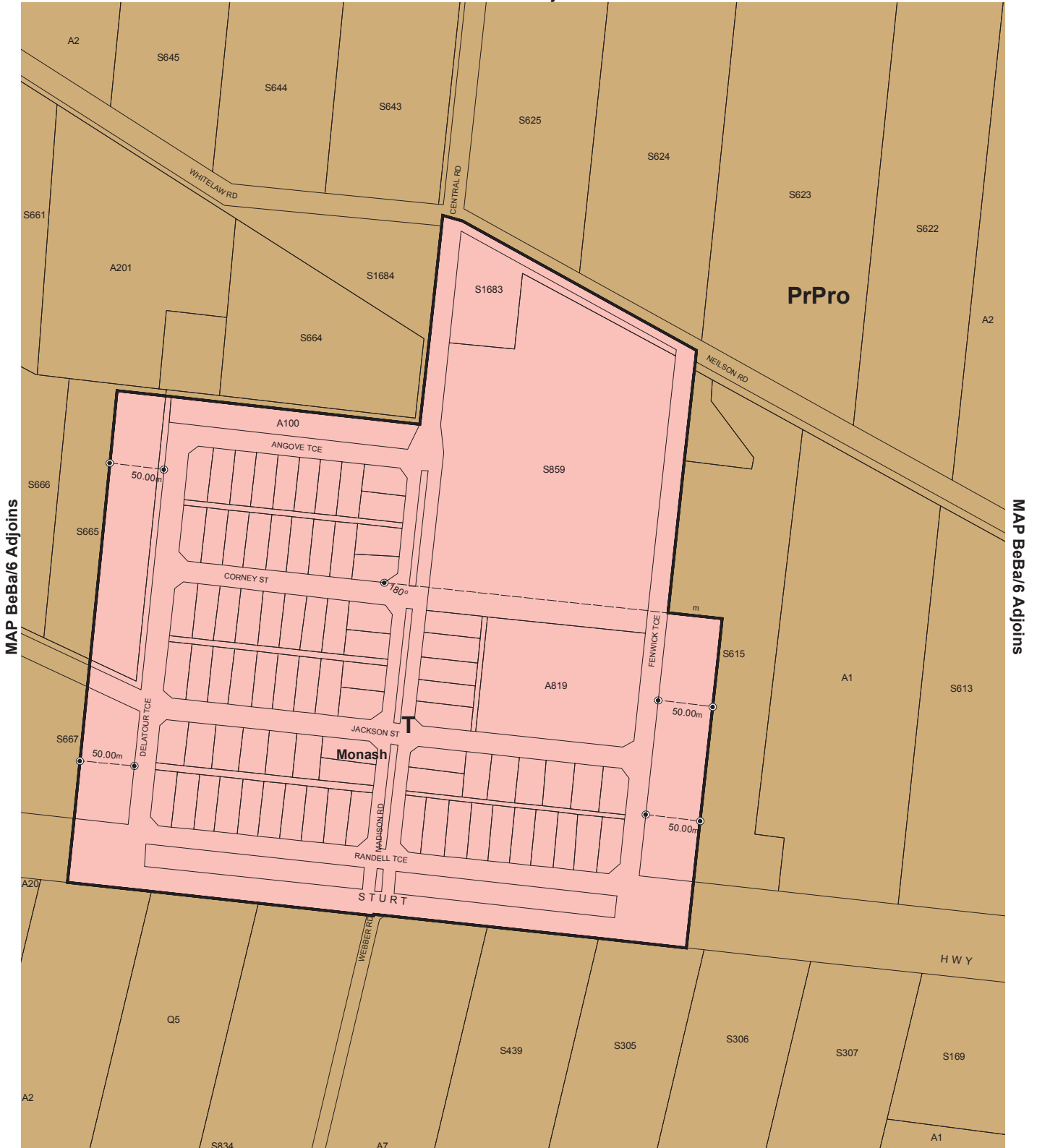
Overlay Map BeBa/18 DEVELOPMENT CONSTRAINTS

BERRI BARMERA COUNCIL

Consolidated - 8 December 2016

 Existing 132kv electricity transmission line

MAP BeBa/6 Adjoins



MAP BeBa/6 Adjoins

Lamberts Conformal Conic Projection, GDA94

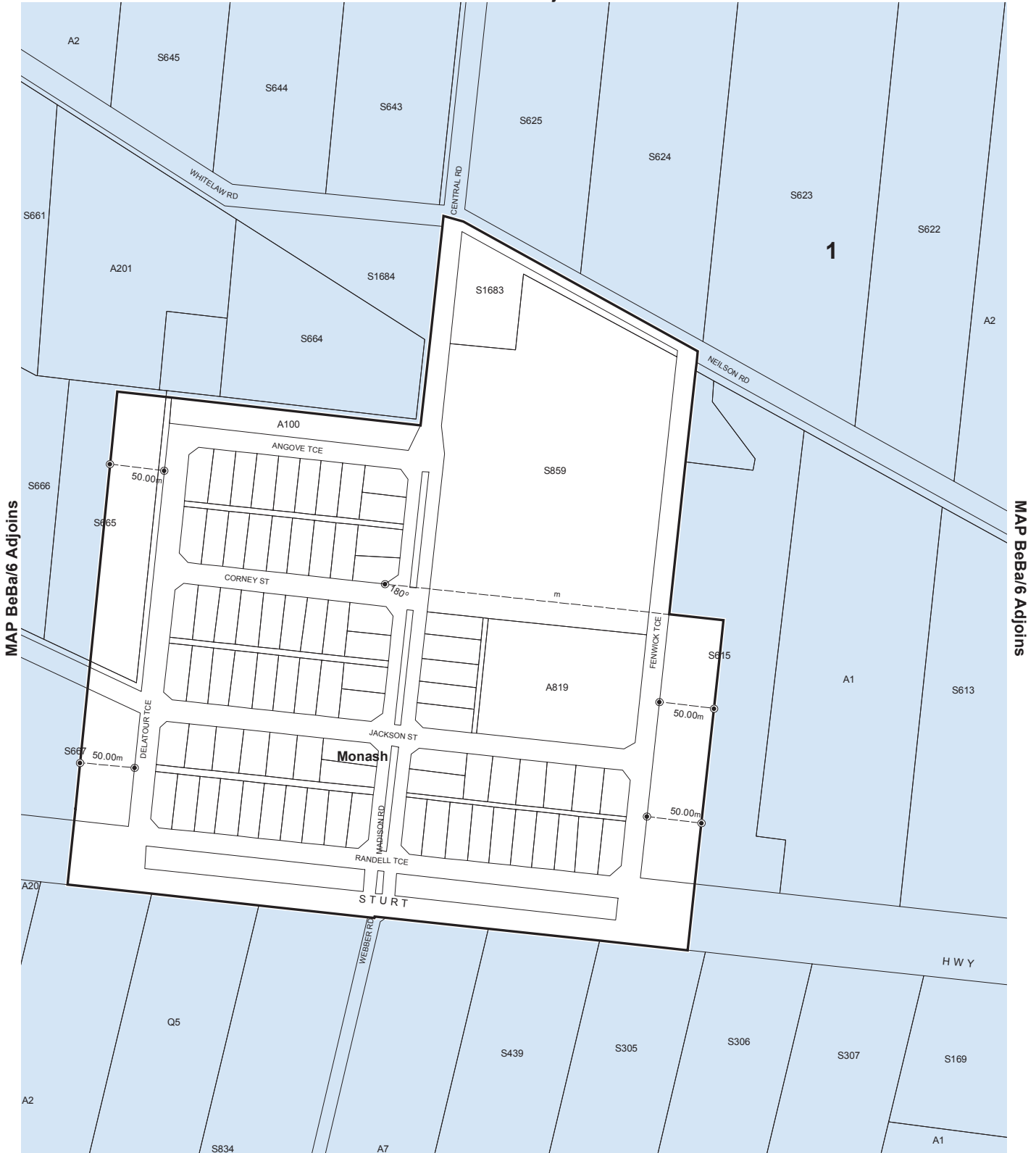


MONASH

Zone Map BeBa/18

- Zones**
- PrPro Primary Production
 - T Township
 - Zone Boundary

MAP BeBa/6 Adjoins



MAP BeBa/6 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area
1 Horticulture



MONASH

Policy Area Map BeBa/18

 Policy Area Boundary

MAP BeBa/7 Adjoins



BERRI

Overlay Map BeBa/19 DEVELOPMENT CONSTRAINTS

 gas pipelines
 Existing 132kV electricity transmission line

MAP BeBa/7 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area
1 Horticulture

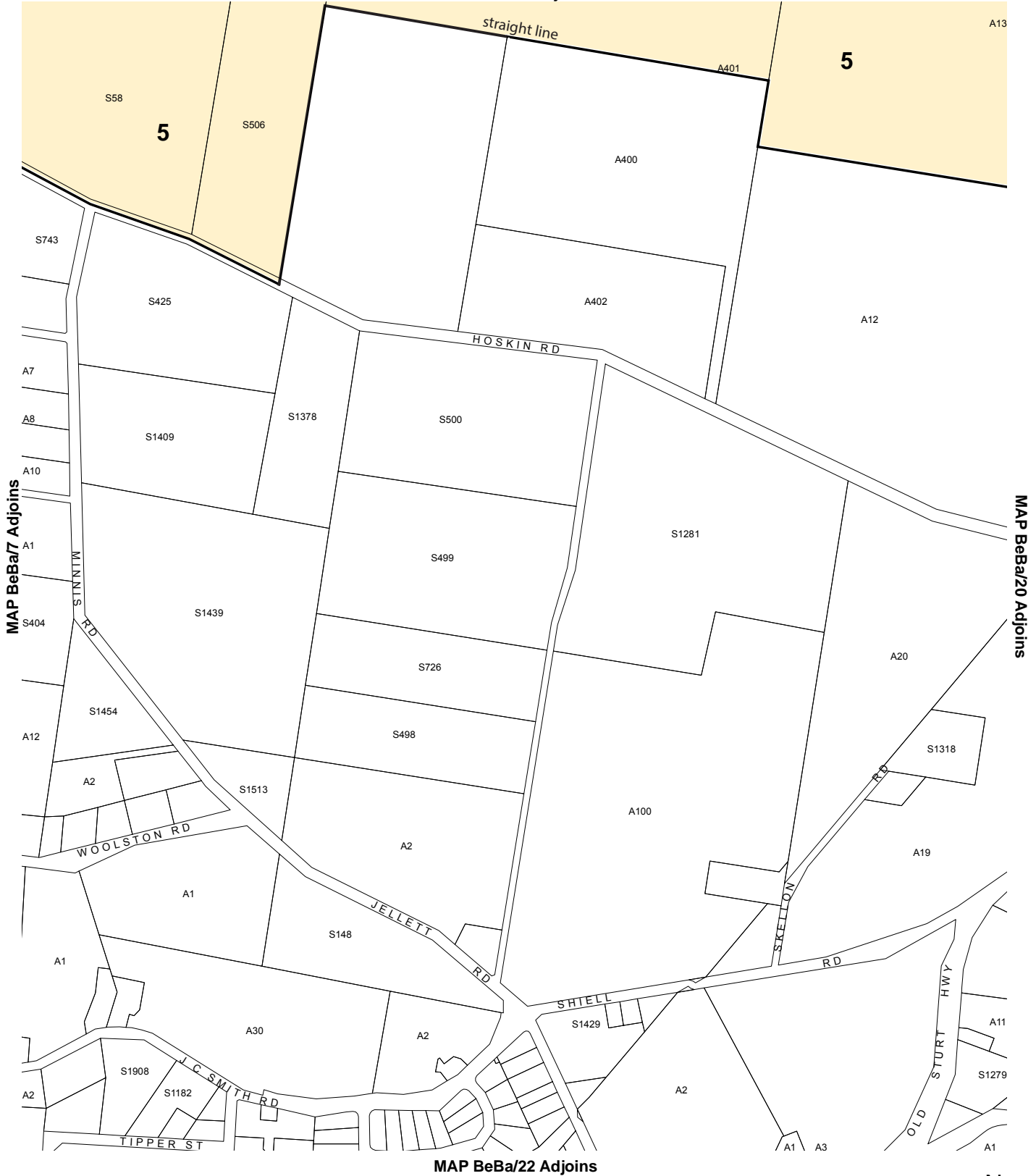


BERRI

Policy Area Map BeBa/19

 Policy Area Boundary

MAP BeBa/7 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct
5 Native Vegetation/Rural Living

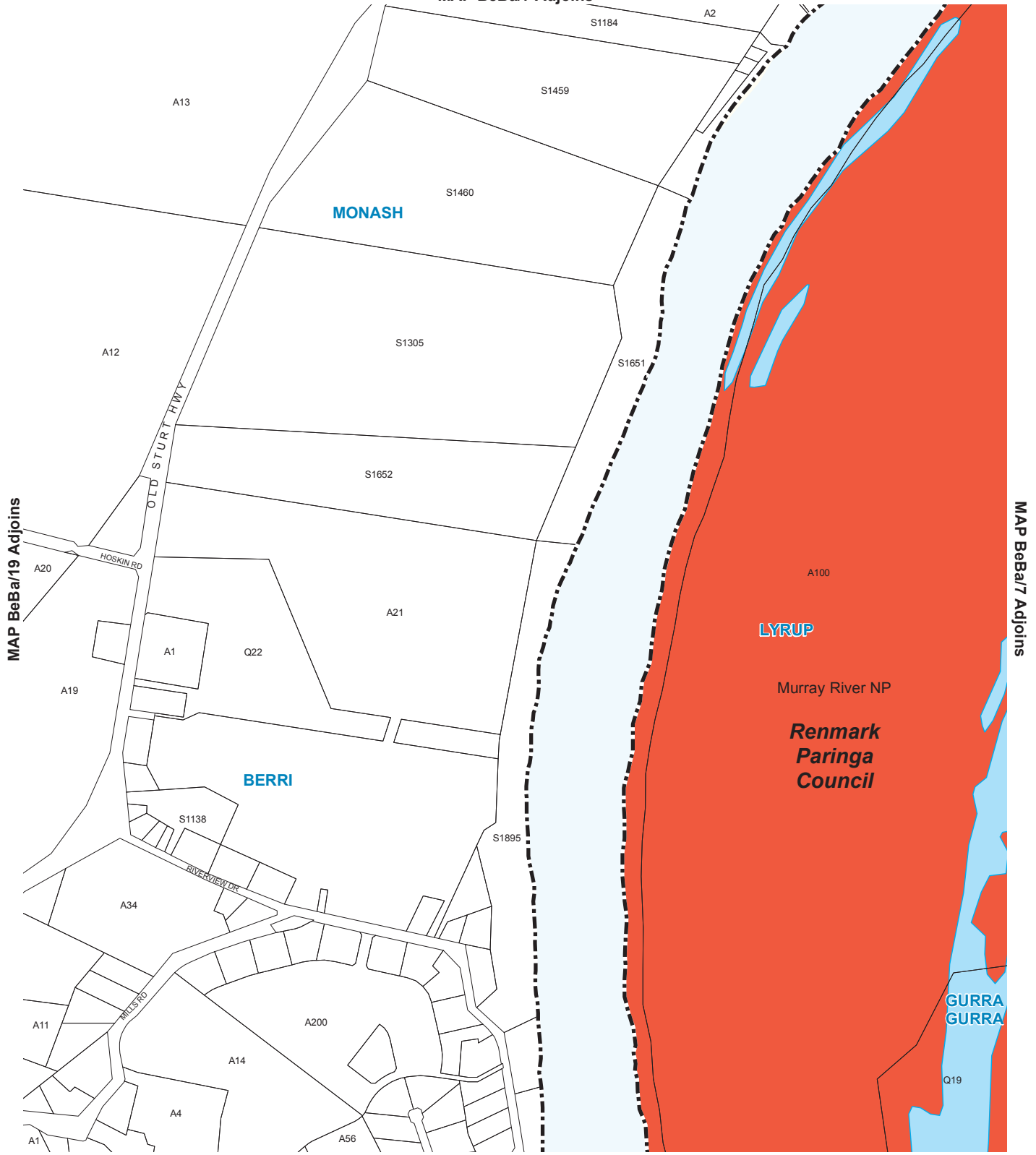


BERRI

Precinct Map BeBa/19

 Precinct Boundary

MAP BeBa/7 Adjoins



MAP BeBa/23 Adjoins

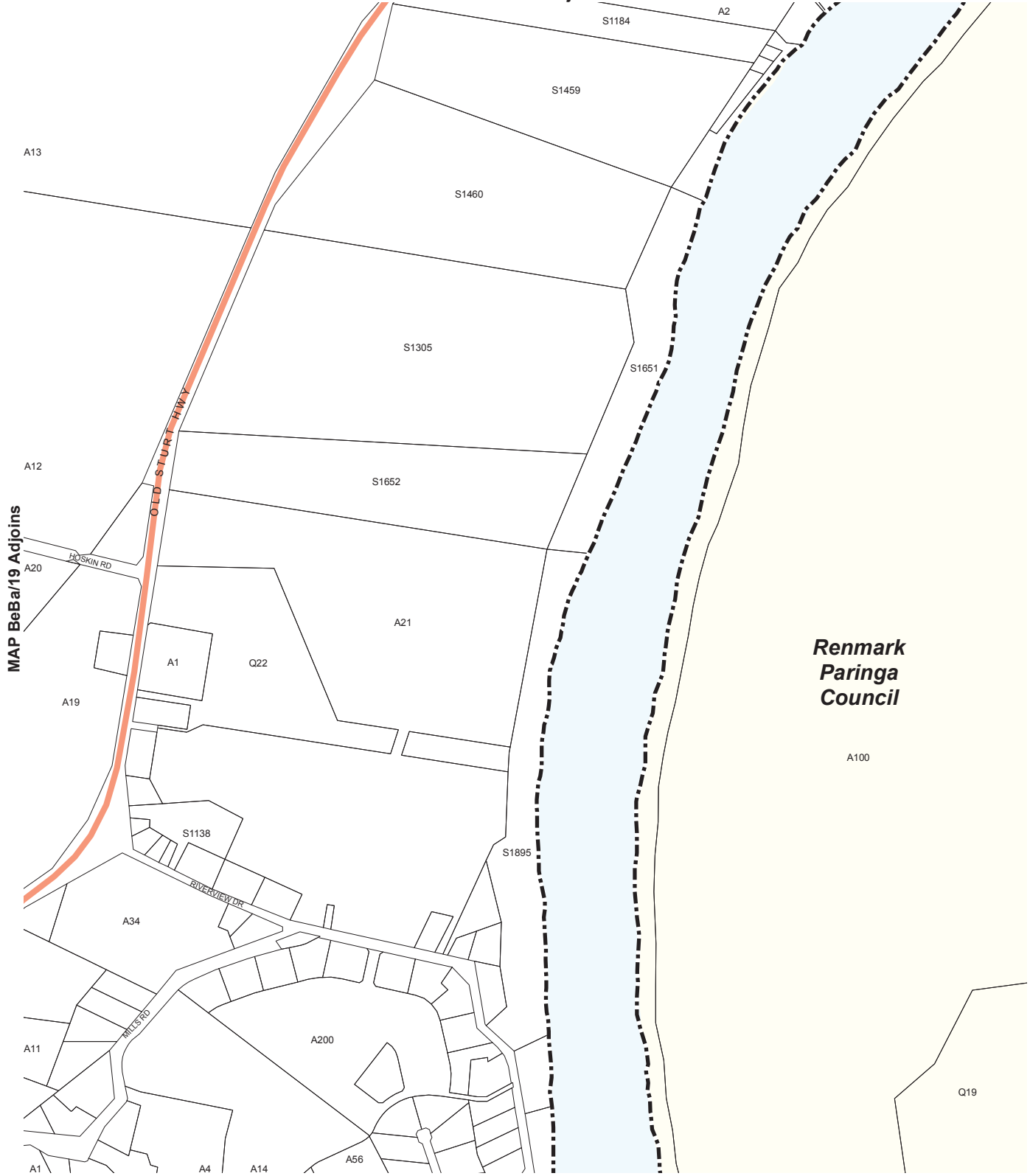


BERRI

Location Map BeBa/20

- National Park
- Waterbodies
- Development Plan Boundary

MAP BeBa/7 Adjoins



MAP BeBa/19 Adjoins

MAP BeBa/7 Adjoins

MAP BeBa/23 Adjoins



BERRI

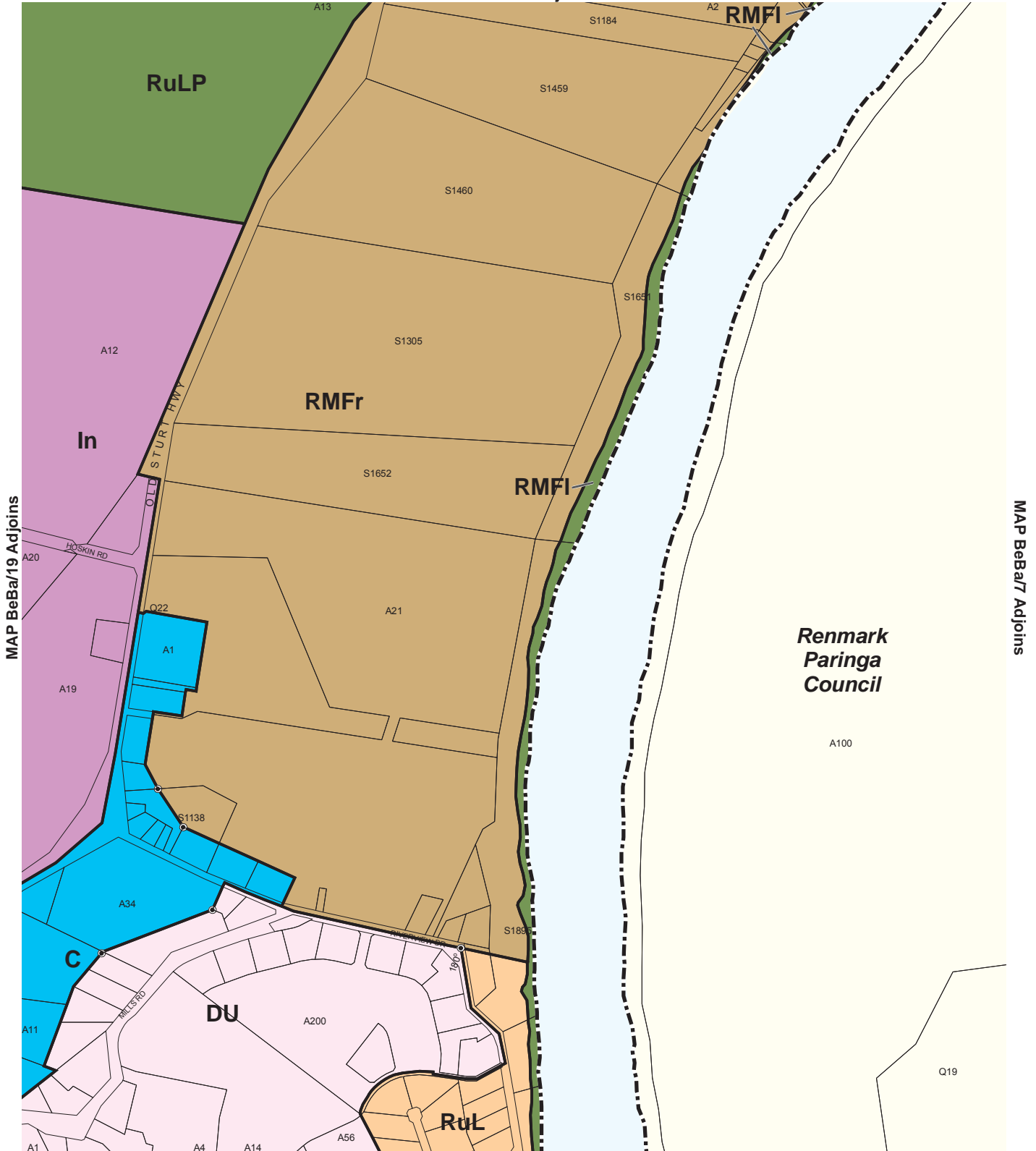
Overlay Map BeBa/20

TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

BERRI BARMERA COUNCIL

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Lamberts Conformal Conic Projection, GDA94

Zones

- Commercial
- DU Deferred Urban
- In Industry
- RMFI River Murray Flood
- RMFr River Murray Fringe
- RuLP Rural Landscape Protection
- RuL Rural Living
- Zone Boundary
- Development Plan Boundary



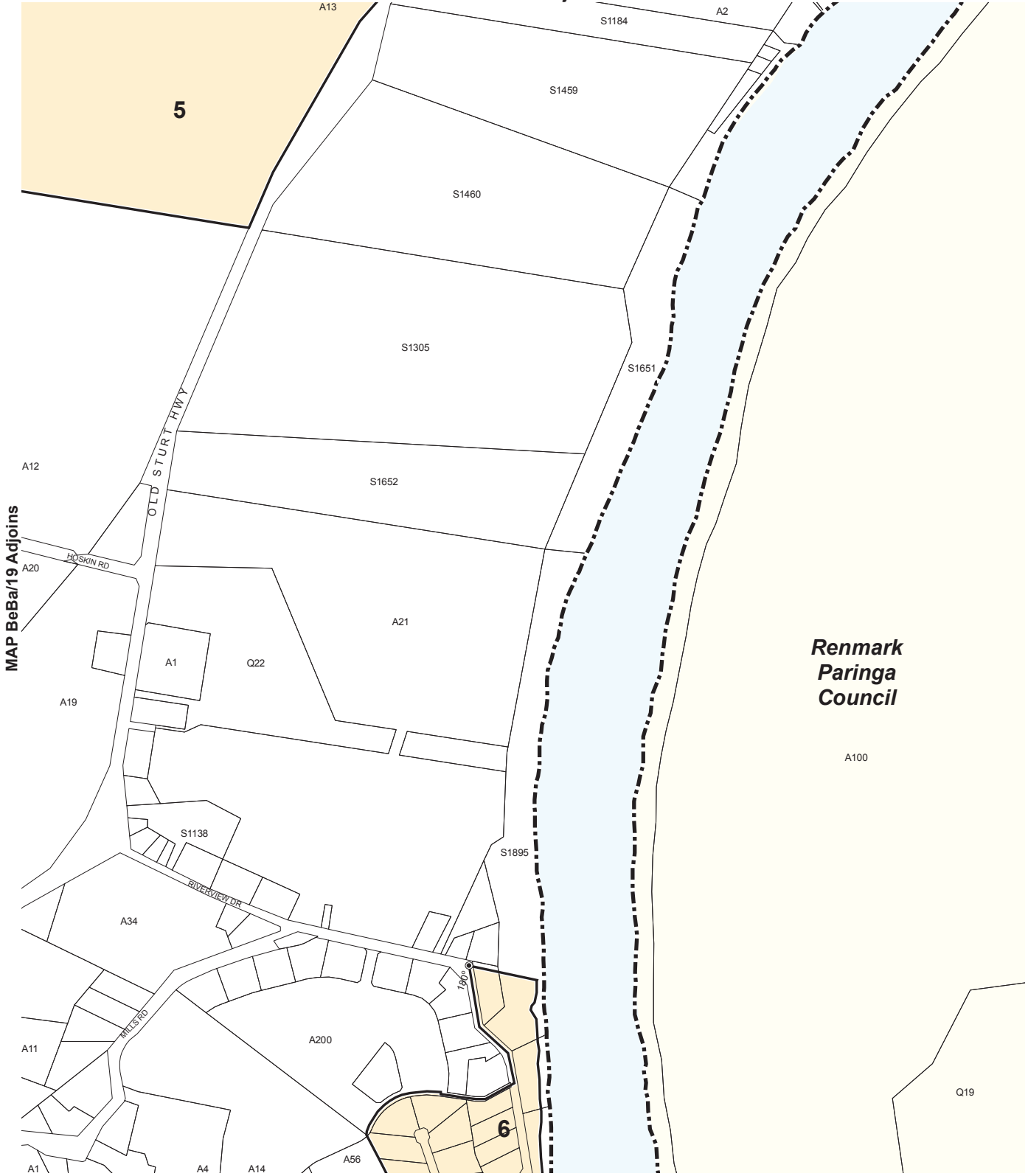
BERRI

Zone Map BeBa/20

BERRI BARMERA COUNCIL

Consolidated - 8 December 2016

MAP BeBa/7 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Precinct**
 5 Native Vegetation/Rural Living
 6 Berri East Country Living



BERRI

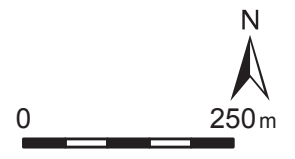
Precinct Map BeBa/20

- Precinct Boundary
- Development Plan Boundary

MAP BeBa/7 Adjoins



MAP BeBa/7 Adjoins




BERRI

Overlay Map BeBa/21 TRANSPORT

BERRI BARMERA COUNCIL

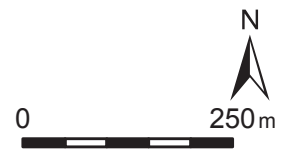
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 Secondary Arterial Roads

MAP BeBa/7 Adjoins





MAP BeBa/7 Adjoins



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Overlay Map BeBa/21 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  gas pipelines

BERRI BARMERA COUNCIL

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MAP BeBa/19 Adjoins



BERRI

Location Map BeBa/22

- S School
- L Public Library
- C Council Office
- H Other Health Services
- H Hospital
- P Police Station
- Waterbodies
- Development Plan Boundary

MAP BeBa/19 Adjoins



MAP BeBa/7 Adjoins

MAP BeBa/21 Adjoins

MAP BeBa/23 Adjoins



BERRI

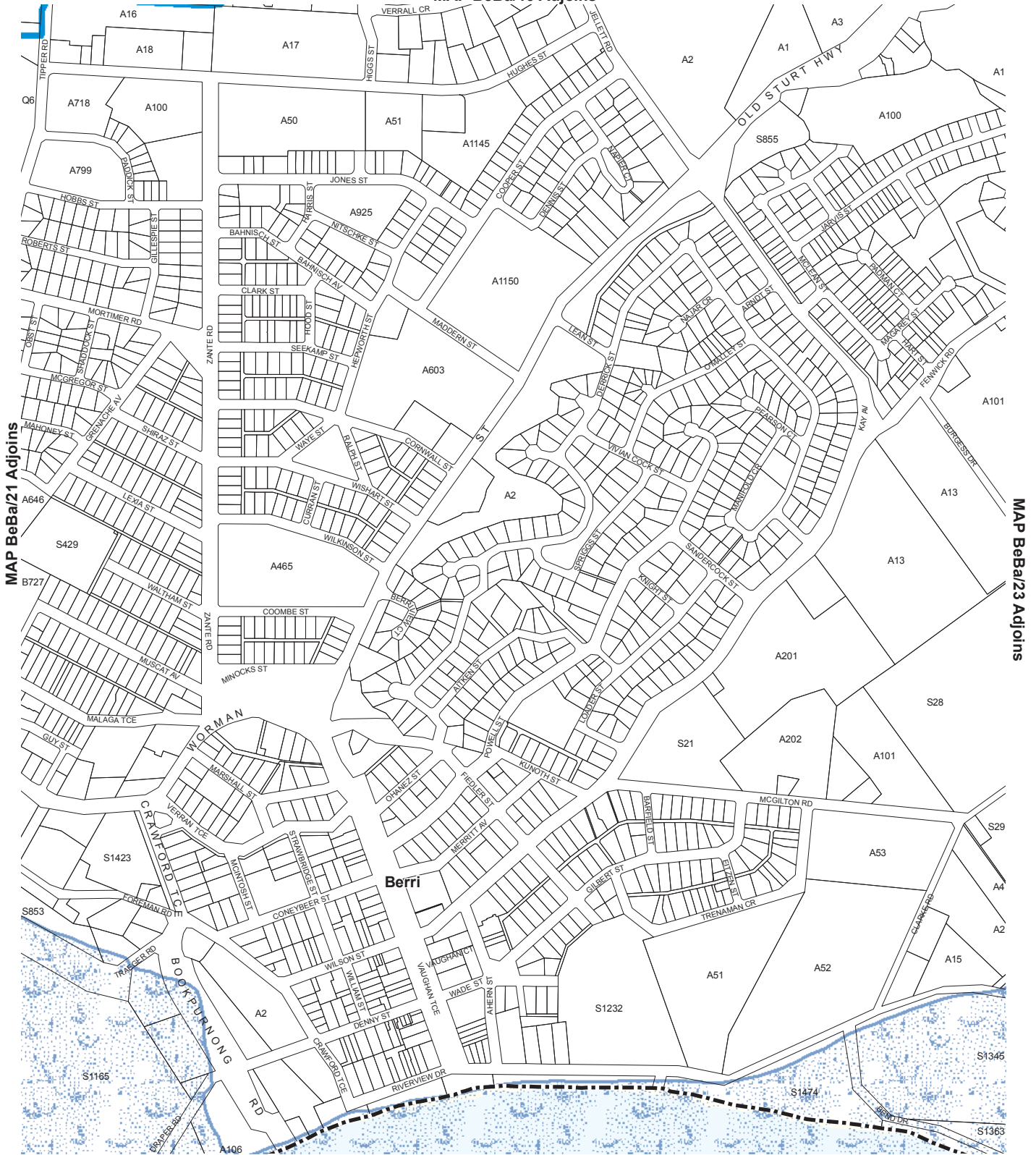
Overlay Map BeBa/22 TRANSPORT

BERRI BARMERA COUNCIL




Consolidated - 8 December 2016

- Secondary Arterial Roads
- Development Plan Boundary

MAP BeBa/19 Adjoins



MAP BeBa/7 Adjoins

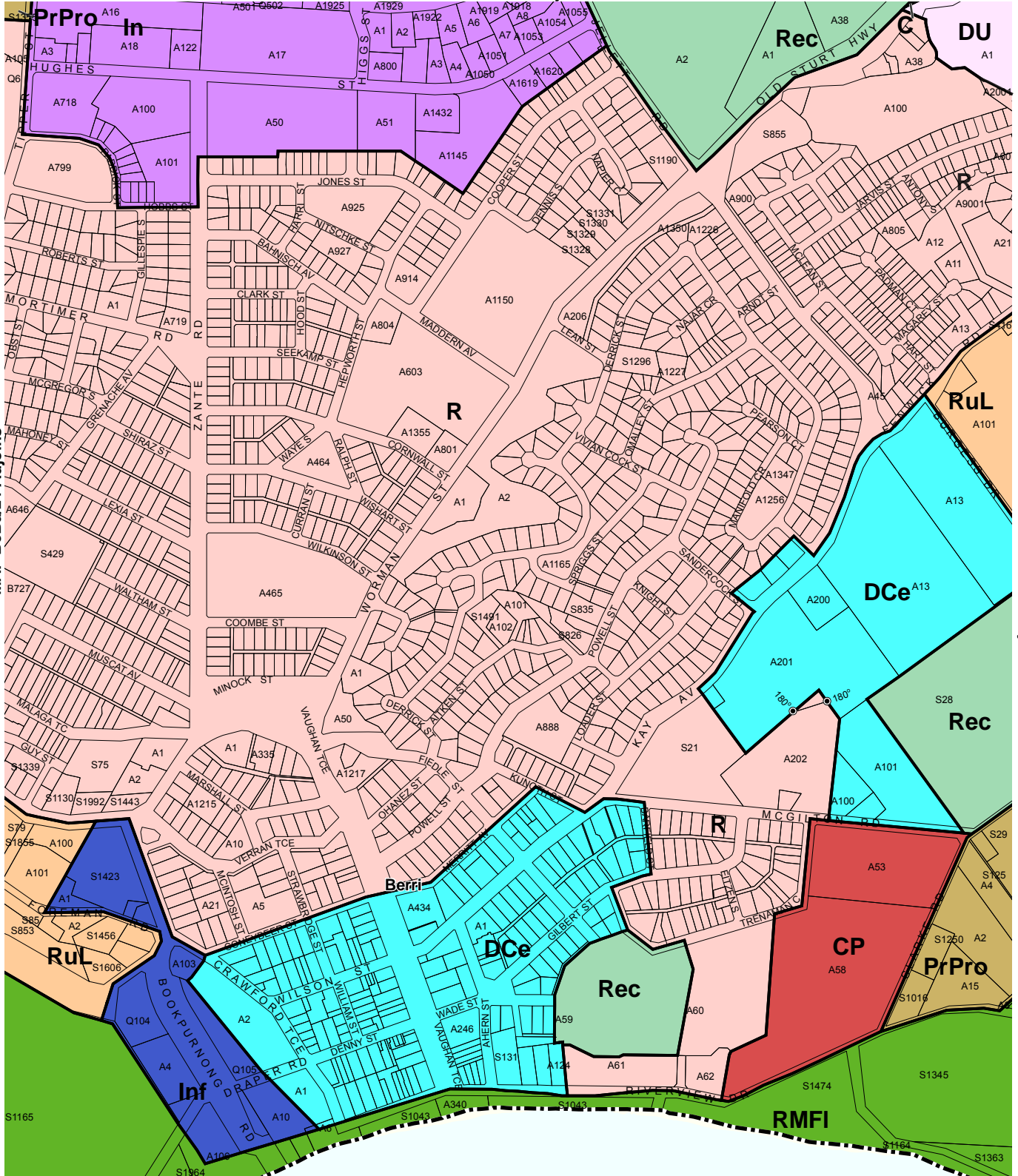
-  1956 Flood Boundary
-  gas pipelines
-  Development Plan Boundary



BERRI

Overlay Map BeBa/22 DEVELOPMENT CONSTRAINTS

MAP BeBa/19 Adjoins



MAP BeBa/7 Adjoins

Lamberts Conformal Conic Projection, GDA94

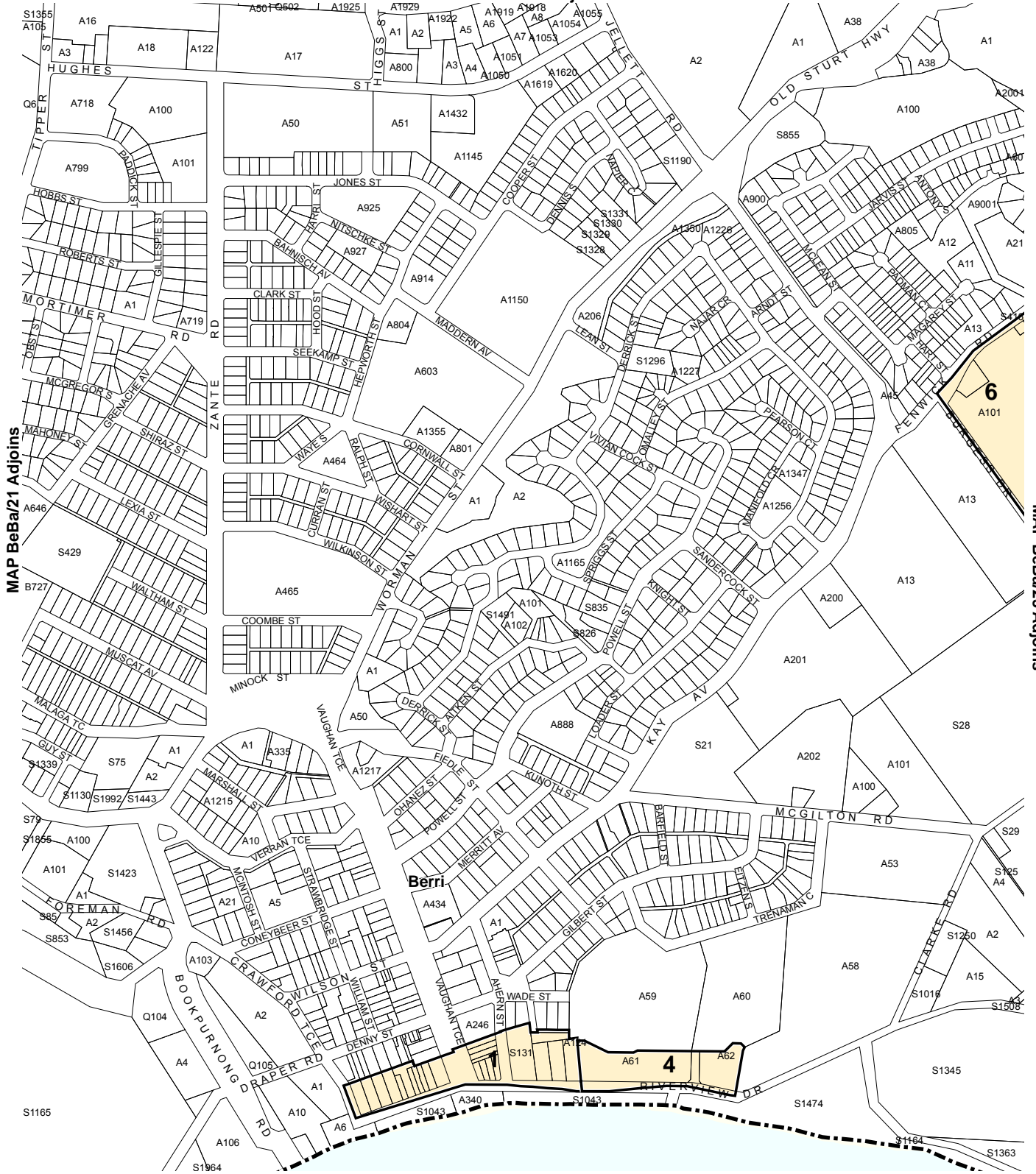
- | | |
|------------------------------------|----------------------------------|
| Zones | inf Infrastructure |
| CP Caravan and Tourist Park | PrPro Primary Production |
| C Commercial | Rec Recreation |
| DU Deferred Urban | R Residential |
| DCe District Centre | RMFI River Murray Flood |
| In Industry | RuL Rural Living |
| | Zone Boundary |
| | Development Plan Boundary |



BERRI

Zone Map BeBa/22

MAP BeBa/19 Adjoins



MAP BeBa/7 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct

- 1 Mixed Use Retail and Tourism Orientated Development
- 4 Residential and Tourism Orientated Development
- 6 Berri East Country Living



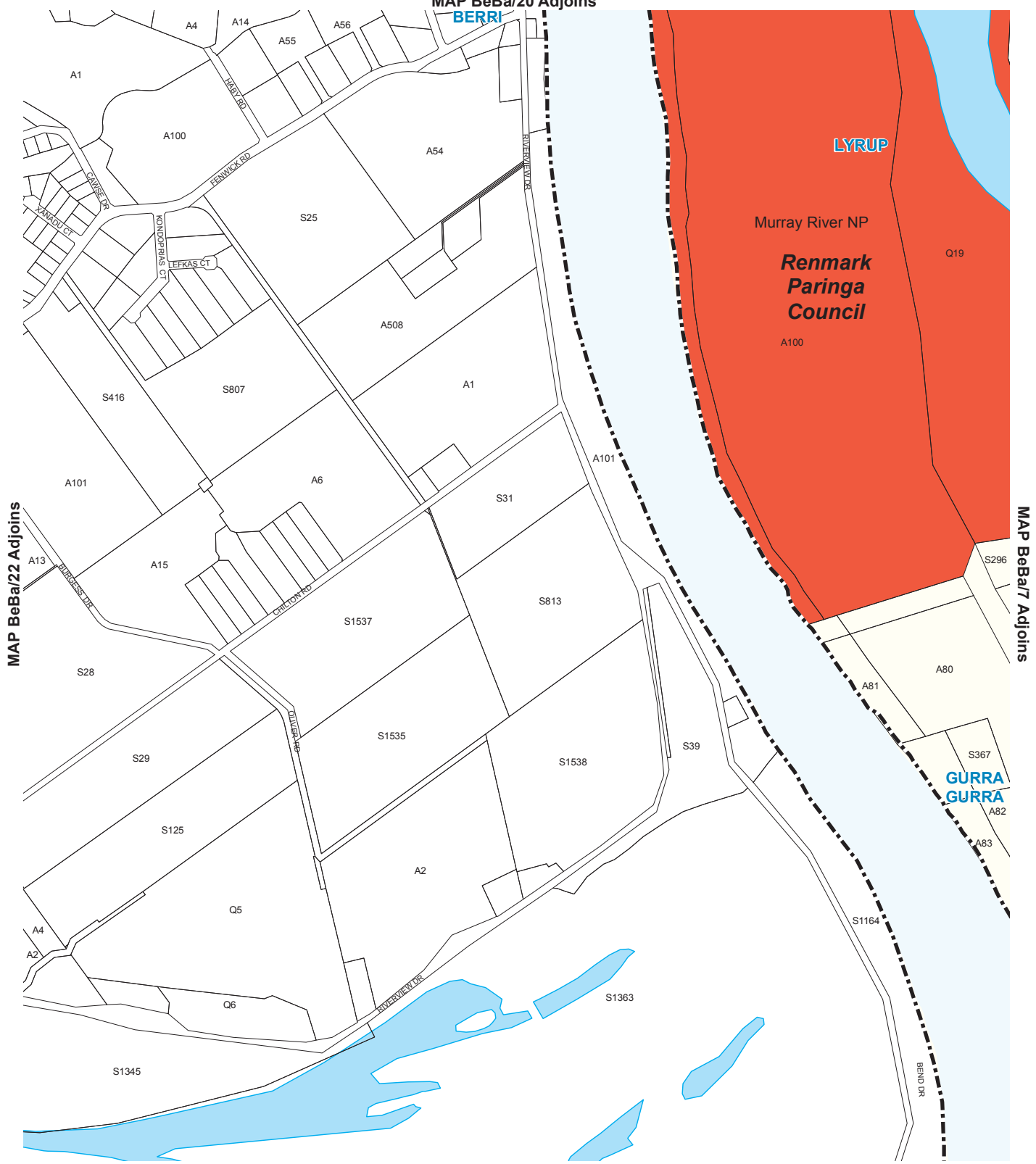
BERRI

Precinct Map BeBa/22

- Precinct Boundary
- Development Plan Boundary

MAP BeBa/20 Adjoins

BERRI



MAP BeBa/7 Adjoins

MAP BeBa/7 Adjoins

MAP BeBa/22 Adjoins

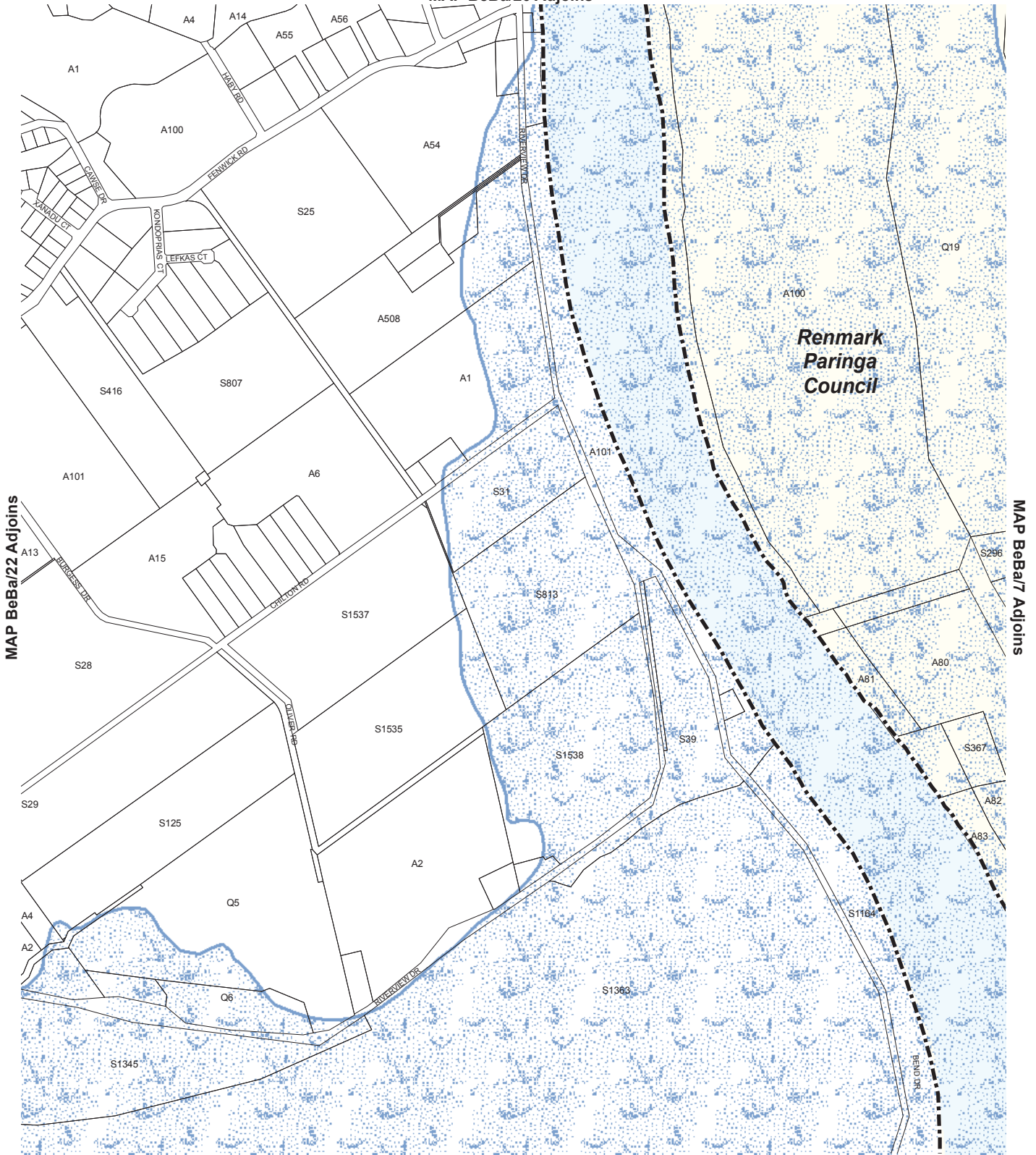


BERRI

Location Map BeBa/23

- National Park
- Waterbodies
- Development Plan Boundary

MAP BeBa/20 Adjoins




MAP BeBa/7 Adjoins



BERRI

Overlay Map BeBa/23

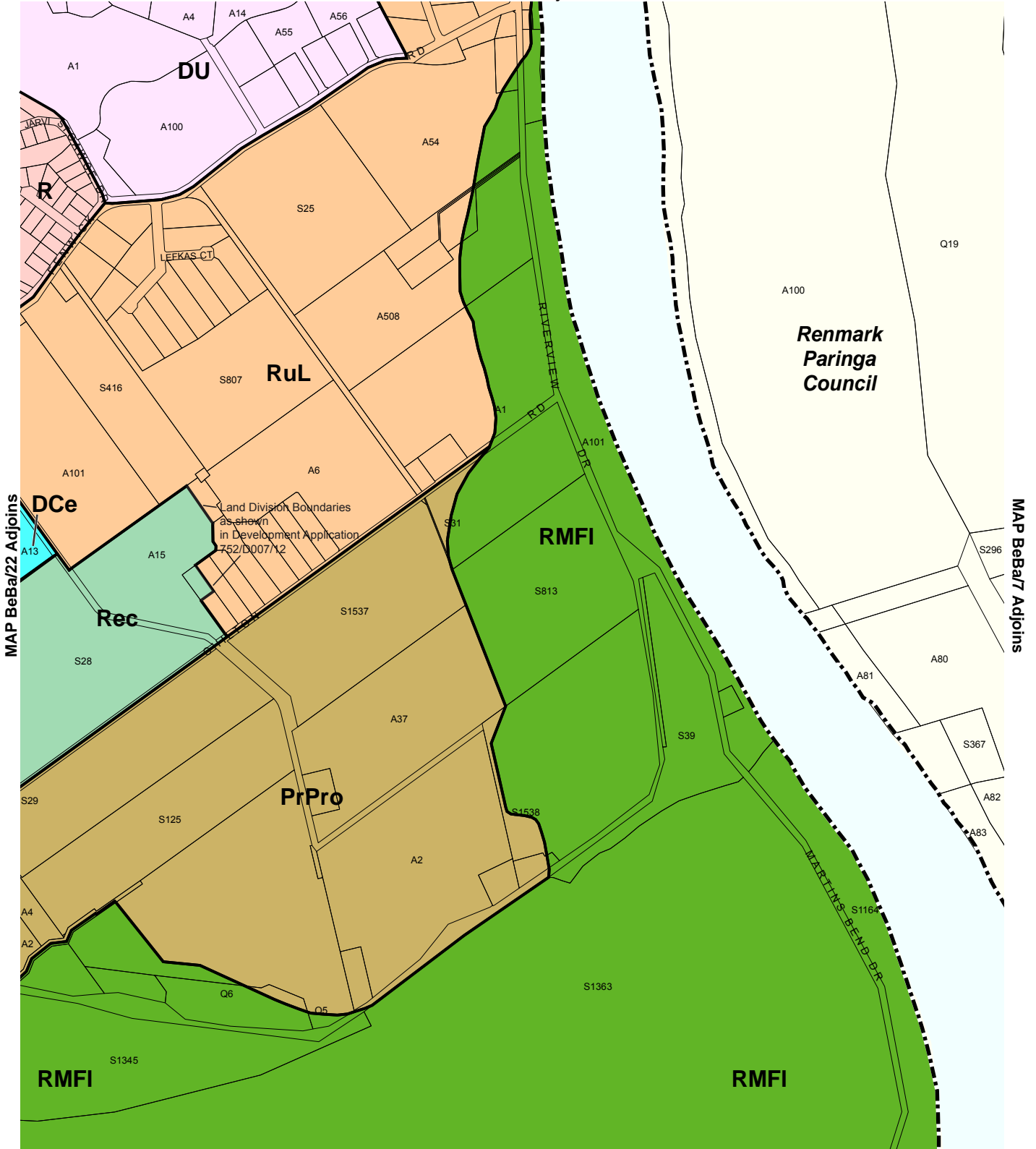
DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary

BERRI BARMERA COUNCIL

Consolidated - 8 December 2016

MAP BeBa/20 Adjoins



MAP BeBa/7 Adjoins

Lamberts Conformal Conic Projection, GDA94

Zones

- DU Deferred Urban
- DCe District Centre
- PrPro Primary Production
- Rec Recreation
- R Residential
- RMFI River Murray Flood
- RuL Rural Living

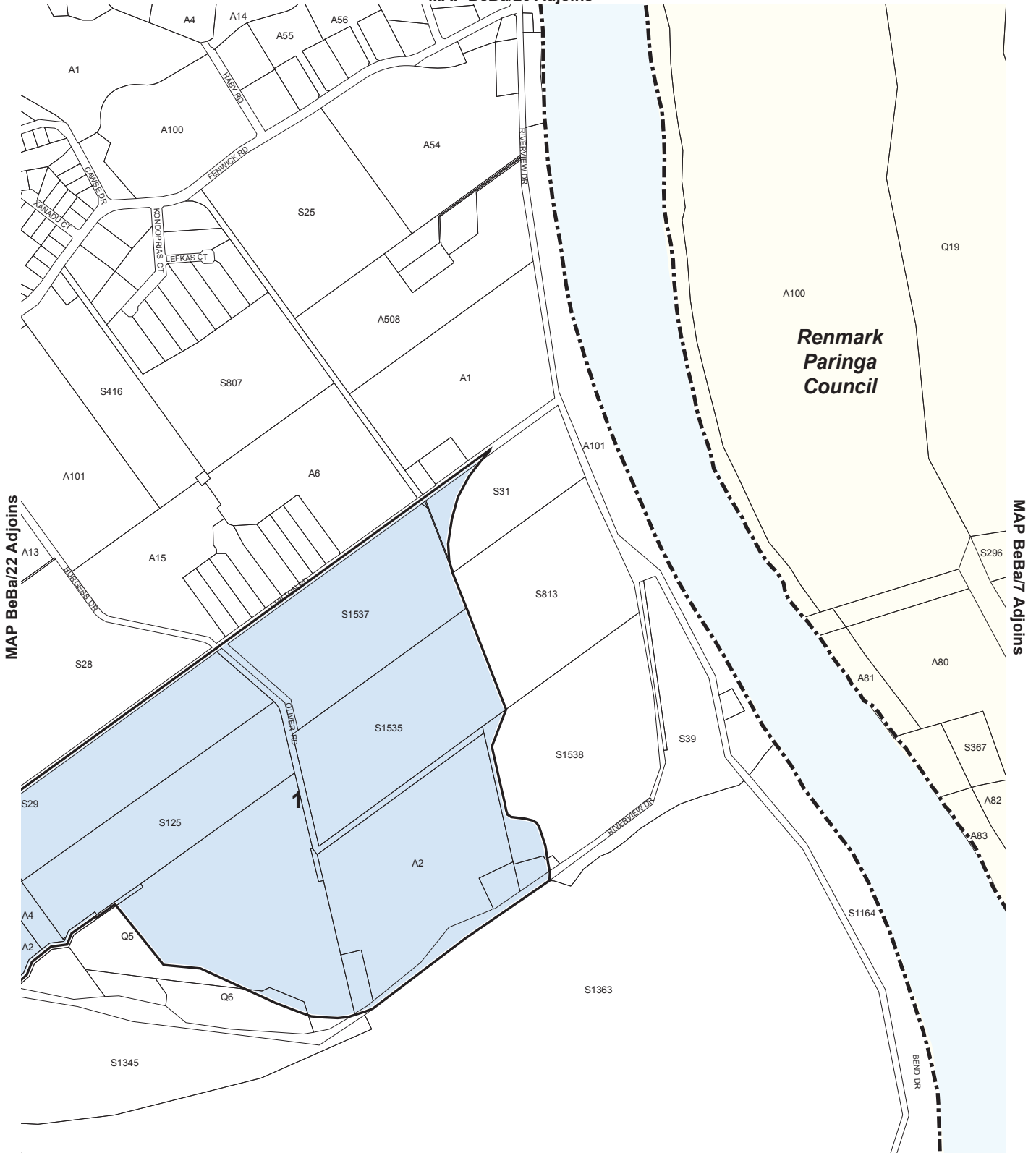
- Zone Boundary
- Development Plan Boundary



BERRI

Zone Map BeBa/23

MAP BeBa/20 Adjoins



MAP BeBa/7 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area
1 Horticulture



BERRI

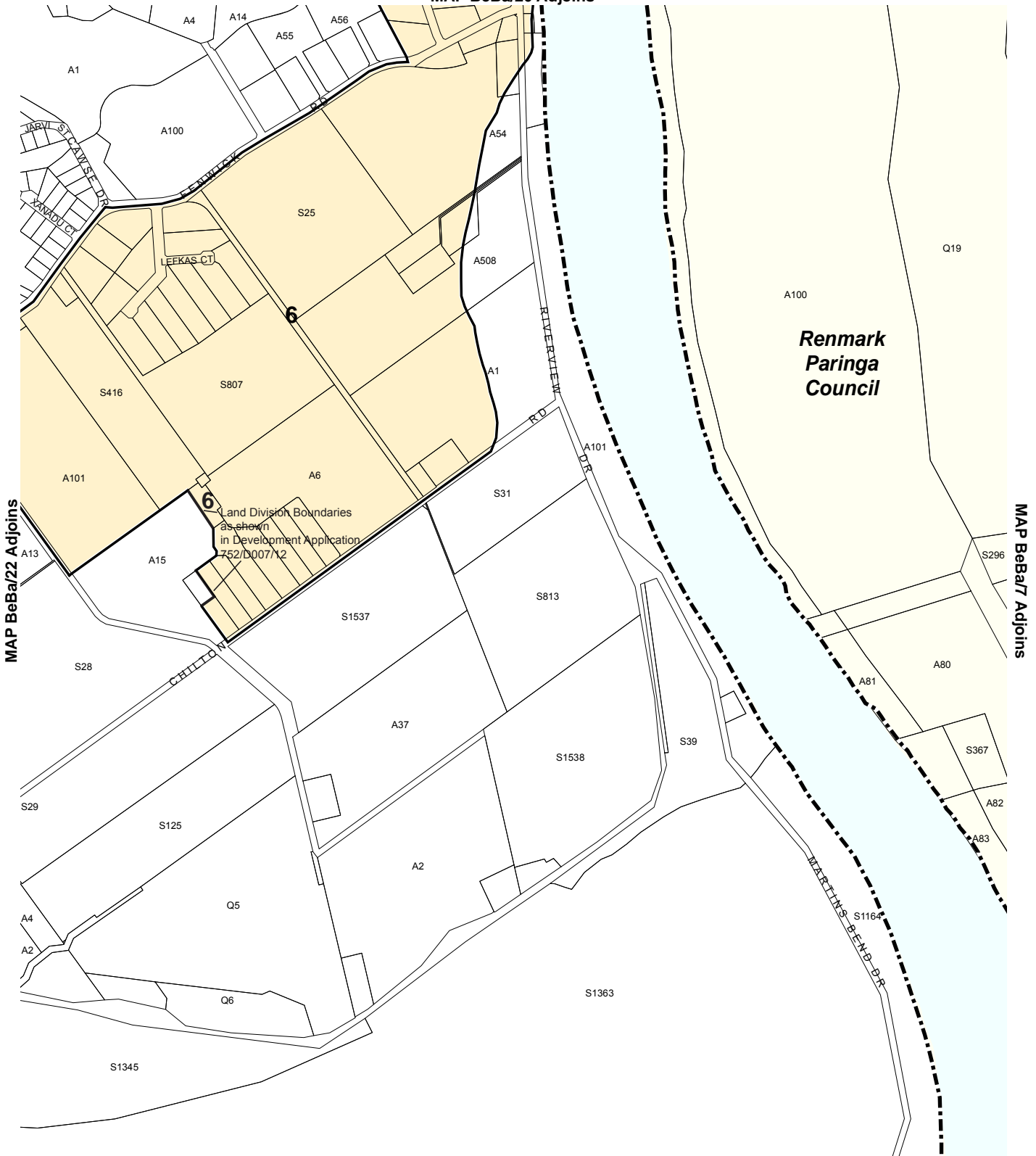
Policy Area Map BeBa/23

- Policy Area Boundary
- Development Plan Boundary

BERRI BARMERA COUNCIL

Consolidated - 8 December 2016

MAP BeBa/20 Adjoins



MAP BeBa/7 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct
6 Berri East Country Living



0 500m

BERRI

Precinct Map BeBa/23

- Precinct Boundary
- Development Plan Boundary

MAP BeBa/9 Adjoins



0 250m

LOVEDAY

Overlay Map BeBa/24 DEVELOPMENT CONSTRAINTS

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 1956 Flood Boundary

MAP BeBa/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.



LOVEDAY

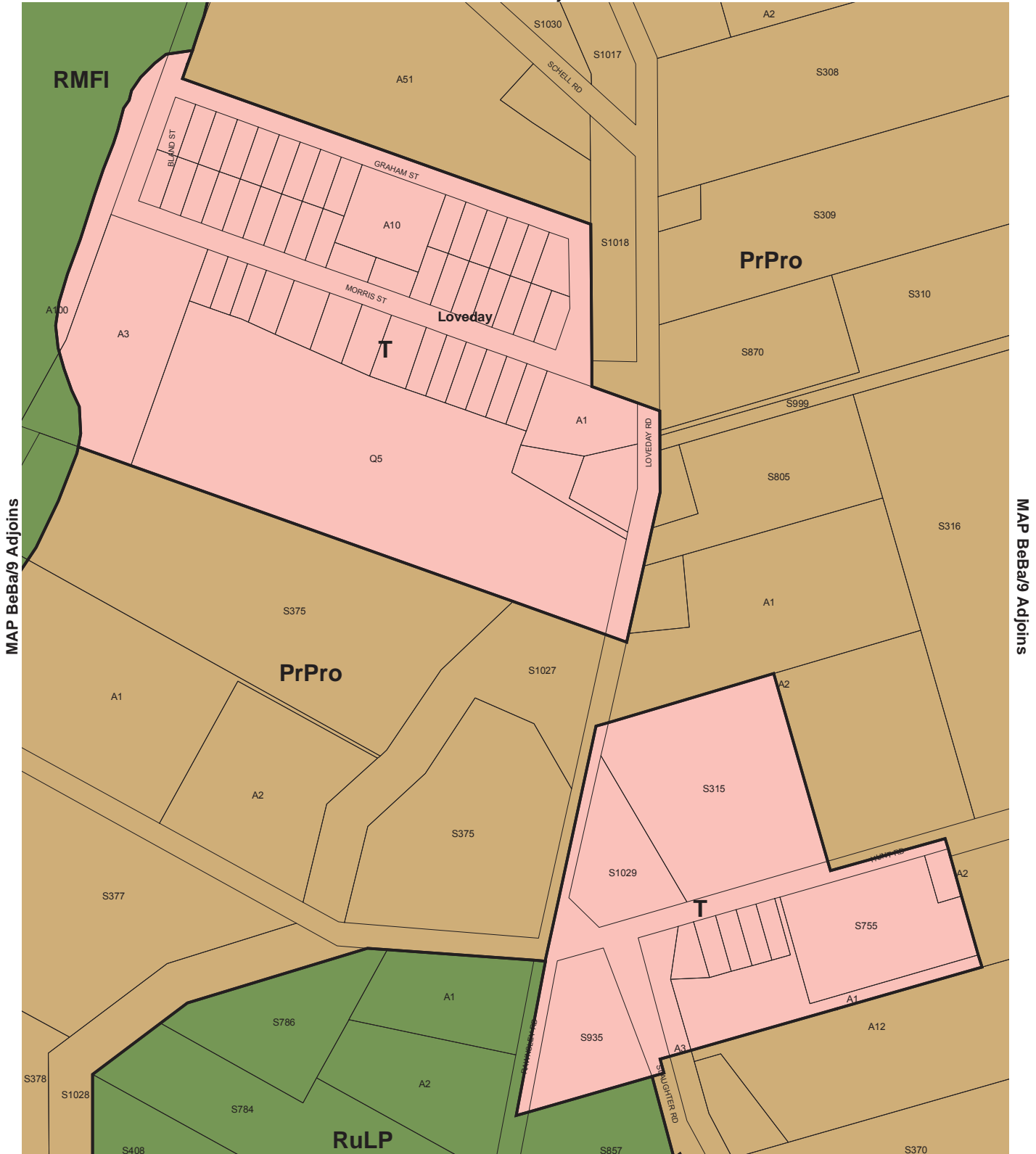
Overlay Map BeBa/24 HERITAGE

● State heritage place

BERRI BARMERA COUNCIL

Consolidated - 8 December 2016

MAP BeBa/9 Adjoins



MAP BeBa/9 Adjoins

Lamberts Conformal Conic Projection, GDA94



LOVEDAY

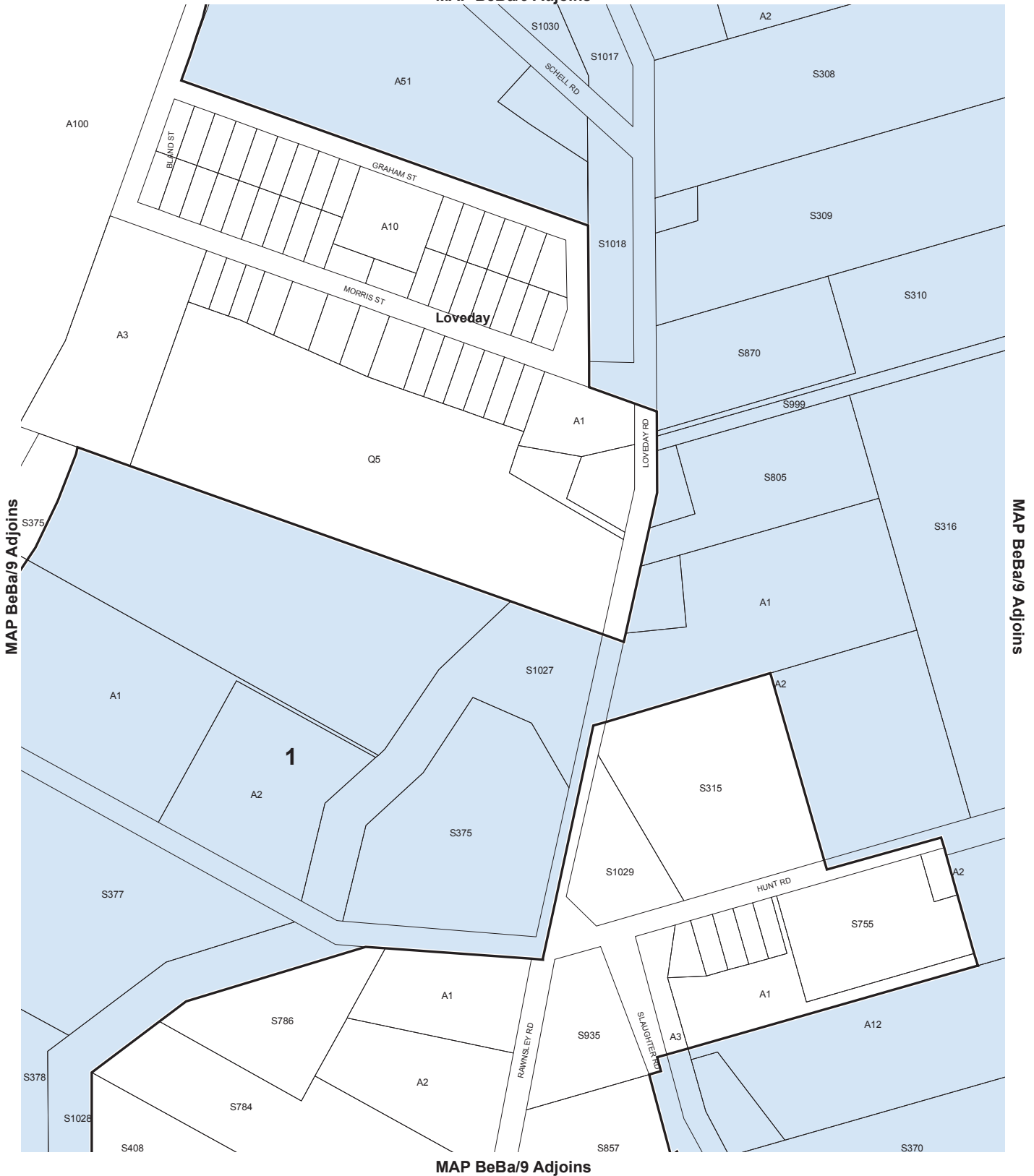
Zone Map BeBa/24

- Zones**
- PrPro Primary Production
 - RMFI River Murray Flood
 - RuLP Rural Landscape Protection
 - T Township
 - Zone Boundary

BERRI BARMERA COUNCIL

Consolidated - 8 December 2016

MAP BeBa/9 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area
1 Horticulture

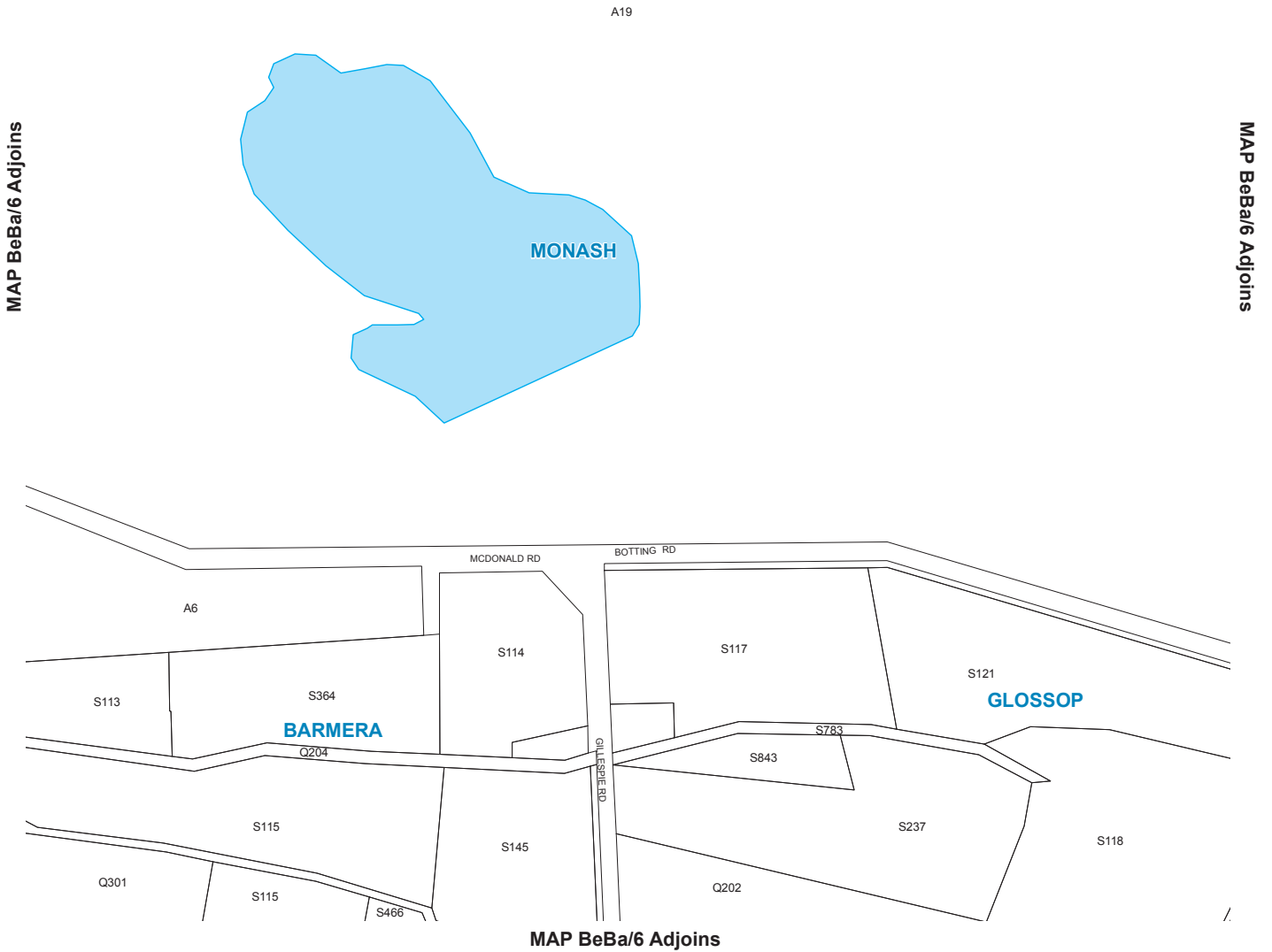


LOVEDAY

Policy Area Map BeBa/24

 Policy Area Boundary

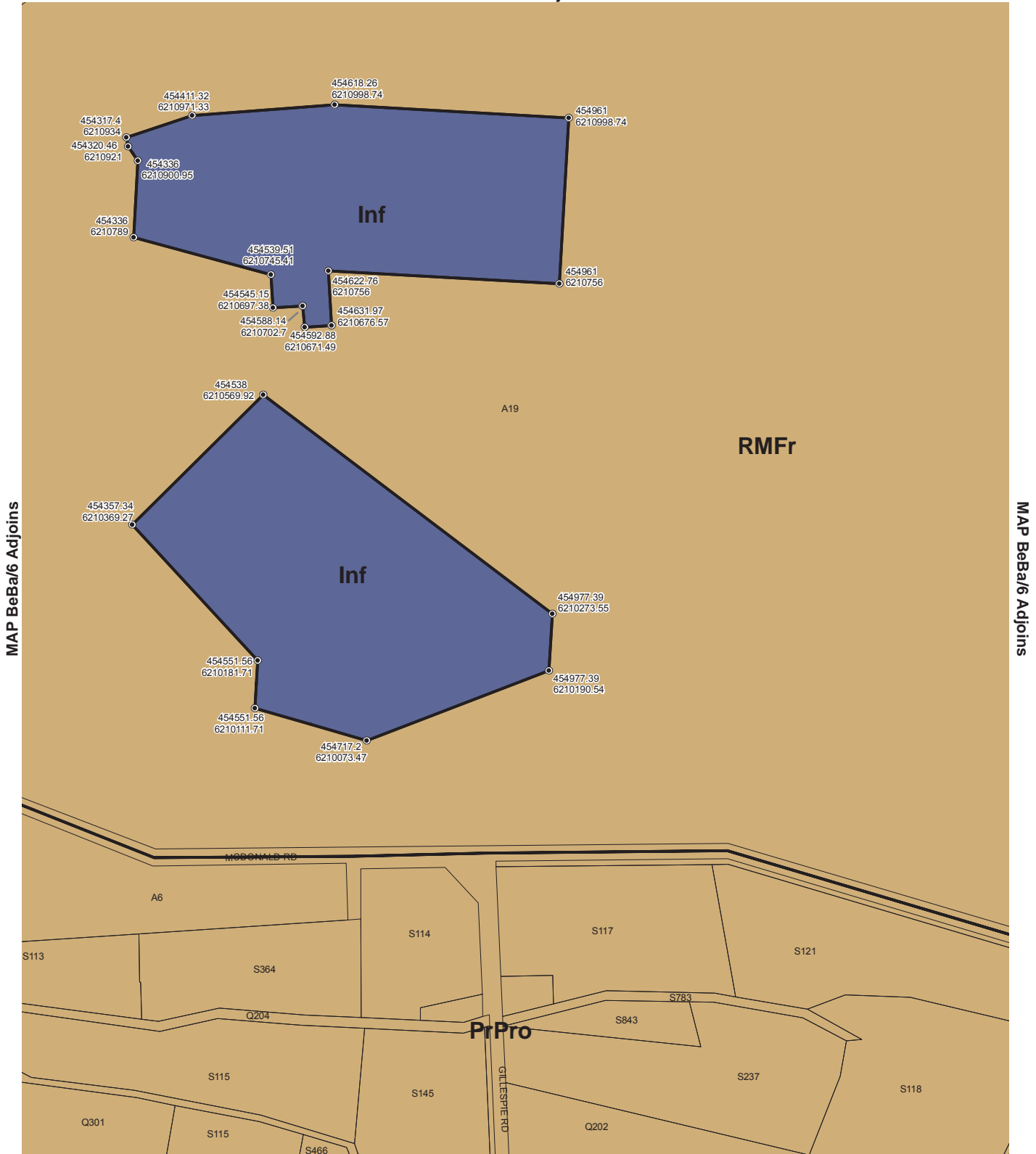
MAP BeBa/6 Adjoins



Location Map BeBa/25

 Waterbodies

MAP BeBa/6 Adjoins



MAP BeBa/6 Adjoins

Lamberts Conformal Conic Projection, GDA94

Map coordinates on this map are in MGA zone54 GDA94 (EPSG: 28354)



Zones

- Infrastructure
- Primary Production
- River Murray Fringe
- Zone Boundary

Zone Map BeBa/25

BERRI BARMERA COUNCIL

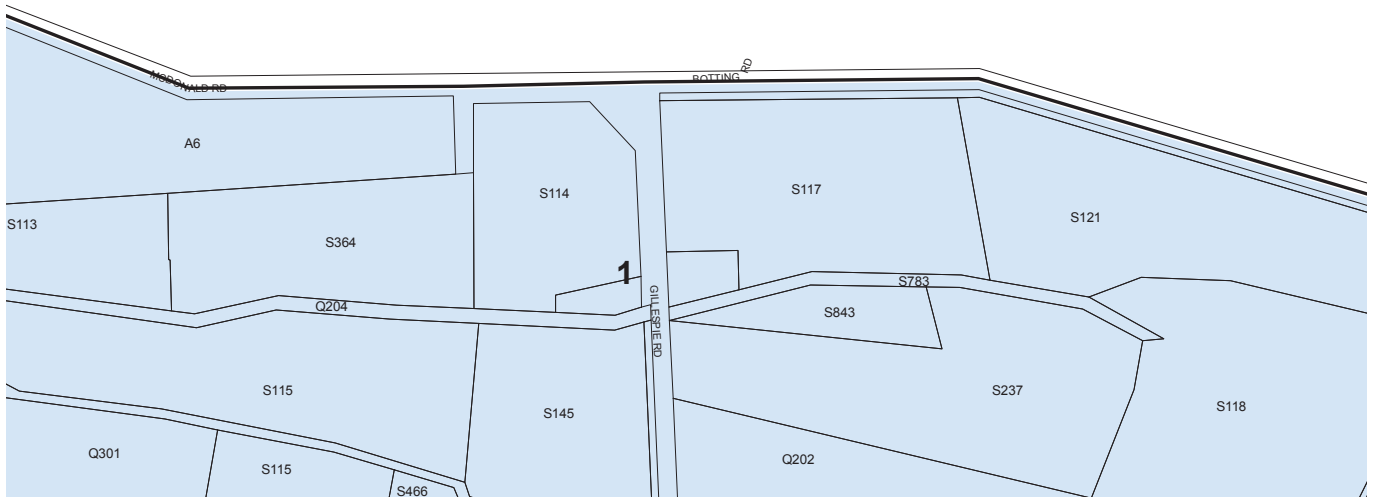
Consolidated - 8 December 2016

MAP BeBa/6 Adjoins

A19

MAP BeBa/6 Adjoins

MAP BeBa/6 Adjoins



MAP BeBa/6 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area
1 Horticulture



Policy Area Map BeBa/25

 Policy Area Boundary

MAP BeBa/1 Adjoins



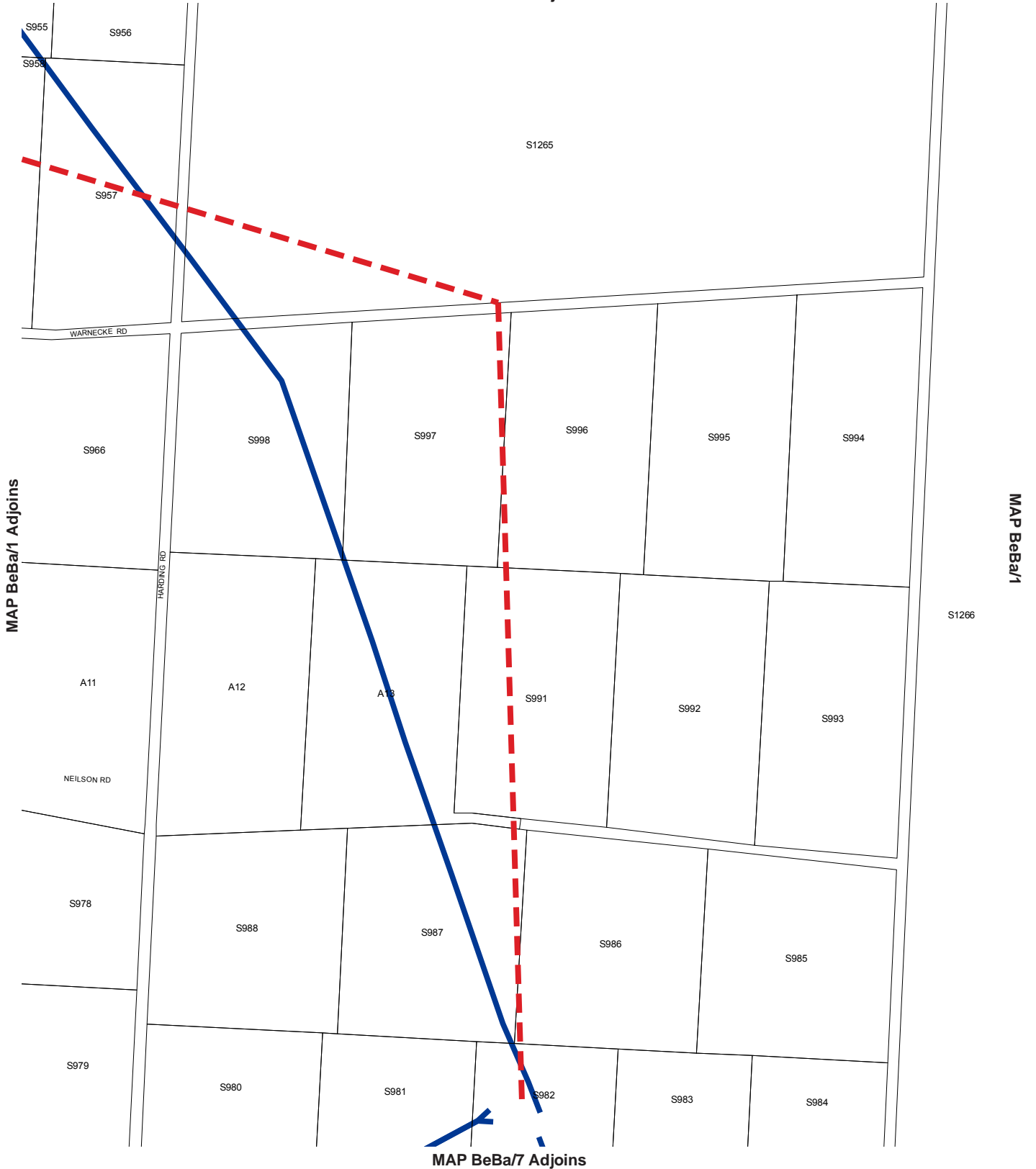
Lamberts Conformal Conic Projection, GDA94



BERRI

Location Map BeBa/26

MAP BeBa/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

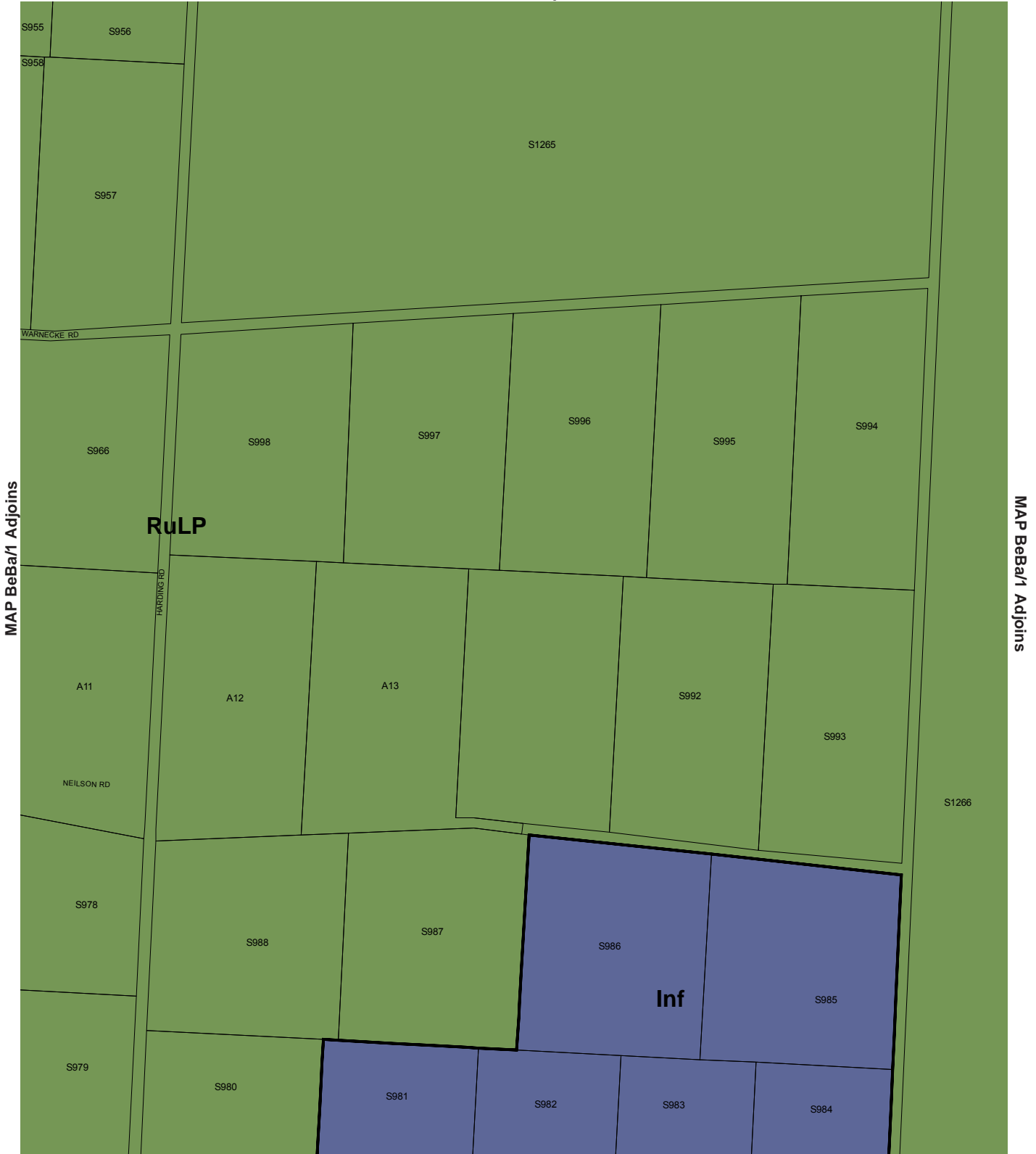


BERRI

Overlay Map BeBa/26 DEVELOPMENT CONSTRAINTS

- Existing 132kv electricity transmission line
- - - Proposed 275kv electricity transmission line (position indicative)

MAP BeBa/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

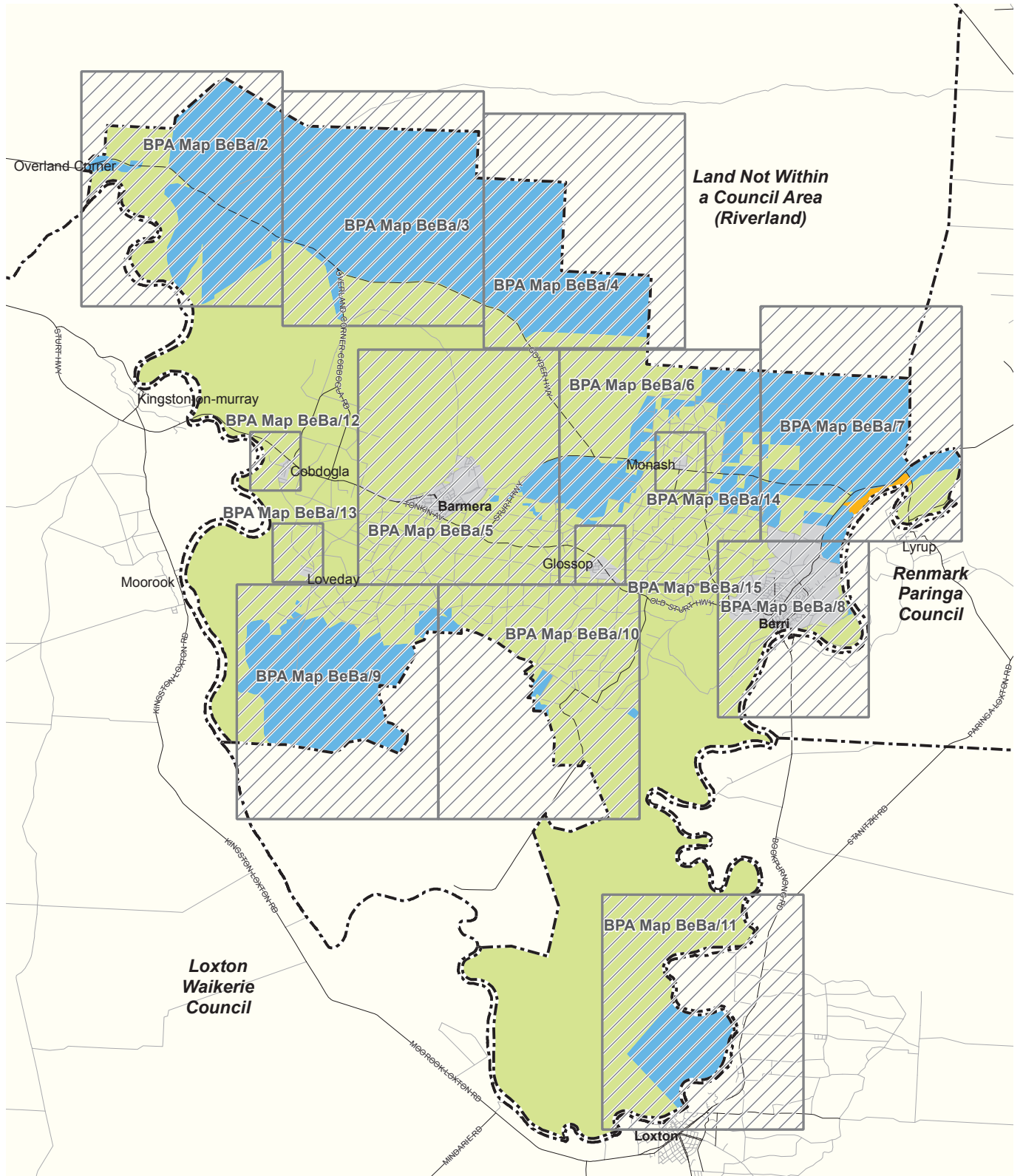


BERRI

- Zones**
- Inf Infrastructure
 - RuLP Rural Landscape Protection
 - Zone Boundary

Zone Map BeBa/26

Bushfire Risk BPA Maps



See enlargement map for accurate representation.

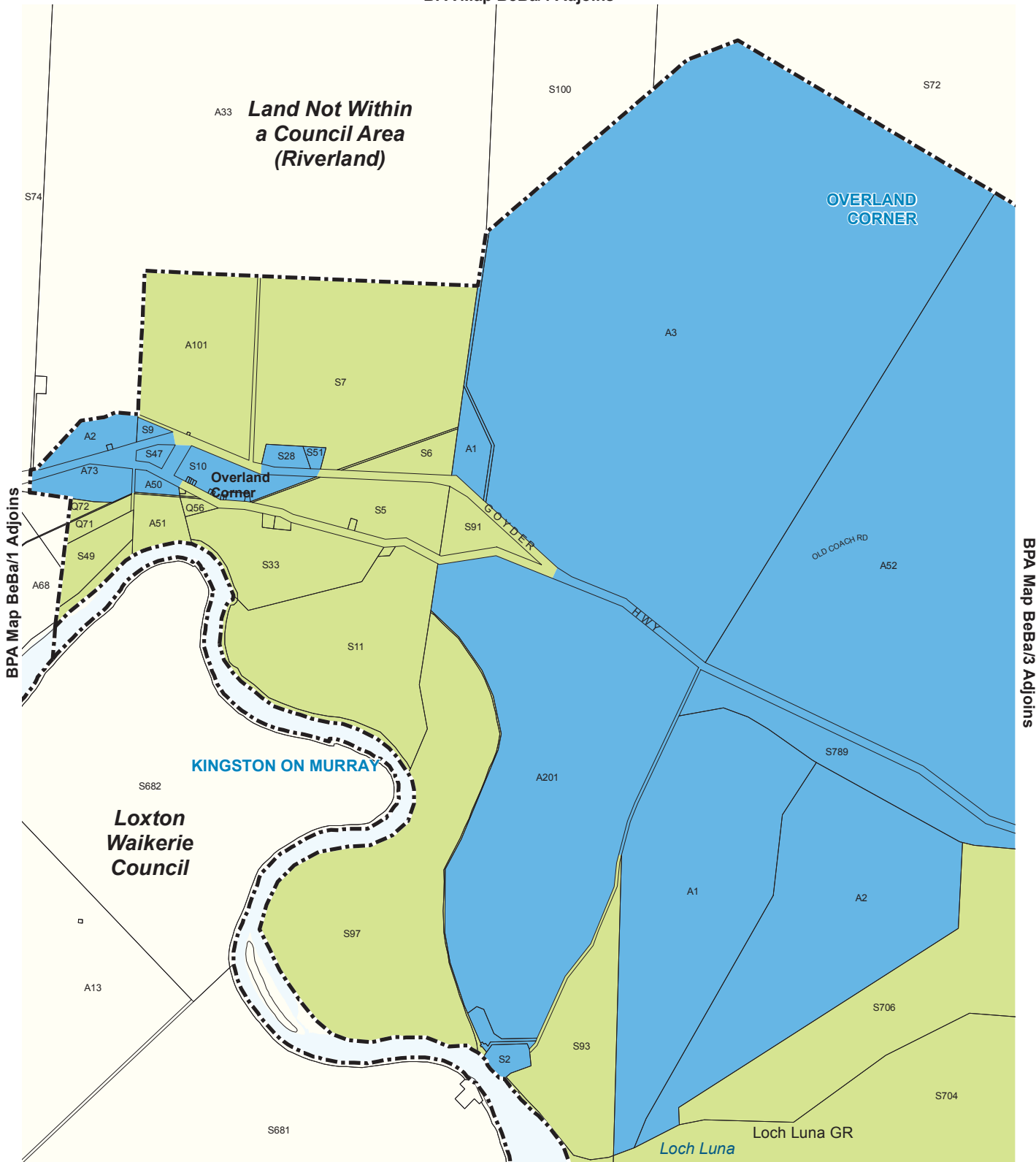


Bushfire Protection Area

BPA Map BeBa/1

BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

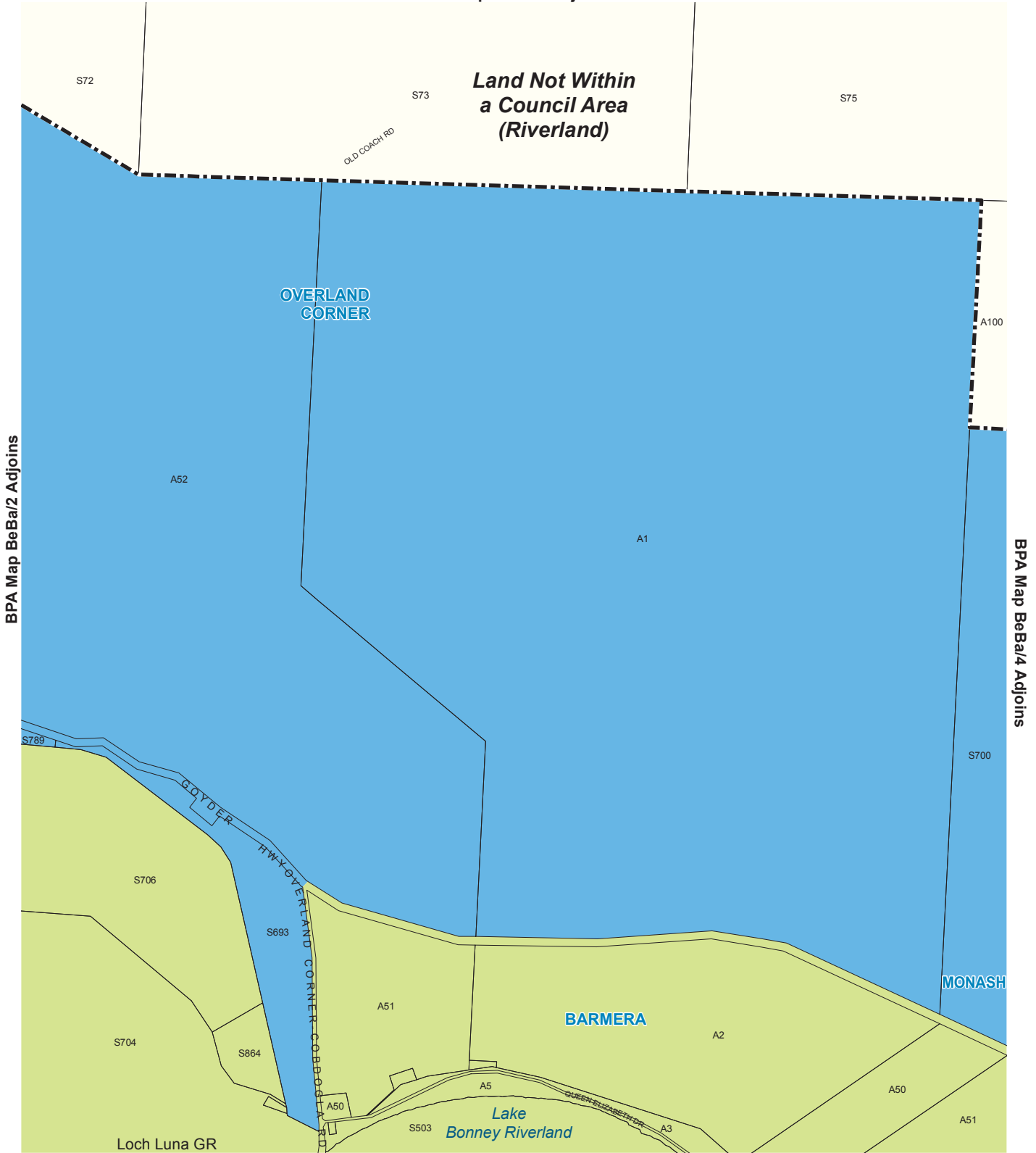


Bushfire Protection Area

BPA Map BeBa/2

BUSHFIRE RISK

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



Bushfire Protection Area

BPA Map BeBa/3

BUSHFIRE RISK

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

BPA Map BeBa/1 Adjoins






BPA Map BeBa/1 Adjoins



Bushfire Protection Area

BPA Map BeBa/4

BUSHFIRE RISK

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

BPA Map BeBa/1 Adjoins



BPA Map BeBa/1 Adjoins

BPA Map BeBa/6 Adjoins

BPA Map BeBa/9 Adjoins

BPA Map BeBa/10 Adjoins

Bushfire Protection Area

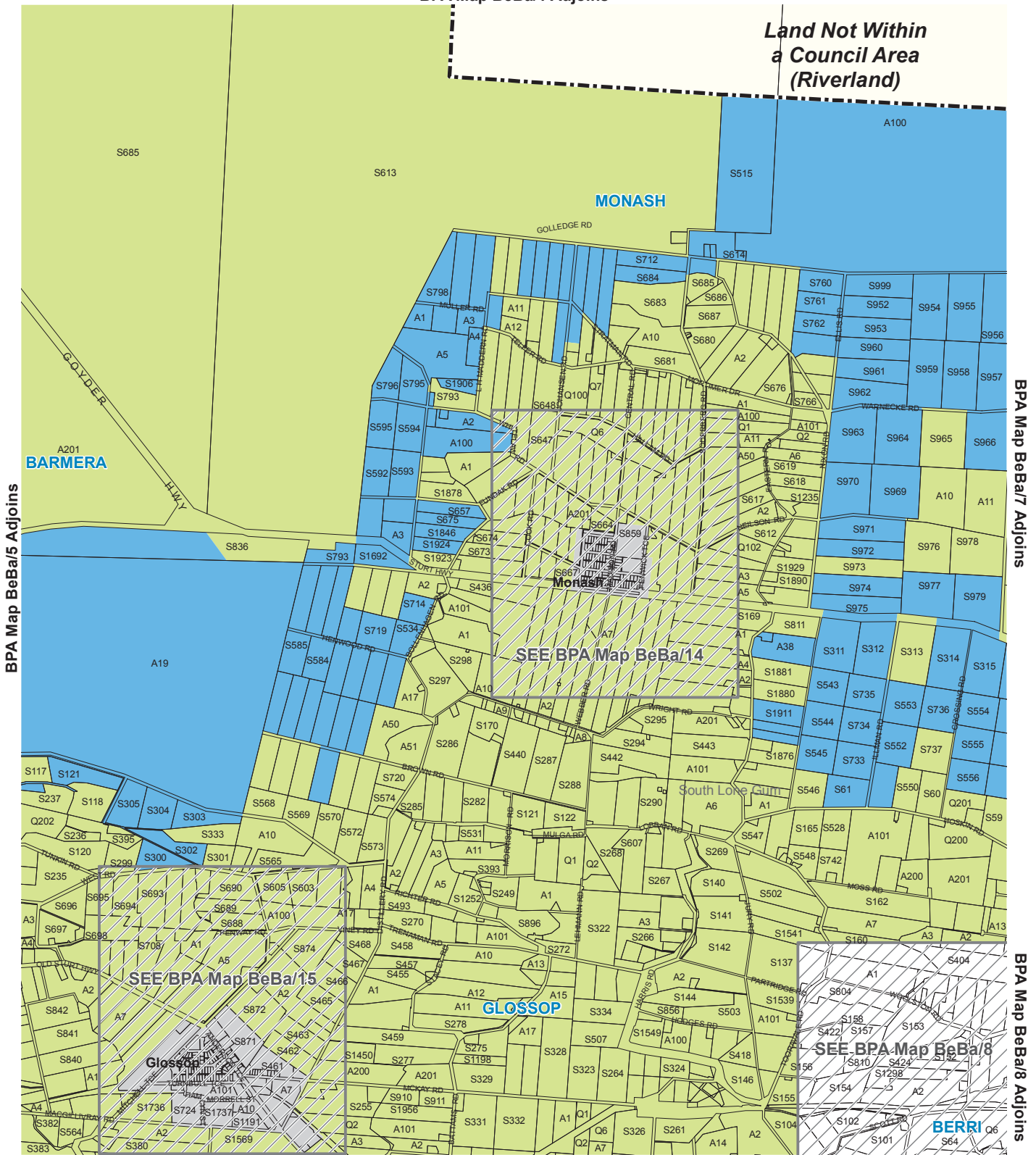
BPA Map BeBa/5

BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map BeBa/1 Adjoins

Land Not Within
a Council Area
(Riverland)



BPA Map BeBa/5 Adjoins

BPA Map BeBa/7 Adjoins

BPA Map BeBa/8 Adjoins

BPA Map BeBa/10 Adjoins

BPA Map BeBa/1 Adjoins

BPA Map BeBa/8 Adjoins

See enlargement map for accurate representation.



Bushfire Protection Area

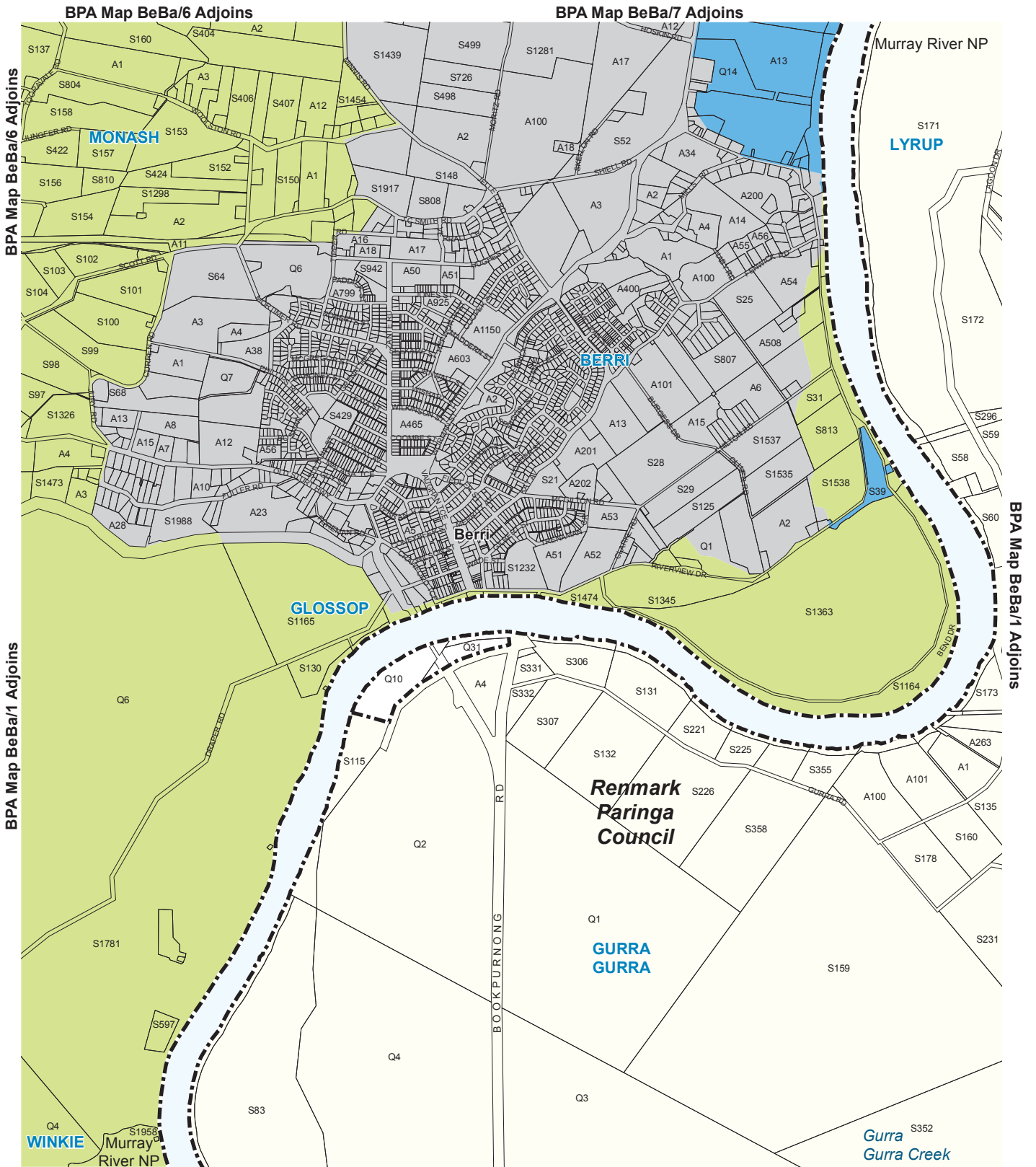
BPA Map BeBa/6

BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

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BPA Map BeBa/1 Adjoins



Bushfire Protection Area BPA Map BeBa/8 BUSHFIRE RISK

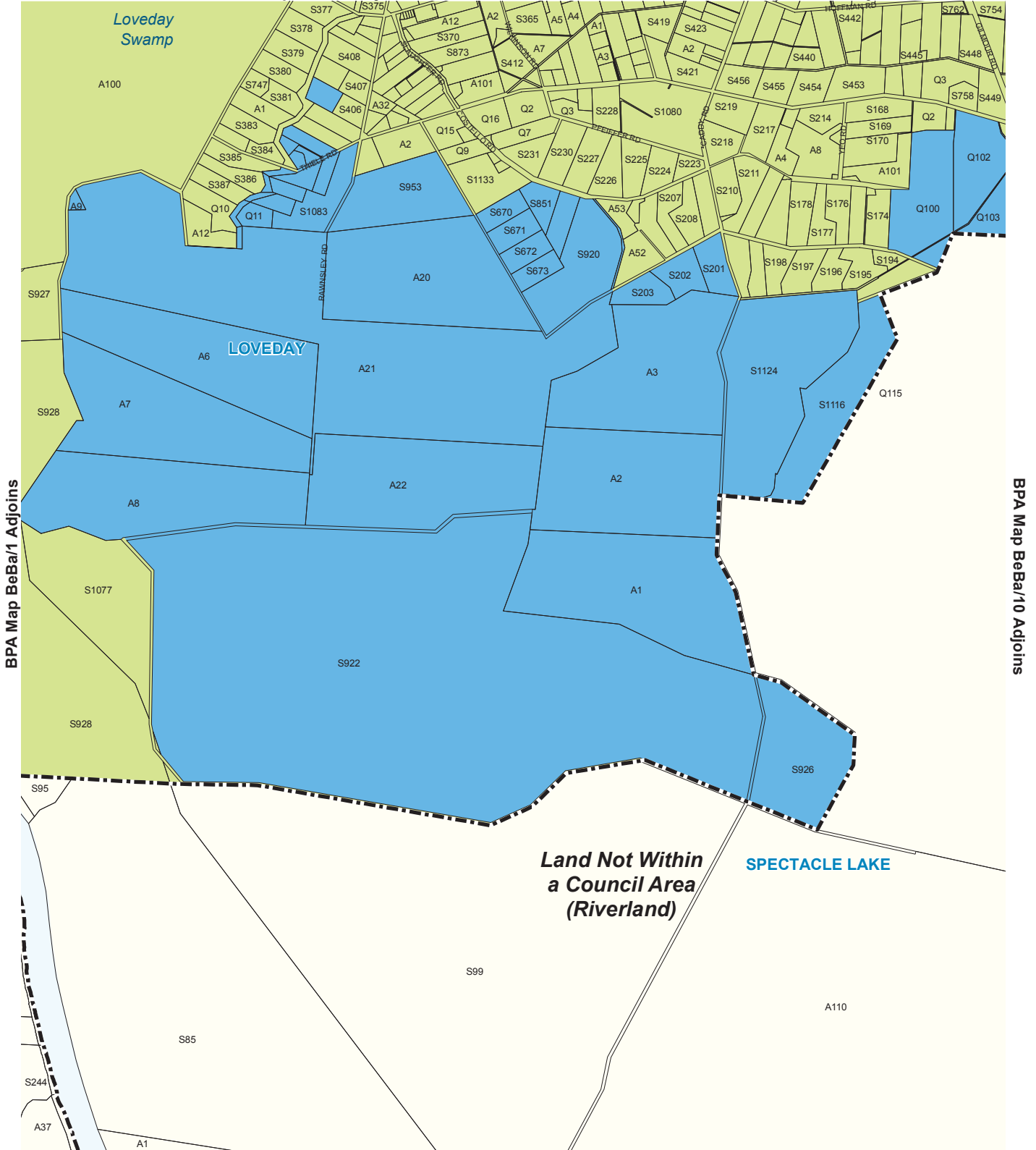
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

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BPA Map BeBa/1 Adjoins

BPA Map BeBa/5 Adjoins



BPA Map BeBa/1 Adjoins

BPA Map BeBa/10 Adjoins

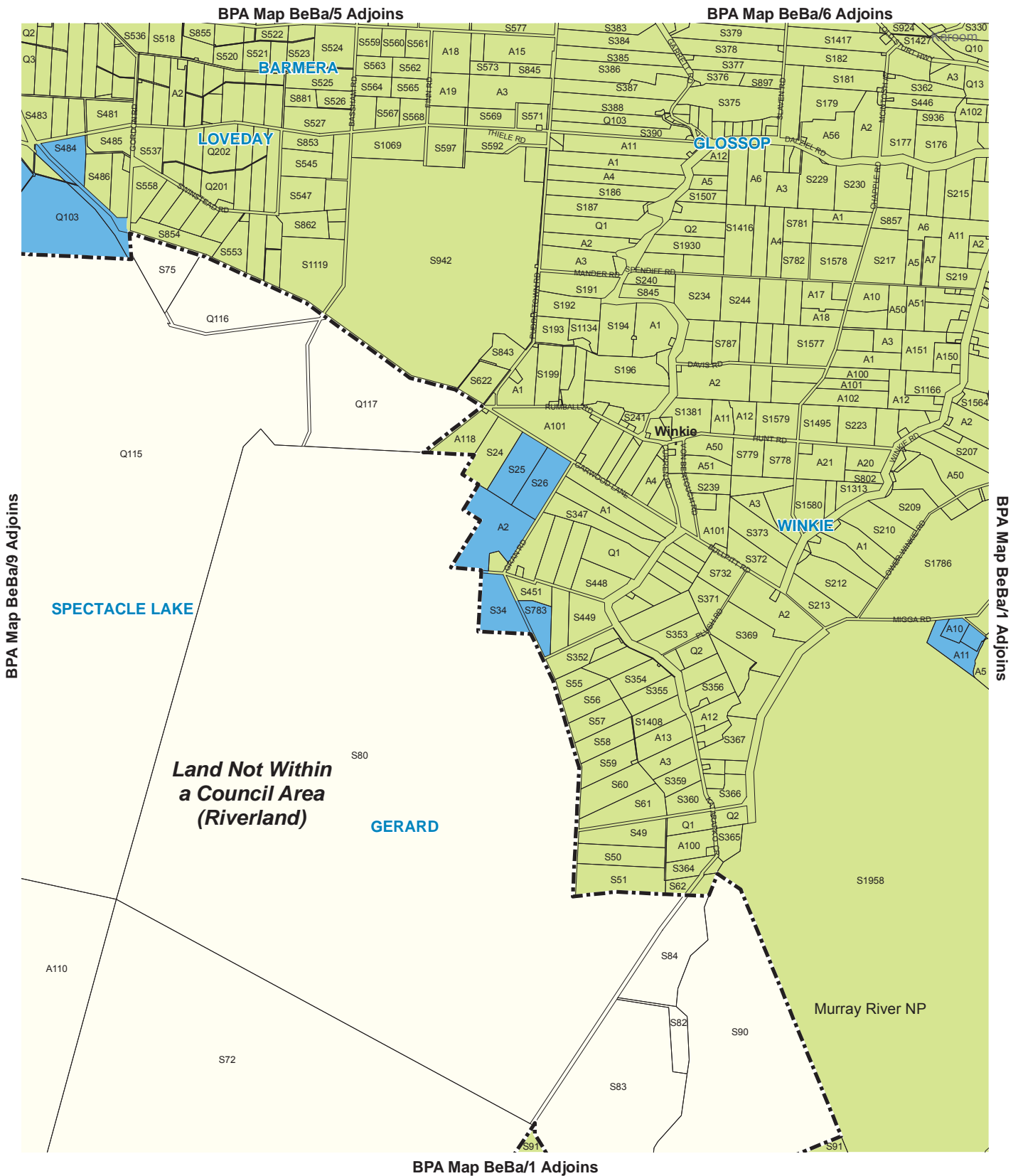


Bushfire Protection Area

BPA Map BeBa/9

BUSHFIRE RISK

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



BPA Map BeBa/1 Adjoins



Bushfire Protection Area

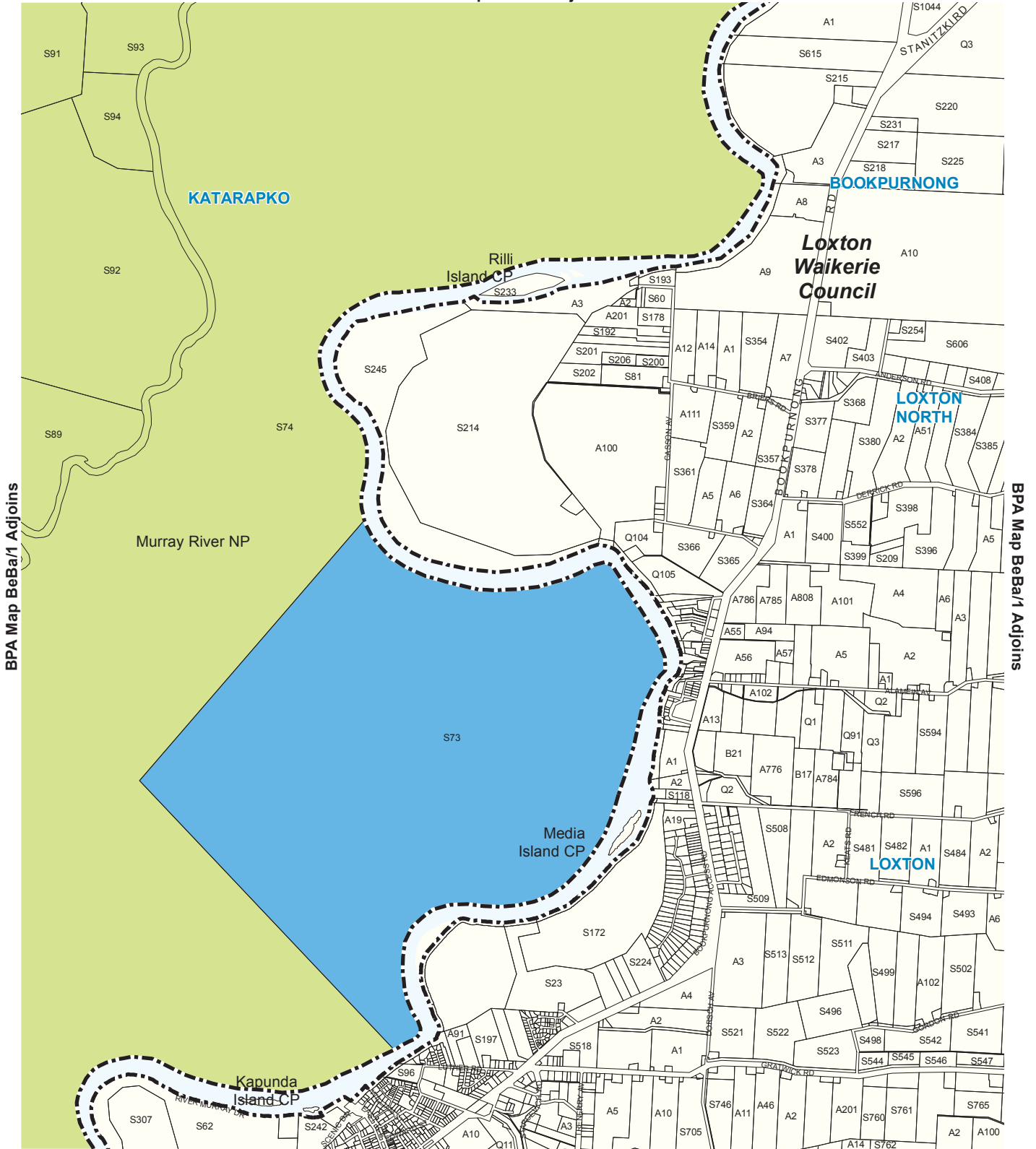
BPA Map BeBa/10

BUSHFIRE RISK

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

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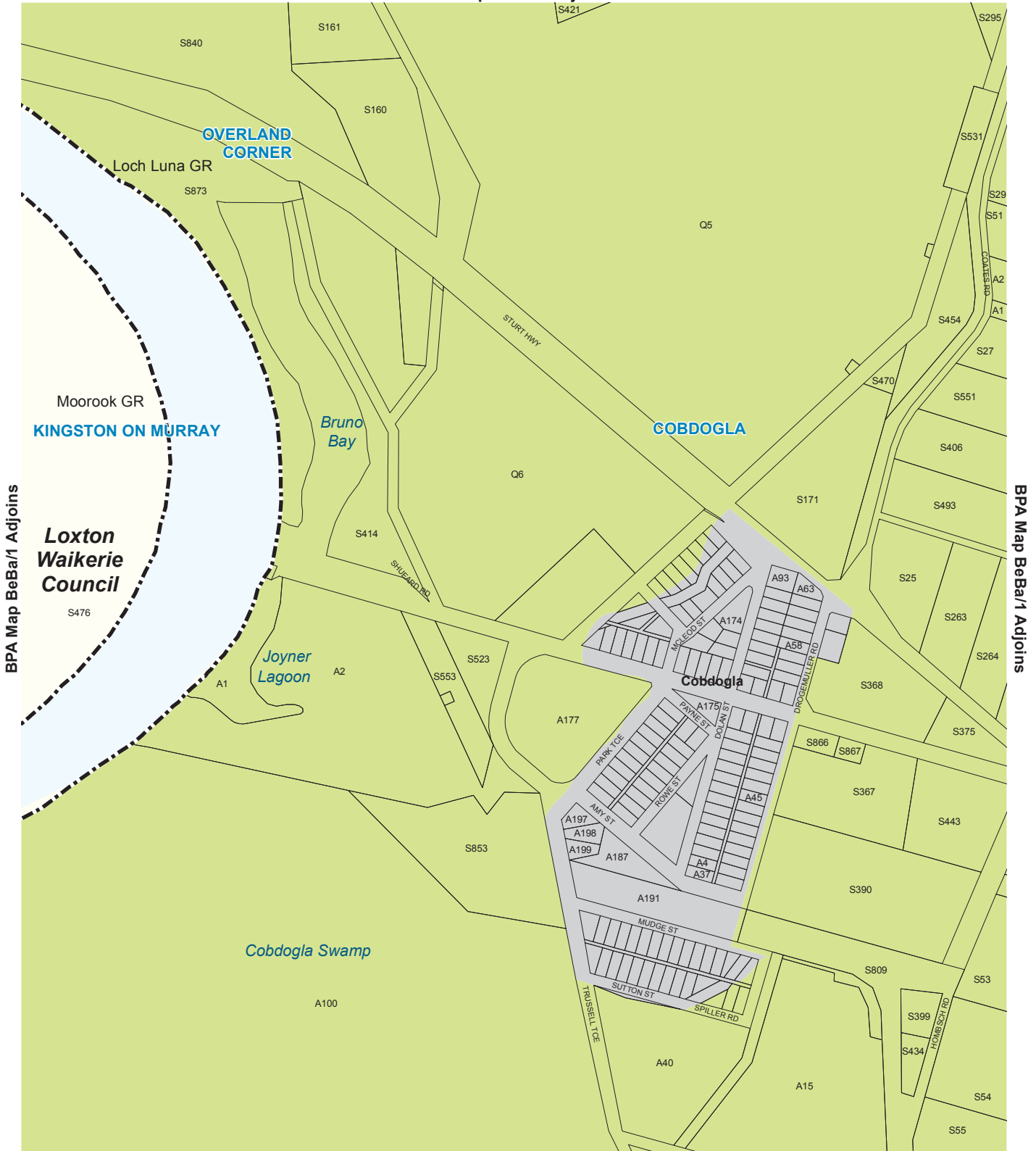


Bushfire Protection Area

BPA Map BeBa/11

BUSHFIRE RISK

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



Bushfire Protection Area

BPA Map BeBa/12

BUSHFIRE RISK

- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map BeBa/6 Adjoins



BPA Map BeBa/6 Adjoins



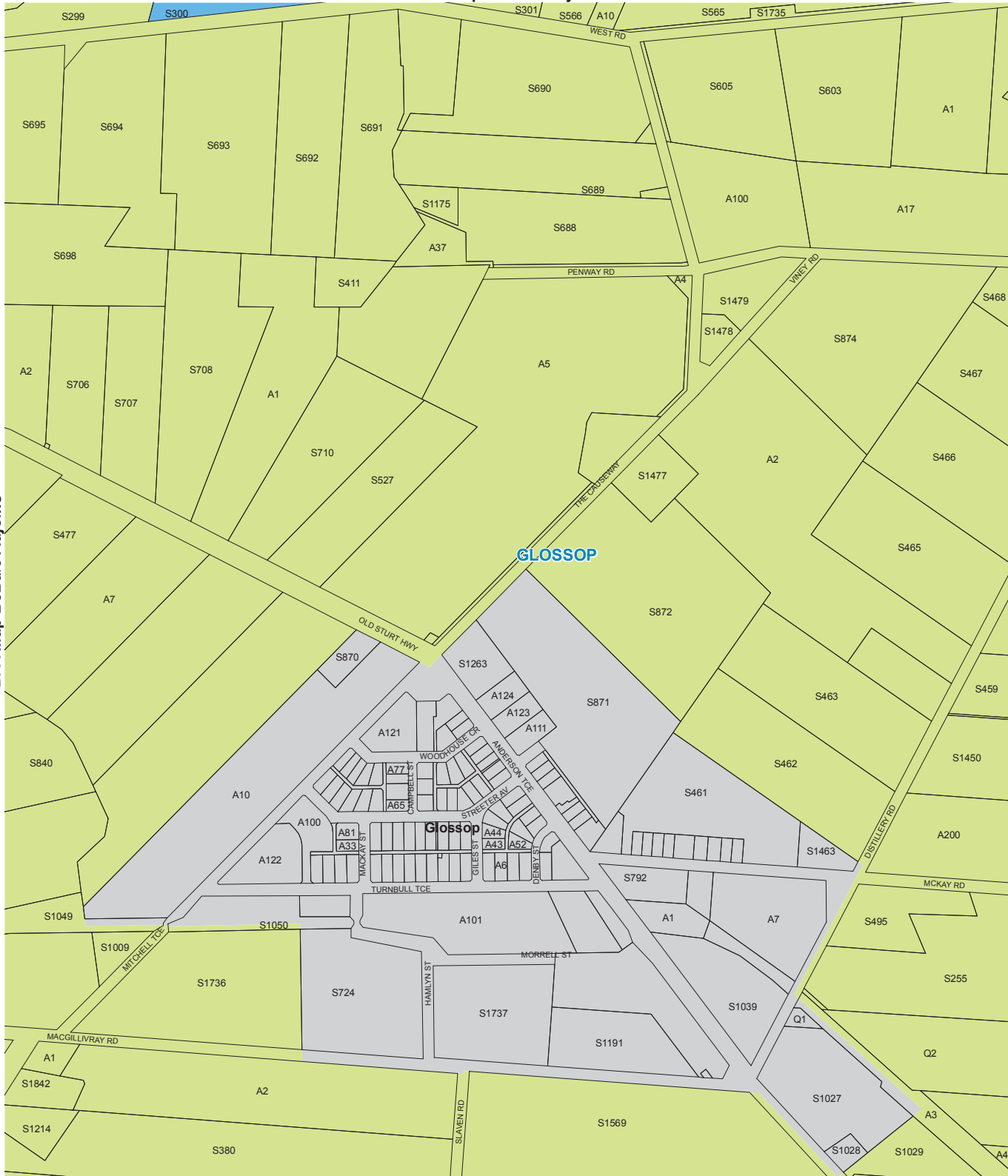
Bushfire Protection Area

BPA Map BeBa/14

BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map BeBa/6 Adjoins



BPA Map BeBa/6 Adjoins

BPA Map BeBa/6 Adjoins

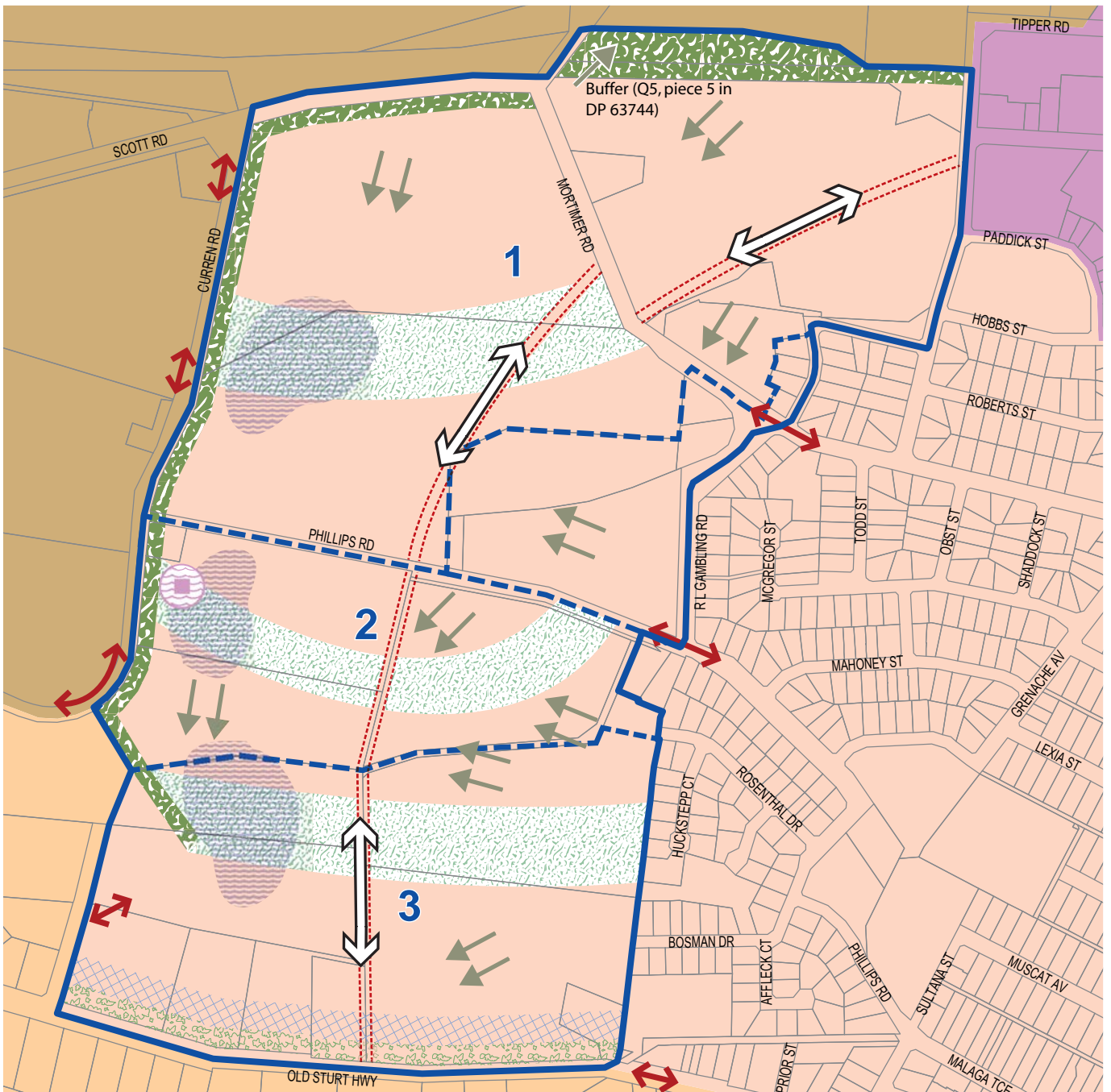
BPA Map BeBa/10 Adjoins



Bushfire Protection Area BPA Map BeBa/15 BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

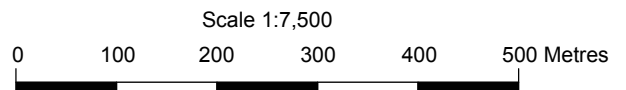
Concept Plan Maps



STAGING

- Stage 1
- Stage 2
- Stage 3
- Concept Area Boundary
- Access / Road Interconnectors
- Proposed Local Connector Road
- Proposed Road Connections
- Fall of Land

- Stormwater Management, indicative areas for stormwater disposal and detention (to pre-development 100 year ARI)
- Effluent Disposal (common waste water management system, pump station for entire area)
- Any allotments fronting Highway to have an area of no less than 2000m².
- Highway vegetated buffer - any new lots to also be serviced by an internal road network.



- Primary Production
- Residential
- Buffer
- Industrial
- Rural Living
- Reserve Areas

BERRI WEST

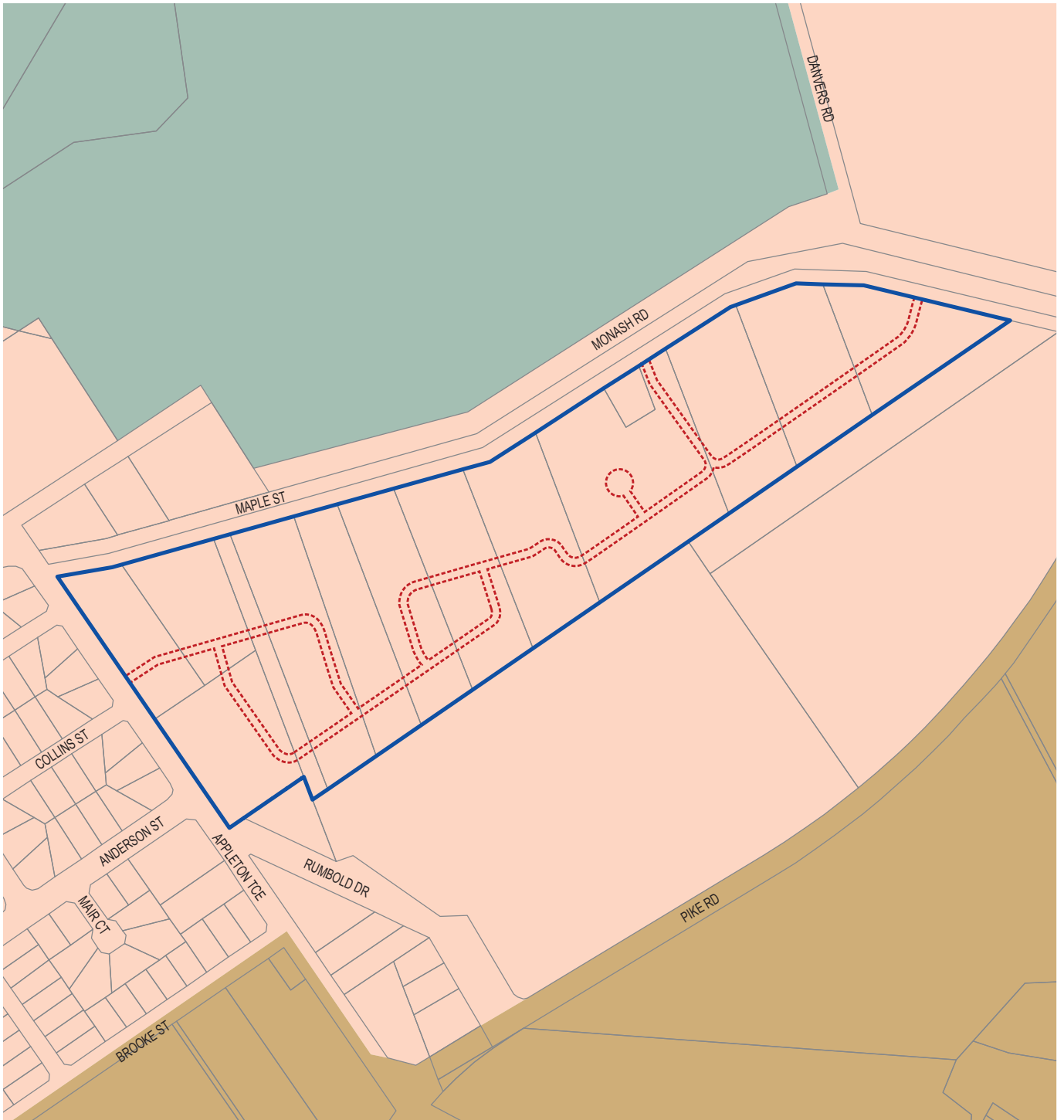
Concept Plan Map BeBa/1

RESIDENTIAL ZONE

INFRASTRUCTURE AND STAGING

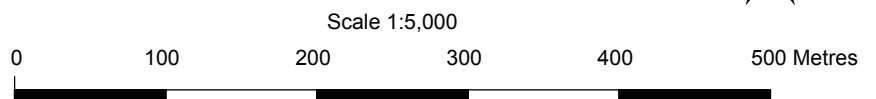
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Staging: The land to be divided in a staged approach with land adjacent to Appleton Tce being divided first, with subsequent stages extending eastwards in an orderly fashion.

- Recreation
- Residential
- Primary Production
- Proposed Roads
- Concept Boundary

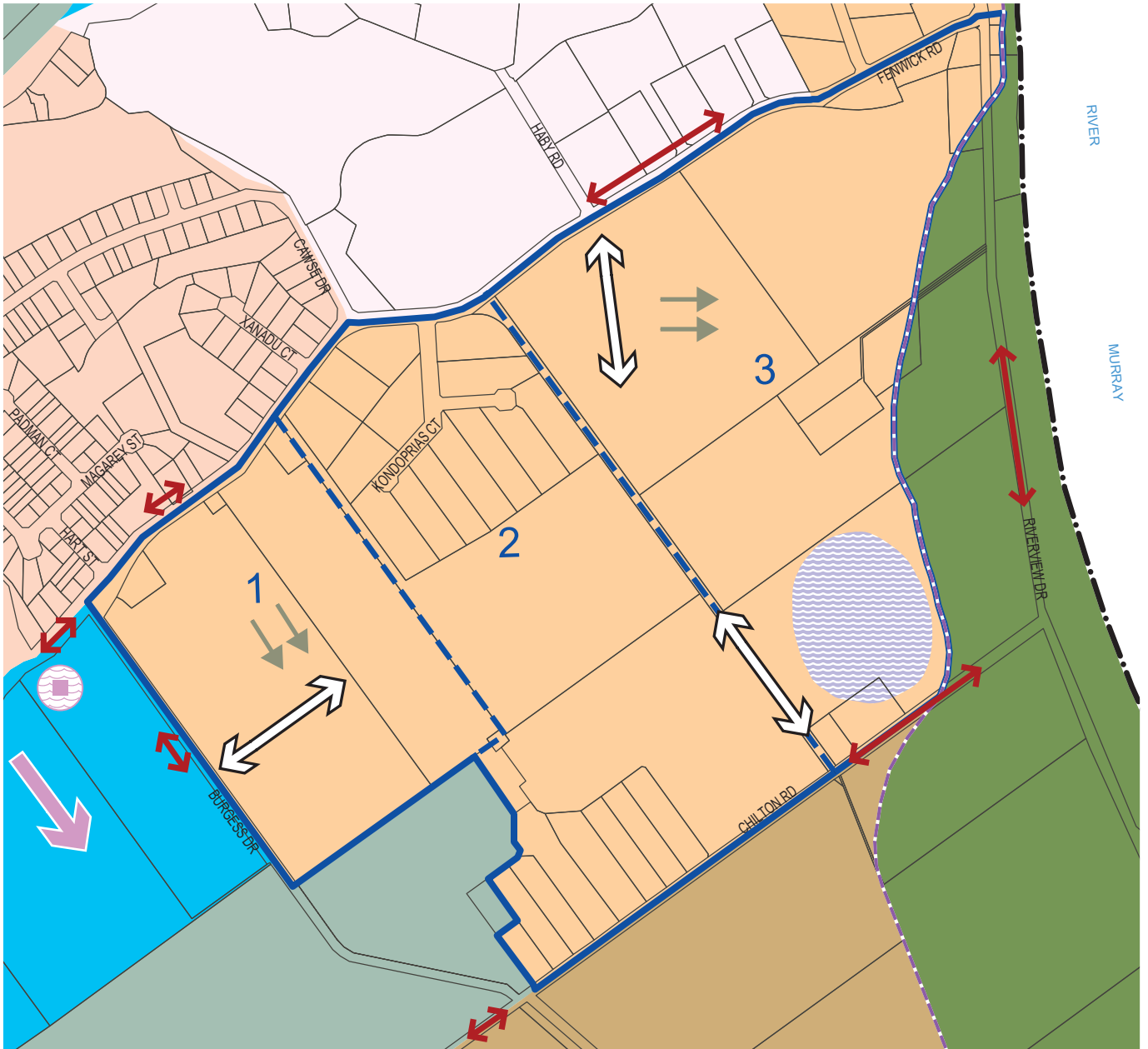


MAPLE STREET (BARMERA)

Concept Plan Map BeBa/2

RESIDENTIAL ZONE

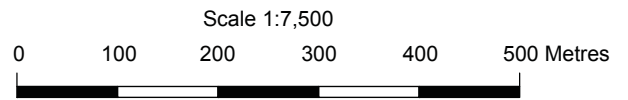
STAGING PLAN



STAGING

- Stage 1
- Stage 2
- Stage 3
- Access / Road Interconnectors
- Proposed Road Connections
- Fall of Land
- Concept Plan Area
- Residential
- Rural Living
- Commercial / District Centre
- Deferred Urban
- River Murray Flood
- Primary Production / Horticulture
- Recreation
- Development Plan Boundary

- Stormwater Management, indicative area for stormwater disposal and detention (to pre-development 100 year ARI)
- Effluent Disposal (Community waste water pump station for entire area)
- Glassy Park stormwater system to existing detention basin
- 1956 Flood Plain Boundary



BERRI EAST

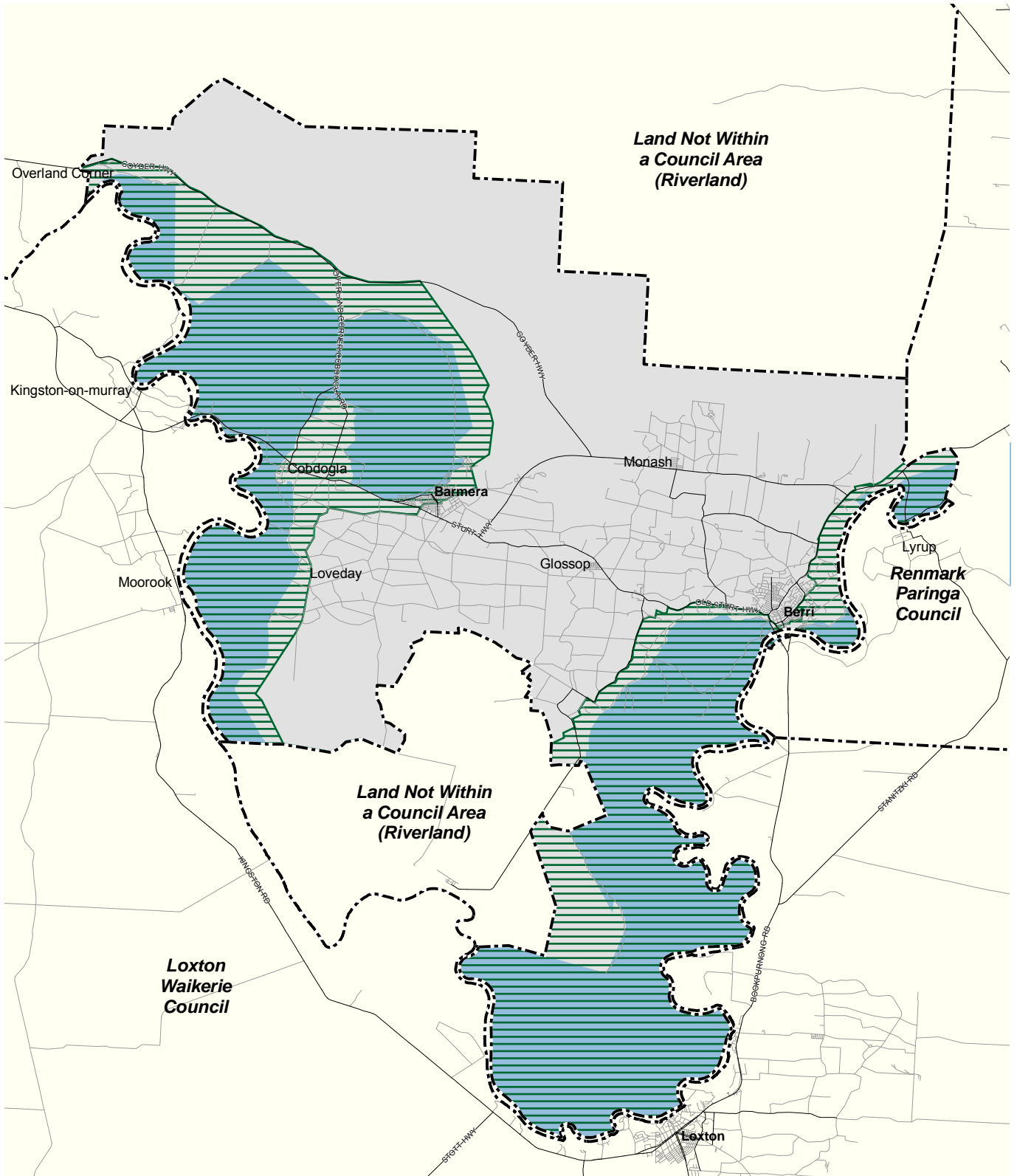
Concept Plan Map BeBa/3

RURAL LIVING ZONE

INFRASTRUCTURE AND STAGING

BERRI BARMERA COUNCIL



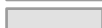
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Note: Development in the identified areas may require referral in accordance with Schedule 8 of the Development Regulations 2008.



Water Management Areas

-  River Murray Protection Area - Floodplain Area/ River Murray Water Protection Area (under the Environment Protection Act 1993)
-  River Murray Prescribed Watercourse
-  Murray Darling Basin

----- Development Plan Boundary

Concept Plan Map BeBa/4

DEVELOPMENT CONSTRAINTS

Water Management Areas