

Development Plan

Ceduna Council

Consolidated – 18 October 2012

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



Government of South Australia

Department of Planning,
Transport and Infrastructure



Department of Planning, Transport and Infrastructure

Roma Mitchell House
136 North Terrace
Adelaide

Postal Address
GPO Box 1815
Adelaide SA 5001

Phone (08) 8303 0600
Fax (08) 8303 0782

Email dplgwebmaster@sa.gov.au
Web www.dpti.sa.gov.au



District Council of Ceduna

44 O'Loughlin Terrace
Ceduna

Postal Address
PO Box 175
Ceduna SA 5690

Phone (08) 8625 3407
Fax (08) 8625 3435

Email council@ceduna.sa.gov.au
Internet www.ceduna.sa.gov.au

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Introduction Section

Amendment Record Table

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

Consolidated	Amendment – [Gazetted date]
24 April 1997	Ceduna Airport and Aircraft Obstacle Limitations PAR – [23 January 1997] Section 29(2) Amendment (<i>Country and Outer Metro EDP</i>) – [24 April 1997]
22 May 1997	Shacks - (Land Division and Upgrading) PAR (Interim) (<i>Ministerial</i>) – [22 May 1997]
28 August 1997	Statewide Marine Aquaculture and Offshore Development PAR (<i>Ministerial</i>) – [5 June 1997]
21 May 1998	Shacks - (Land Division and Upgrading) PAR (<i>Ministerial</i>) – [21 May 1998]
21 January 1999	Local Government Area General Policy Review PAR – [21 January 1999]
18 February 1999	On-Shore Facilities for Marina Aquaculture, Smoky Bay – [18 February 1999]
18 March 1999	Rural Living, Denial Bay and Ceduna (North) PAR – [18 March 1999]
22 April 1999	Section 29(2) Amendment – [22 April 1999]
2 September 1999	Waste Disposal (Landfill) PAR (<i>Ministerial</i>) – [19 August 1999]
13 April 2000	Aboriginal Homelands PAR – [13 April 2000]
15 June 2000	Section 29(2)(b) Amendment – [15 June 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) (<i>Ministerial</i>) – [31 August 2000]
1 February 2001	South Australian Ports (Disposal of Maritime Assets) Act 2000 – [25 January 2001]
13 September 2001	Telecommunications Facilities State-wide Policy Framework PAR (<i>Ministerial</i>) – [30 August 2001] Onshore Aquaculture and Facilities in Denial Bay PAR – [13 September 2001]
21 August 2003	Wind Farms PAR (<i>Ministerial</i>) – [24 July 2003]
1 June 2006	Smoky Bay PAR – [1 June 2006]
29 November 2007	General and Coastal Policy PAR (Interim) – [22 November 2007]
16 October 2008	General and Coastal Policy DPA – [16 October 2008]
3 June 2010	Statewide Bulky Goods DPA (<i>Ministerial</i>) (Interim) – [1 June 2010]
31 March 2011	Statewide Bulky Goods DPA (<i>Ministerial</i>) – [13 January 2011]
12 January 2012	Statewide Wind Farms DPA (Interim) (<i>Ministerial</i>) – [19 October 2011] Section 29(2)(b)(ii) Amendment – [12 January 2012]
18 October 2012	Termination of the Statewide Wind Farms DPA (<i>Ministerial</i>) and its removal from the Ceduna Council Development Plan – [18 October 2012] Statewide Wind Farms DPA (<i>Ministerial</i>) – [18 October 2012]

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

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

Introduction to the Development Plan

Welcome to the Development Plan for the Council.

This introduction has been prepared by the Department of Planning, Transport and Infrastructure as a 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 volume of the Planning Strategy for this Development Plan is the Eyre and Western Region Plan.

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

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

What is Development?

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

- a change in the use of land or buildings
- the creation of new allotments through land division (including Strata and Community Title division)
- building work (including construction, demolition, alteration and associated excavation/fill)
- cutting, damaging or felling of significant trees
- specific work in relation to State and Local heritage places
- prescribed mining operations
- other acts or activities in relation to land as declared by the Development Regulations.

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

How does the Development Plan relate to other legislation?

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

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

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

What doesn't a Development Plan do?

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

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

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

When do you use the Development Plan?

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

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

How to read the Development Plan

Development Plans are comprised of several sections as described below.

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

Development Plans use three text font colours:

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

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

Development Plan Structure Overview

Advisory Section	Function
Table of Contents	Navigational aid to reference sections within the Development Plan by name and page number.
Amendment Record Table	Tabled information recording previously-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>(30-Year Plan for Greater Adelaide/Regional Planning Strategy)</i> Council Strategic Setting <i>(Council Strategy)</i>	To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council's own local strategic investigations.
Council Preface Map	Map of the entire Development Plan boundary and its spatial relationship to other Development Plans' boundaries.
Assessment Section	Function
General 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.</p>
Desired Character Statements	These express a vision about how the zone should look and feel in the future. They may describe the valued elements of the neighbourhood or area to be retained and/or what level and nature of change is desired.
Objectives	These are the specific planning policies that determine what land uses are encouraged or discouraged in the zone. They often contain detailed provisions to further guide the scale and design of development.
Principles of Development Control	These also provide lists of complying and non-complying development and any public notification provisions that vary from those in the Development Regulations.
Policy Area	Policy areas apply to a portion of a zone and contain additional objectives, desired character statements and principles of development control for that portion.
Precincts	<p>Precincts are used to express policies for a small sub-area of a zone or a policy area.</p> <p>Precincts are used if additional site-specific principles of development control are needed to reflect particular circumstances associated with those sub-areas.</p>
Procedural Matters	<p>All zones have a procedural matters section that identifies and lists complying, non-complying and public notification categories for various forms of development.</p> <p>Policy areas and/or precincts, which are a sub-set of the zone, share this procedural matters section. Their respective lists can be modified to accommodate policy area and precinct variations.</p>
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	Structure Plan maps will commonly show the general arrangement and broad distribution of land uses; key spatial elements; and movement patterns throughout the council area and major urban areas.

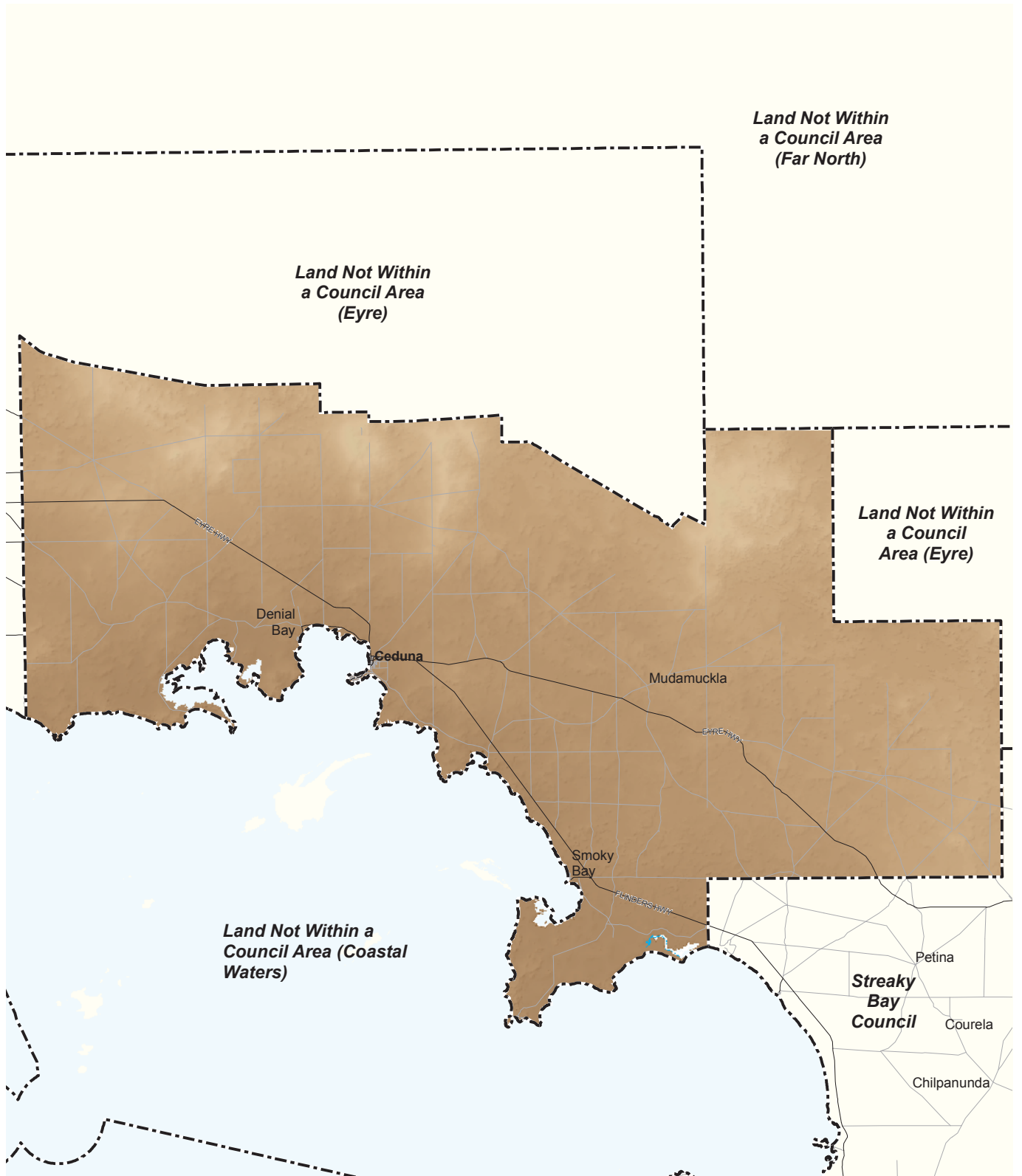
Assessment Section	Function
Council Index Maps	<p>This is the first point of reference when determining the appropriate map(s) applying to a specific property.</p> <p>An enlargement index map may be included where needed, eg for large townships.</p>
Extent Map Series	
Location Maps	<p>Individual overlay 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.</p> <p><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></p>
Overlay Maps	<p>Used to show issue areas or features that run across a number of zones, and are spatially defined to a cadastre, for example:</p> <ul style="list-style-type: none"> ▪ Transport ▪ Development Constraints ▪ Heritage ▪ Natural Resources. <p><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></p>
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	<p>Concept Plans are used to depict graphically key features and conceptual layouts of how specific areas should be developed.</p> <p>Concept Plans appear at the end of the extent map series as a separate section. Concept Plans are consecutively numbered, commencing with number 1.</p>

Further info

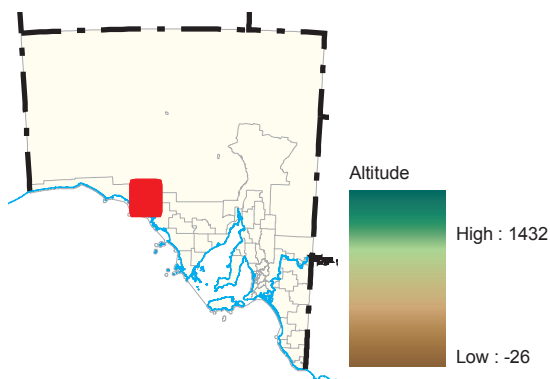
Contact the Council.

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

General Section

Animal Keeping

OBJECTIVES

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

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 metres.
- 4 A concrete drainage apron should be provided along the front of stables directing water from wash-down areas onto a suitably vegetated area that can absorb all the water, or into a constructed drainage pit.
- 5 Stables, horse shelters or associated yards should be sited at least 30 metres from any dwelling on the site and from the nearest allotment boundary to avoid adverse impacts from dust, erosion and odour.
- 6 All areas accessible to horses should be separated from septic tank drainage areas.

Dairies

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

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

Intensive Animal Keeping (excluding aquaculture)

General

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

Kennels

- 13 The floor of kennels should be constructed of concrete or similar impervious material and be designed to allow for adequate drainage when kennels are cleaned.
- 14 Kennels and exercise yards should be designed and sited to minimise noise nuisance to neighbours through:
 - (a) orienting their openings away from sensitive land uses such as dwellings
 - (b) siting them as far as practicable from allotment boundaries.
- 15 Kennels should occur only where there is a permanently occupied dwelling on the land.

Aquaculture Development

OBJECTIVES

- 1 Aquaculture development appropriately sited and designed to avoid adverse effects on surrounding development.
- 2 Ecological sustainable development of the aquaculture industry.
- 3 Marine aquaculture development in marine waters that ensures fair and equitable sharing of marine and coastal resources and minimises conflict with water-based and land-based uses.

PRINCIPLES OF DEVELOPMENT CONTROL

Marine-based Aquaculture

- 1 Marine aquaculture and other offshore development should be ecologically sustainable and be located, designed, constructed and managed to:
 - (a) minimise adverse impacts on marine habitats and ecosystems, and public access to beaches, public watercourses or the foreshore
 - (b) take into account the requirements of traditional indigenous and commercial fishing grounds
 - (c) ensure satisfactory removal and disposal of litter, disused material, shells, debris, detritus, faecal matter and dead animals from the development
 - (d) prevent the build up of waste (except where waste can be removed).
- 2 In marine waters, marine aquaculture (other than inter tidal aquaculture) and other offshore development should be located a minimum of 100 metres seaward of the high-water mark.
- 3 Marine aquaculture development should not significantly obstruct or adversely affect any of the following:
 - (a) areas of high public use
 - (b) areas established for recreational activities
 - (c) areas of outstanding visual, environmental, commercial or tourism value
 - (d) sites, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports.
- 4 Marine aquaculture should be sited, designed, constructed and managed to minimise interference and obstruction to the natural processes of the coastal and marine environment.
- 5 Marine aquaculture should be developed in areas where an adequate water current exists to disperse sediments and be sited a sufficient height above the sea floor to:
 - (a) prevent the fouling of waters, publicly owned wetlands or the nearby coastline
 - (b) minimise seabed damage.
- 6 Racks, floats and other farm structures associated with marine aquaculture or other offshore development should where practicable be visually unobtrusive from the shoreline.

- 7 Marine aquaculture development should:
 - (a) use feed hoppers that are painted in subdued colours and suspended as low as possible above the water
 - (b) position structures to protrude the minimum distance practicable above water
 - (c) avoid the use of shelters and structures above cages and platforms.
- 8 Marine aquaculture should be developed to maintain existing rights of way within or adjacent to a site.
- 9 Marine aquaculture access, launching and maintenance facilities should:
 - (a) where possible, use existing and established roads, tracks, ramps and paths to or from the sea
 - (b) be developed cooperatively, and co-located to serve the needs of the industry and community as a whole.
- 10 Marine aquaculture and other offshore development should be located at least:
 - (a) 550 metres from a proclaimed shipwreck
 - (b) 1000 metres seaward from the boundary of any reserve under the *National Parks and Wildlife Act*, unless a lesser distance is agreed with the Minister responsible for that *Act*.
- 11 Aquaculture development should be located so as not to obstruct nor interfere with navigation channels, access channels, frequently used natural launching sites, safe anchorage areas, known diving areas, commercial shipping lanes or activities associated with existing jetties and wharves.
- 12 Marine aquaculture development should contribute to navigational safety by being:
 - (a) suitably marked for navigational purposes
 - (b) sited to allow an adequate distance between farms for safe navigation
 - (c) located at least 250 metres from a commercial shipping lane
 - (d) comprised of structures that are secured and/or weighted to prevent drifting
 - (e) able to be rehabilitated when no longer operational.

Land-based Aquaculture

- 13 Land-based aquaculture and its various components should not be located on land within any of the following areas:
 - (a) 800 metres of a public water supply reservoir
 - (b) the 1 in 100 year average return interval flood event area of any watercourse
 - (c) 200 metres of a major watercourse (third order or higher stream)
 - (d) 100 metres of any other watercourse, bore or well used for domestic or stock water supplies
 - (e) 500 metres of a defined and zoned township, settlement or urban area
 - (f) 500 metres of a dwelling (except for a dwelling directly associated with an aquaculture development).

- 14 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 coastal environments.
- 15 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.
- 16 Development should ensure that pipe inlet and outlets associated with land-based aquaculture are located to minimise the potential 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 Buildings and structures that exceed the heights shown on the [Concept Plan Map Ced/4 - Airport Building Heights \(Obstacle Limitations Surfaces\)](#) and that penetrate the obstacle limitation surfaces (OLS) should not be developed unless a safety analysis determines that the building/structure does not pose a hazard to aircraft operations.
- 3 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.
- 4 Lighting within six kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 5 Development that is likely to increase the attraction of birds should not be located within three kilometres of an airport used by commercial aircraft. If located closer than three kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 6 Dwellings should not be located within areas affected by airport noise.
- 7 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 Centres developed in accordance with a hierarchy based on function, so that each type of centre provides a proportion of the total requirement of goods and services commensurate with its role.
- 4 Increased vitality and activity in centres through the introduction and integration of housing.
- 5 Development that maintains the role of:
 - (a) Ceduna as a town centre with shopping facilities that provide goods to serve major weekly shopping trips
 - (b) Thevenard as a local town centre that meets the local and daily shopping needs of the community.

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 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.

Retail Development

- 7 A shop or group of shops with a gross leaseable area of greater than 250 square metres should be located within a centre zone.
- 8 A shop or group of shops with a gross leaseable area of less than 250 square metres should not be located on arterial roads unless within a centre zone.
- 9 A shop or group of shops located outside of zones that allow for retail development should:
- (a) be of a size and type that will not hinder the development, function or viability of any centre zone
 - (b) not demonstrably lead to the physical deterioration of any designated centre
 - (c) be developed taking into consideration its effect on adjacent development.
- 10 Bulky goods outlets should only be located in centres and bulky goods zones.
- 11 Bulky goods outlets located within centre zones should:
- (a) complement the overall provision of facilities
 - (b) be sited towards the periphery of those zones where the bulky goods outlet has a gross leaseable area of 500 square metres or more.

Coastal Areas

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Environmental Protection

- 2 The coast should be protected from development that would adversely affect the marine and onshore coastal environment, whether by pollution, erosion, damage or depletion of physical or biological resources, interference with natural coastal processes or any other means.
- 3 Development should not be located in delicate or environmentally sensitive coastal features such as sand dunes, cliff-tops, wetlands or substantially intact strata of native vegetation.
- 4 Development should not be undertaken where it will create or aggravate coastal erosion, or where it will require coast protection works which cause or aggravate coastal erosion.
- 5 Development should be designed so that solid/fluid wastes and stormwater runoff is disposed of in a manner that will not cause pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.

- 6 Effluent disposal systems incorporating soakage trenches or similar should prevent effluent migration onto the inter-tidal zone and be sited at least 100 metres from whichever of the following requires the greater distance:
 - (a) the mean high-water mark at spring tide, adjusted for any subsidence for the first 50 years of development plus a sea level rise of 1 metre
 - (b) the nearest boundary of any erosion buffer determined in accordance with the relevant provisions in this Development Plan.
- 7 Development that proposes to include or create confined coastal waters, as well as water subject to the ebb and flow of the tide should be designed to ensure the quality of such waters is maintained at an acceptable level in accordance with the current *Environmental Protection (Water Quality) Policy*.
- 8 Development should be designed and sited so that it does not prevent natural landform and ecological adjustment to changing climatic conditions and sea levels and should allow for the following:
 - (a) the unrestricted landward migration of coastal wetlands
 - (b) new areas to be colonised by mangroves, samphire and wetland species
 - (c) sand dune drift
 - (d) where appropriate, the removal of embankments that interfere with the abovementioned processes.

Maintenance of Public Access

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

- 14 Where a development such as a marina creates new areas of waterfront, provision should be made for public access to, and recreational use of, the waterfront and the water.
- 15 Public access through sensitive coastal landforms, particularly sand dunes, wetlands and cliff faces, should be restricted to defined pedestrian paths constructed to minimise adverse environmental impact.
- 16 Access roads to the coast and lookouts should preferably be spur roads rather than through routes, other than tourist routes where they:
 - (a) do not detract from the amenity or the environment
 - (b) are designed for slow moving traffic
 - (c) provide adequate car parking.

Hazard Risk Minimisation

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

Erosion Buffers

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

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

Land Division

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

Protection of Economic Resources

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

Development in Appropriate Locations

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

Community Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Crime Prevention

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Design and Appearance

OBJECTIVES

- 1 Development of a high 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.
- 3 **Development that does not impair the scenic qualities of arterial roads.**

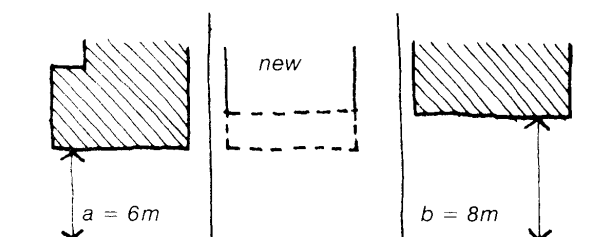
PRINCIPLES OF DEVELOPMENT CONTROL

- 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 natural light to neighbouring buildings.
- 5 Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building with brickwork or timber, and the use of verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.
- 6 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare.
- 7 Structures located on the roofs of buildings to house plant and equipment should form an integral part of the building design in relation to external finishes, shaping and colours.
- 8 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.
- 9 Development should provide clearly recognisable links to adjoining areas and facilities.

- 10 Buildings, landscaping, paving and signage should have a coordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 11 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main 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 and service areas are screened from public view by an appropriate combination of built form, solid fencing or landscaping.
- 14 Outdoor lighting should not result in light spillage on adjacent land.
- 15 Balconies should:
 - (a) be integrated with the overall architectural form and detail of the building
 - (b) be sited to face predominantly north, east or west to provide solar access
 - (c) have a minimum area of 2 square metres.
- 16 Development that will be used by the public should provide for the comfort, convenience and enjoyment of the public by means of ramps, external seating and litter bins.

Building Setbacks from Road Boundaries

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



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

Energy Efficiency

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Hazards

OBJECTIVES

- 1 Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.
- 2 Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.
- 3 Development located to minimise the threat and impact of bushfires on life and property.
- 4 Expansion of existing non-rural uses directed away from areas of high bushfire risk.
- 5 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.
- 6 The environmental values and ecological health of receiving waterways and marine environments protected from the release of acid water resulting from the disturbance of acid sulphate soils.
- 7 Protection of human health and the environment wherever site contamination has been identified or suspected to have occurred.
- 8 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.
- 9 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:
 - (a) be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of natural hazards
 - (b) be sited, designed and undertaken with appropriate precautions being taken against fire, flood, coastal flooding, storm surge, landslip, earthquake, toxic emissions or other hazards such as vermin
 - (c) not occur on land where the risk of flooding is likely to be harmful to safety or damage property.
- 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.
- 3 The location of critical community facilities or key infrastructure in areas of high natural hazard risk should be avoided.

Flooding

- 4 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:
 - (a) it is developed with a public stormwater system capable of catering for a 1 in 100 year average return interval flood event

- (b) buildings are designed and constructed to prevent the entry of floodwaters in a 1 in 100 year average return interval flood event.
- 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) occur on land where the risk of flooding is unacceptable having regard to personal and public safety and to property damage
 - (c) increase the potential hazard risk to public safety of persons during a flood event
 - (d) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
 - (e) cause any adverse effect on the floodway function
 - (f) increase the risk of flooding of other land
 - (g) obstruct a watercourse.

Bushfire

- 6 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.
- 7 Buildings and structures should be designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
- 8 Habitable buildings should have a dedicated water supply comprising a minimum of 5000 litres available at all times for fire fighting which is located adjacent to the building or in another convenient location on the allotment accessible to fire fighting vehicles.
- 9 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to habitable buildings in the event of bushfire.
- 10 Land division should be designed to:
- (a) minimise the danger to residents, other occupants of buildings and fire fighting personnel
 - (b) minimise the extent of damage to buildings and other property during a bushfire
 - (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire
 - (d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

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

Salinity

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

Acid Sulfate Soils

- 16 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils (including land identified as having acid sulfate soils as shown on *Overlay Maps - Hazards*) should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:
 - (a) the marine and estuarine environment
 - (b) natural water bodies and wetlands
 - (c) agricultural or aquaculture activities
 - (d) buildings, structures and infrastructure
 - (e) public health.
- 17 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

- 18 Development, including land division, should not occur on contaminated land or on potentially contaminated land unless either of the following applies:
 - (a) remediation of the site is undertaken to a standard that makes it suitable and safe for the proposed use
 - (b) the site will be maintained in a condition, or the development will be undertaken in a manner, that will not pose a threat to the health and safety of the environment or to occupiers of the site or land in the locality.

Containment of Chemical and Hazardous Materials

- 19 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.
- 20 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

- 21 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.
- 22 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.
- 23 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 Conservation

OBJECTIVES

- 1 The conservation of areas, places and their settings of indigenous and non-indigenous cultural significance.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should conserve and not adversely impact on the cultural or natural significance of places, areas, artefacts and shipwrecks that display any of the following values:
 - (a) aesthetic
 - (b) anthropological
 - (c) archaeological
 - (d) architectural
 - (e) ecological
 - (f) economic
 - (g) educational
 - (h) geological
 - (i) historic
 - (j) palaeontologic
 - (k) scientific
 - (l) social
 - (m) speleological
 - (n) spiritual
 - (o) technological.
- 2 Advertisements and/or advertising hoardings associated with culturally significant places and areas should:
 - (a) be of a size, colour, shape and materials that enhances the character of the locality
 - (b) not dominate or cause detracton from the prominence of any place and/or area of historic significance.

Heritage Places

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 A State or local heritage place spatially located on *Overlay Maps - Heritage* and more specifically identified in [Table Ced/2 - State Heritage Places](#) should not be demolished, destroyed or removed, in total or in part, unless either of the following apply:
 - (a) that portion of the place to be demolished, destroyed or removed is excluded from the extent of listing
 - (b) the structural condition of the place is seriously unsound as to be unsafe and irredeemable.
- 2 Development of a State or local heritage place should retain those elements contributing to its heritage value, which may include (but not be limited to):
 - (a) principal elevations
 - (b) important vistas and views to and from the place
 - (c) setting and setbacks
 - (d) building materials
 - (e) outbuildings and walls
 - (f) trees and other landscaping elements
 - (g) access conditions (driveway form/width/material)
 - (h) architectural treatments
 - (i) the use of the place.
- 3 Development of a State or local heritage place should be compatible with the heritage value of the place.
- 4 Development that materially affects the context within which the heritage place is situated should be compatible with the heritage place. It is not necessary to replicate historic detailing, however design elements that should be compatible include, but are not limited to:
 - (a) scale and bulk
 - (b) width of frontage
 - (c) boundary setback patterns

- (d) proportion and composition of design elements such as rooflines, openings, fencing and landscaping
 - (e) colour and texture of external materials.
- 5 The introduction of advertisements and signage to a State or local heritage place should:
- (a) be placed on discrete elements of its architecture such as parapets and wall panels, below the canopy, or within fascias and infill end panels and windows
 - (b) not conceal or obstruct historical detailing of the heritage place
 - (c) not project beyond the silhouette or skyline of the heritage place
 - (d) not form a dominant element of the place.
- 6 The division of land adjacent to or containing a State or local heritage place should occur only where it will:
- (a) create an allotment pattern that maintains or reinforces the integrity of the heritage place and the character of the surrounding area
 - (b) create an allotment or allotments of a size and dimension that can accommodate new development that will reinforce and complement the heritage place and the zone or policy area generally
 - (c) be of a size and dimension that will enable the siting and setback of new buildings from allotment boundaries so that they do not overshadow, dominate, encroach on or otherwise impact on the setting of the heritage place
 - (d) provide an area for landscaping of a size and dimension that complements the landscape setting of the heritage place and the landscape character of the locality
 - (e) enable the State or local heritage place to have a curtilage of a size sufficient to protect its setting.

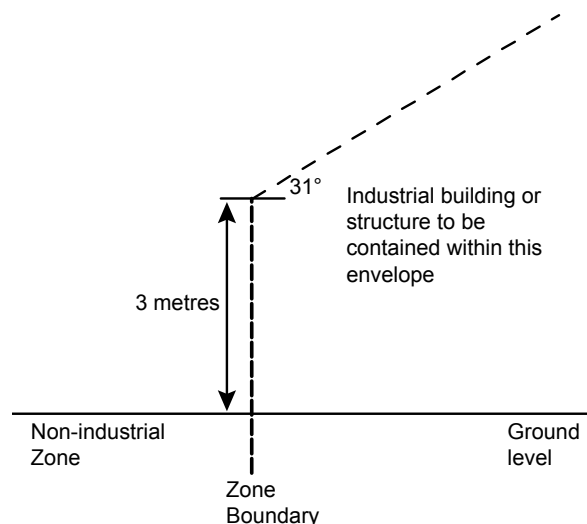
Industrial Development

OBJECTIVES

- 1 Industrial, warehouse, storage, commercial and transport distribution development on appropriately located land, integrated with transport networks and designed to minimise potential impact on these networks.
- 2 Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.
- 3 Industrial development occurring without adverse effects on the health and amenity of occupiers of land in adjoining zones.
- 4 Compatibility between industrial uses within industrial zones.
- 5 The improved amenity of industrial areas.
- 6 Co-location of industries in townships to enable promotion and implementation of innovative waste recovery practices, methods of power generation and reuse 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 Industrial development should be adequately separated from adjoining land uses where the development is likely to cause significant adverse impact on adjoining land uses.
- 3 Any building or structure on, or abutting the boundary of, a non-industrial zone should be restricted to a height of 3 metres above ground level at the boundary and a plane projected at 31 degrees above the horizontal into the development site from that 3 metre height, as shown in the following diagram:



- 4 Industrial development should enable all vehicles to enter and exit the site in a forward direction, where practical.

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

Infrastructure

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Interface between Land Uses

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Noise

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

Rural Interface

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

Land Division

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 When land is divided:
 - (a) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an environmentally sensitive manner
 - (b) a sufficient water supply should be made available for each allotment
 - (c) provision should be made for the disposal of 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 an existing or proposed public road
 - (c) the intended use of the land would require excessive cut and fill
 - (d) the intended use, or the establishment of that use, is likely to lead to undue erosion of the subject land or land within the locality
 - (e) the area is unsewered and cannot accommodate an appropriate waste disposal system within the allotment to suit the intended development
 - (f) the intended use of the land would be contrary to the zone objectives
 - (g) any single allotments are created that sit within more than one zone.

Design and Layout

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

- 4 The design of a land division should incorporate:
 - (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities
 - (b) safe and convenient access from each allotment to an existing or proposed public road or thoroughfare
 - (c) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
 - (d) suitable land set aside for useable local open space
 - (e) public utility services within road reserves and where necessary within dedicated easements
 - (f) the preservation of significant natural, cultural or landscape features including State and local heritage places
 - (g) protection for existing vegetation and drainage lines
 - (h) where appropriate, the amalgamation of smaller allotments to ensure coordinated and efficient site development.
- 5 Allotments in the form of a battleaxe configuration should:
 - (a) have a site area of at least 600 square metres (excluding the area of the 'handle' of such an allotment)
 - (b) provide for an access onto a public road, with the driveway 'handle' being not less than 3 metres in width nor more than 30 metres in length
 - (c) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
 - (d) 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
 - (e) be avoided where their creation would be incompatible with the prevailing pattern of development
 - (f) provide landscaping along the accessway to minimise impacts on the streetscape and adjoining properties.
- 6 Allotments should have an orientation, size and configuration to encourage development that:
 - (a) minimises the need for earthworks and retaining walls
 - (b) maintains natural drainage systems
 - (c) faces abutting streets and open spaces
 - (d) does not require the removal of existing native vegetation to facilitate that development
 - (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 7 The layout of a land division should provide for efficient solar access.

- 8 Within defined townships and settlements and where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.
- 9 Within defined townships and settlements, land division should make provision for a reserve or an area of open space that is at least 25 metres wide from the top of the bank of a watercourse and that incorporates land within the 1 in 100 year average return interval flood event area.
- 10 The layout of a land division should keep flood-prone land free from development.
- 11 The arrangement of roads, allotments, reserves and open space should enable the provision of a storm drainage system that:
 - (a) creates, contains and retains all watercourses, drainage lines and native vegetation
 - (b) incorporates retention and/or detention devices to maintain the volume and rate of run-off as near as possible to pre-development levels
 - (c) enhances amenity
 - (d) integrates with the open space system and surrounding area.

Roads and Access

- 12 Road reserves should be of a width and alignment that can:
 - (a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users
 - (b) provide for footpaths, cycle lanes and shared-use paths for the safety and convenience of residents and visitors
 - (c) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street
 - (d) accommodate street tree planting, landscaping and street furniture
 - (e) accommodate the location, construction and maintenance of stormwater drainage and public utilities
 - (f) provide unobstructed, safe and efficient vehicular access to individual allotments and sites
 - (g) allow for the efficient movement of service and emergency vehicles.
- 13 The design of the land division should facilitate the most direct route to local facilities for pedestrians and cyclists and enable footpaths, cycle lanes and shared-use paths to be provided of a safe and suitable width and reasonable longitudinal gradient.
- 14 The layout of land divisions should result in roads designed and constructed to ensure:
 - (a) that traffic speeds and volumes are restricted where appropriate by limiting street length and/or the distance between bends and slow points
 - (b) there are adequate sight distances for motorists at intersections, junctions, pedestrian and cyclist crossings, and crossovers to allotments to ensure the safety of all road users and pedestrians
 - (c) that existing dedicated cycling and walking routes are not compromised.

- 15 The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:
 - (a) the size of proposed allotments and sites and opportunities for on-site parking
 - (b) the availability and frequency of public and community transport
 - (c) on-street parking demand likely to be generated by nearby uses.
- 16 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.

Land Division in Rural Areas

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

Landscaping, Fences and Walls

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

- (d) increase the risk of bushfire
 - (e) remove opportunities for passive surveillance
 - (f) increase autumnal leave fall in waterways
 - (g) increase the risk of weed invasion.
- 4 Fences and walls, including retaining walls, should:
- (a) not result in damage to neighbouring trees
 - (b) be compatible with the associated development and with existing predominant, attractive fences and walls in the locality
 - (c) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance
 - (d) incorporate articulation or other detailing where there is a large expanse of wall facing the street;
 - (e) assist in highlighting building entrances
 - (f) be 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 Existing vegetation should be retained where it will enhance and contribute to the amenity of the site and locality.

Marinas and Maritime Structures

OBJECTIVES

- 1 The provision, in suitable areas, of marinas, pontoons, jetties, piers, wharves and boat moorings that cater for vessels and:
 - (a) maintain public access to the waterfront
 - (b) meet the needs of users
 - (c) do not compromise public safety
 - (d) preserve the structural integrity of the marine infrastructure
 - (e) minimise impacts on the natural environment.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Marina development should consider the inclusion of the following:
 - (a) wet and dry berthing of boats
 - (b) launching and retrieval of pleasure boats and associated trailer and car parking areas
 - (c) access ramps, landings, storage and other structures associated with a marina
 - (d) yachting clubrooms for maritime organisations.
- 2 Development should comply with the current *Environment Protection (Water Quality) Policy*.
- 3 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.
- 4 Development should not obstruct or impair:
 - (a) navigation and access channels
 - (b) maintenance activities of marine infrastructure such as revetment walls
 - (c) the operation of wharves.
- 5 Safe public access should be provided or maintained to:
 - (a) the waterfront
 - (b) known diving areas
 - (c) jetties, wharves and associated activities.

- 6 Marinas should be designed to:
 - (a) facilitate water circulation and exchange
 - (b) maximise the penetration of sunlight into the water.

Mineral Extraction

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Known reserves of economically-viable mineral deposits should be kept free of development that may inhibit their future exploitation.
- 2 Development in proximity to mining operations should not be allowed where it may be exposed to adverse impacts resulting from mining activities.
- 3 Mining in scenic and native vegetation areas should only be undertaken if:
 - (a) the proposed location is the best site in regard to minimising loss of amenity, degradation of the landscape and loss of native vegetation
 - (b) there are a limited number of known reserves of the minerals in the area or elsewhere in the State
 - (c) the extraction and transportation of materials from alternative sites to principal centres of consumption carry significantly higher costs
 - (d) the site is capable of restoration with locally indigenous plant species to counter the long-term impact on the landscape and biodiversity.
- 4 Stormwater and/or 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
 - (e) enhance local biodiversity
 - (f) establish and link biodiversity corridors.
- 13 Borrow pits for road making materials should be sited so as to cause the minimum effect on their surroundings.

Natural Resources

OBJECTIVES

- 1 Retention, protection and restoration of the natural resources and environment.
- 2 Protection of the quality and quantity of South Australia's surface waters, including inland, marine and estuarine and underground waters.
- 3 The ecologically sustainable use of natural resources including water resources, including marine waters, ground water, surface water and watercourses.
- 4 Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.
- 5 Development sited and designed to:
 - (a) maximise the use of stormwater
 - (b) protect stormwater from pollution sources
 - (c) protect or enhance the environmental values of receiving waters
 - (d) prevent the risk of downstream flooding
 - (e) minimise the loss and disturbance of native vegetation.
- 6 Storage and use of stormwater which avoids adverse impact on public health and safety.
- 7 Native flora, fauna and ecosystems protected, retained, conserved and restored.
- 8 Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.
- 9 Minimal disturbance and modification of the natural landform.
- 10 Protection of the physical, chemical and biological quality of soil resources.
- 11 Protection of areas prone to erosion or other land degradation processes from inappropriate development.
- 12 Protection of the scenic qualities of natural and rural landscapes.

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Water Catchment Areas and Water Quality

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

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

Stormwater

- 18 Development should include stormwater management systems to protect it from damage during a minimum of a 1 in 100 year average return interval flood.
- 19 Development should, where practical, capture and re-use stormwater.
- 20 Development should have adequate provision to control any stormwater over-flow run-off from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters.
- 21 Development should include stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure downstream systems are not overloaded.
- 22 Development should include stormwater management systems to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system.
- 23 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.

- 24 Stormwater management systems should maximise the potential for stormwater harvesting and reuse, including aquifer recharge, either on-site or as close as practicable to the source.
- 25 Detention and retention basins should be sited and designed to:
 - (a) ensure public health and safety is protected, particularly in regard to high velocity drainage points and access to water bodies
 - (b) minimise potential health risks from exposure to mosquitoes.

Biodiversity and Native Vegetation

- 26 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 27 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna, including marine animals and plants, and their breeding grounds and habitats.
- 28 The provision of services, including power, water, effluent and waste disposal, access roads and tracks should be sited on areas already cleared of native vegetation.
- 29 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:
 - (a) provides an important habitat for wildlife or shade and shelter for livestock
 - (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities
 - (c) provides an important seed bank for indigenous vegetation
 - (d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views
 - (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture
 - (f) is growing in, or is characteristically associated with a wetland environment.
- 30 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.
- 31 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:
 - (a) provision for linkages and wildlife corridors between significant areas of native vegetation
 - (b) erosion along watercourses and the filtering of suspended solids and nutrients from run-off
 - (c) the amenity of the locality

- (d) bushfire potential
 - (e) the net loss of native vegetation and other biodiversity.
- 32 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with vegetation indigenous to the local area to ensure that there is not a net loss of native vegetation and biodiversity.
- 33 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.
- 34 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.
- 35 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.
- 36 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

- 37 Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.
- 38 Development should be designed and sited to prevent erosion.
- 39 Development should take place in a manner that will minimise alteration to the existing landform.
- 40 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.
- 41 Development outside of a residential zone should be located a minimum of 50 metres from a watercourse.

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

- 6 Neighbourhood parks should be at least 0.5 hectares and generally closer to 1 hectare in size, and provided within 500 metres of households that they serve.
- 7 Local parks should generally be a minimum of 0.2 hectares in size, and should be centrally located within a residential area, close to schools, shops and generally within 300 metres of households that they serve.
- 8 No more than 20 per cent of land allocated as public open space should:
 - (a) have a slope in excess of 1 in 4
 - (b) comprise creeks or other drainage areas.
- 9 Signage should be provided at entrances to and within 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 sited, designed 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 sited 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 Coastal townships that:
 - (a) provide a diverse range of services for residents and visitors
 - (b) facilitate sustainable economic activities in pursuit of fishing, aquaculture and tourist industries.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 3 The economic base of the region should be expanded in a sustainable manner.
- 4 Urban development should form a compact extension to an existing built-up area.
- 5 Ribbon development should not occur along the coast, water frontages or arterial roads as shown on *Overlay Maps - Transport*.
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.
- 9 Not more than one dwelling should be constructed on an allotment in a rural area (outside of a township or settlement) with the exception of accommodation for tourism, dependent persons or short term workers.
- 10 Development should be undertaken in accordance with the *Concept Plan Maps* [Ced/1](#), [Ced2](#), [Ced/3](#), [Ced/4](#) and [Ced/5](#).

Outdoor Advertisements

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The location, siting, design, materials, size, and shape of advertisements and/or advertising hoardings should be:
 - (a) consistent with the predominant character of the urban or rural landscape
 - (b) in harmony with any buildings or sites of historic significance or heritage value in the area
 - (c) coordinated with and complement the architectural form and design of the building they are to be located on.
- 2 The number of advertisements and/or advertising hoardings associated with a development should be minimised to avoid:
 - (a) clutter
 - (b) disorder
 - (c) untidiness of buildings and their surrounds.
- 3 Buildings occupied by a number of tenants should exhibit coordinated and complementary advertisements and/or advertising hoardings to identify the tenants and their type of business.
- 4 The content of advertisements should be limited to information relating to the legitimate use of the associated land.
- 5 Advertisements and/or advertising hoardings should:
 - (a) be completely contained within the boundaries of the subject allotment
 - (b) be 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.
- 9 Advertisements should be designed to conceal their supporting advertising hoarding from view.
- 10 Advertisements should convey the owner/occupier and/or generic type of business, merchandise or services using simple, clear and concise language, symbols, print style and layout and a small number of colours.
- 11 Advertisements which perform a secondary role in identifying the business, goods or services should only be readable in the immediate vicinity of the site.
- 12 Outside of townships and country settlements advertisements other than traffic signs, tourist signs or advertisements on an existing tourist information bay display board, should not be erected in road reserves.

Safety

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

Freestanding Advertisements

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

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

Flags, Bunting and Streamers

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

Advertising along Arterial Roads

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

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 (nonstakeholder) dwellings and tourist accommodation
 - (ii) setback at least 2000 metres from defined and zoned township, settlement or urban areas (including deferred urban areas)
 - (iii) regularly spaced
 - (iv) uniform in colour, size and shape and blade rotation direction
 - (v) mounted on tubular towers (as opposed to lattice towers)
 - (b) provision of vegetated buffers around substations, maintenance sheds and other ancillary structures.
- 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 striking of birds and bats.

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

Residential Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Residential allotments and sites should have the appropriate orientation, area, configuration and dimensions to accommodate:
 - (a) the siting and construction of a dwelling and associated ancillary outbuildings
 - (b) the provision of landscaping and private open space
 - (c) convenient and safe vehicle access and off street parking
 - (d) passive energy design.
- 2 Buildings on battleaxe allotments or the like should be single storey and be designed to maintain the privacy of adjoining properties.
- 3 Residential allotments should be of varying sizes to encourage housing diversity.
- 4 Development should have a minimum site area of 600 square metres for detached dwellings and a minimum of 450 square metres for any other dwelling type, unless otherwise specified in the zone or policy area provisions.

Design and Appearance

- 5 Where a dwelling has direct frontage to a street the dwelling should be designed to provide surveillance and address the street.
- 6 Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.
- 7 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.
- 8 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.
- 9 Residential development should be designed so that as much rainwater as possible is retained on site through the collection of roof run-off in rainwater tanks and provision of at least one tank per dwelling for rainwater storage.
- 10 A dwelling which is not connected to or not readily capable of connection to a reticulated water supply should be supplied with rainwater from tanks with a total minimum capacity of 45 000 litres.
- 11 Roofs, verandas and metal wall cladding of buildings should be of galvanised iron finish or colour coated.
- 12 Where more than one dwelling is located on an allotment:
- (a) a setback of at least 9 metres should be provided between dwellings where windows or balconies or habitable rooms face each other and where there is no fence or screen wall between the dwellings
 - (b) fences between private open space and adjoining sites or common property should be a minimum of 1.8 metres high above finished ground level
 - (c) the bedrooms of a dwelling should not be located facing the living or service area of an adjoining dwelling.

Garages, Carports and Outbuildings

- 13 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- 14 Garages and carports facing the street should not dominate the streetscape.
- 15 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	110 square metres
Maximum building height	6 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side boundaries	0 metres
Minimum setback from rear boundaries	0 metres
Minimum setback from a public road or public open space area	6 metres
Minimum setback from a secondary road frontage	3 metres

Street and Boundary Setbacks

- 16 Dwellings should be set back from allotment or site boundaries to:
- (a) contribute to the desired character of the area

- (b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.
- 17 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.
- 18 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.
- 19 Carports and garages should be set back from road and building frontages so as to:
- (a) contribute to the desired character of the area
 - (b) not adversely impact on the safety of road users
 - (c) provide safe entry and exit
 - (d) not dominate the appearance of dwellings from the street.
- 20 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metre
Minimum setback from rear boundary	0 metres
Maximum building height (from natural ground level)	9 metres

- 21 Dwellings constructed to the side boundary should:
- (a) not contain any windows, doors or other openings in the wall situated on the boundary
 - (b) not contain a wall greater than 15 metres long on the boundary
 - (c) not contain a wall greater than 3 metres high on the boundary.

Site Coverage

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

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

Private Open Space

- 23 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.
- 24 Dwellings should have associated private open space of sufficient area and shape to be functional, taking into consideration the likely needs of the occupant(s), the location of the dwelling, and the dimension and gradient of the site.
- 25 Dwellings, particularly those with ground-level habitable rooms should include private open space that conforms to the requirements identified in the following table:

Site area of dwelling	Minimum area of private open space	Provisions
250 square metres or greater	20 per cent of site area	<p>Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater.</p> <p>One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1 in 10.</p>
Less than 250 square metres	35 square metres	<p>Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater.</p> <p>One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1 in 10.</p>

- 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) 2.0 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 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) garbage and recyclable material storage areas away from dwellings
 - (d) external clothes drying areas, which are readily accessible to each dwelling and complement the development and streetscape character for dwellings which do not incorporate ground level private open space.

Visual Privacy

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

Noise

- 32 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.
- 33 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.
- 34 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.
- 35 External noise and light intrusion to bedrooms should be minimised by separating or shielding these rooms from:
- (a) active communal recreation areas, parking areas and vehicle access ways
 - (b) service equipment areas on the same or adjacent sites.

Car Parking and Access

- 36 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.
- 37 On-site parking should be provided having regard to:
- (a) the number, nature and size of proposed dwellings
 - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
 - (c) the anticipated mobility and transport needs of the likely occupants, particularly groups such as aged persons
 - (d) availability of on-street car parking
 - (e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).
- 38 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.
- 39 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.
- 40 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.
- 41 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.
- 42 Caravans should not be used for permanent occupancy except in caravan parks. The use of caravans outside of these areas should be undertaken only where required to facilitate the construction of a dwelling.

Undercroft Garaging of Vehicles

- 43 Undercroft garaging of vehicles should occur only where:
- (a) the overall height and bulk of the development does not adversely impact on streetscape character or the amenity of adjacent properties
 - (b) vehicles can safely exit from the site without compromising pedestrian safety or causing conflict with other vehicles
 - (c) driveway gradients provide for safe and functional entry and exit

- (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath
 - (e) openings into undercroft garage areas are designed to integrate with the main building so as to minimise visual impact
 - (f) incorporate adjacent landscaping, mounding and/or fencing to improve its presentation to the street and to adjacent properties
 - (g) the overall streetscape character of the locality is not adversely impaired (eg visual impact, building bulk, front setbacks relative to adjacent development).
- 44 Semi-basement or undercroft car parking should be suitably integrated with building form.
- 45 In the case of semi-basement car parks where cars are visible, adequate screening and landscaping should be provided.

Dependent Accommodation

- 46 Dependent accommodation (ie accommodation for dependent persons where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
- (a) the site is of adequate size and configuration
 - (b) the accommodation has a small floor area relative to the associated main dwelling
 - (c) adequate outdoor space is provided for the use of all occupants
 - (d) adequate on-site car parking is provided
 - (e) the building is designed to, and comprises colours and materials that will, complement the original dwelling.
- 47 Requirements for parking and private open space areas may be reduced where two dwellings are erected on an allotment, either in the form of a group dwelling, residential flat building, or second dwelling on an allotment, provided that:
- (a) one of the dwellings on the allotment does not exceed 60 square metres in floor area
 - (b) there is a useable shared open space area that exceeds 80 square metres.

Residential Parks

- 48 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.
- 49 Residential parks should be designed to:
- (a) minimise potential conflicts between long-term residents and short-term tourists
 - (b) protect the privacy and amenity of occupants through landscaping and fencing
 - (c) minimise traffic speeds and provide a safe environment for pedestrians
 - (d) include centrally located recreation areas.
- 50 Residential parks should be extensively landscaped to enhance the appearance of the locality, with a landscape buffer around the perimeter of the site.

- 51 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.

Swimming Pools and Outdoor Spas

- 52 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.

Communal Open Space

- 53 Communal open space and any required facilities should be designed according to projected user needs taking into account:
- (a) the overall housing density
 - (b) the quality and extent of alternative public or private open space
 - (c) the relationship to adjoining open space areas
 - (d) the need to distinguish communal open space clearly from public or private open space
 - (e) future maintenance requirements
 - (f) the need to maintain the privacy of nearby dwellings
 - (g) the need for landscaping to enhance a sense of enclosure of communal open spaces, while allowing informal surveillance and meeting security needs.

Short-Term Workers Accommodation

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Siting and Visibility

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

- 7 Driveways and access tracks should be designed and constructed to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms, and be surfaced with dark materials.
- 8 Development should be screened through the establishment of landscaping using locally indigenous plant species:
 - (a) around buildings and earthworks to provide a visual screen as well as shade in summer, and protection from prevailing winds
 - (b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads
 - (c) along the verges of new roads and access tracks to provide screening and minimise erosion.

Sloping Land

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Supported Accommodation

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Supported accommodation (including nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses) should be:
 - (a) located within walking distance of essential facilities such as convenience shops, health and community services and public and community transport.
 - (b) located where on-site movement of residents is not unduly restricted by the slope of the land
 - (c) 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 to meet the needs of residents.
- 2 Supported accommodation should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents that include:
 - (a) ground-level access or lifted access to all units
 - (b) internal communal areas and private spaces
 - (c) an interesting and attractive outlook from units and communal areas for all residents, including those in wheelchairs
 - (d) useable recreation areas for residents and visitors, including visiting children
 - (e) adequate living space allowing for the use of wheelchairs with an attendant
 - (f) spaces to accommodate social needs and activities, including social gatherings, internet use, gardening, keeping pets, preparing meals and doing personal laundry
 - (g) storage areas for items such as boats, trailers and caravans
 - (h) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles
 - (i) mail boxes and waste disposal areas within easy walking distance of all units.
- 3 Access roads within supported accommodation developments should:
 - (a) not have steep gradients
 - (b) provide convenient access for emergency vehicles, visitors and residents
 - (c) provide space for manoeuvring cars and community buses

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

Telecommunications Facilities

OBJECTIVES

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

Tourism Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Tourism Development in Association with Dwelling(s)

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

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

Tourism Development Outside Townships

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

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

Caravan and Tourist Parks

- 18 Caravan and tourist parks that are primarily designed to cater for tourists should incorporate contemporary best practice environmentally design features
- 19 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.
- 20 Caravan and tourist parks should be landscaped to enhance the appearance of the locality, with a landscape buffer around the perimeter of the site.
- 21 On-site visitor parking 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
 - (d) be provided at the rate of:
 - (i) one space per 10 sites to be used for accommodation for parks with less than 100 sites
 - (ii) one space per 15 sites to be used for accommodation for parks with greater than 100 sites.
- 22 Long-term occupation of caravan parks should not lead to the displacement of existing tourist accommodation, particularly in important tourist destinations, such as in coastal or riverside locations.

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

Cycling and Walking

- 14 Development should provide access, and accommodate multiple route options, for cyclists by enhancing and integrating with open space networks, recreational trails, parks, reserves and recreation areas.
- 15 Cycling and pedestrian networks should be designed to be permeable and facilitate direct and efficient passage to neighbouring networks and facilities.
- 16 New developments should give priority to and not compromise existing designated bicycle routes. Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 17 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.
- 18 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.
- 19 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

- 20 Development should have direct access from an all weather public road.
- 21 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.
- 22 Development should not restrict access to publicly owned land.
- 23 The number of vehicle access points onto arterial roads as shown on *Overlay Maps - Transport* should be minimised, and where possible access points should be:
 - (a) limited to local roads
 - (b) shared between developments.
- 24 The number of access points for cyclists and pedestrians onto all adjoining roads should be maximised.
- 25 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.
- 26 Driveways, access tracks and parking areas should be designed and constructed to:
 - (a) follow the natural contours of the land
 - (b) minimise excavation and/or fill
 - (c) minimise the potential for erosion from run-off
 - (d) avoid the removal of existing vegetation
 - (e) be consistent with Australian Standard AS 2890 - Parking facilities.
- 27 Development and associated points of access and egress should not create conditions that cause interference with the free flow of traffic on adjoining roads. In particular, direct access points to the Eyre Highway should be avoided.

Access for People with Disabilities

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

Vehicle Parking

- 30 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with [Table Ced/1 - Off Street Vehicle Parking Requirements](#).
- 31 Development should be consistent with Australian Standard AS 2890 - Parking facilities.

- 32 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.
- 33 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.
- 34 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.
- 35 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.
- 36 Parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 37 Stormwater from parking areas should be collected for reuse, with overflow discharged to the Council stormwater system.
- 38 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 re-use
 - (f) treating waste to reduce the potentially degrading impacts
 - (g) disposing of waste in an environmentally sound manner.
- 2 The storage, treatment and disposal of waste materials from any development should be achieved without risk to health or impairment of the environment.
- 3 Development should avoid or minimise as far as practical, the discharge or deposit of waste (including 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) sited 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) sited on an impervious sealed area graded to a collection point in order to minimise the movement of any solids or contamination of water

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

Wastewater

- 7 The disposal of wastewater to land should only occur where methods of wastewater reduction and reuse are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.
- 8 Wastewater storage lagoons should not be sited in any of the following areas:
 - (a) within land subject to a 1 in 100 year average return interval flood event
 - (b) within 50 metres of the top of the bank of a watercourse
 - (c) within 500 metres of the coastal high water mark
 - (d) where the base of the lagoon would be below any seasonal water table.
- 9 Wastewater storage lagoons should be avoided within a water protection area within the meaning of Part 8 of the *Environment Protection Act 1993*.
- 10 Wastewater storage lagoons should be sufficiently separated from adjacent land uses that may be sensitive to adverse odours.
- 11 Wastewater storage lagoons should be designed and constructed in accordance with the current *Environment Protection (Water Quality) Policy*.

Waste Treatment Systems

- 12 Development that produces any effluent should be connected to an approved waste treatment system which may include sewage, community wastewater management systems, or on-site wastewater treatment and disposal methods.
- 13 The methods for, and siting of, effluent and waste storage, treatment and disposal systems should minimise the potential for environmental harm and adverse impacts on:
 - (a) the quality of surface and groundwater resources
 - (b) public health
 - (c) the amenity of a locality
 - (d) sensitive land uses.
- 14 Waste treatment should only occur where the capacity of the treatment facility is sufficient to accommodate likely maximum daily demands including a contingency for unexpected high flows and breakdowns.
- 15 Any domestic waste treatment system or effluent drainage field should be located within the allotment of the development that it will service.
- 16 A dedicated on-site effluent disposal area should not include any areas to be used for, or could be reasonably foreseen to be used for, private outdoor open space, driveways, car parking or outbuildings.

- 17 The spreading or discharging of treated liquid or solid waste onto the ground should only occur where the disposal area consists of soil and vegetation that has the capacity to store and use the waste without contaminating soil or surface or ground water resources or damaging crops.
- 18 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works and concrete batching works should have a wastewater management system that is designed so as not to discharge wastes generated by the premises:
 - (a) into any waters
 - (b) onto land in a place where it is reasonably likely to enter any waters by processes such as:
 - (i) seepage
 - (ii) infiltration
 - (iii) carriage by wind, rain, sea spray, or stormwater
 - (iv) the rising of the watertable.

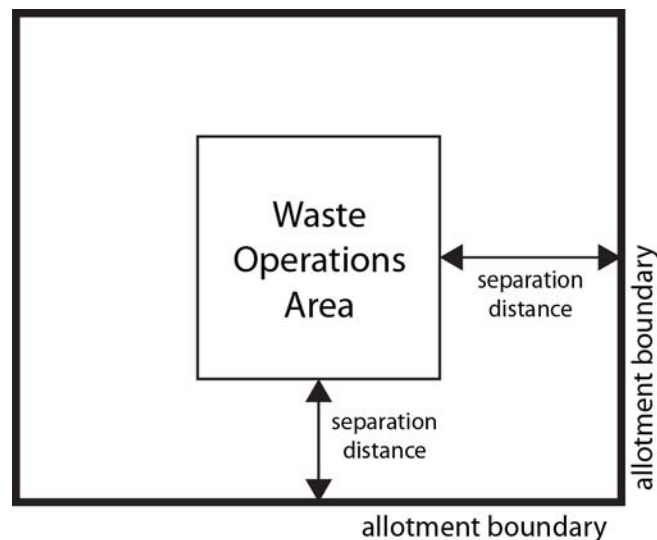
Waste Management Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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



- 5 Residential development should not be established on land within 800 metres of a waste management facility.
- 6 Only land uses and activities that are compatible with both a waste management facility and any adjacent land uses may be sited within the separation distance.
- 7 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.

- 8 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.
- 9 Landscaping should be provided to screen views of the processing facilities and operational areas.
- 10 Waste management sites should be accessed by appropriately constructed and maintained roads.
- 11 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.
- 12 Suitable access for emergency vehicles should be provided to and within waste management site.
- 13 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.
- 14 Plant, equipment or activities that could cause a potential hazard to the public should be enclosed by a security fence.
- 15 Litter control measures that minimise the incidence of wind blown litter should be provided.
- 16 The waste operations area of a landfill or organic waste processing facility should be sited at least:
 - (a) 3 kilometres from an airport used by commercial aircraft to minimise the risk of bird strikes to aircraft
 - (b) 1.5 kilometres from an airport used by piston aircraft
 - (c) 500 metres from:
 - (i) the boundaries of the allotment
 - (ii) the nearest dwelling, shop, office, public institution or other building designed primarily for human occupation in the case of an organic waste processing facility for the composting of waste
 - (d) 250 metres from a public open space reserve, forest reserve, national park, conservation zone or policy area
 - (e) 100 metres from:
 - (i) the nearest surface water (whether permanent or intermittent)
 - (ii) a 1 in 100 year average return interval flood event area.
- 17 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.

- 18 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 mg/L total dissolved salts
 - (ii) 5 metres of groundwater with a water quality of 3000 to 12 000 mg/L total dissolved salts
 - (iii) 2 metres of groundwater with a water quality of greater than 12 000 mg/L total dissolved salts.
- 19 Where required, a leachate barrier should be provided between the operational areas and underlying soil and groundwater.
- 20 Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should make sustainable use of landfill gas emissions. For smaller landfill activities, if the sustainable use of the landfill gas emissions is not practical or feasible, flaring should be used to avoid gases being vented directly to the air.

Zone Section

Airfield Zone

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

OBJECTIVES

- 1 A zone primarily accommodating aircraft operations, passenger terminals, airport and aviation-related light industrial, service industrial, warehouse and storage purposes.
- 2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone's primary purpose is to accommodate the future growth and development of the Ceduna Airport. Given the significance of the airport for the greater region, it is envisaged that undeveloped land in the vicinity will be held in abeyance to facilitate any future expansion of its operations.

Business and enterprise development that is not related to airport operations is only envisaged where it will maintain and facilitate the economic use of the land and will be compatible with the current and future use of the land for airport activities

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - air freight logistics and storage facilities
 - air passenger or air freight terminal
 - aircraft related facilities
 - airport
 - fuel depot
 - light industry ancillary to and in association with aviation activities
 - offices within or adjacent the terminal building
 - recreation area
 - service industry ancillary to and in association with aviation activities
 - shop within or adjacent the terminal building
 - warehouse ancillary to and in association with aviation activities.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Development that would be adversely affected by noise and other hazards caused by airport activities should not be undertaken in the zone.
- 4 Development should not impede the use of the zone for aviation purposes.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Commercial and light industrial development located on the airport site should:
 - (a) facilitate the more efficient operation of the airport

- (b) be sited in defined clusters
- (c) not adversely affect the amenity of surrounding land uses
- (d) be located in close proximity to the terminal building but having regard to future expansion of the terminal.

7 Development within the zone should use the existing airport access road and not gain additional access directly from the Eyre Highway.

Land Division

8 Land should not be divided except for the realignment of allotment boundaries where this assists in the more efficient operation and use of the airport.

Deferred Aviation Policy Area 1

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

OBJECTIVES

- 1 A policy area accommodating land for future airport operations.
- 2 A policy area primarily accommodating rural uses such as broadacre cropping and grazing that will not prejudice the future development of the land for aviation purposes.
- 3 Development that maintains the open character and form of the land within the policy area so as not to compromise ongoing and future airport operations.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - airport infrastructure
 - broadacre cropping
 - grazing.
- 2 Development should not be undertaken if it will be prejudicial to the use of the land for aviation purposes.
- 3 Buildings and structures, other than for aviation, should not be developed within this policy area.
- 4 Development should be designed and located to maintain the safe operation of the airport.
- 5 Development which would be adversely affected by noise and other hazards caused by aircraft movements should not be undertaken.

Land Division

- 6 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 policy area.
- 7 The alteration of allotment boundaries should occur only to:
 - (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 or aviation uses.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Community centre	
Consulting room	
Dwelling	
Educational establishment	Except where ancillary to and in association with aviation activities.
General industry	
Hospital	
Hotel	
Intensive animal keeping	
Land division	Except where no additional allotments are created.
Motel	
Nursing home	
Place of worship	
Pre-school	
Shop or group of shops	Except where: <ul style="list-style-type: none"> (a) located within or adjacent to a terminal building (b) the total gross leasable floor area is less than 150 square metres.
Special industry	
Tourist accommodation	
Waste reception, storage, treatment or disposal	

Public Notification

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

Aquaculture Zone

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

OBJECTIVES

- 1 A zone primarily for land-based facilities required to service marine-based aquaculture farms and for intensive animal keeping in the form of aquaculture, including associated support facilities.
- 2 Development sited and designed to minimise potential off-site impacts.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

A zone that supports the presence and growth of on-land aquaculture, land-based facilities for marine aquaculture and aquaculture-related support facilities.

Development comprising indoor and outdoor storage; processing and wash-down areas; and a caretaker's residence will be an integral component of the zone. Support facilities are envisaged to include light industrial activities such as the cleaning, washing, packing or adapting for sale of any fish or marine produce and the small-scale manufacture, maintenance or repair of infrastructure used in aquaculture, plus the storage of boats, vehicles and equipment associated with aquaculture activities. Development may also provide limited value adding opportunities such as visitor amenities, including shop and dining, to maximize benefits flowing from tourism and hospitality.

Development may also include limited value adding opportunities such as visitor amenities, including a small shop and dining to maximise benefits flowing from tourism and hospitality.

The built character of the zone will be necessarily varied due to the range of uses it will encompass. Notwithstanding this, it is desirable that attempts be made to achieve an integrated and consistent layout and building design throughout the zone.

The nature of the land uses envisaged in the zone is such that offsite impacts or nuisance to surrounding land uses may occur (such as the creation of dust, noise, odour, over-spray or other forms of pollution). However it is envisaged that such impacts will be minimised wherever possible, principally through the siting and design of development.

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - aquaculture hatcheries and grow out facilities, including inlet and outlet pipes and settlement ponds
 - boat launching facilities such as jetties and boat ramps
 - offices in association with and ancillary to aquaculture
 - processing and packaging facilities associated with and ancillary to aquaculture
 - storage and warehousing associated with and ancillary to aquaculture.

- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Residential or tourism development should occur only where it is in association with and ancillary to aquaculture.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 A landscaped buffer area of at least 30 metres should be provided along the road frontage and boundaries of the site where the land adjoins living, tourist accommodation, rural living or rural land uses.

Land Division

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

Smoky Bay (West) Policy Area 2

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

OBJECTIVES

- 1 On-shore aquaculture facilities directly related to marine aquaculture lease sites in the marine waters of Smoky Bay.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area serves as the focal point of oyster cultivation in Smoky Bay. This will involve the accommodation of on-shore facilities that are required for marine aquaculture lease sites in the waters of Smoky Bay and the relocation of existing aquaculture activity from the residential areas of Smoky Bay. The policy area will therefore be characterised by aquaculture in the form of the growing, harvesting, preparation (grading and cleaning of unopened oysters), packaging and storage of oysters. Associated uses may include rack/basket manufacture and storage and associated vehicle and equipment storage.

It is envisaged that development will be self-sufficient in terms of water usage in order to limit demand on the township's mains water supply. To achieve this, the collection and reuse of stormwater and wastewater will be encouraged.

In terms of built form, it is desirable that shared facilities exist for vehicle parking, washdown and loading/unloading areas, workers' amenities and on-site wastewater disposal. This will result in the more efficient use of land.

It is envisaged that a landscaped vegetation buffer of suitable trees and shrubs will be established along the perimeter of the policy area to define its boundary and screen development from public roads and adjoining land.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - offices in association with and ancillary to aquaculture
 - processing and packaging facilities associated with aquaculture
 - service industries that are ancillary to and in association with aquaculture storage
 - shops not greater than 60 square metres and in association with aquaculture
 - warehousing.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 The intensity of development should have regard to the capacity of the reticulated water supply system.
- 4 Buildings should be designed to collect roof run-off in a common balancing storage tank of sufficient capacity to accommodate either (whichever has the greater amount):
 - (a) the average annual rainfall and total roof catchment area

- (b) the daily requirements of all users in the policy area based on a maximum of 2000 litres for each user.
- 5 Development should incorporate a stormwater management scheme that encourages on-site water harvesting for the maintenance of landscaped areas.
- 6 Development should include a vegetation buffer around the perimeter of the policy area to screen development from public roads and other land.
- 7 Retail development in association with and ancillary to aquaculture is appropriate.

Smoky Bay (Coastal) Policy Area 3

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

OBJECTIVES

- 1 The upgrading of existing dwellings to assist environmental improvements relating to energy use, water use and quality, and wastewater and effluent disposal.
- 2 Development of onshore aquaculture facilities and caretaker/manager accommodation associated with existing aquaculture leases.
- 3 Land preserved for development that requires a coastal location while protecting natural features of the coast, including visual amenity, landforms, fauna and flora.
- 4 Land subject to inundation or susceptible to erosion kept free of development.
- 5 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area is to be characterised by marine-based aquaculture development to support off-shore oyster farming, which is an important industry in the Ceduna area. On-shore facilities, including indoor and outdoor storage and processing areas and a caretaker's residence, are integral to marine aquaculture and are therefore anticipated in this policy area. It is desirable that operators are able to establish these facilities as close as practicable to the lease sites.

Land within this policy area will provide an opportunity for development that supports and provides the necessary infrastructure and facilities required for the efficient and effective operation of marine aquaculture leases or licences.

Development should not impede coastal biodiversity, restrict change in response to natural influences or interfere with natural processes of deposition and erosion. Development should be constructed in a manner that is compatible with the area's scenic qualities and does not compromise the coastal environment in terms of its scale, form, appearance, or colours and textures of materials. As this policy area is at the entrance to Smoky Bay, buildings and land should be presented in a manner that visually enhances this area, with landscaping and screening of larger, bulkier buildings and structures.

Parts of the policy area are at risk of coastal flooding and erosion and this risk will increase in the event of future sea level rise due to climate change.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area that are additional to the zone:
 - coast protection works
 - dwelling in association with aquaculture
 - offices in association with and ancillary to aquaculture
 - processing and packaging facilities associated with aquaculture
 - storage and warehousing associated with aquaculture.

Hazards

- 2 Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:
 - (a) site levels are at least 3.0 metres Australian Height Datum
 - (b) building floor levels are at least 3.25 metres Australian Height Datum
 - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Development should be in accordance with the [Concept Plan Map Ced/2 - Aquaculture Facility](#).
- 5 Coastal sand dunes and other environmentally sensitive areas should be kept free of development and the effects of neighbouring development.
- 6 Development should use access to roads as shown on [Concept Plan Map Ced/2 - Aquaculture Facility](#), which are to be developed in a coordinated and orderly manner so as to provide access to marine launching facilities further to the west within the Coastal Open Space Zone.
- 7 New sheds or dwellings associated with the management of the aquaculture leases should:
 - (a) ensure access to a public road is available or provided to each allotment
 - (b) result in allotment boundaries being located where interference with trees, mangroves and other vegetation is minimal
 - (c) in the case of a dwelling, not occur unless the dwelling is developed on the same allotment as an onshore aquaculture facility.
- 8 Development (including land division where relevant) should be landscaped with locally indigenous species in order to enhance the amenity of the area and to screen buildings from public view.

Land Division

- 9 Land division should be in accordance with [Concept Plan Map Ced/2 - Aquaculture Facility](#).
- 10 Land division should only be undertaken to achieve either of the following:
 - (a) the creation of a road or public reserve
 - (b) the accommodation of onshore aquaculture development or associated activities, including an associated dwelling, where the allotments created are greater than one hectare.
- 11 Land division creating an allotment for the purposes of a dwelling should only occur where:
 - (a) a marine aquaculture licence or lease has been secured or is in operation
 - (b) the intended occupant(s) of the dwelling are employees of the on-shore aquaculture facilities within the policy area or are associated with the caretaking/management of those facilities.

Enterprise Policy Area 4

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

OBJECTIVES

- 1 Aquaculture development that supports the aquaculture industry and provides a gateway to the town of Denial Bay.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area is situated at the northern end of Denial Bay, adjacent to the main access route to the township. It consists of some aquaculture facilities and allotments of varying sizes. The policy area is considered a good location for the future clustering of onshore aquaculture facilities and has the potential to be a tourism focus by acting as a gateway to Denial Bay. Tourism development that facilitates this goal is anticipated.

The design, scale and materials used in the aquaculture storage and processing facilities should be compatible with the coastal amenity of the area and relate to the natural environment in the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwellings in association with aquaculture
 - processing and packaging facilities associated with aquaculture
 - small scale retailing in associated with aquaculture
 - stores.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should adhere to the following design provisions:
 - (a) roofs should be gabled, with a minimum pitch of 30 degrees
 - (b) roofs and walls should be clad with painted new steel sheet cladding or precoloured metal decking in a neutral colour (other than white)
 - (c) electricity infrastructure should be placed underground
 - (d) cut and fill should not exceed 900 cubic metres.
- 4 Advertisements should:
 - (a) not exceed the height of buildings on the site, up to a maximum of 6 metres
 - (b) have a maximum advertisement area of three square metres
 - (c) be on a pylon or freestanding.

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	Except where for conservation or tourist information purposes.
Amusement machine centre	
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except in association with and ancillary to aquaculture.
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	Except for the purposes of aquaculture hatcheries and grow out facilities.

Form of Development	Exceptions
Land division	<p>Except in the Smoky Bay (Coastal) Policy Area 3 where the division:</p> <ul style="list-style-type: none"> (a) is for the creation of an allotment that has a minimum area of 1 ha for the purpose of accommodating a person/s employed for caretaking or management of an onshore aquaculture facility on the same allotment as the dwelling (b) is for the creation of an allotment that has a minimum area of 1 ha for the purpose of an aquaculture storage or processing facility (c) is for the purpose of adjustment or rationalisation of existing allotment boundaries to suit the intended use of the land provided the use is consistent with the objectives for the zone.
Motel	
Motor repair station	
Nursing home	
Office	<p>Except where it is:</p> <ul style="list-style-type: none"> (a) in association with and ancillary to aquaculture (b) located on the same allotment as the aquaculture development.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop	<p>Except where:</p> <ul style="list-style-type: none"> (a) the total floor area is less than 60 square metres (b) it is in association with and ancillary to aquaculture (c) it is located on the same allotment as the aquaculture facility.
Stadium	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	
Waste reception, storage, treatment or disposal	Except in association with and ancillary to aquaculture.
Wrecking yard	

Public Notification

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

In addition, the following forms of development are designated:

Category 1	Category 2
Aquaculture	

Caravan Park and Tourist Park Zone

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

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 and cabins surrounded by open landscaped areas.
- 3 Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins. As such, the presence of conventional (permanent) buildings will be relatively low.

It is envisaged that buildings will predominantly be single-storey and blend in with the natural coastal environment. Vegetation buffers and landscaping will be important in integrating the caravan park:

- into the landscape
- providing screening from surrounding land uses
- reducing visual and noise impacts
- providing privacy for park users.

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - amenity blocks, including showers, toilet and laundry facilities
 - caravan park
 - cabins
 - caravans
 - camping grounds
 - recreation area
 - tourist park.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 A minimum of 12.5 per cent of the site should comprise communal open space, landscaped areas and recreation areas.
- 4 Permanent buildings should be limited to a dwelling (manager's house), shop, restaurant, community or recreational facility and toilets/amenities.

- 5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 6 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.

Car Parking and Access

- 7 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.
- 8 Every caravan, cabin and dwelling site should be greater than 81square metres in area.

Street and Boundary Setbacks

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

Natural Hazards

- 10 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

- 11 No additional allotments should be created wholly or partly within 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
Amusement machine centre	
Bus depot	
Cemetery	
Commercial forestry	
Community centre	Except where in association with and ancillary to tourist accommodation.
Consulting room	
Crematorium	
Dairy	

Form of Development	Exceptions
Dam	
Detached dwelling	Except for one detached dwelling.
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	Except where no additional allotments are created.
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	
Restaurant	Except where: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation.
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	

Form of Development	Exceptions
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*.

Coastal Conservation Zone

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

OBJECTIVES

- 1 To enhance and conserve the natural features of the coast, including visual amenity, landforms, fauna and flora.
- 2 To protect the structure and function of coastal ecosystems.
- 3 To protect areas of high conservation value such as sand dunes, mangroves and wetlands from development.
- 4 Low-intensity recreational and tourist accommodation located where environmental impacts on the coast will be minimal.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone is to remain as a predominately natural landscape containing coastal features and habitats such as mangroves, wetlands, salt marshes, beaches, sand dunes, cliff tops and native vegetation.

Those parts of the zone at risk from coastal hazards such as flooding, erosion and acid sulfate soils are kept free from development. Road construction should be minimal and limited to that which is required to access a car park. Access over dunes and beaches should be pedestrian only, using boardwalks to protect sand dunes from erosion. Vegetation varies from sparse on predominantly sandy dune systems and beaches to densely vegetated dune systems, samphire (tidal marsh) and mangrove areas.

A topography that varies from relatively flat, low-lying and high cliff formations such as that at Point Brown to low profile, small dune systems such as those located at Acraman Creek and undulating larger dune systems such as those located at Davenport Creek. Development should ensure that the morphology of rivers, estuaries, lagoons and coastal outlets should be allowed to change in response to natural influences and interface with the natural processes of deposition and erosion.

This is an area where development and public enjoyment needs are balanced with the conservation of the coastal environment to ensure that the coastal environment is protected and biodiversity maintained. This may involve locations such as Wytchelbee National Park, Laura Bay National Park, Pureba National Park and Davenport Creek, which are predominantly set aside for conservation. Public access is well managed in these areas to minimise impacts on the sensitive coastal environment.

Development that borrows from, and complements, the natural landscape in form and scale, and in building materials, textures, colours and tones, to ensure that the natural elements of the site/locality remain dominant to any introduced elements.

The zone includes only a limited number of 'iconic', nature-based/eco-tourism developments. These developments should provide experiences that relate to the natural environment, whether for relaxation, discovery and/or adventure, and meet the needs of tourists and the people who live in the region, while protecting and enhancing opportunities for the future. These developments should achieve excellence in environmental protection and management by ensuring their impacts on the ecology and natural environment are minimal and their design complements the natural environment, site features and conditions.

Yarilena/Betts Corner Policy Area specifically provides for Aboriginal Group Dwellings.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - conservation works
 - interpretive signage and facilities
 - nature-based/eco-tourist accommodation.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Buildings and structures should mainly be for essential purposes, such as shelters and toilet facilities associated with public recreation, navigation purposes or necessary minor public works.
- 4 Development involving the removal of shell grit or sand, other than for coastal protection works purposes, or the disposal of domestic and industrial waste should not be undertaken.
- 5 Aquaculture inlet and outlet pipes are anticipated in the zone, where the adjoining land is located in an aquaculture zone, or where the environmental impacts will be minimal.

Form and Character

- 6 Development should be undertaken only if it is consistent with the desired character for the zone.
- 7 Development should be designed and sited to support the conservation and enhancement of the coastal environment and scenic beauty of the zone.
- 8 Development should:
 - (a) not adversely impact on the ability to maintain the coastal frontage in a stable and natural condition
 - (b) be landscaped with locally indigenous plants to enhance the amenity of the area and screen buildings from public view
 - (c) use low-reflective materials externally and finishes that minimise glare and blend in with the landscape
 - (d) not require retaining walls or the excavation and/or filling of land unless it can be demonstrated that it will reduce the visual impact of buildings
 - (e) use natural materials where possible that reflect the natural setting, such as stone, timber and rammed earth
 - (f) have a maximum building height of 6 metres above existing ground level.
- 9 Where public access is necessary in sensitive locations, boardwalks and fencing should be provided to focus access along defined paths.
- 10 Development should:
 - (a) be self-sufficient in terms of infrastructure and services, such as water, electricity and sewage and waste disposal, unless existing infrastructure is available that can accommodate the projected demand from the development
 - (b) minimise impacts on the natural surrounding environment by containing construction within a tightly defined site boundary
 - (c) not obscure existing views to coastal features or be visibly prominent from key public vantage points, including public roads or car parking areas

- (d) avoid areas that may endanger or threaten important nesting or breeding areas or the movement/migration patterns of fauna.
- 11 Tourist accommodation should be limited to nature-based development that contributes to the local economy, complements the natural landscape and has minimal impact on the natural environment
- 12 Tourist accommodation should be designed to minimise the potential conversion of buildings into dwellings such as through shared facilities, grouped accommodation and/or shared parking.
- 13 Car parking and access points to development should, wherever practicable, be:
 - (a) constructed of a permeable surface
 - (b) located on cleared land or along property boundaries to avoid the unnecessary removal of important native vegetation.
- 14 Pedestrian and cycle paths should be clearly defined and constructed of compacted gravel or timber. Where possible paths should be elevated from the ground to minimise erosion and the disturbance to flora and fauna.
- 15 Parking for tourist accommodation should be:
 - (a) a maximum of one space per tourist accommodation unit, plus parking for employees
 - (b) grouped in one location, unless it can be demonstrated that an alternative arrangement will reduce the impact on the natural environment
 - (c) located in an area where minimal vegetation clearance is required.
- 16 Alterations to existing dwellings should assist environmental improvements, including by the provision of approved waste control systems and effluent disposal, building setbacks and site coverage requirements, and reduction of the level of hazard risk.
- 17 Outbuildings, rainwater tanks and open-sided garden structures should only be developed in association with an existing dwelling.
- 18 Outbuildings in association with a dwelling should be limited to two buildings per allotment, and each building should not exceed 110 square metres in total floor area.
- 19 Replacement dwellings should be substantially located on the same site as the existing dwelling unless, it can be demonstrated that a greater environmental benefit can be achieved through alternative siting.

Land Division

- 20 Land should not be divided unless either of the following applies:
 - (a) the division would create an allotment greater than 5 hectares to accommodate an existing tourist accommodation development
 - (b) the division would not create any additional allotments either wholly or partly within the zone and would not increase the number of allotments with direct access to the coast or a reserve, including through the creation of land under rights of way or community title.

Yarilena / Betts Corner Policy Area 5

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

OBJECTIVES

- 1 An area for Aboriginal group dwellings (group dwellings to be inhabited by an Aboriginal person(s)).
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area's association with the accommodation of Aboriginal people is expected to continue.

Being a coastal location, the area has qualities that are also of prime importance to natural ecosystems and the local aquaculture industry. It will be important therefore that the area is not over-developed and that environmental criteria are strictly complied with.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - Aboriginal group dwellings (group dwellings to be inhabited by an Aboriginal person(s)).
 - community buildings
 - domestic outbuildings
 - farm buildings.
- 2 Aboriginal group dwellings (group dwellings to be inhabited by an Aboriginal person(s)) should:
 - (a) be set back a minimum of 200 metres from all the allotment boundaries
 - (b) be clustered, of a low profile, and use external materials consisting of subdued external colours to minimise visual impacts
 - (c) have a maximum of 15 dwellings on one allotment other than on Section 179 where a maximum of 20 dwellings may be achieved.
 - (d) where internal roads are required these should be constructed to all-weather standards with a minimum width of 4 metres.
- 3 The maximum number of dwellings on Section 241, Hundred of Bonython should be 15.

Form and Character

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

Land Division

- 5 The allotment upon which dwellings are located should not be subsequently divided.

PROCEDURAL MATTERS

Complying Development

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

No other forms of development are complying in the zone.

Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Except in association with conservation works or for 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 either of the following purposes: (a) for administering the National Parks and Wildlife Act 1972 (b) for administering the Wilderness Protection Act 1992 (c) for Aboriginal group dwellings inhabited by (an) Aboriginal person(s) in Yarilena / Betts Corner Policy Area 5 .
Educational establishment	
Fuel depot	
Farming	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	

Form of Development	Exceptions
Land division	Except where one of the following applies: (a) it would create allotments greater than 5 hectares to accommodate an existing tourist accommodation development (b) there is: (i) no additional allotments created wholly or partly within the zone (ii) no increase in the number of allotments with frontage or direct access to the coast.
Marina	
Motel	
Motor repair station	
Nursing home	
Office	Except where used for the purposes of administering the <i>National Parks and Wildlife Act 1972</i>
Outbuilding	Except in association with an existing tourist development, dwelling, or existing building.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	Except where the development achieves all of the following: (a) is located on one allotment that is greater than 5 hectares in area (b) is located at least 25 kilometres, measured in a straight line from site boundary to site boundary, from the site of an approved or existing tourist accommodation development within the zone (c) comprises a minimum of 10 rooms and maximum of 50 rooms that could be used as bedrooms for the purposes of tourist accommodation (d) is set back a minimum of 100 metres from the High Water Mark (e) is not located on an coastal wetland, beach or frontal dune.
Warehouse	

Form of Development	Exceptions
Waste reception, storage, treatment or disposal	
Water tank	Except where in association with an existing tourist development, dwelling, or existing building.
Wrecking yard	

Public Notification

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

Coastal Open Space Zone

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

OBJECTIVES

- 1 Coastal land protected from development other than that necessary for conservation, recreational activity and public facilities.
- 2 Preservation and upgrading of the scenic character of the coastal landscape and foreshore areas fronting urban areas, townships or settlements.
- 3 Development of foreshore areas for a range of passive and active outdoor recreation activities and open space development, conservation and revegetation, in a coastal setting.
- 4 Land subject to inundation or susceptible to erosion kept free of development.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone comprises the coastal strips within the urban settlement of Ceduna, Denial Bay and Smoky Bay. Development within this zone will maintain the open space character, protect remnant coastal features, maintain appropriate coastal protection strategies, preserve public access and encourage uses that will enhance the communities' enjoyment of the coast

Although highly modified, the zone has an open feel to it which is to be maintained into the future. As such, land in the zone will be characterised more by passive recreation activities than the intensive built form common to other zones. It is therefore expected that important vistas from public land across Murat Bay and Bosanquet Bay will be maintained.

Small-scale recreation facilities (including small buildings that can be protected from coastal processes) associated with water recreation are anticipated in the zone, along with landscaping and visitor facilities that encourage use of this recreation resource.

Land at risk from coastal acid sulphate soils, flooding and erosion is to be kept free from development. The only access to beaches will be through pedestrian boardwalks that minimise impacts on the sensitive coastal environment.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - conservation works
 - jetty and boat ramp
 - recreation area
 - sporting club facilities directly related to water activities (such as sailing clubs and boat ramps)
 - toilet blocks and barbeque facilities.
- 2 The provision of facilities should be related to the demand for such facilities so as to prevent oversupply and inappropriate siting.
- 3 Development should be for public purposes and use.

- 4 Development that does not require a coastal location should not be located in the zone.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Development should not diminish the ability of the public to use and enjoy the coast or to gain access to the foreshore.
- 7 Community facilities including shelters, boat ramps, public conveniences and kiosks, should be sited in convenient and accessible locations linked to the surrounding vehicular and pedestrian movement networks.
- 8 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.
- 9 Important vistas across Murat Bay and Bosanquet Bay from public streets should not be obstructed by building development.
- 10 Car, bicycle and boat trailer parking areas should be located adjacent to sites of building development, namely jetties, sailing clubs, boat ramps and scenic lookouts, and desirably shared between users.

Land Division

- 11 Land division should not be undertaken except where it will facilitate the use of an envisaged development within the zone, no additional allotments are created and there is no increase in the number of allotments with frontage or direct access to the coast.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	
Educational establishment	

Form of Development	Exceptions
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where: <ul style="list-style-type: none"> (a) no additional allotments are created wholly or partly within the zone (b) there is no increase in the number of allotments with frontage or direct access to the coast.
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Water tank	
Wrecking yard	

Public Notification

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

Commercial Zone

Refer to the [Map Reference Table](#) 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.

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 trade premises
 - shop with a gross leasable area less than 250 square metres
 - store
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 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.

Form and Character

- 5 Development that adjoins residential areas should be screened by a landscape buffer and/or fencing.
- 6 Where access is provided to rear car parking areas, this should be jointly shared by adjacent developments.

Kuhlmann Street Policy Area 6

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

OBJECTIVES

- 1 Accommodation of large-scale uses on land associated with the transport and mining industries and associated service industries.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area will be characterised by large-scale uses of land associated with transport and mining industries and associated service industries. The availability of vacant land and the large size of land parcels will facilitate the location and development of large-scale activities with their associated requirements for extensive shedding, open storage area, and vehicle parking and manoeuvring areas.

The appearance of road edges is important. To achieve a satisfactory appearance, fencing is to comprise open wire fencing and landscaping (as opposed to solid fencing).

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - bulk handling and storage
 - petrol filling station
 - road transport terminal
 - store
 - warehousing
 - works depots.

Form and Character

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

Smoky Bay Policy Area 7

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

OBJECTIVES

- 1 Accommodation of commercial, manufacturing, service and repair uses associated with Smoky Bay, more particularly businesses that assist in supporting and facilitating rural and agricultural industries, together with the marine aquaculture industry.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area accommodates commercial, manufacturing, service and repair uses within Smoky Bay, particularly businesses that support and facilitate rural, marine aquaculture, and agricultural industries.

There is a need to provide suitable land supply for the establishment of these businesses in a coordinated and efficient arrangement that addresses a range of management, aesthetic, infrastructure and environmental issues.

In providing a suitable and cohesive location for such development, operational efficiencies are likely to be achieved. In this manner, the economic potential of the Policy Area (relative to the aquaculture industry) has a greater chance of being realised.

It is envisaged that development will be self-sufficient in terms of water usage in order to limit demand on the township's mains water supply. To achieve this, the collection and reuse of stormwater and wastewater will be encouraged.

In terms of built form, it is desirable that shared facilities exist for vehicle parking, washdown and loading/unloading areas, workers' amenities and on-site wastewater disposal. This will result in the more efficient use of land.

Development within the policy area will be screened from public roads (and adjoining land) through perimeter landscaping. The landscaping will consist of suitable trees and shrubs that complement the coastal environment and character of the area.

To protect the amenity of the policy area, development will need to give consideration to building scale, materials, colour and siting. This will be particularly important in retaining views from the Flinders Highway and the Smoky Bay entrance road.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - light industry
 - motor repair station
 - office
 - retail that is in association with and ancillary to commercial development
 - service industry
 - service trade premises
 - store
 - warehouse.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should be in accordance with [Concept Plan Map Ced/1 - Commercial!](#)
- 4 The intensity of development should have regard to the capacity of the reticulated water supply system.
- 5 Each business premises should be designed to collect roof run-off in an on-site storage tank having a capacity not less than 40 000 litres.
- 6 Development should incorporate a stormwater management scheme that encourages on-site water harvesting for the maintenance of landscaped areas.
- 7 Development should provide landscaping:
 - (a) around the perimeter of the policy area to screen development from public roads and other land
 - (b) with existing vegetation plantings maintained and enhanced using local native plant species grown from seed collected from the surrounding district.

McKenzie Street Policy Area 8

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

OBJECTIVES

- 1 Land uses that provide a focus for commercial activity while the retailing and business focus is retained in Ceduna.
- 2 Development that contributes to the desired character of the policy Area.

DESIRED CHARACTER

This policy area is the focus of the retailing and business activity in Ceduna. It constitutes one of the prime traffic and visitor entrances to the town, it is important that McKenzie Street maintain a pleasant and attractive streetscape. This will primarily be achieved through the use of on-site edge landscaping and fencing (using new materials) to conceal or break up the appearance of hard surface areas, vehicle parking and the open storage of equipment.

Development will be of a relatively small scale, although more substantial than a common residential scale. The articulation of buildings and use of architectural detailing will be used to break up the mass and dominance of buildings and thereby contribute to an improved interface between streets and buildings. In addition, the reuse of existing residential buildings for commercial purposes is preferred to demolition and rebuilding, given the existing residential architecture's contribution to the character of the Policy Area.

A variety of advertising is anticipated in the policy area, however the extent, style and amount of advertising and signage will not dominate the appearance of the policy area.

Noise issues have the potential to impact on the character of the zone. The mix of existing accommodation uses with existing and future commercial activities associated with the transport industry also has the potential to give rise to conflicts, particularly through the generation of noise after daylight hours. This land use conflict is not in the interests of the town's tourism economy, nor in maintaining the amenity of existing residential uses. As such new uses associated with the transport and mining industry will be encouraged to locate elsewhere in the zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - bulky goods outlet
 - motor repair station
 - office
 - petrol filling station
 - restaurants
 - service trade premises
 - tourist accommodation.

Form and Character

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

Development (including building work, a change 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	
Nursing home	
Place of worship	
Pre-school	
Prescribed mining operations	
Road transport terminal	
Shop or group of shops	Except where it achieves one of the following (a) the gross leasable area is less than 50 square metres (b) the shop is a bulky goods outlet or a restaurant
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 Table](#) 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.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone encompasses a remnant stand of native vegetation on the corner of Kuhlmann Street and Goode Street, Ceduna, and a band of remnant vegetation around the Residential Zone at Denial Bay.

Both locations are examples of remnant urban vegetation that should be retained for their aesthetic and functional values (as a wind break) and as a habitat for native fauna. The use of the land will be restricted to interpretative facilities and structures required for scientific monitoring.

Regarding built form, fencing to protect sensitive areas and facilitate revegetation of degraded areas will be appropriate. Portions of the zone are low-lying and may be affected by coastal flooding. To address this, minimum site and floor levels in accordance with the Coast Protection Board's flooding and erosion policies will be applied to all new development.

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 purposes small-scale facilities associated with the interpretation and appreciation of natural and cultural heritage such as public amenities, camping grounds, remote shelters or huts
 - scientific monitoring structures or facilities
 - structures for conservation management purposes.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Development should not impact detrimentally on the natural environment, processes and/or conservation qualities of the zone by:
 - (a) not impairing on the natural environmental significance of the area

- (b) minimising the extent of earthworks
 - (c) minimising the extent of vehicle access servicing that development
 - (d) minimising the extent of local indigenous vegetation removal
 - (e) being 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
 - (f) being sited in an unobtrusive manner preferably below hilltops or prominent ridgelines
 - (g) screening the visual impact by planting locally indigenous species having due regard to bushfire risk
 - (h) 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.
- 7 Buildings should have a minimum site level of 3.0 metres Australian Height Datum and a minimum floor level of 3.25 metres Australian Height Datum.

Land Division

- 8 Land division should not result in an additional number of allotments partly or wholly within the zone.
- 9 Boundary realignments may be undertaken 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

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	

Form of Development	Exceptions
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except where used for the purposes of administering either the following Acts: (a) <i>National Parks and Wildlife Act 1972</i> (b) <i>Wilderness Protection Act 1992</i> .
Educational establishment	
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	
Road transport terminal	
Service trade premises	
Shop	

Form of Development	Exceptions
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 Table](#) for a list of the maps that relate to this zone.

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - broadacre cropping
 - grazing.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 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:
 - (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	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Road transport terminal	
Service trade premises	
Shop	

Form of Development	Exceptions
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Industry Zone

Refer to the [Map Reference Table](#) 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.

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 and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Junk yards and development used for the storage of obsolete farm equipment, motor car bodies and other types of obsolete plant and materials should not be undertaken unless they are properly screened from public view by attractive fencing and dense landscaping.
- 4 No residential uses should be located in this zone, except for a caretaker's residence.

Form and Character

- 5 In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):
 - (a) buildings up to a height 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 the same distance from the primary street alignment as the height of the building
 - (c) where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.
- 6 Building facades facing a residential zone should not contain openings or entrance ways that would result in the transmission of noise towards the residential zone that would adversely affect the amenity of the residential zone.
- 7 Any structure that protrudes beyond the roof silhouette (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.
- 8 Advertisements and/or advertising hoardings should not include any of the following:
 - (a) flashing or animated signs

- (b) bunting, streamers, flags, or wind vanes
- (c) roof-mounted advertisements projected above the roofline
- (d) parapet-mounted advertisements projecting above the top of the parapet.

Land Division

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

Ceduna Policy Area 9

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

OBJECTIVES

- 1 A policy area accommodating a range of light, general and special industries that do not require large storage and goods handling.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area is well-buffered from residential areas and is therefore suitable for a wide range of industrial uses that may not be suitable in other areas.

The future character of the policy area lies in the development of manufacturing and fabricating establishments in the form of light, general and special industries, depots and warehousing. The configuration of allotments will be suited to uses that do not require large storage areas or goods handling.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area.
 - builder's yard
 - industry
 - service trade premises
 - store
 - warehousing.
- 2 Development should be for light, general or special industries, manufacturing and warehouse development.

Form and Character

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

Thevenard Policy Area 10

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

OBJECTIVES

- 1 A policy area in which farm commodities and other primary produce are received, stored and dispatched in bulk.
- 2 A policy area in which industry development is compatible with adjoining bulk handling facilities and associated with the manufacture and sale of bulky goods, storage of farm and agriculture commodities, machinery sales and services and related goods.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area functions as a transport interchange from road and rail to shipping and is a terminal and storage area for minerals from the region and grain produced in the district.

The main purpose of the policy area is to astore primary produce for shipping, with some limited processing of marine product for export. It also functions as a transport interchange from road and rail to shipping and has regional significance as a terminal and distribution centre for minerals from remote areas and grain produced in the district.

The policy area is not intended to accommodate manufacturing industries. Rather, development will be oriented toward increasing the status of the Policy Area as a shipping port servicing the West Coast of South Australia. This would be assisted by a proposal to deepen the harbour.

Efficient movement systems are imperative to the port's economic functioning. In order to assist traffic movement and facilitate access for users to the port's central movement system, the rationalisation of public and private land uses is desirable.

The major vehicle movement system will be via Thevenard Road and Railway Terrace with heavy vehicles encouraged to use Railway Terrace to avoid intrusion into residential areas.

The possibility of reserving the Railway Reserve, Section 170 Hundred of Bonython, for future expansion of the port is proposed to be investigated, although recreational use is appropriate in the meantime. It is important that access between all vacant land and ship loading infrastructure is maintained, particularly via the rail corridor to Thevenard Wharf.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - bulk handling
 - industry
 - offices in association with industry
 - service trade premises
 - warehousing.
- 2 Development within the zone should primarily comprise facilities for the bulk reception, storage and dispatch of farm commodities.

- 3 The area should accommodate industries that provide goods and services to the farming and local community.
- 4 Development may accommodate the display, sale and servicing of agricultural, farm machinery and farm supplies.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 6 Development of the policy area should provide for any of the following:
 - (a) conveyor access between undeveloped land and ship loading infrastructure
 - (b) a hierarchy of roads and proposed realignment of Thevenard Road in the vicinity of the ship loading facilities
 - (c) land required for public purposes.
- 7 Section 170, Hundred of Bonython should be developed only when there is a shortage of suitable land elsewhere in the area or for a development that requires a large parcel of land.
- 8 Development on Section 170, Hundred of Bonython should have a minimum site level of 3.0 metres Australian Height Datum and a minimum floor level of 3.25 metres Australian Height Datum.
- 9 Development should be undertaken only if it can be demonstrated that adequate safeguards will be applied and monitored to prevent pollution or reduction of the biological integrity of the waters of Murat Bay and Bosanquet Bay.

Decres Bay Policy Area 11

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

OBJECTIVES

- 1 A policy area primarily accommodating temporary grain storage and transport facilities
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area is solely for the purpose of temporary bulk grain storage.

To protect adjoining land uses from any potential impacts, this policy area is intended to have a landscaped area of public open space and a buffer along its boundary.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - bulk handling facilities
 - industry
 - warehousing.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should incorporate a landscaped buffer area of at least 100 metres from the boundary of the policy area to minimise impacts on and protect the amenity of adjoining land uses.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

Development (including building work, a change 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 industrial development (b) necessary to support the operation of the development (c) located on the same allotment.
Educational Establishment	Except where it is: (a) ancillary to industrial development (b) necessary to support the operation of the development (c) located on the same allotment.
Hospital	
Hotel	
Motel	
Nursing home	
Office	Except where it is: (a) ancillary to industrial development (b) necessary to support the operation of the development (c) located on the same allotment.
Pre-School	
Place of worship	
Shop or group of shops	Except where the gross leasable area is less than 50 square metres
Tourist accommodation	

Public Notification

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

In addition, the following forms of development are designated:

Category 1	Category 2
Bulk storage and handling facilities	General industry
Fuel depot	
Light industry	
Road transport terminal	
Service industry	
Store	
Warehouse	

Infrastructure Zone

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

OBJECTIVES

- 1 A zone primarily accommodating the needs of infrastructure provision.
- 2 Infrastructure facilities and land required for infrastructure facilities preserved from the encroachment of incompatible land uses.
- 3 **Development attractively landscaped to create an attractive edge to Ceduna.**

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - drainage systems, including stormwater retention basins
 - electricity substation
 - public service depot
 - sewerage infrastructure
 - waste land fill
 - waste transfer depot.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

Form and Character

- 3 **Facilities for the reception, storage and treatment or disposal of waste should be screened from public view by a suitable vegetation buffer.**
- 4 **Security fencing should be designed so that it does not dominate the visual character or appearance of the road edge by incorporating planting along the road or property boundary with fencing being set back 3 metres from the property boundary.**

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	
Community centre	
Consulting room	
Dairy	
Dwelling	
Educational establishment	
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: <ul style="list-style-type: none"> (a) ancillary to development for the purposes of infrastructure (b) necessary to support the operation of the development (c) located on the same allotment.
Place of worship	
Pre-school	
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*.

Local Town Centre Zone

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

OBJECTIVES

- 1 A centre accommodating small-scale convenience shopping, office, medical and community facilities to serve the day-to-day needs of the local community, ancillary to the [Regional and District Town Centre Zones](#).
- 2 A centre characterised by traditional corner stores or small groups of shops located within easy walking distance of the population they serve.
- 3 A centre accommodating residential development in conjunction with non-residential development.
- 4 [Improvements to the character of the zone through landscaping of street verges and car parking areas.](#)

DESIRED CHARACTER

The zone is intended to accommodate small-scale retail, office and commercial uses that are ancillary and complementary to industrial development and other port functions in Thevenard. The zone will also accommodate a range of retail facilities to meet the every day shopping needs of local residents. The zone will not, however, compromise the role of Regional Town Centre Zone in Ceduna.

It is envisaged that retailing will be located towards the end of the zone, while the western end of the zone will continue to service the administrative requirements of the Thevenard Harbor.

Parts of the zone abut the Industry Zone, which contains development that is of economic benefit to the wider community. Development will therefore be cognisant of the need for bulk handling, storage and associated activities in the Industry Zone to operate for extended periods, particularly during grain harvesting and ship loading. This does not imply that there are any restrictions on the use of vacant land or extensions to existing development in accordance with the desired uses in the zone. However the development of vacant land for residential purposes is not envisaged unless it is ancillary and in association with a non-residential use.

Where possible, re-use of existing buildings will occur, but if new buildings are proposed, the established built form character will influence the design of these new buildings.

In terms of streetscape, carparking provision will predominantly be in the form of off-street parking. This may also include shared parking in some instances. The presence of residential allotments around the zone means that commercial traffic movement in these residential streets needs to be minimised wherever possible.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - advertisement
 - community facility
 - consulting room
 - office
 - office and dwelling

- shop
 - shop and dwelling.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
 - 3 Residential development and development comprising a variety of residential and non-residential uses may be undertaken provided such development does not prejudice the operation of existing or future retail activity within the zone.
 - 4 Development should be for shopping and community facilities to serve the daily need of residents in the local area and commercial development complementary or ancillary to existing and future industrial, port and rail facilities in Thevenard.
 - 5 Off-street parking should be provided and traffic generated from such development should not intrude into adjacent residential streets.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 8 Development, including extensions to existing buildings where applicable, should:
 - (a) be sited and designed to promote continuity of built form and an attractive street frontage
 - (b) incorporate verandas over footpaths where practicable to assist the quality of the pedestrian environment.

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.

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
Fuel depot	
Horticulture	
Industry	
Public service depot	
Road transport terminal	
Service trade premises	

Form of Development	Exceptions
Shop or group of shops	Except where the gross leasable area is less than 250 square metres
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Primary Production Zone

Refer to the [Map Reference Table](#) 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 will be characterised by a range of commercial farming activities, including cereal and legume cropping, pastures, and grazing of sheep and cattle. Alternative forms of animal husbandry, to the scale of intensive animal keeping, are also appropriate, provided the use of land does not give rise to environmental problems.

Infrastructure associated with farming, including large sheds for storing crops and machinery, silos, animal shedding and yards used for occasional sheep sheering and fodder storage or used permanently for pig keeping, are all anticipated in the zone.

Agricultural uses will be cognisant of the land's natural characteristics, with a view to protecting remnant stands of vegetation and other natural features such as water bodies.

Consistent with general trends in the diversification of farming activities, farm tourism is also anticipated, either as farm accommodation or experiential activities. Visitor uses not directly associated with farming or the zone's natural features will be inappropriate.

Mineral exploration and development is also anticipated. To this extent, mineral processing activities may become a more prevalent characteristic of the zone.

In terms of residential use, housing will essentially be for farmers and rural workers, although residential use of land will be considered on a limited basis where it involves the ongoing or reuse of farm housing that has become surplus to farming requirements.

Farm housing will be on large allotments greater than 300 hectares (the average size in the council area). Further, this will be subject to the practicalities of mains water and electricity supplies, which, are severely restricted due to the limited distribution network in the council area.

Land that has been formerly divided into small residential size allotments, such as the settlement of Charra, will not be used for residential purposes. It is undesirable to develop this area of Charra as a formal settlement.

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - **commercial forestry**
 - diversification of existing farming activities through small scale tourist accommodation:
 - within existing buildings; or
 - in the form of farm stay, guesthouse, rural or nature retreat, or bed and breakfast accommodation as an integral part of the farm buildings complex
 - **dwelling in association with farming or primary production**
 - farming
 - **horticulture**
 - intensive animal keeping
 - **prescribed mining operations**
 - **public service depot**
 - wind farm and ancillary development
 - wind monitoring mast and ancillary development.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 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 should primarily be limited to farm buildings, a detached dwelling associated with primary production on the allotment and residential outbuildings that are:
- (a) grouped together on the allotment and set back from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads
 - (b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.
- 7 A dwelling should only be developed if:
- (a) there is a demonstrated connection with farming or other primary production
 - (b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone
 - (c) it is located more than 500 metres from an existing intensive animal keeping operation unless used in association with that activity
 - (d) it does not result in more than one dwelling per allotment.
- 8 A detached dwelling should be developed only on an allotment greater than 300 hectares.
- 9 Tourist accommodation should be undertaken only in association with farming or through the reuse of farm dwellings.

Aboriginal Housing

- 10 Aboriginal group dwellings (group dwellings to be inhabited by an Aboriginal person(s)) should:
- (a) be set back a minimum of 500 metres from allotment boundaries, including the allotment boundary that adjoins the coast
 - (b) be clustered, of a low profile, and their external materials consist of subdued external colours to minimise visual impacts
 - (c) have a maximum of 15 dwellings on one allotment
 - (d) result in a maximum density of 15 dwellings per 300 hectares
 - (e) where internal roads are required, they should be constructed to all-weather standard and have a minimum width of 4 metres
 - (f) be located no closer than 6 kilometres from the township of Ceduna and settlements of Smoky Bay and Denial Bay, measured in a straight line from the jetties in each urban area
 - (g) be located no closer than 5 kilometres from each other, measured in a straight line.
- 11 Land accommodating Aboriginal Group Dwellings (group dwellings to be inhabited by an Aboriginal person(s)) is not to be subsequently divided.

Form and Character

- 12 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 13 Buildings or structures associated with, or used for, rural industries or intensive animal keeping (with the exception of stock yards and water points) should be set back a minimum of 100 metres from all roads, unless a lesser distance would not cause interference to neighbouring land uses or detract from the amenity of the locality.

- 14 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

- 15 Land division should only be undertaken where it achieves one of the following:
- (a) it will promote economically productive, efficient and sustainable primary production and no additional allotments are created
 - (b) a small allotment of up to 4 hectares is excised around a farm dwelling constructed before 11 February 1997.
- 16 An allotment created to excise an existing dwelling should ensure that a minimum set-back of 100 metres is achieved from adjoining rural land.

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 Ced/2 - Conditions for Complying Development](#):

- farming
- farm building
- public service depot.

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.
Bulky goods outlet	
Community centre	
Consulting room	

Form of Development	Exceptions
Dwelling	<p>Except where it would result in one of the following:</p> <ul style="list-style-type: none"> (a) a detached dwelling on an allotment greater than 300 hectares that will not result in more than one dwelling on the allotment (b) a detached dwelling on an allotment identified by the following certificates of title: <ul style="list-style-type: none"> (i) CT 5920/94 (ii) CT 5920/96 (iii) CT 5920/95 (c) an Aboriginal Group Dwelling to be inhabited by an Aboriginal person(s).
Educational establishment	
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	
Intensive animal keeping	<p>Except where one of the following applies:</p> <ul style="list-style-type: none"> (a) the development is for the purposes of aquaculture (b) the development is located more than: <ul style="list-style-type: none"> (i) 2 kilometres from a township, settlement or residential zone (ii) 500 metres from any dwelling not associated with the proposed development (iii) 100 metres from a primary or secondary arterial road.
Land division	<p>Except where one of the following applies :</p> <ul style="list-style-type: none"> (a) an allotment of less than 4 hectares is created around a farm dwelling constructed before 11 February 1997 (b) an allotment greater than 1 hectare is created to accommodate an approved aquaculture development.
Motel	
Motor repair station	
Nursing home	
Office	<p>Except where ancillary to and in association with primary production or tourism development</p>
Petrol filling station	
Place of worship	
Pre-school	

Form of Development	Exceptions
Primary school	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 40 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
	<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 Table](#) 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 and facilities designed to high architectural standards and established within a landscaped setting, including tree plantings around buildings and car parking areas.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - car parking
 - clubrooms associated with sports facilities
 - entertainment, cultural and exhibition facilities
 - golf course
 - indoor and outdoor recreation facilities
 - lighting for night use of facilities
 - playground
 - shops or groups of shops ancillary to recreation development
 - special event
 - spectator and administrative facilities ancillary to recreation development
 - swimming pool.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 A shops 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 250 square metres.

Form and Character

- 4 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.
- 5 All car-parking areas should be shaded and screened with vegetation to improve the amenity of the zone.

Land Division

- 6 No additional allotments should be created wholly or partly within the zone.
- 7 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.

Active Outdoor / Indoor Policy Area 12

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

OBJECTIVES

- 1 Development should comprise a range of passive and active recreational facilities, including indoor and outdoor facilities.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area is characterised by a range of existing recreation facilities, namely the Thevenard Oval, Far West Aboriginal Sports Complex Oval, Ceduna Oval, Smoky Bay Oval, Primary School Oval and Swimming Pool. Future development will largely complement these existing facilities.

Future development is intended to accommodate a range of active recreation and sport pursuits, which will include developed playing fields, hard surfaces, spectator stands and indoor venues. Associated uses such as social events and clubrooms used for entertainment are also anticipated.

Built form will contribute to an attractive urban appearance through careful design and use of landscaping. Security fencing may be required, but will not dominate road edges. This will be achieved by landscaping road edges and locating fencing within (rather than on the edge of) property boundaries.

The policy area lies close to residential areas. As a result, interface issues of noise, lighting and carparking may result. Given this, the design of clubrooms and associated facilities will be designed to address such impacts.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - car parking
 - clubrooms associated with sports facilities
 - entertainment, cultural and exhibition facilities
 - golf course
 - indoor and outdoor recreation facilities
 - lighting for night use of facilities
 - playground
 - shops or groups of shops ancillary to recreation development
 - special events
 - spectator and administrative facilities ancillary to recreation development
 - swimming pool.

Form and Character

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

Active Outdoor Policy Area 13

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

OBJECTIVES

- 1 A policy area accommodating a range of outdoor active recreation and sporting facilities, including spectator facilities.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area will build on a range of existing recreation facilities, namely the Ceduna Golf Course, Ceduna Race Course and the Smoky Bay Golf Course.

The open and attractive character of the facilities is a key characteristic of the policy area and will be maintained through the careful siting of buildings, structures and advertising.

The policy area lies close to residential areas. As a result, interface issues of noise, lighting and carparking may result. Given this, the design of clubrooms and associated facilities will be designed to address such impacts.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - car parking
 - caretaker's dwelling
 - clubrooms
 - golf course
 - horse racing track
 - horse stables and exercise yards
 - licensed premises
 - spectator stands.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should ensure the siting of buildings and structures contributes to the open character of the policy area.

Tourist Policy Area 14

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

OBJECTIVES

- 1 A policy area that primarily comprises tourist recreation facilities and accommodation.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area involves Section 230, Hundred of Bonython, which is identified for recreation activities and tourist accommodation uses that could involve a golf driving range, caravan park, cabin accommodation, motel and roadhouse/petrol filling station. A system of artificial lakes and passive recreation areas may be appropriate.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - caravan park
 - golf driving range
 - petrol filling station
 - tourist accommodation.

Form and Character

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Consulting room	
Crematorium	
Caravan park	Except on Section 230, Hundred of Bonython.
Dwelling	
Forestry	
Fuel depot	
Hospital	
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	Except where associated with recreation activities.
Petrol filling station	
Place of worship	
Public service depot	
Primary production	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 100 square metres.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	

Form of Development	Exceptions
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Regional Town Centre Zone

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

OBJECTIVES

- 1 A centre representing the primary focus for business and commercial services for the region providing a full range of shopping, administrative, cultural, community, entertainment, education, religious and recreational facilities, and public and private office development.
- 2 A town centre providing a focus for public transport interchanges and networks.
- 3 Development of a visually and functionally cohesive and integrated town centre.
- 4 A centre accommodating medium to high density residential development in conjunction with non-residential development.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone is the focus for civic and community facilities that serve the district, with emphasis on pedestrian convenience incorporating seating and rest areas, shelter, litter bins, public conveniences and other features designed for the comfort and enjoyment of pedestrians.

The town centre accommodates the majority of the town's commercial development with the Poynton Street area being the dominant retail focus.

Expansion of retail and business uses will be accommodated on vacant parcels of land and through the redevelopment and conversion of dwellings to business use, such as offices, consulting rooms and shops.

The development of vacant land parcels will take place in a manner which results in continuity of built form by having no or minimal building setback from public streets, verandas overhanging the public footpath, fenestration to all buildings with street frontage, articulation of building facades and off-street parking provided to the rear of buildings.

The streetscape has a distinctive character as a consequence of the foreshore and median strip plantings of Norfolk Island Pine trees. These town features will be protected and reinforced by new plantings in public areas.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bank
 - child care centre
 - civic centre
 - community health centre
 - consulting room
 - department store
 - dwelling in conjunction with non-residential development
 - educational establishment

- emergency services facility
 - entertainment facility
 - hospital
 - hotel
 - indoor games centre
 - library
 - motel
 - motor repair station
 - office
 - petrol filling station
 - place of worship
 - playing field
 - pre-school
 - primary school
 - residential flat building
 - restaurant
 - shop
 - supermarket
 - swimming pool.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Medium to high density residential development and development comprising a variety of residential and non-residential uses may be undertaken provided such development 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 promote linkages between the various developments within the centre and adjoining main roads.
- 6 Facilities within the centre should be located and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the region.
- 7 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 8 Businesses such as offices and consulting rooms should be developed primarily in the fringe areas of the zone.
- 9 The design and set-back of development fronting O'Loughlin Terrace should complement existing buildings in the locality.

Land Division

- 10 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.

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 association with a non-residential development.
Fuel depot	
Major public service depot	
Road transport terminal	
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*.

Residential Zone

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

OBJECTIVES

- 1 A residential zone comprising a range of dwelling types.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Low density housing will continue as the predominant activity of this zone, except on land within easy walking distance of the Regional Town Centre Zone and Local Town Centre Zone, which is suitable for medium-density forms of housing.

Despite the generally low density character of the zone, the choice of housing will be increased through the redevelopment of public rental housing and the integration of public and private housing in new and existing residential areas. Therefore, the built form of the zone is expected to diversify.

Parts of the zone abut the Industry Zone, which contains development that is of economic benefit to the wider community. Development will therefore be cognisant of the need for bulk handling, storage and associated activities in the Industry Zone to operate for extended periods, particularly during grain harvest and ship loading. This will not however, restrict the use of vacant residential land or extensions to existing residential development.

The convenient proximity of all residential areas to existing public open space (both passive and active), education facilities and services (such as shops, child care and medical clinics) means these types of non-residential uses are not anticipated or encouraged in the zone (apart from the Broadacre Policy Area 15 and Health Services and Accommodation Policy Area 16), which are specifically designated for education and health services.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings with densities higher than, but compatible with adjoining residential development.
- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
 - (a) serves the needs of the local community
 - (b) is consistent with the character of the locality
 - (c) does not detrimentally impact on the amenity of nearby residents.
- 5 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 percent of the allotment or building site frontage width, whichever is the lesser distance.
- 8 Detached dwellings should provide two on-site parking spaces, one of which is covered (the second space can be tandem).
- 9 Group dwellings, attached dwellings or residential flat buildings should provide on-site car parking at the rate described in [Table Ced/1 - Off Street Vehicle Parking Requirements](#).
- 10 A dwelling should have a minimum site area (and in the case of group dwellings 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	Minimum Site Area (square metres)	Minimum frontage (metres)
Detached	600	12 metres
Semi-detached	450	12 metres
Group dwelling	350	-
Residential flat building	350	-
Row dwelling	350	12 metres

- 11 Medium-density residential development such as group dwellings and aged persons accommodation is appropriate on residential land within 400 metres of the Town Centre Zone and the Local Town Centre Zone.
- 12 The expansion of existing non-residential uses should only occur within existing site boundaries.
- 13 Residential development adjacent to the port activities at Thevenard should be designed and located taking into account the operation of the port.

- 14 That within the area bounded by Martin Road, West Terrace, Seaview Road and Penna Street, Thevenard building forms should not unreasonably restrict existing views available from neighbouring properties and public spaces.

Land Division

- 15 Land division should not create allotments less than 600 square metres.

Transportation and Access

- 16 Car parking spaces should be a minimum of 2.4 metres wide and 5.5 metres long. Parking designed for disabled persons should be a minimum width of 3.2 metres.
- 17 Access driveways serving a single dwelling should have a minimum width of 3 metres.
- 18 Access driveways serving group dwellings or other multi-unit residential development should be designed for the number of parking spaces effectively serviced by that driveway. Combined entry and exit access serving 20 or more vehicles should be a minimum width of 5.0 metres.
- 19 Accessways and driveways should be designed to enable vehicles to enter the designated parking space in a single turning movement, and leave the space in no more than two turning movements

Coastal Hazards

- 20 Development (on land identified by CT 5946/822, CT 5946/823, CT 5946/824, CT 5946/825, CT 5946/826, CT 5946/827, CT 5946/828, CT 5964/245 and CT 5964/246) should be protected from sea level rise by ensuring all of the following apply:
 - (a) site levels are at least 3.0 metres Australian Height Datum
 - (b) building floor levels are at least 3.25 metres Australian Height Datum
 - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

Broadacre Policy Area 15

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

OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area is intended to delineate the eastern boundary of the Ceduna township.

Development will progress in a logical and staged sequence, having regard to the availability of urban services, with priority given to interconnection with areas already developed for housing.

The policy area contains a major educational precinct with facilities for private and public child and adult education. Opportunities for expansion of these facilities are nominated in the policy area. These new areas will also be sites for community recreation facilities that may be required to supplement existing active and passive recreation facilities in the town.

In terms of open space, a landscaped buffer area will be important for the portion of the Policy Area adjoining the Industrial Zone on Decres Bay. The buffer area will have an aesthetic function and limited passive recreation use.

When land is developed for residential purposes, existing stands of native vegetation will be maintained and incorporated into the local public open space system. Once this system is established, the provision of additional public open space is a low priority.

Low-intensity farming (grazing of sheep or cropping) will be a feature of the policy area on land not immediately required for residential use.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - dwelling
 - education establishment
 - open space.

Form and Character

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

Health Services and Accommodation Policy Area 16

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

OBJECTIVES

- 1 Medium-density housing specifically designed for the aged.
- 2 Health and community services to meet the regional needs of the community.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area has relatively little focus for conventional housing, but is the preferred location for a mix of medium density housing specifically designed for the aged. In addition, this policy area is suitable for regional health services incorporating a hospital, clinics and welfare services.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - aged accommodation
 - car park
 - consulting rooms
 - hospital
 - hotel
 - nursing home
 - office.

Form and Character

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

Decres Bay Road Policy Area 17

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

OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The proximity of this policy area to the coast influences its future development. The design and construction of housing will need to occur in a sensitive manner to avoid the need for future seawalls or other coast protection works.

Where allotments front onto the Coastal Open Space Zone, dwellings will be designed to face the foreshore. If these dwellings back onto a public road they will be designed to have an aesthetically pleasing appearance from the road.

A natural character for the policy area is important. To achieve this, comprehensive landscaping using appropriate coastal plant species is necessary to enhance the coastal amenity and to screen outbuildings and paved areas from public view. Development will need to retain existing vegetation.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - dwelling
 - outbuildings.

Form and Character

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

Smoky Bay Policy Area 18

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

OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area comprises the substantive component of the residential area of the Smoky Bay settlement. Although permanent occupation is present, a substantial proportion of housing stock is used as holiday accommodation. Existing retail facilities are also expected to contribute to the nature of the Policy Area.

The pattern of development is typically based on a grid layout perpendicular to the coast line, with good public access to the beach from the public road network. The form of development is generally of single-storey construction with two-storey dwellings in more recent areas of residential development. Development exceeding two storeys is generally not anticipated. Generally, properties do not have front fences resulting in an open, spacious streetscape.

This policy area has a relatively open and spacious feel, given the low scale of development and the general lack of front fencing. This is a desired character element that new development will be consistent with.

The recent implementation of a Community Wastewater Management System (CWMS) has brought benefits such as reduced environmental impacts and has secured a water source for recreational uses such as golf courses and playing fields. The CWMS has also enabled a more compact form of development and may facilitate further development of this type in the policy area, subject to infrastructure augmentation.

Historically, onshore aquaculture-related activities such as the cleaning, preparation and distribution of shellfish has occurred within residential areas as an adjunct to, or in association with, this use of land, and has resulted in a combination of environmental, public health and amenity impacts. With the provision of suitable facilities within other designated zones, this use of residential land for non-residential activities are intended to relocate from this policy area and be replaced with accommodation or residential uses.

Allotments for residential development will be large enough to accommodate garages, sheds and other outbuildings used in association with dwellings. Allotments will also include provision for on-site stormwater retention in the form of rainwater tanks having a minimum volume of 15 000 litres.

The limited water supply in the policy area will influence the form of landscaping. As such, landscape settings will make use of species that occur within arid localities, including those endemic to the region. Large expanses of lawn or similar landscape features will be avoided at the front of properties. Where practical, shade planting will occur along western property boundaries of sufficient height and foliage density to protect buildings and spaces from the climatic effects of the afternoon sun.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Land division should provide allotments of a size suitable to accommodate a dwelling, garages, sheds and other outbuildings to be used in association with a dwelling, together with on-site water retention in the form of rainwater tanks having a minimum of 15 000 litres capacity.
- 3 Dwellings should not generally exceed two storeys in height and should be designed to maintain the open streetscape setting.

Denial Bay Policy Area 19

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

OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area encompasses the original township of Denial Bay and abuts the Coastal Conservation Zone. As a result, development may be affected by coastal flooding and should take into account matters such as storm tide flooding and sea level rise.

Housing in the policy area is used for both permanent and holiday accommodation.

Allotments for dwellings will be of sufficient size to facilitate on-site soakage of effluent while preventing the entry of stormwater into marine waters.

Given the nature of residential development, additional land-based aquaculture uses or intensification of existing uses will not be contemplated. To complement the policy area's residential development, facilities for local needs and shopping will be encouraged.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - dwelling
 - open space
 - shop.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should have minimum building site levels and floor levels of 3.0 metres and 3.25 metres Australian Height Datum respectively.

Golf Course Policy Area 20

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

OBJECTIVES

- 1 A policy area primarily accommodating low-density residential development surrounding a golf course in an integrated manner.
- 2 Protection, management and enhancement of native vegetation having conservation value.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

It is envisaged that the policy area will provide a residential living environment surrounding a golf course in the context of an attractive near-coast environment. The policy area's character will seek to balance the provision of suitable living environments (according to community need and preference) with minimising environmental harm and encouraging biodiversity conservation.

In terms of built form, it will be important for buildings, allotments, and road layout to have regard and respond to the specific features and characteristics of the land. This can be achieved by stepping building levels upon sloping sites. Where alteration of the landform is necessary, it is expected that dwellings will be sited on excavated rather than filled sites, with a preference for pier and beam construction rather than concrete raft slab foundations. Such approaches will assist in minimising earthworks and disturbance.

A low building profile (when viewed from the surrounding locality) will be essential. The considered use of external building materials for dwellings and outbuildings should also assist in blending with the surrounding natural landscape. The area's open character will be maintained through the avoidance of solid fencing, with privacy provided through landscape plantings.

The policy area's proximity to the golf course and coast make for a good location to minimise runoff of stormwater. As such, the extent of sealed surfaces will be minimised, and on-site retention will be emphasised to promote the sustainable irrigation of the golf course.

Development will have strong links with the natural environment by ensuring the coastal dune system and native vegetation is preserved.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - dwelling
 - recreation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development including the division of land, construction of roads and buildings should be undertaken in accordance with [Concept Plan Map 3 - Residential](#).

- 4 Development should comprise low-scale residential dwellings with associated outbuildings and structures in a low density arrangement, surrounding a golf course.

Land Division

- 5 Land division should result in allotments for residential use that are not less than 800 square metres.
- 6 Except for local access roads serving 6 allotments or less, public roads provided as part of the land division should have a road reserve width of not less than 16 square metres in order to provide a carriageway width of 6 metres and verge areas widths of 5 metres on each side.
- 7 For local access roads serving 6 allotments or less, public roads provided as part of the land division may have the required road reserve width reduced to 12 metres providing a carriageway width of 6 metres and verge areas widths of 3 metres on each side.

Appearance of Land & Buildings

- 8 Where residential allotments directly adjoin the golf course, dwellings should be designed to address the golf course and the access street.
- 9 The alteration of the natural topography should be kept to a minimum with excavation required for buildings and associated outdoor area limited to cut depths and fill heights not exceeding 1.2 metres.
- 10 Water tanks should be sited so they are not visually prominent when viewed from the surrounding locality.
- 11 Solid fencing should not be erected, so as to maintain an open coastal rural appearance.

Self Sufficiency

- 12 Dwellings and associated outbuildings should be:
 - (a) designed to collect roof run-off water
 - (b) connected to a water storage tank or tanks that have a capacity of not less than 45 000 litres
 - (c) sufficient for household use without mains water connection.
- 13 Where mains water is available for less than 10 percent of the supply, rainwater storage tanks with a capacity not less than 20 000 litres should be installed.
- 14 Unless electrical power supply is augmented and extended, dwellings should be provided with an electrical power supply that uses photovoltaic solar cells and/or wind turbines and/or diesel power generators linked to battery back-up capacity, with the ability to place power back into the electrical grid.

Effluent

- 15 Dwellings on allotments exceeding 3000 square metres may connect to an on-site wastewater treatment system.

Conservation

- 16 Access to areas of native vegetation conservation significance should be limited with open style fencing installed around the periphery.

Amenity

- 17 Non-residential development should be limited to only that in association with and ancillary to the primary use of land for residential living and a golf course.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Advertisement and /or advertising hoarding	
Amusement machine centre	
Caravan park	
Consulting rooms	Except where: (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Crematorium	
Dairy	
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	Except in Health Services and Accommodation Policy Area 16.
Hotel	
Industry	
Intensive animal keeping	
Motel	
Motor repair station	
Office	Except where: (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Petrol filling station	
Place of worship	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	

Form of Development	Exceptions
Shop or group of shops	Except where: (a) the gross leasable area is less than 250 square metres (b) the site does not front an arterial road (c) not located within the Golf Course Policy Area 20 .
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*.

In addition, the following forms of development are designated:

Category 1	Category 2
Domestic outbuildings designed with the following: (a) a maximum floor area of 110 square metres (b) a maximum wall height (from natural ground level) of 3.1 metres (c) a minimum setback from a public road or public open space area of 6 metres (d) a minimum setback from a secondary road frontage of 3 metres.	Domestic outbuildings that do not meet all of the criteria for Category 1.

Rural Living Zone

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

OBJECTIVES

- 1 A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.
- 2 Development that employs a high level of self-sufficiency in terms of water supply, electrical power generation and wastewater management.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - detached dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - dwelling addition
 - farming
 - farm building
 - outbuilding
 - stable.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 There should be no more than one dwelling per allotment.
- 4 The keeping of animals should be ancillary to and in association with the residential use of the land.
- 5 The keeping of horses should only be undertaken if the horses are hand fed and are accommodated within a stable or shelter.
- 6 Development for commercial purposes should:
 - (a) where associated with aquaculture development, not exceed a floor area of 250 square metres (excluding storage, preparation or aquaculture product manufacturing areas)
 - (b) where not associated with aquaculture development:
 - (i) operate in association with residential development
 - (ii) not exceed a floor area of 100 square metres.
- 7 Except for local access roads serving 6 allotments or less, public roads provided as part of the land division should have a road reserve width of not less than 16 metres in order to provide a carriageway width of 6 metres and verge areas widths of 5 metres on each side.
- 8 For local access roads serving 6 allotments or less, public roads provided as part of the land division may have the required road reserve width reduced to 12 metres providing a carriageway width of 6 metres and verge areas widths of 3 metres on each side.

- 9 Road verges, which may include grassed swales, are to be landscaped in a manner that complements the natural setting of the zone with use of locally indigenous species that minimise the need for water use and maintenance and that enhance the biodiversity of the area.
- 10 Where residential allotments directly adjoin the coast, dwellings should be designed to address both the coast and the access street.

Appearance of Land & Buildings

- 11 Buildings should be of a low profile with an overall height to the top-most part of the roof not exceeding 7.5 metres above median ground level.
- 12 Where two-storey buildings are proposed, the upper level should be arranged to minimise the visual bulk and prominence of the structure, and avoid large expanses of blank or uninterrupted walls.
- 13 The alteration of the natural topography should be kept to a minimum with excavation required for buildings and associated outdoor areas limited to cut depths and fill heights not exceeding 1.2 metres.
- 14 Solid fencing should not be installed on land to maintain an open coastal rural appearance.
- 15 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.

Self Sufficiency

- 16 Dwellings and associated outbuildings should be designed to collect roof run-off water and be connected to a water storage tanks that have a capacity not less than 45 000 litres, being sufficient for household use without mains water connection.
- 17 Where mains water is available for less than 10 percent of the supply, rainwater storage tanks with a capacity not less than 20000 litres should be installed.
- 18 Additional water required to serve dwellings may be obtained from mains supply based on a maximum of 500 litres per day, which is to be directed to the water storage tank and replenished only during the off-peak period between 10.00pm and 5.00am on any day.
- 19 Unless electrical power supply is augmented and extended, dwellings should be provided with an electrical power supply that uses photovoltaic solar cells and/or wind turbines and/or diesel power generators linked to battery back-up capacity, with the ability to place power back into the electrical grid.

Amenity

- 20 Non-residential activity should be limited to only that in association with and ancillary to the primary use of land for rural living.
- 21 Non-residential activities conducted within the zone should not have a detrimental impact on the amenity of the locality.

Ceduna (East) Policy Area 21

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

OBJECTIVES

- 1 Residential development on large allotments having the capacity to accommodate low-intensity animal keeping and other hobby rural activities.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area will be characterised by residential development on large allotments that are capable of supporting hobby rural activities such as animal keeping, in particular horse keeping.

It will be crucial to ensure that the policy area is not degraded or untidy. Tree planting around the perimeter of properties and buildings is strongly encouraged.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - animal keeping
 - detached dwelling
 - horse keeping.

Land Division

- 2 New allotments should vary in size between 1 and 10 hectares.

Denial Bay Policy Area 22

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

OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area is situated immediately north and west of the Denial Bay Township and is characterised by a variety of allotment sizes. Portions of the policy area are low-lying and may be affected by coastal flooding. Therefore, minimum site and floor levels for development may be higher than in surrounding areas.

It is expected that land-based processing of aquaculture product occurs in the policy area in order to complement the large number of aquaculture operations located in nearby Murat Bay.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwellings
 - land based processing of aquaculture product
 - outbuildings to support land management and animal keeping.

Form and Character

- 2 Land with frontage to the Denial Bay Road should not have direct access to that road.
- 3 Buildings should be set back a minimum of 100 metres from the Ceduna to Denial Bay road.
- 4 Development should have a minimum site level of 3.0 metres Australian Height Datum and a minimum floor level of 3.25 metres Australian Height Datum.

Land Division

- 5 New allotments should have an area greater than 1 hectare where the land is already cleared of native vegetation, or 2 hectares on land with uncleared native vegetation.

Ceduna (North) Policy Area 23

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

OBJECTIVES

- 1 Residential development on large allotments having the capacity to accommodate low-intensity animal keeping and other hobby rural activities.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - animal keeping
 - detached dwellings.

Form and Character

- 2 Development should have a minimum building set-back of 200 metres from the Denial Bay to Ceduna road, unless a lesser set-back of no less than 100 metres can be justified to in order maximise views from the land being developed or to avoid low-lying land.

Land Division

- 3 Allotments proposed by land division should have a:
 - (a) minimum allotment size of 10 hectares
 - (b) minimum frontage of 200 metres where a boundary fronts the Denial Bay to Ceduna road
 - (c) frontage to an existing constructed public road.

Decres Bay Policy Area 24

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

OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.
- 2 Development to occur in a staged manner and in a sequence that provides for the economic provision of infrastructure services and roads.

DESIRED CHARACTER

This Policy Area encompasses an area that is intended for rural living purposes. This area will be developed in a staged sequence, in a manner consistent with the the [Concept Plan Map 5 - Coastal Rural Living \(De'cres bay\)](#), in order to achieve contiguous development and efficiencies in infrastructure provision.

A low-density rural living environment will emerge as a contrast to the built up urban residential areas. Buildings will be located centrally within allotments, with generous open areas surrounding development. On land located adjacent to the coast there is opportunity for a more compact form of development subject to environmental and infrastructure considerations.

Existing vegetation will be retained and supplemented by new plantings of species that are indigenous to the locality. Provision has been made for a vegetation corridor to provide a habitat link from the land further to the east through to the coastal reserve, which is heavily vegetated, and in turn interconnects with Wittlebee Conservation Park to the south east.

A coastal access road may be considered as a scenic route between the vegetated coastal reserve and the rural living allotments. This road is also likely to follow a staged sequence in concert with the rural living allotments. Managed pedestrian access may in time be linked with the coastal reserve in order to minimise environmental impacts.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - domestic outbuildings
 - dwellings.

Form and Character

- 2 Development including the division of land, construction of roads and buildings should be undertaken in accordance with [Concept Plan Map 5 - Coastal Rural Living \(De'cres Bay\)](#).
- 3 Development should comprise low-scale residential dwellings with associated outbuildings and structures in a low-density arrangement and rural setting.

Land Division

- 4 Land division should result in allotments for residential use in accordance with [Concept Plan Map 5 – Coastal Rural Living \(De'cres Bay\)](#).

Effluent

- 5 Dwellings on allotments exceeding 3000 square metres may connect to an on-site wastewater treatment systems installed and operated in accord with the requirements of the South Australian Health Commission.

Conservation

- 6 Access to areas of native vegetation identified as being of conservation significance should be limited with open style fencing installed around the periphery.

Coastal Management

- 7 Provision should be made for pedestrian access from public roads to the coastal reserve at appropriate points through the dune system, with suitable and sufficient car parking areas provided in a manner that minimises disruption of the existing form of the land and removal of vegetation.
- 8 No vehicle access is to be provided to the coastal reserve from land within the policy area.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <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	
Crematorium	
Dairy	
Dwelling	Except detached dwelling
Fuel depot	
General industry	
Hotel	
Horticulture	
Intensive animal keeping	
Major public service depot	
Motor repair station	
Office	Except where ancillary to and in association with aquaculture sales.
Petrol filling station	
Place of worship	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 250 square metres.

Form of Development	Exceptions
Service industry	
Special industry	
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*.

Settlement Zone

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

OBJECTIVES

- 1 Low density residential development contained within the boundaries of the settlement.
- 2 Small-scale services and facilities grouped together to meet the needs of the local community and the visiting public.
- 3 Development that contributes to the desired character of the zone.
- 4 Development of small urban settlements that provide local service facilities for the surrounding rural community and residents.

DESIRED CHARACTER

All settlements, including the rural communities of Nunjirkompita and Koonibba, will develop in an orderly and compact form to avoid indiscriminate expansion and uneconomic extension of public utilities.

The settlements will be characterised by low-density residential development, local shops, commercial enterprise and service industries allied to the rural activities in the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulk handling and storage (Nunjirkompita only)
 - dwellings
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling addition
 - local community facilities
 - shop or group of shops under 250 square metres in size
 - recreation area
 - service industry
 - service trade premises
 - tourist accommodation
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Business and commercial development should be limited in scale and function to support the local needs of the settlement and travellers using the main road.
- 4 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.

Form and Character

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

- 6 Local service facilities should be grouped together in proximity to existing facilities.
- 7 Street layouts should respond to land form and provide a high level of visual, pedestrian, cycle and vehicular permeability.
- 8 Local service facilities should be grouped together in proximity to existing facilities.

Land Division

- 9 Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives 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
Crematorium	
Dairy	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Residential flat building	
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 Ced/1 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Accommodation	
Aged person homes	1 per unit.
Bed & breakfast tourist accommodation	1 per guest room plus 1 per employee.
Caravan park	(a) 1 per 10 sites to be used for accommodation for parks with less than 100 sites (b) 1 per 15 sites to be used for accommodation for parks with greater than 100 sites.
Detached, Semi-detached and row-dwellings	(a) with 3 bedrooms or less 2 spaces (1 covered) (b) with 4 bedrooms or more 3 (1 covered).
Group dwellings, or residential flat buildings	1 on-site space per dwelling (covered), plus visitor parking at the rate of 0.5 per dwelling.
Guest house / hostel	1 per 3 beds.
Motel	1 per room plus 1 per employee.
Multiple dwelling (including boarding house)	1 per unit, half of which are independently accessible visitor spaces grouped for shared use.
Nursing home	1 per 4 beds.
Serviced apartments	1 per room plus 1 per employee.
Commercial	
Auction depot	1 per 100 square metres plus 2 spaces.
Bank	5 per 100 square metres.
Bulky goods outlet	2 per 100 square metres.
Motor repair station	the greater of 2 per 100 square metres or 4 per service bay.
Motor sales showroom	1.5 per 100 square metres.
Office	4 per 100 square metres
Petrol filling station	6 per service bay plus 5 per 100 square metres retail floor space.
Post office	7 per 100 square metres.
Service trade premises	2 per 100 square metres.
Shop (not within a centre)	6 per 100 square metres.
Used car lot / vehicle sales yard	1.5 per 100 square metres.
Video store	6 per 100 square metres.

Form of Development	Number of Required Car Parking Spaces
Community / Civic	
Child care centre	1 per 4 children
Civic administration office	4 per 100 square metres.
Community centre	1 per 20 square metres.
Educational institution:	
(a) tertiary	0.6 per full time student plus 0.2 per part time student.
(b) other	1 per full time employee plus 1 for wheelchair uses plus an additional 10% of the total for visitors.
Library	4 per 100 square metres.
Meeting hall	1 per 5 seats.
Place of worship	1 per 5 seats.
Industry /Warehouse	
Up to 200 square metres	2 per 100 square metres.
Greater than 200 to 2000 square metres	1.33 per 100 square metres.
Greater than 2000 square metres	0.67 per 100 square metres.
Medical	
Consulting room	10 per 100 square metres.
Hospital	2.5 per bed.
Medical centre / day surgery	10 per 100 square metres.
Recreation	
Amusement machine centre	7 per 100 square metre.
Bowling club	10 per bowling green.
Cinema complex	1 per 3 seats.
Concert hall / theatre	1 per 5 seats.
Hotel & taverns with:	
(a) accommodation	1 per 3 rooms.
(b) a dining room	1 per 3 seats.
(c) a gaming room	1 per 2 machines.
(d) a lounge or beer garden	1 per 6 square metres.
(e) a public bar	1 per 2 square metres.
Restaurant (traditional)	1 per 4 seats or 1 per 15 square metres whichever is the greater.
Restaurant (fast food / family) with:	

Form of Development	Number of Required Car Parking Spaces
(a) no dine-in and drive through facilities	12 per 100 square metres.
(b) dine-in facilities but no drive through	1 per 5 square metres (internal & external) or 1 per 2 seats (internal).
(c) dine-in and drive through facilities	the greater of 1 per 3 square metres (internal & external) or 1 per 2 seats (internal).
Squash / tennis courts	3 per court.
TAB facility	8 per 100 square metres.
Other	
Funeral parlour	4 per 100 square metres plus 1 per 4 chapel seats.
Radio / TV studio	5 per 100 square metres.

Table Ced/2 - Conditions for Complying Development

Form of Development	Compliance Criteria / Conditions
Farm building within the Primary Production Zone	That complies with all of the following: <ul style="list-style-type: none">(a) a minimum set-back of 100 metres from a public road(b) a maximum vertical wall height of 3.05 metres(c) a maximum floor area of 100 square metres.

Table Ced/3 - 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
Due South of Part Block 1 DENIAL BAY VIA CEDUNA	Former McKenzie's Landing, within Murat Bay			N/A		14209
Mickey Free Lawrie Drive KOONIBBA VIA CEDUNA	Our Redeemer Lutheran Church of the former Koonibba Lutheran Mission	S64	H660400	CT 5834/436	a g	20759
SMOKY BAY	Point Collinson Whaling Station Site	S12 S12 S12	D80464 D80464 H661200	CR 6057/28 CL 1648/69 CT 6057/27	a b c	14425

Note: this table was last updated on [29 March 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
Concept Plan Maps

Map Reference Tables

Index Maps

Map Reference

[Council Index Map](#)

[Enlargement Index Map - Ceduna](#)

Zone Maps

Zone Name	Map Numbers
Airfield Zone	Ced/10, Ced/25, Ced/26, Ced27, Ced/31
Aquaculture Zone	Ced/32, Ced/33
Caravan Park and Tourist Park Zone	Ced/24, Ced/33
Coastal Conservation Zone	Ced/1, Ced/2, Ced/3, Ced/4, Ced/5, Ced/6, Ced/7, Ced/8, Ced/9, Ced/10, Ced/11, Ced/12, Ced/13, Ced/14, Ced/15, Ced/16, Ced/17, Ced/18, Ced/21, Ced/28, Ced/29, Ced/30, Ced/31, Ced/32, Ced/33, Ced/34
Coastal Open Space Zone	Ced/21, Ced/24, Ced/28, Ced/29, Ced/32, Ced/33, Ced/34
Commercial Zone	Ced/24, Ced/25, Ced/26, Ced/33, Ced/34
Conservation Zone	Ced/25, Ced/32
Deferred Urban Zone	Ced/25, Ced/30
Industry Zone	Ced/21, Ced/22, Ced/25, Ced/28, Ced/29, Ced/30
Infrastructure Zone	Ced/21, Ced/22, Ced/23, Ced/24, Ced/25
Local Town Centre Zone	Ced/28
Primary Production Zone	Ced/1, Ced/2, Ced/3, Ced/4, Ced/6, Ced/7, Ced/8, Ced/9, Ced/10, Ced/11, Ced/12, Ced/13, Ced/14, Ced/16, Ced/17, Ced/18, Ced/19, Ced/20, Ced/21, Ced/22, Ced/23, Ced/25, Ced/26, Ced/27, Ced/30, Ced/31, Ced/32, Ced/33, Ced/34.
Recreation Zone	Ced/21, Ced/24, Ced/25, Ced/28, Ced/29, Ced/30, Ced/33, Ced/34
Regional Town Centre Zone	Ced/24
Residential Zone	Ced/21, Ced/24, Ced/25, Ced/28, Ced/29, Ced/30, Ced/32, Ced/33, Ced/34
Rural Living Zone	Ced/7, Ced/9, Ced/10, Ced/21, Ced/25, Ced/26, Ced/30, Ced/31, Ced/32
Settlement Zone	Ced/19, Ced/20

Policy Area Maps

Policy Area Name	Map Numbers
Deferred Aviation Policy Area 1	Ced/10, Ced26, Ced/27, Ced/31
Smokey Bay (West) Policy Area 2	Ced/33
Smokey Bay (Coastal) Policy Area 3	Ced/33
Enterprise Policy Area 4	Ced/32
Yarilena / Betts Corner Policy Area 5	Ced/9
Kuhlmann Street Policy Area 6	Ced/25, Ced/26
Smoky Bay Policy Area 7	Ced/33, Ced/34
McKenzie Street Policy Area 8	Ced/24, Ced/25
Ceduna Policy Area 9	Ced/21, Ced/22, Ced/25
Thevenard Policy Area 10	Ced/28, Ced/29
Decres Bay Policy Area 11	Ced/30
Active Outdoor/ Indoor Policy Area 12	Ced/21, Ced/24, Ced/28, Ced/29, Ced/33
Active Outdoor Policy Area 13	Ced/21, Ced/24, Ced/25, Ced/30, Ced/33, Ced/34
Tourist Policy Area 14	Ced/21
Broadacre Policy Area 15	Ced/24, Ced/25, Ced/29, Ced/30
Health Services and Accommodation Policy Area 16	Ced/21, Ced/24
Decres Bay Road Policy Area 17	Ced/29, Ced/30
Smoky Bay Policy Area 18	Ced/33, Ced/34
Denial Bay Policy Area 19	Ced/32
Golf Course Policy Area 20	Ced/33, Ced/34
Ceduna (East) Policy Area 21	Ced/25, Ced/26, Ced30, Ced/31
Denial Bay Policy Area 22	Ced/32
Ceduna (North) Policy Area 23	Ced/9, Ced/21, Ced/32
Decres Bay Policy Area 24	Ced/10

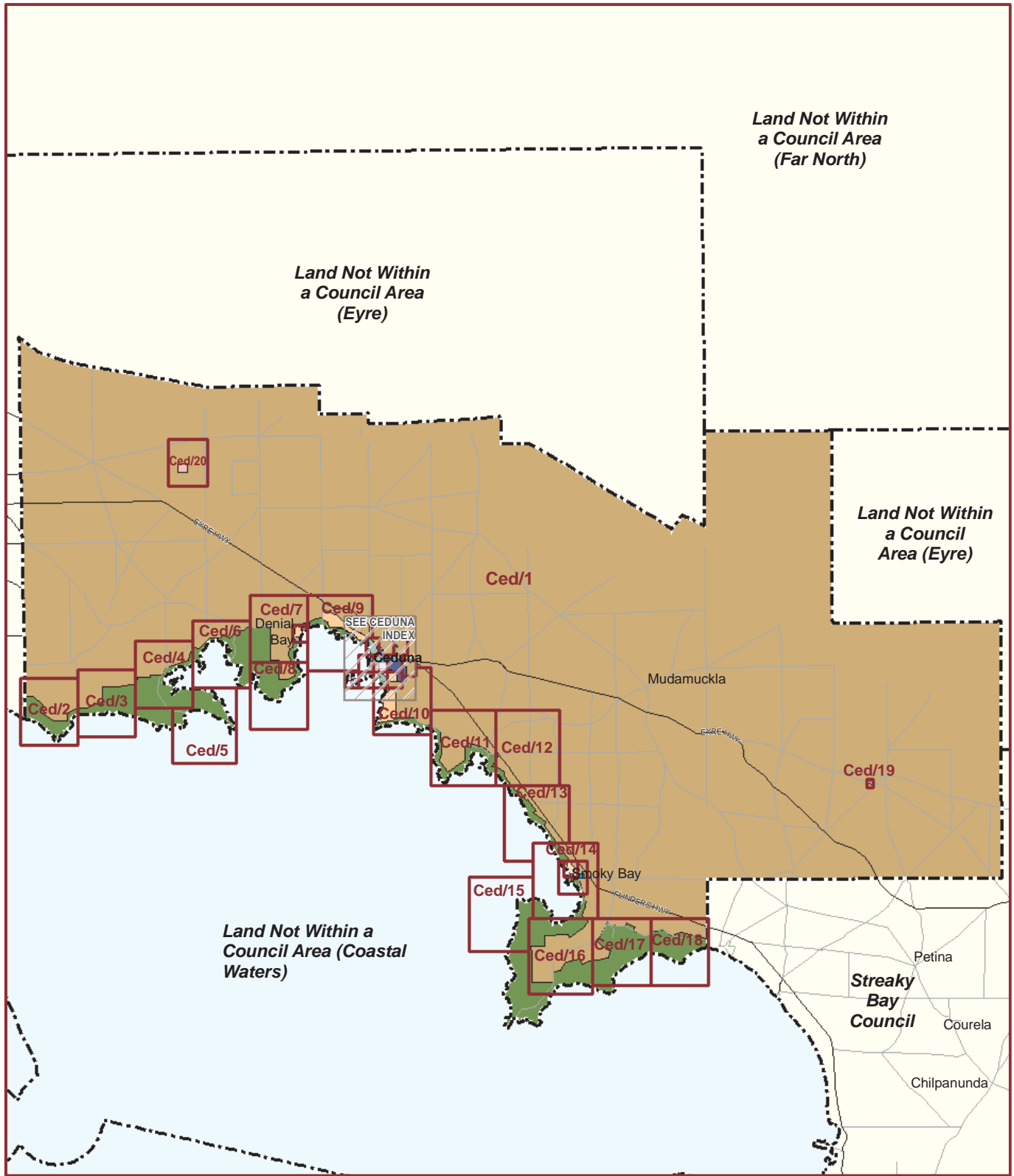
Overlay Maps

Issue	Map Numbers
Location	Ced/1, Ced/2, Ced/3, Ced/4, Ced/5, Ced/6, Ced/7, Ced/8, Ced/9, Ced/10, Ced/11, Ced/12, Ced/13, Ced/14, Ced/15, Ced/16, Ced/17, Ced/18, Ced/19, Ced/20, Ced/21, Ced/22, Ced/23, Ced/24, Ced/25, Ced/26, Ced/27, Ced/28, Ced/29, Ced/30, Ced/31, Ced/32, Ced/33, Ced/34
Transport	Ced/1, Ced/9, Ced/10, Ced/11, Ced/12, Ced/13, Ced/14, Ced/18, Ced/21, Ced/24, Ced/25, Ced/26, Ced/27, Ced/28, Ced/29, Ced/33, Ced/34
Development Constraints	Ced/1, Ced/4, Ced/5, Ced/6, Ced/7, Ced/8, Ced/9, Ced/11, Ced/14, Ced/15, Ced/16, Ced/17, Ced/18, Ced/21, Ced/29, Ced/32, Ced/33, Ced/34
Heritage	Ced/1, Ced/20, Ced/32

Concept Plan Maps

Concept Plan Title	Map Numbers
Commercial - Smoky Bay	Concept Plan Map Ced/1
Aquaculture Facility - Smoky Bay	Concept Plan Map Ced/2
Residential - Smoky Bay	Concept Plan Map Ced/3
Airport Building Heights - Ceduna Airport	Concept Plan Map Ced/4
Coastal Rural Living – De'cres Bay	Concept Plan Map Ced/5

Spatial Extent Maps

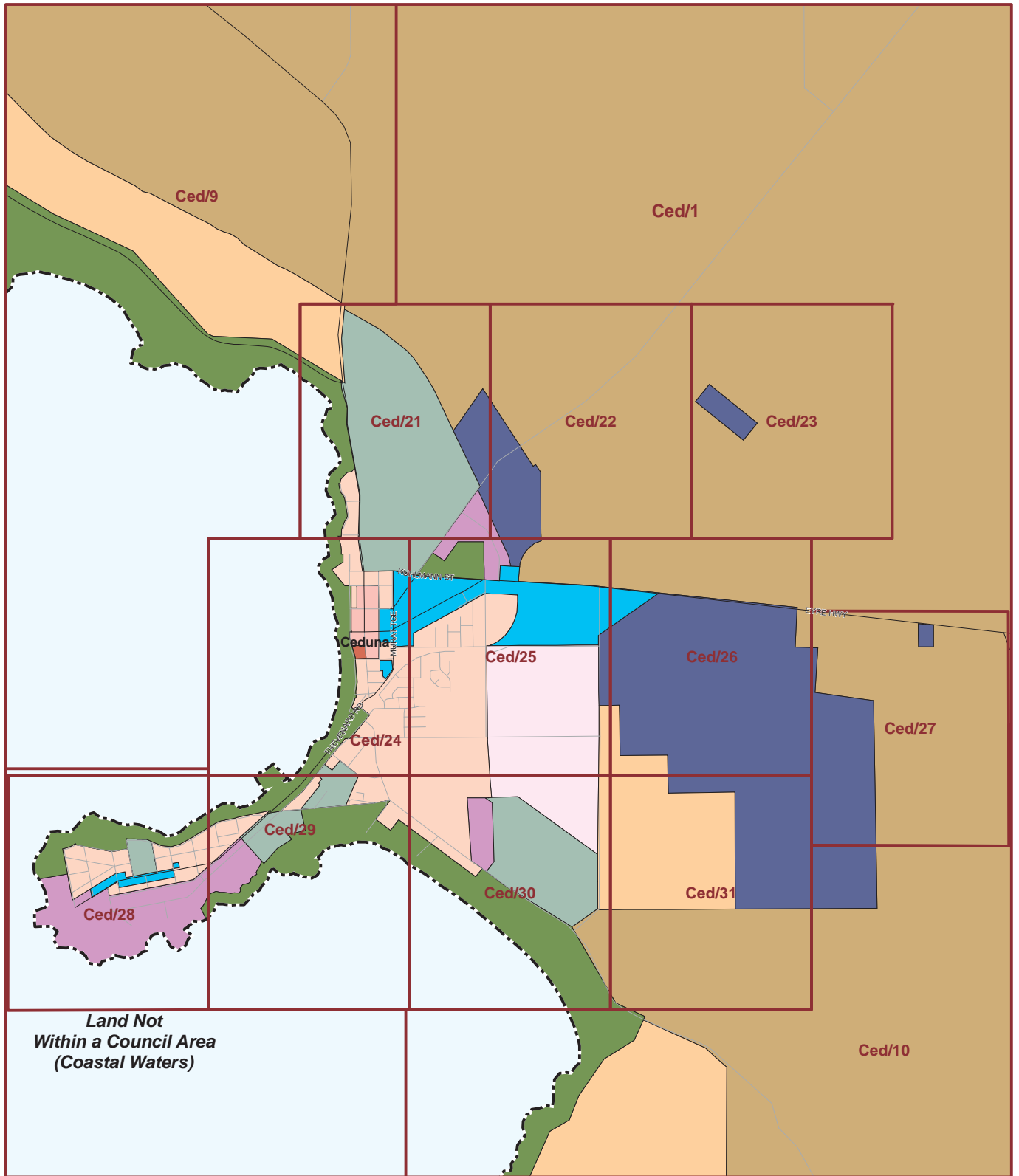


For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps Ced/1 to Map Ced/34 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.



 Enlargement Index

Council Index Map

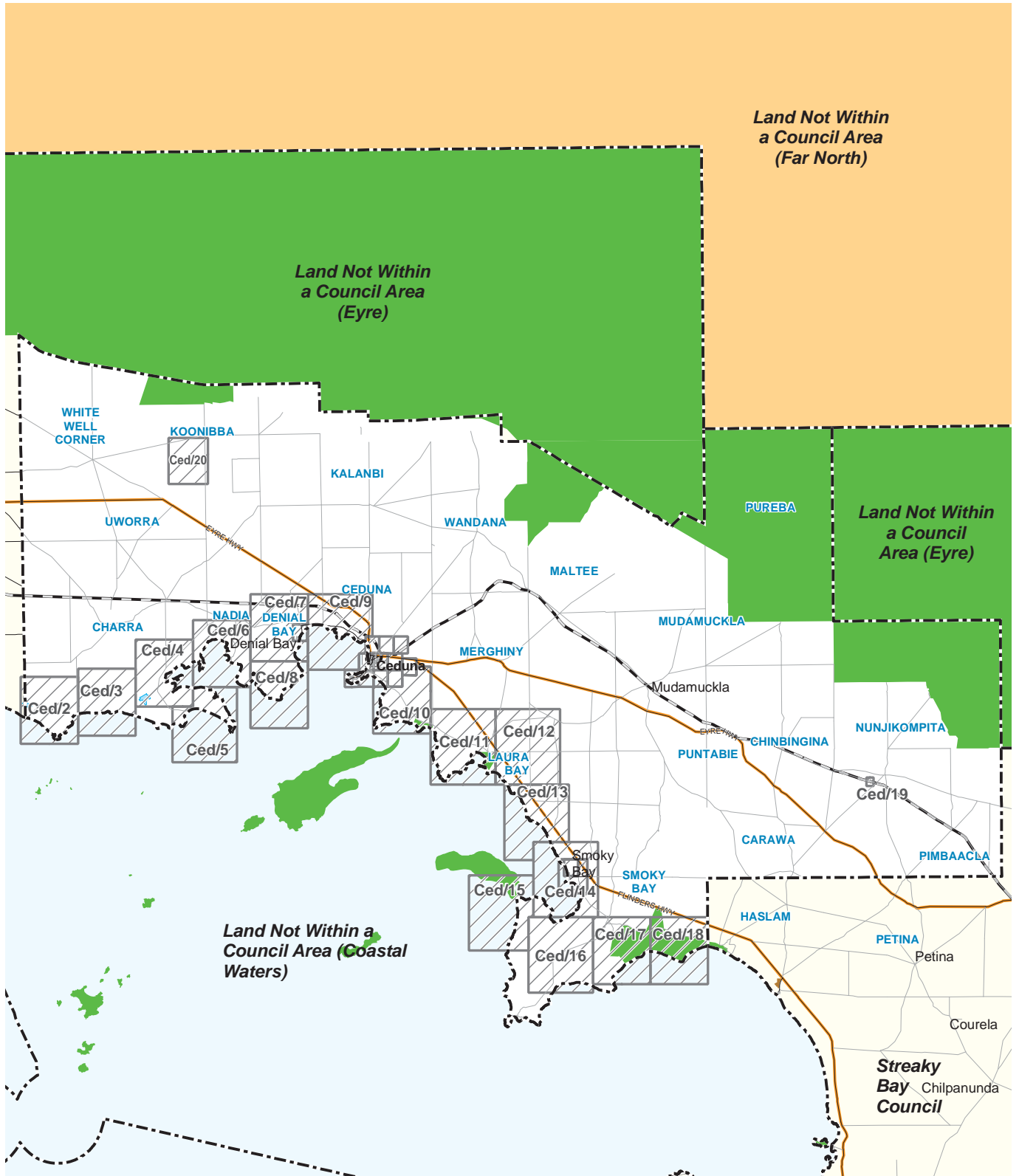


For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps Ced/1 to Map Ced/34 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.



CEDUNA

Enlargement Index Map












Land Not Within
a Council Area
(Far North)

Land Not Within
a Council Area
(Eyre)

Land Not Within
a Council Area
(Eyre)

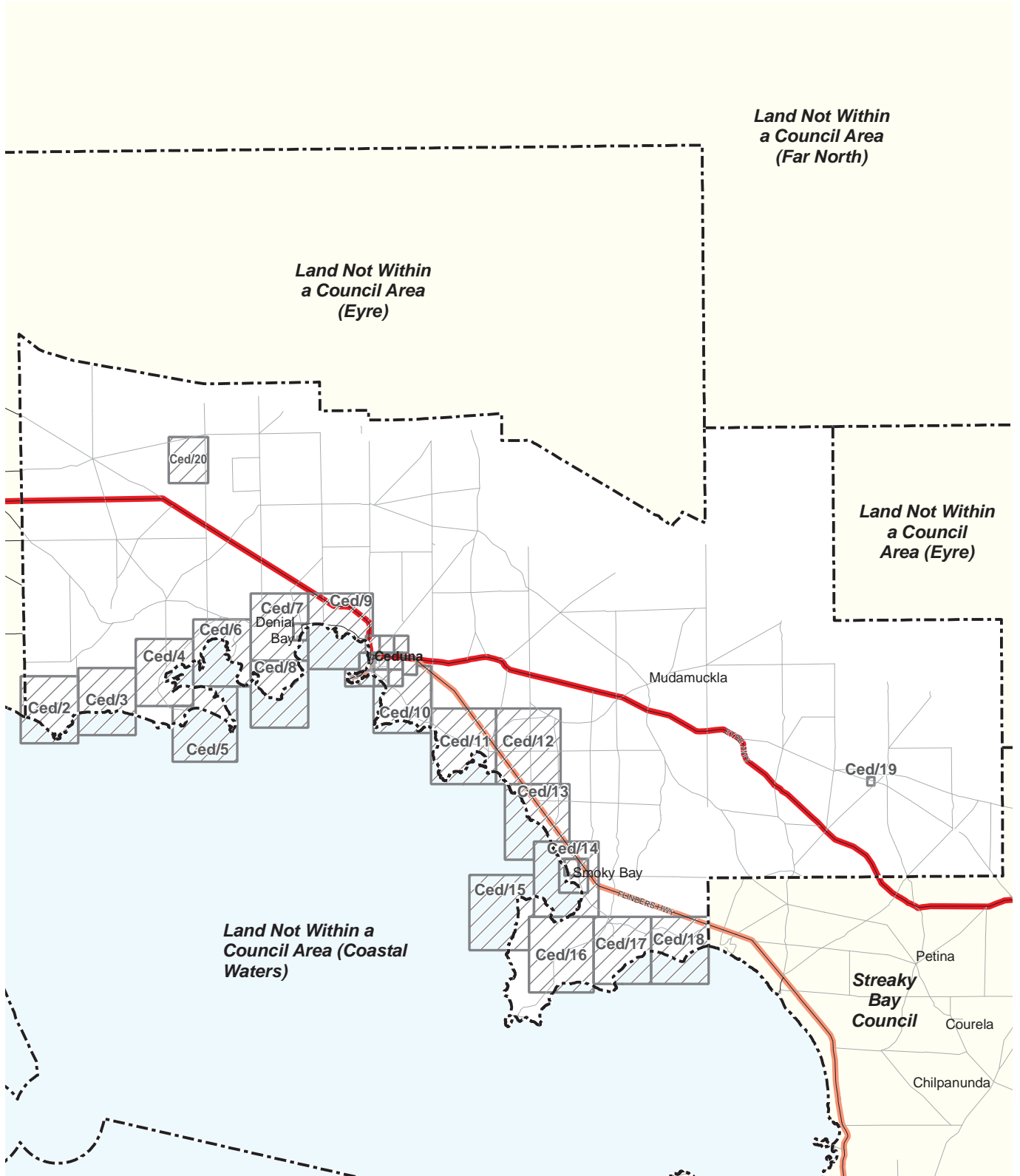
Land Not Within a
Council Area (Coastal
Waters)

**Streaky
Bay**
Chilpanunda
Council

-  Council Office
-  Railways
-  Tourist Routes
-  Conservation Park
-  Recreation Park
-  Regional Reserve
-  Conservation Reserve
-  Waterbodies
-  Development Plan Boundary



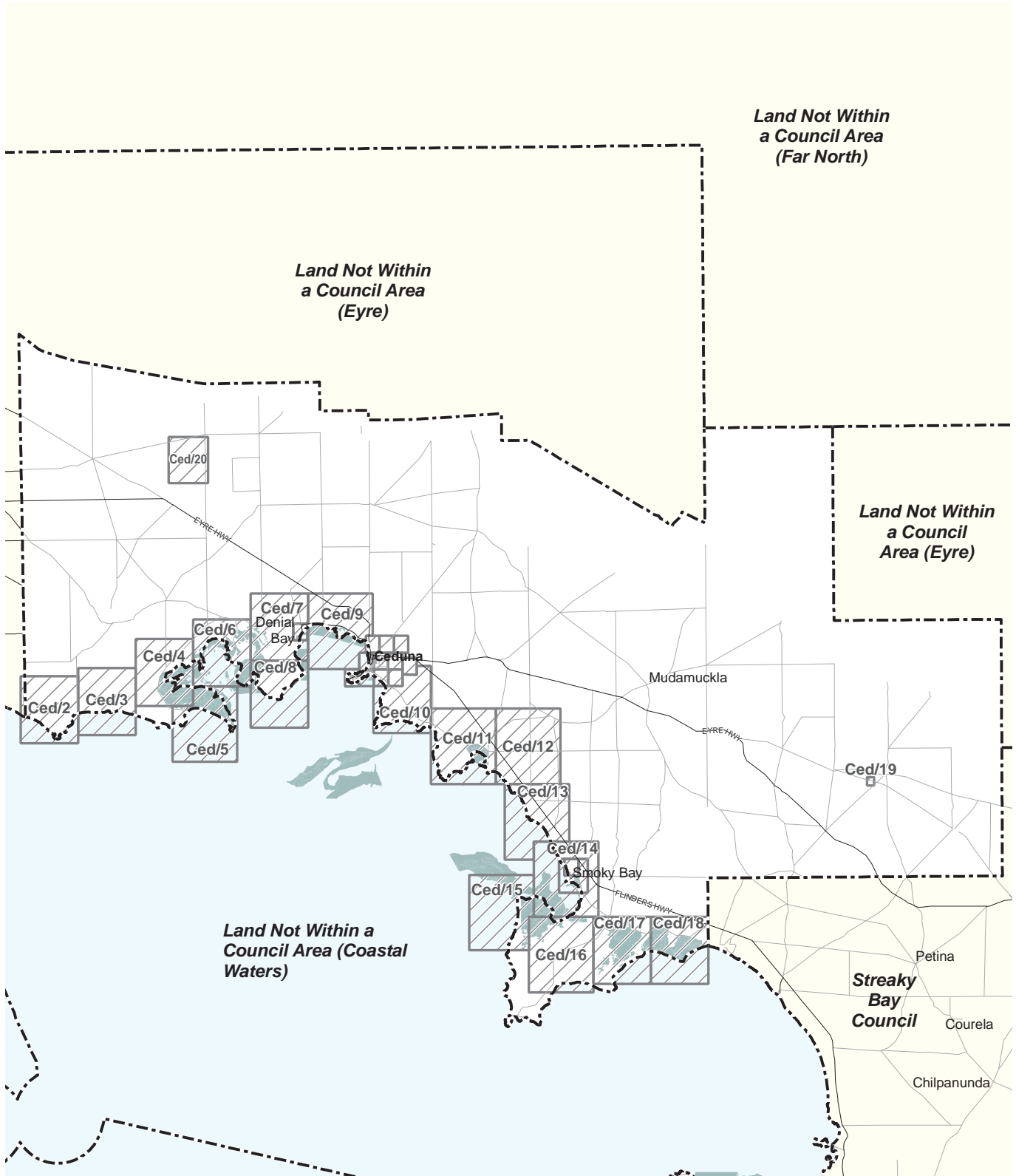
Location Map Ced/1



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

Overlay Map Ced/1

TRANSPORT



Land Not Within
a Council Area
(Far North)

Land Not Within
a Council Area
(Eyre)

Land Not Within
a Council
Area (Eyre)

Land Not Within a
Council Area (Coastal
Waters)

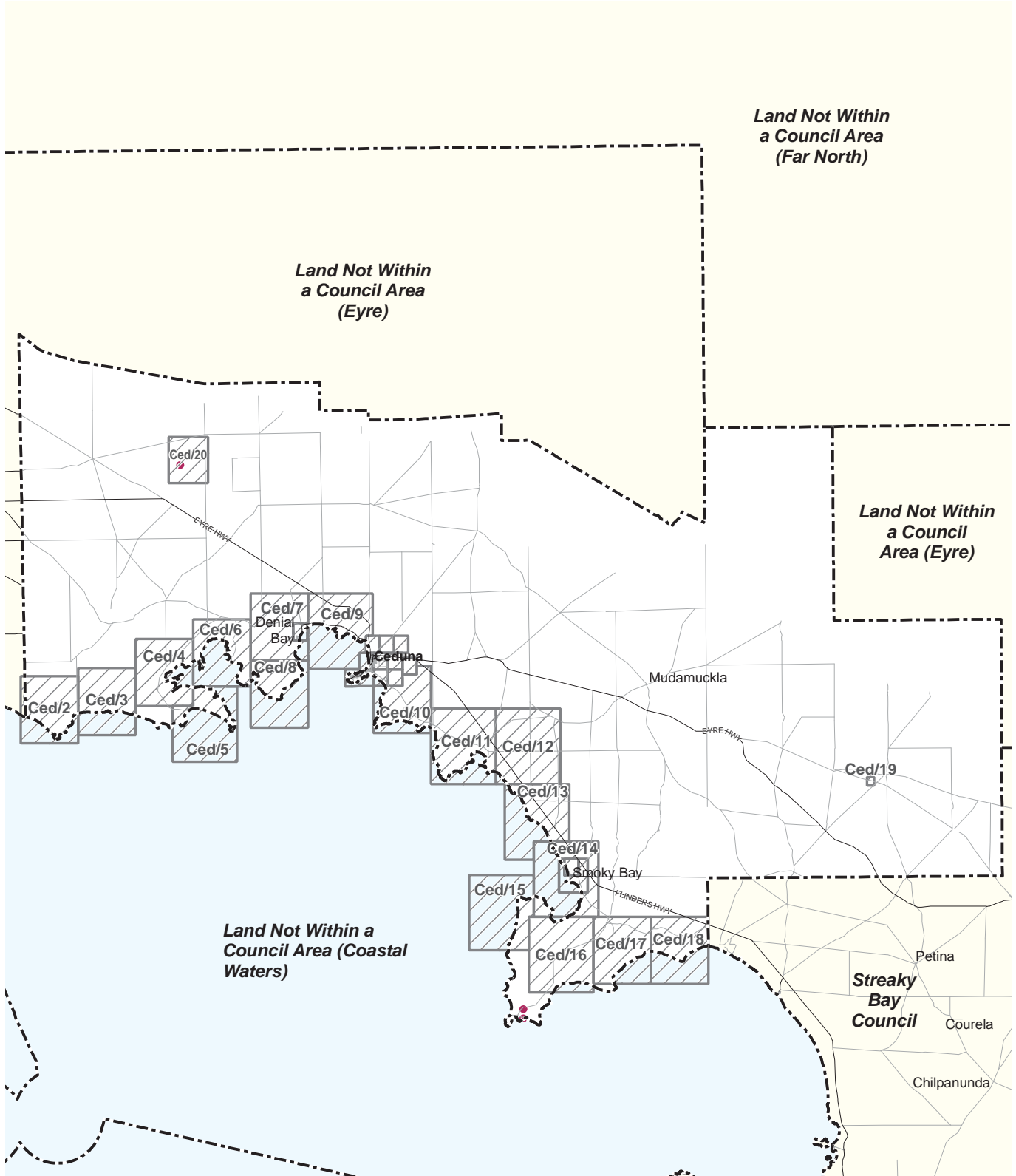
**Streaky
Bay
Council**



Overlay Map Ced/1

DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

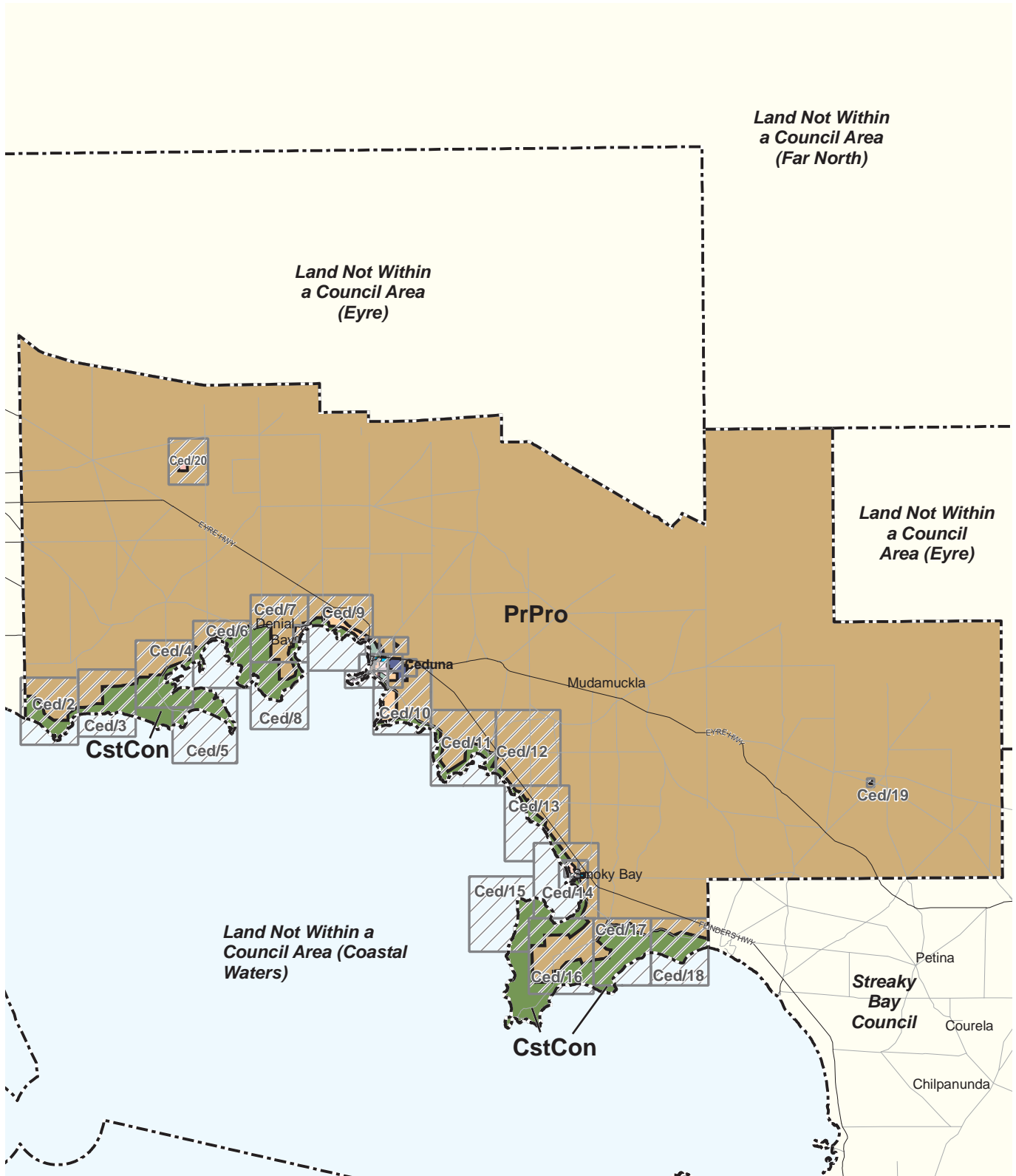


For further information on State and Local Heritage Places and Contributory items please refer to the relevant tables within this document.



Overlay Map Ced/1 HERITAGE

- State heritage place
- Development Plan Boundary

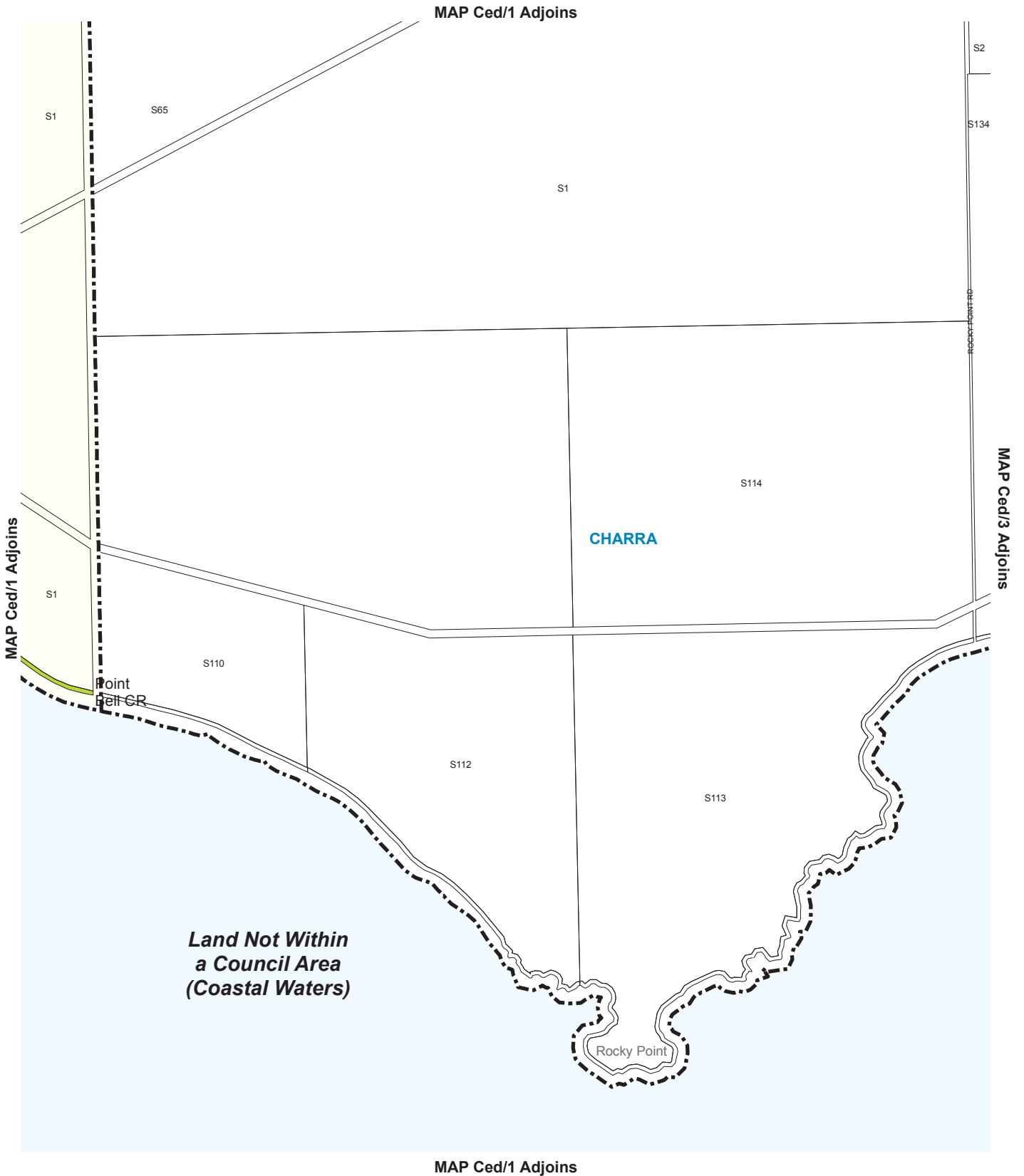


See enlargement map for accurate representation.



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

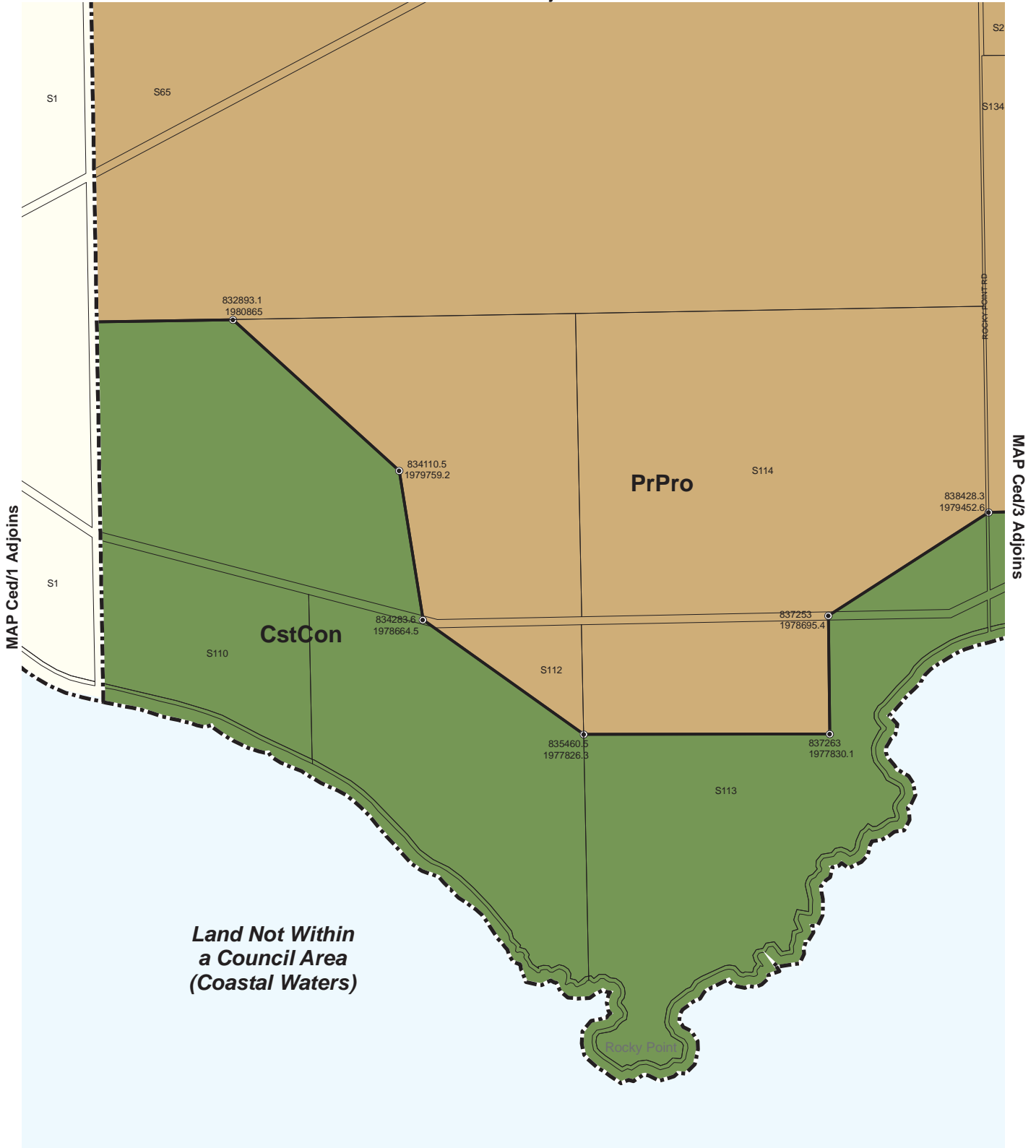
Zone Map Ced/1



Location Map Ced/2

- Conservation Reserve
- Development Plan Boundary

MAP Ced/1 Adjoins



MAP Ced/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

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

Zone Map Ced/2

CEDUNA COUNCIL

Consolidated - 18 October 2012

MAP Ced/1 Adjoins

S27

A10

S2

S20

S134

CHARRA

MAP Ced/4 Adjoins

S33

S34

MAP Ced/2 Adjoins

S135

A11

S32

*Land Not Within
a Council Area
(Coastal Waters)*

MAP Ced/1 Adjoins

MAP Ced/1 Adjoins



0 2,000 m

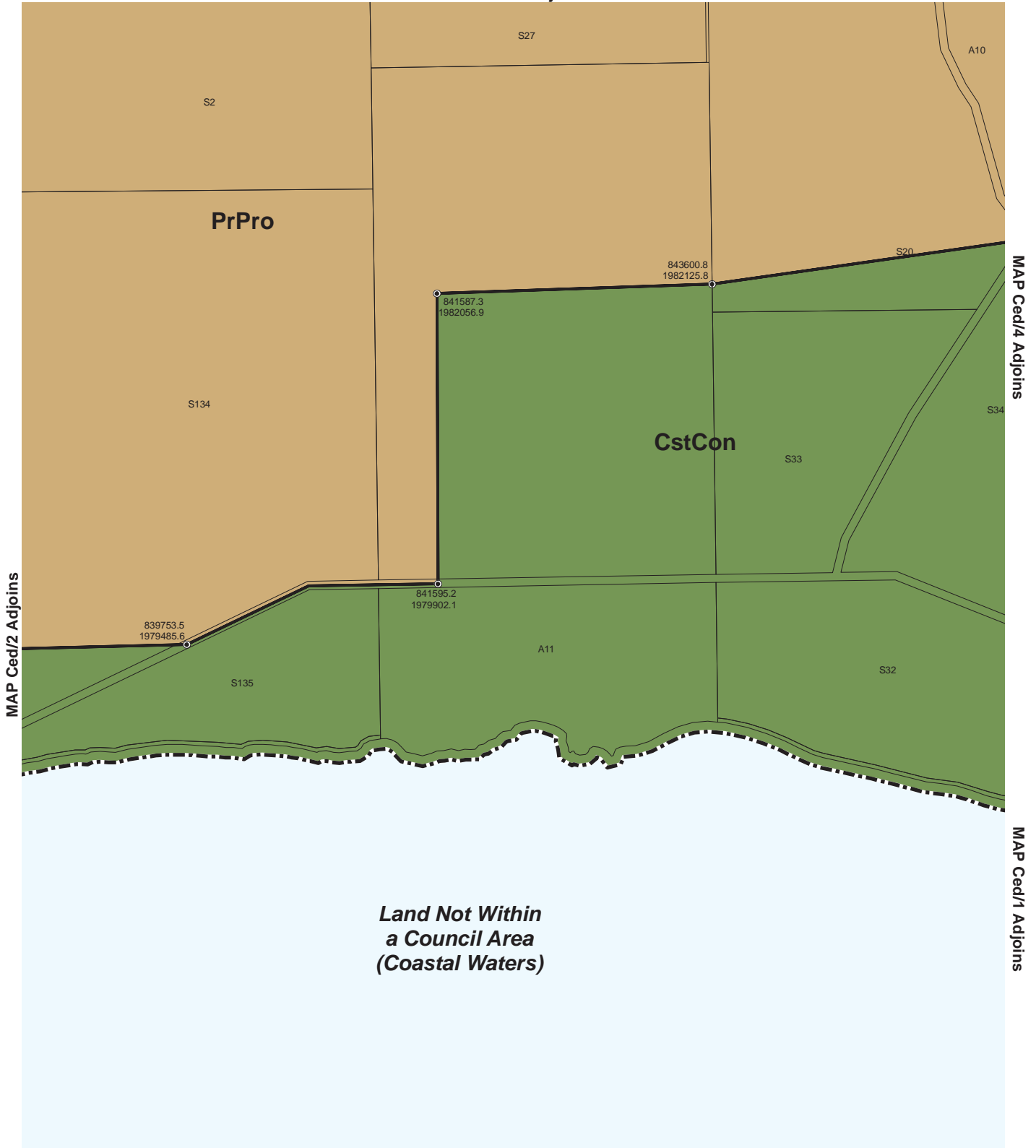
Location Map Ced/3

----- Development Plan Boundary

CEDUNA COUNCIL

Consolidated - 18 October 2012

MAP Ced/1 Adjoins



Lamberts Conformal Conic Projection, GDA94



Zones

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

Zone Map Ced/3

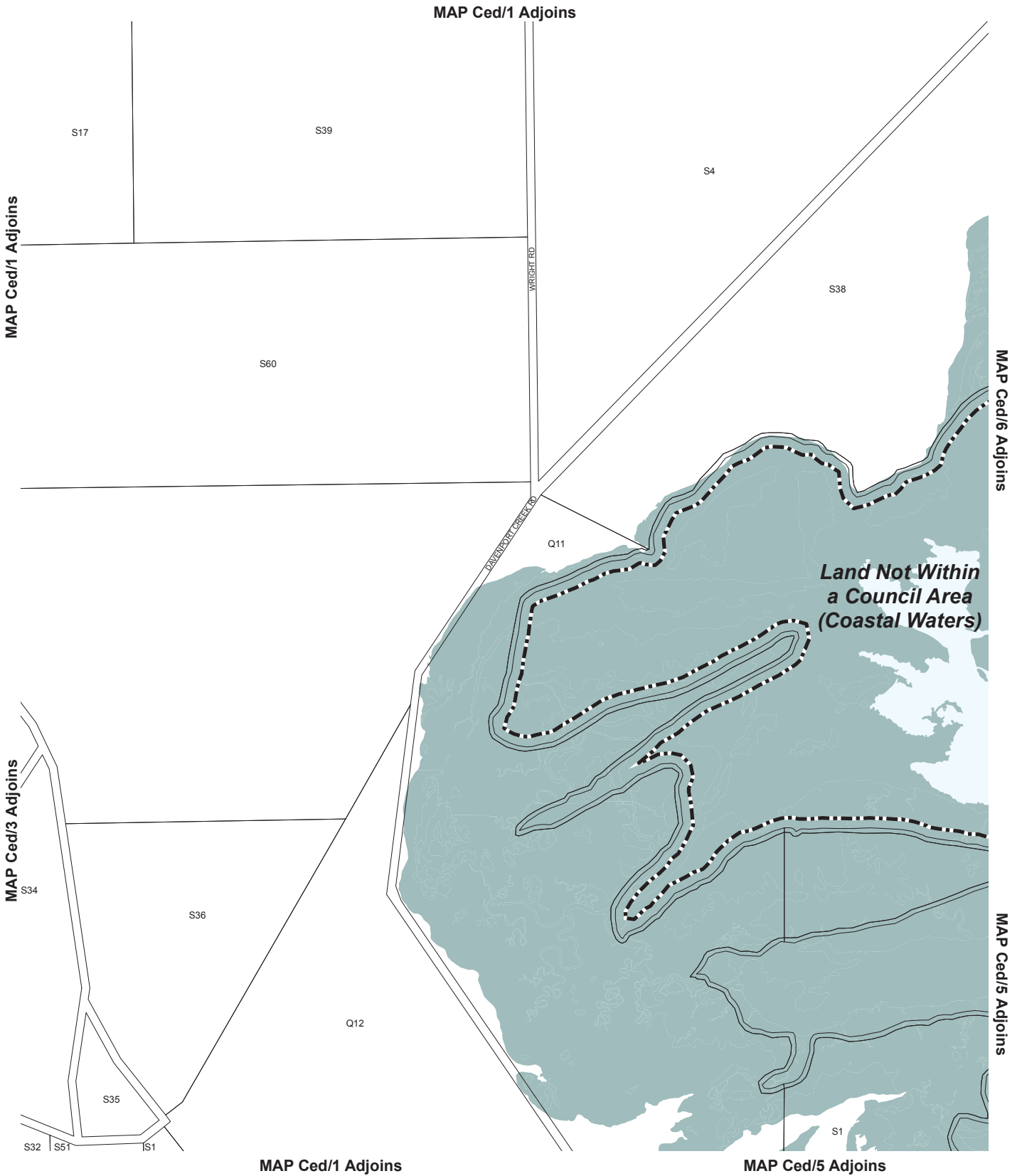
CEDUNA COUNCIL

Consolidated - 18 October 2012



Location Map Ced/4

----- Development Plan Boundary



Overlay Map Ced/4

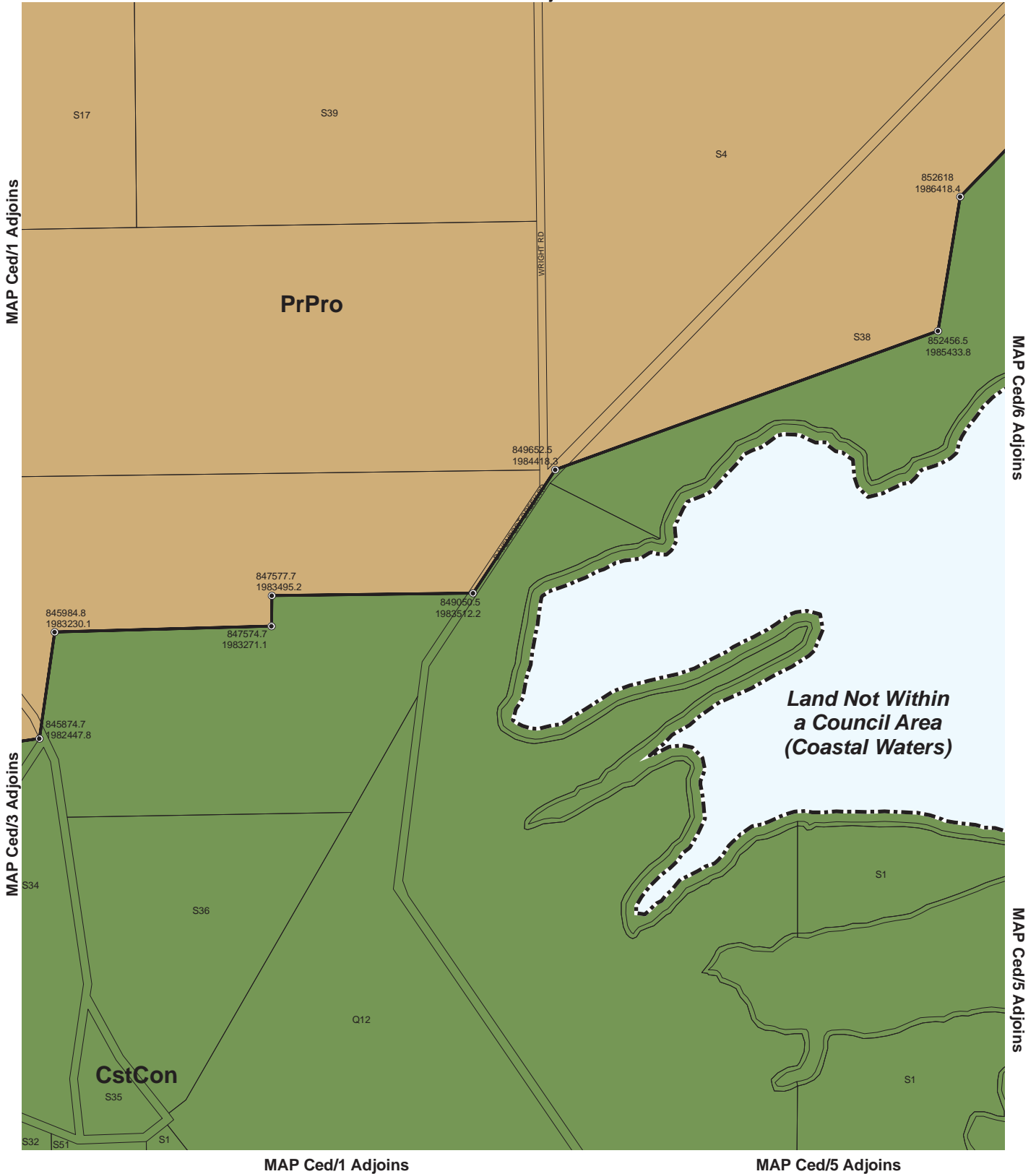
DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

CEDUNA COUNCIL

Consolidated - 18 October 2012

MAP Ced/1 Adjoins



Lamberts Conformal Conic Projection, GDA94



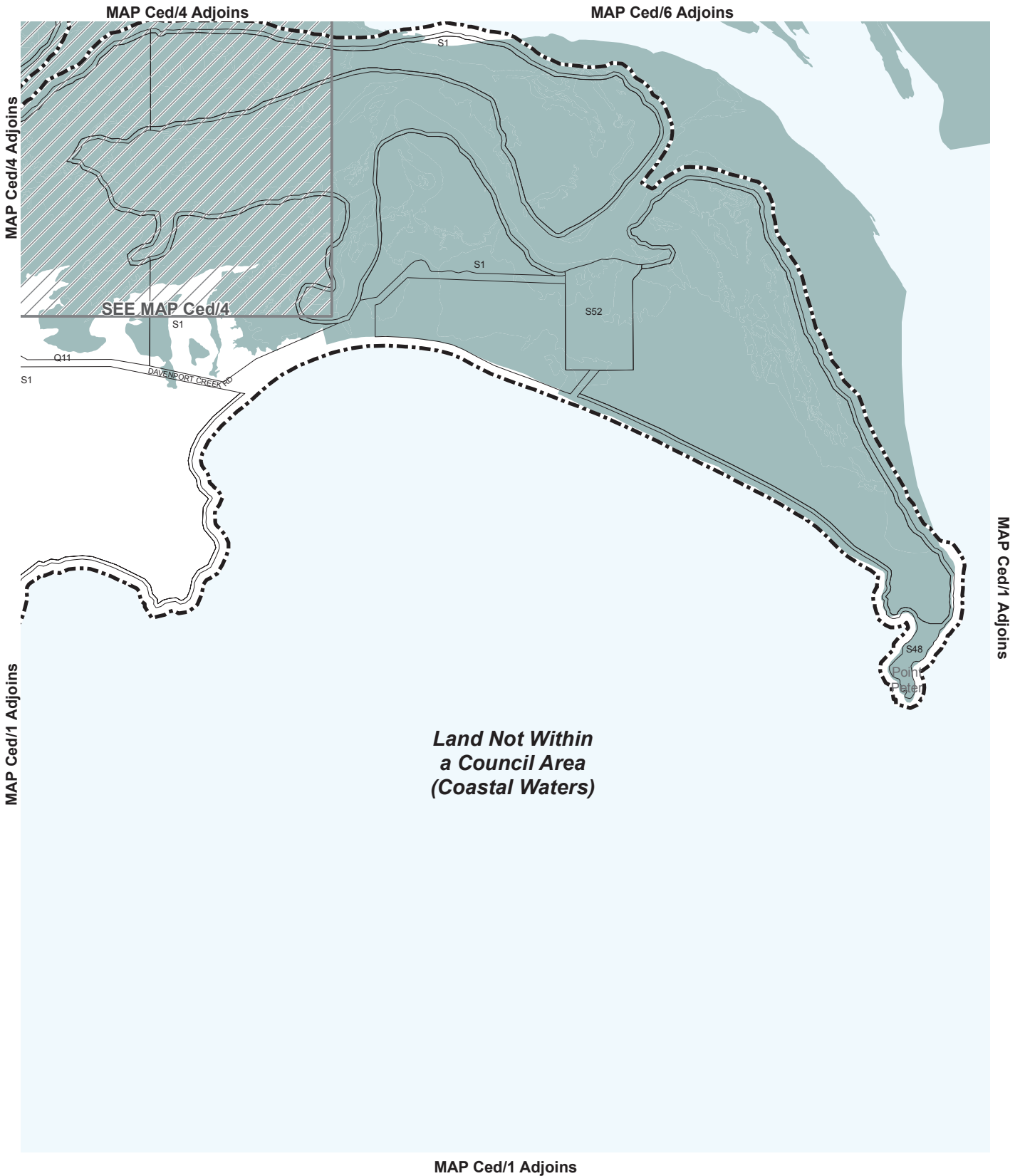
- Zones**
- CstCon Coastal Conservation
 - PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

Zone Map Ced/4



--- Development Plan Boundary

Location Map Ced/5



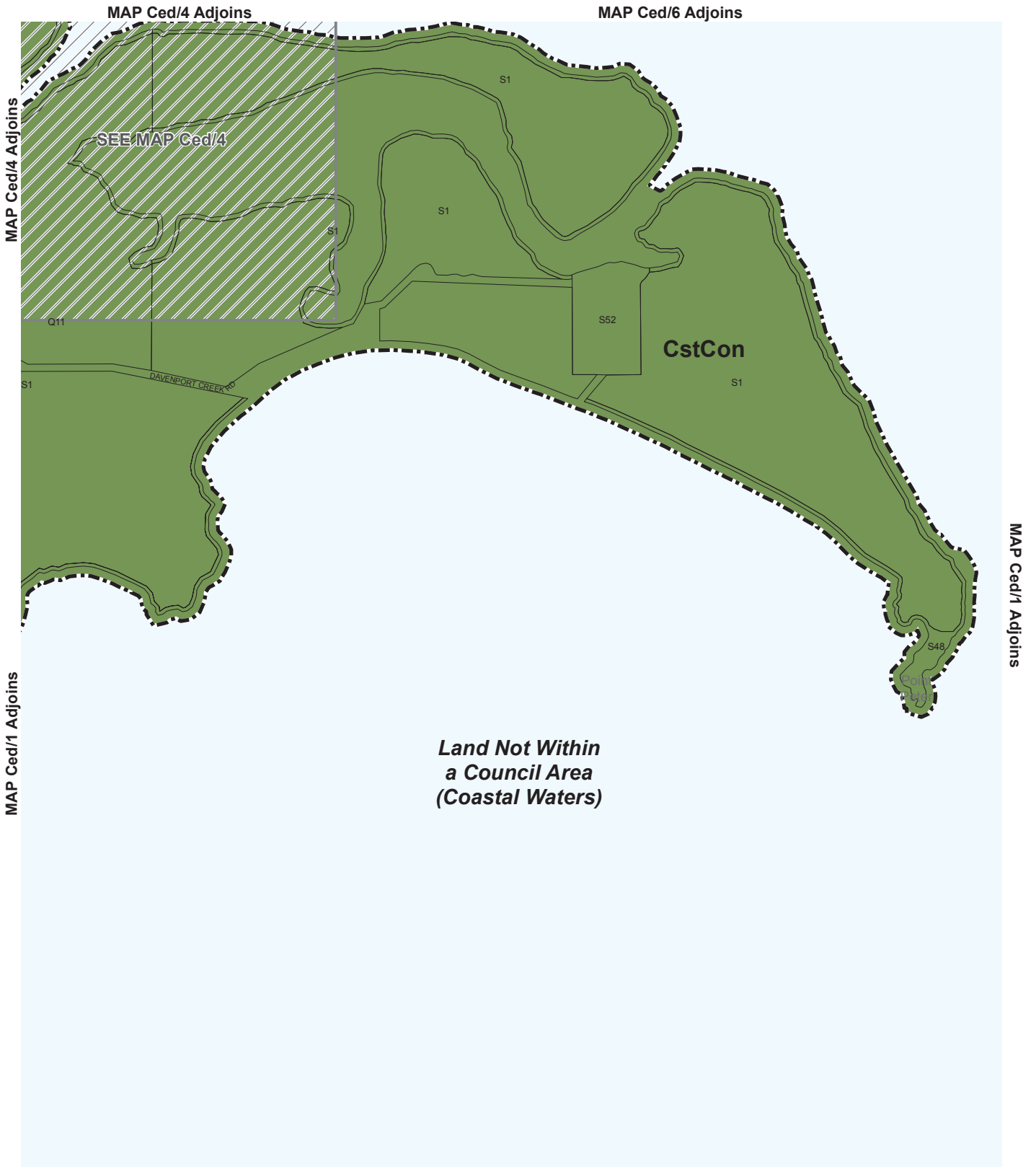
*Land Not Within
a Council Area
(Coastal Waters)*



Overlay Map Ced/5

DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary



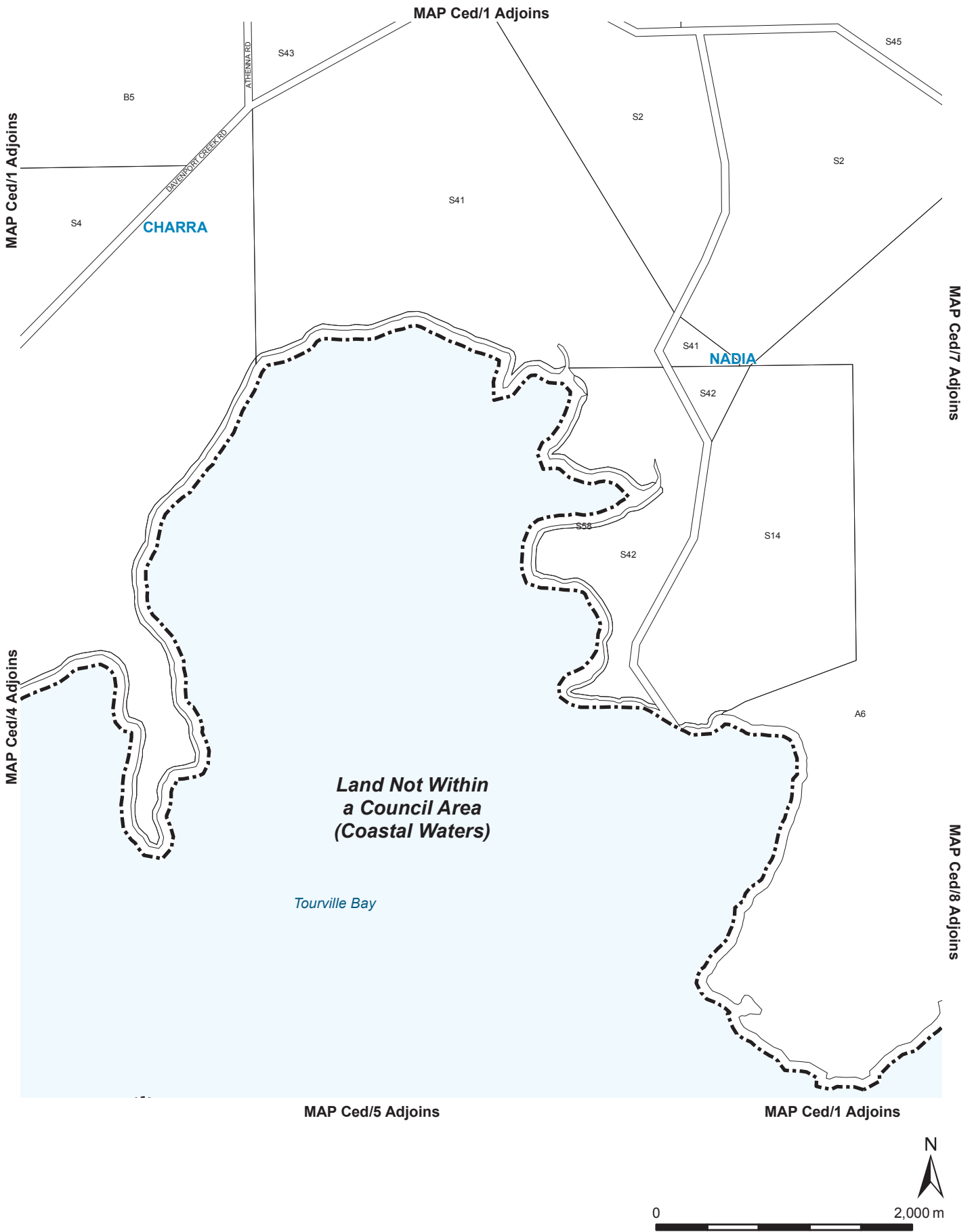
See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94

MAP Ced/1 Adjoins



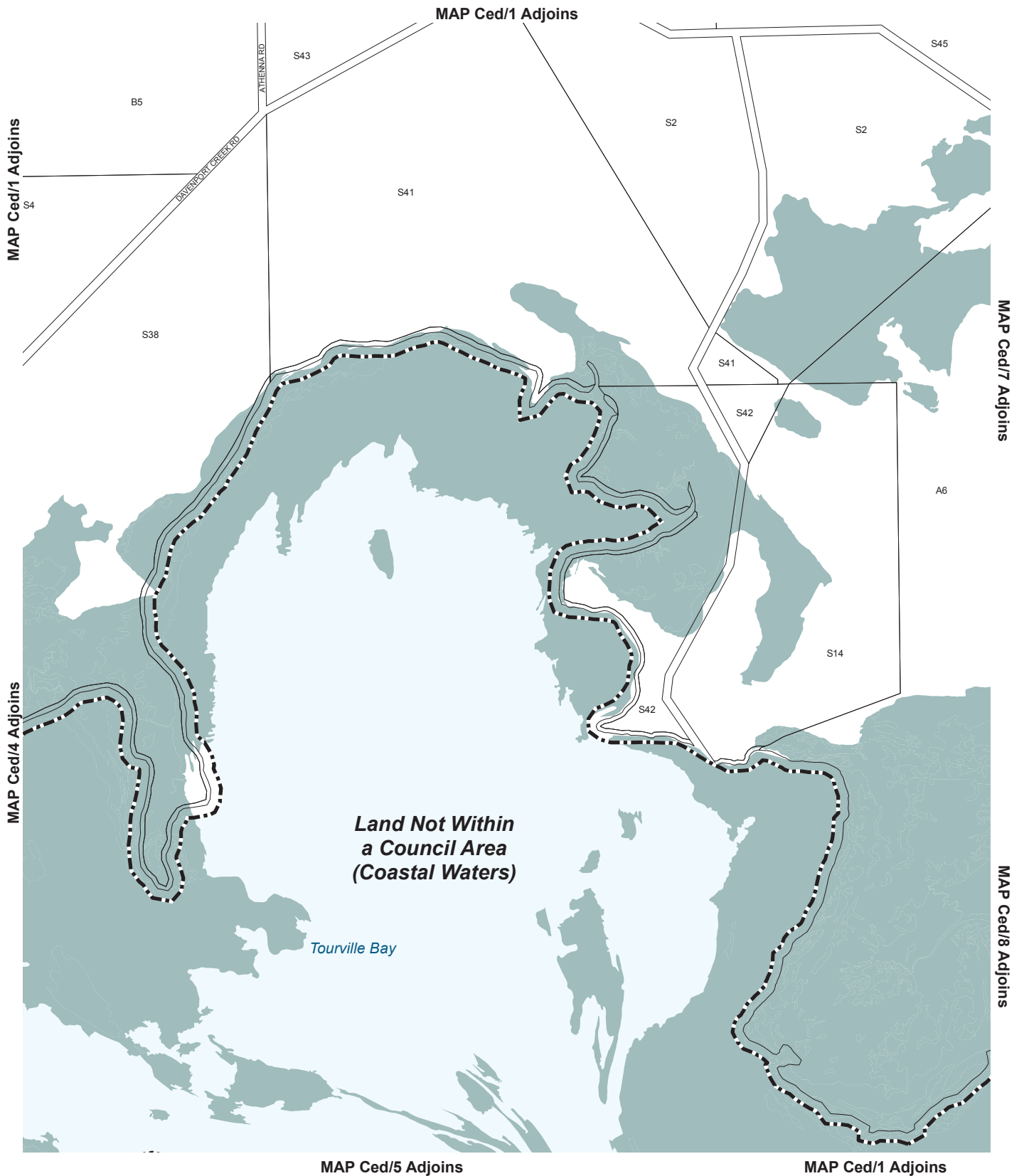
- Zones**
- CstCon Coastal Conservation
 - Zone Boundary
 - Development Plan Boundary

Zone Map Ced/5



Location Map Ced/6

----- Development Plan Boundary



Overlay Map Ced/6

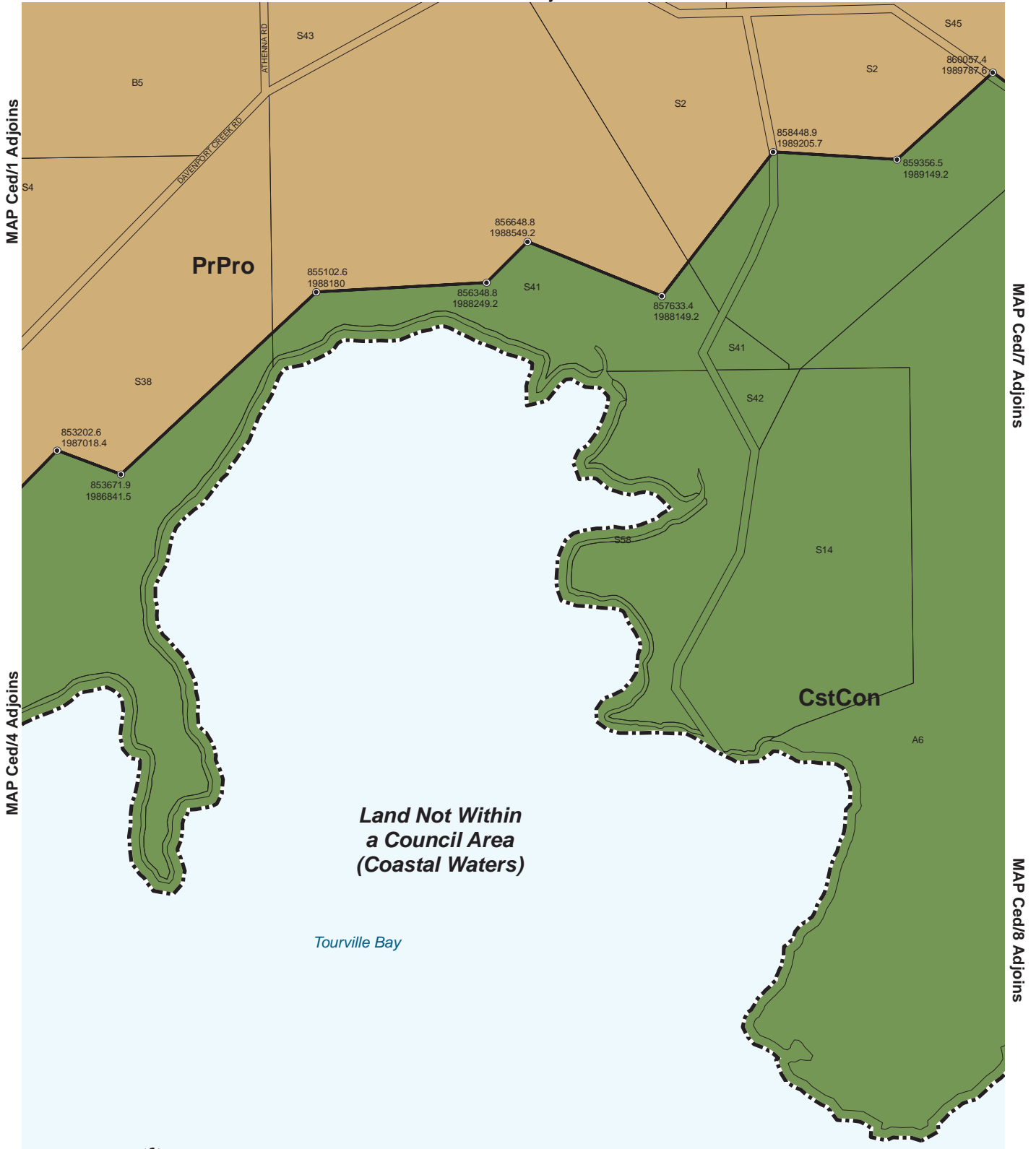
DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

CEDUNA COUNCIL

Consolidated - 18 October 2012

MAP Ced/1 Adjoins



Lamberts Conformal Conic Projection, GDA94



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

Zone Map Ced/6

MAP Ced/1 Adjoins

CEDUNA

MAP Ced/1 Adjoins

MAP Ced/6 Adjoins

NADIA

DENIAL BAY

MAP Ced/9 Adjoins

SEE MAP Ced/32

Denial Bay



Land Not Within a Council Area (Coastal Waters)

MAP Ced/8 Adjoins

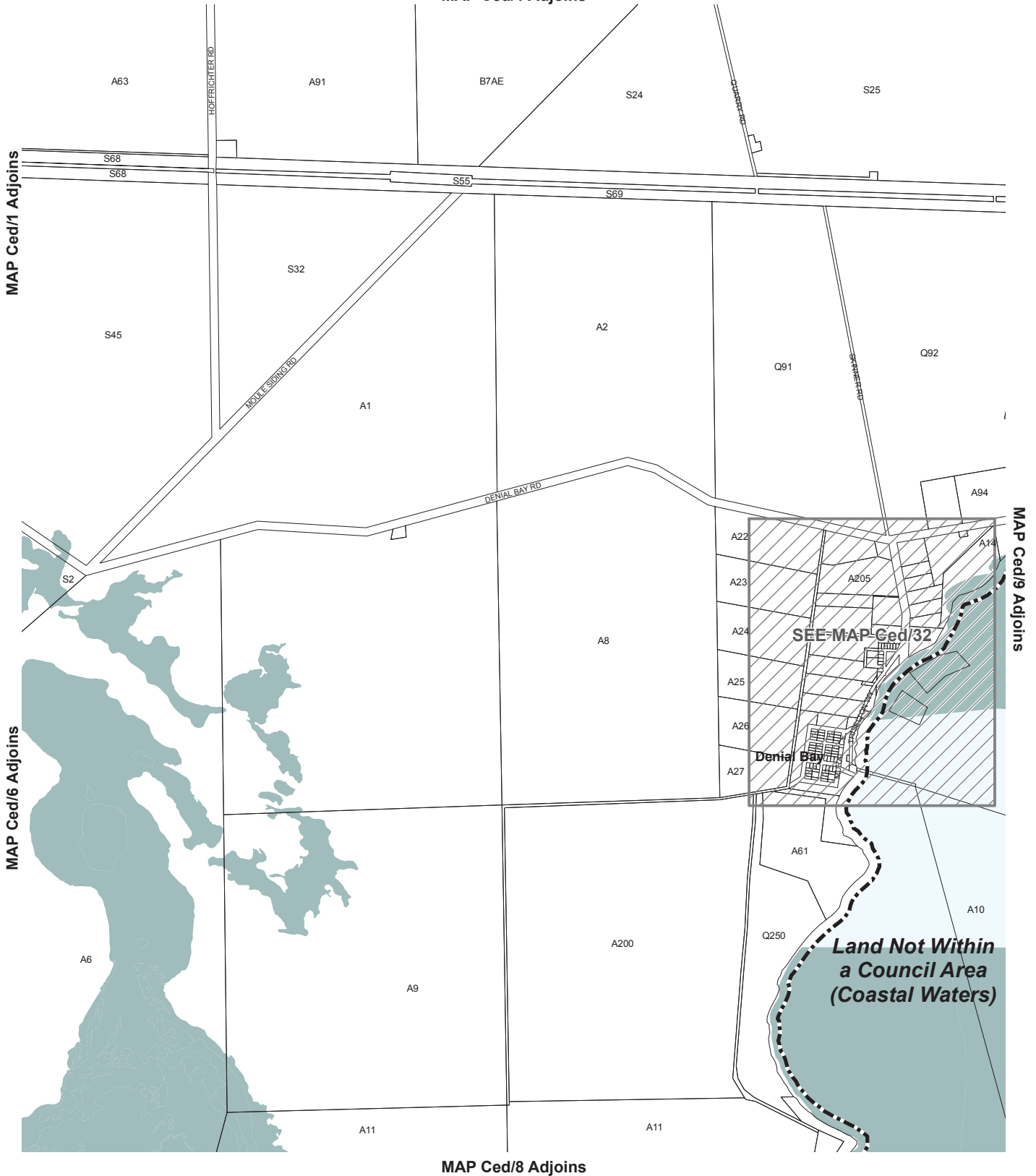


0 2,000 m

Location Map Ced/7

-  Railways
-  Development Plan Boundary

MAP Ced/1 Adjoins

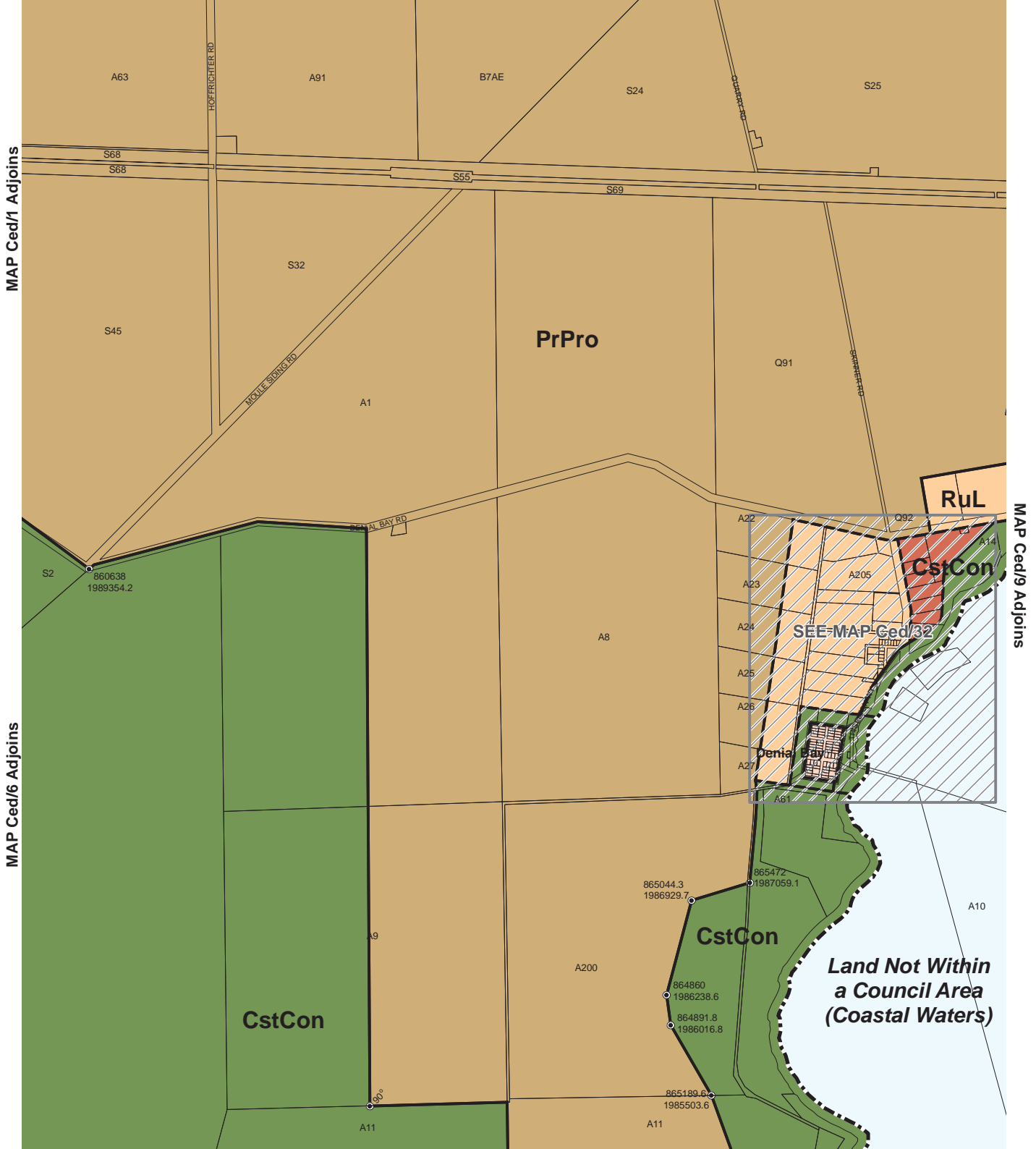


Overlay Map Ced/7

DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

MAP Ced/1 Adjoins



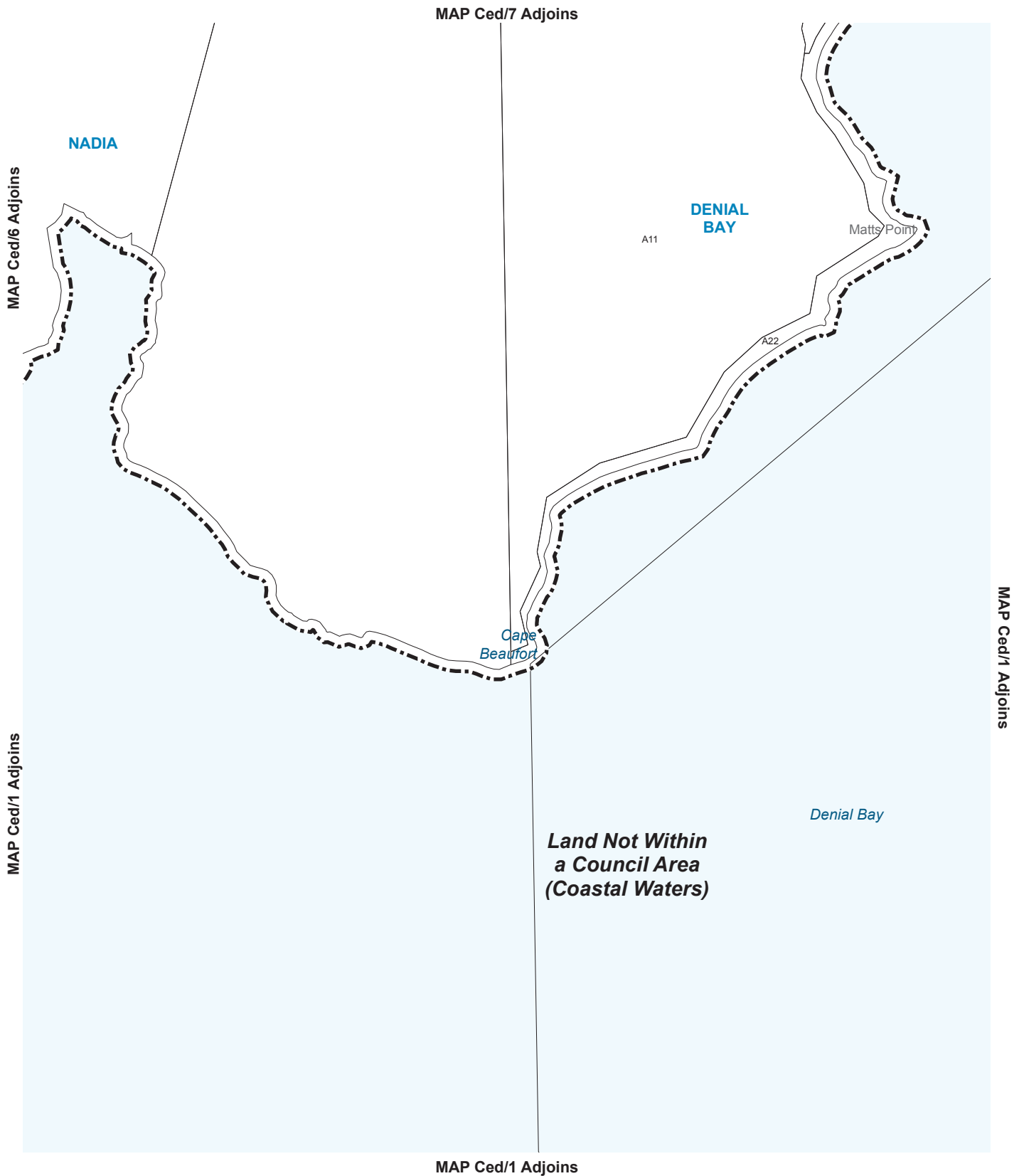
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94



Zones

- CstCon Coastal Conservation
- PrPro Primary Production
- RuL Rural Living
- Zone Boundary
- Development Plan Boundary

Zone Map Ced/7



Location Map Ced/8

----- Development Plan Boundary

MAP Ced/7 Adjoins

MAP Ced/6 Adjoins

MAP Ced/1 Adjoins

MAP Ced/1 Adjoins

MAP Ced/1 Adjoins

A11

Matt's Point

A22

Cape Beaufort

Denial Bay

**Land Not Within
a Council Area
(Coastal Waters)**



0 2,000 m

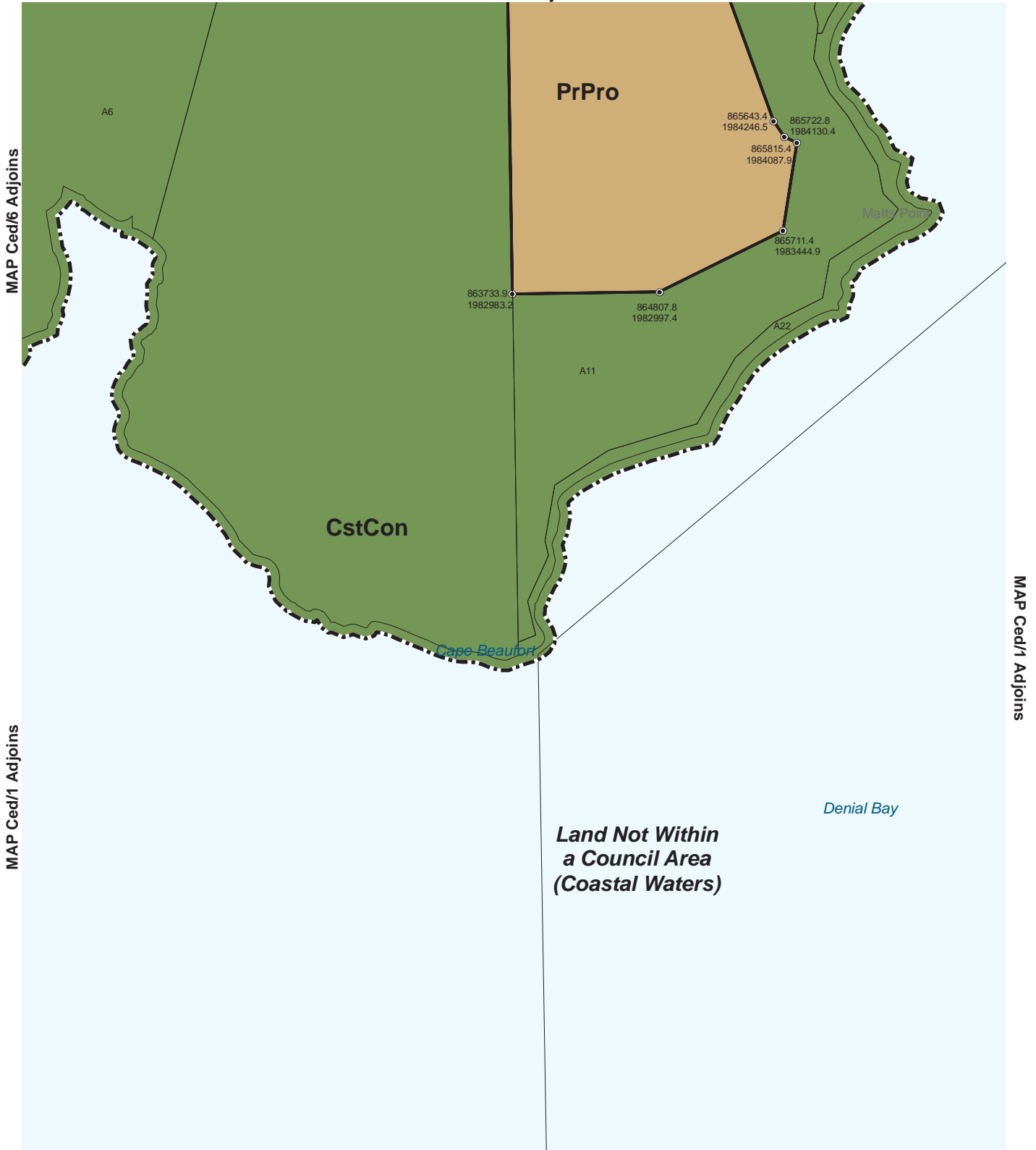
Overlay Map Ced/8 DEVELOPMENT CONSTRAINTS

-  Coastal Acid Sulfate Soils
-  Development Plan Boundary

CEDUNA COUNCIL

Consolidated - 18 October 2012

MAP Ced/7 Adjoins



Lamberts Conformal Conic Projection, GDA94



Zones

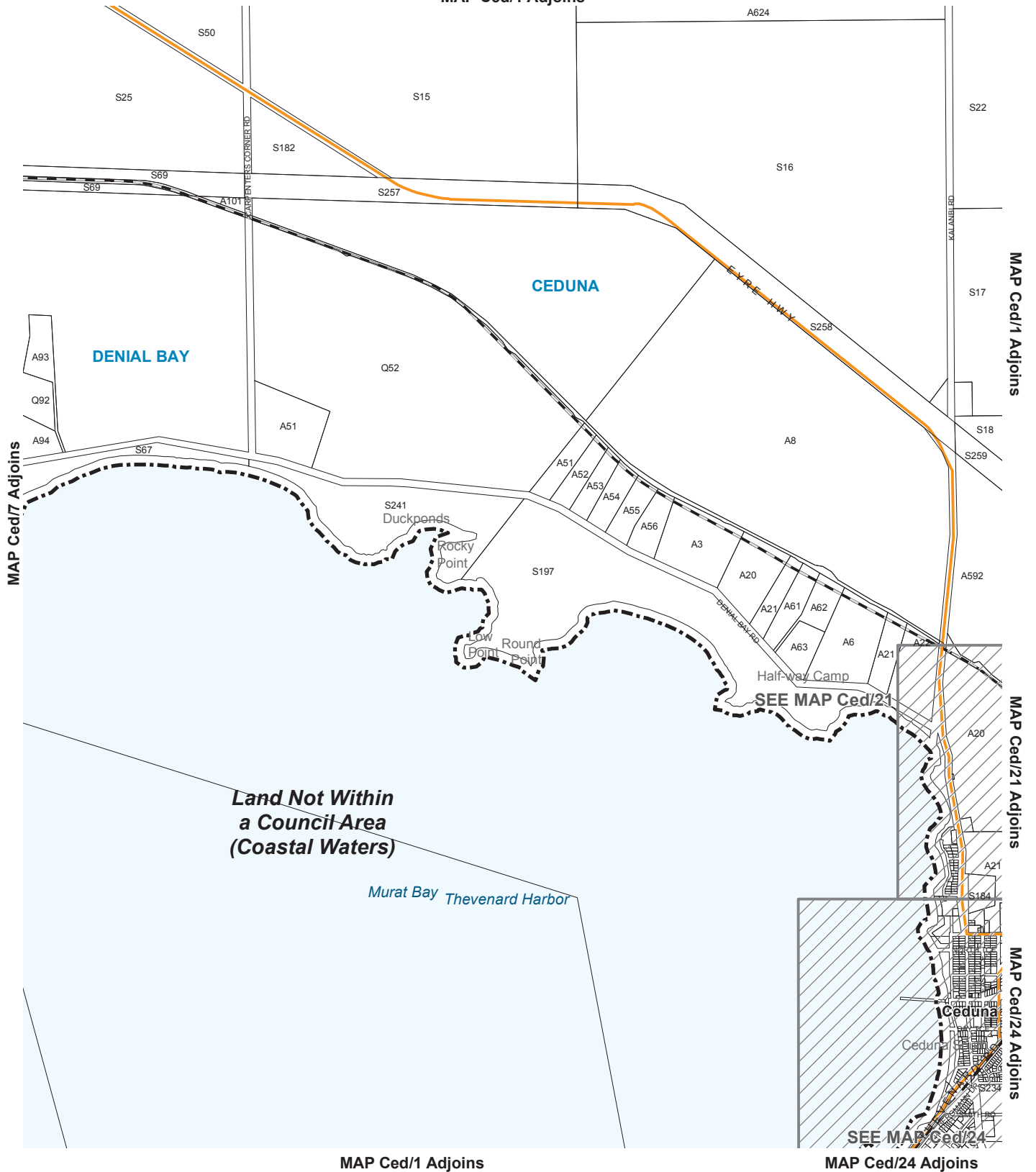
- CstCon Coastal Conservation
- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

Zone Map Ced/8

CEDUNA COUNCIL

Consolidated - 18 October 2012

MAP Ced/1 Adjoins






MAP Ced/1 Adjoins

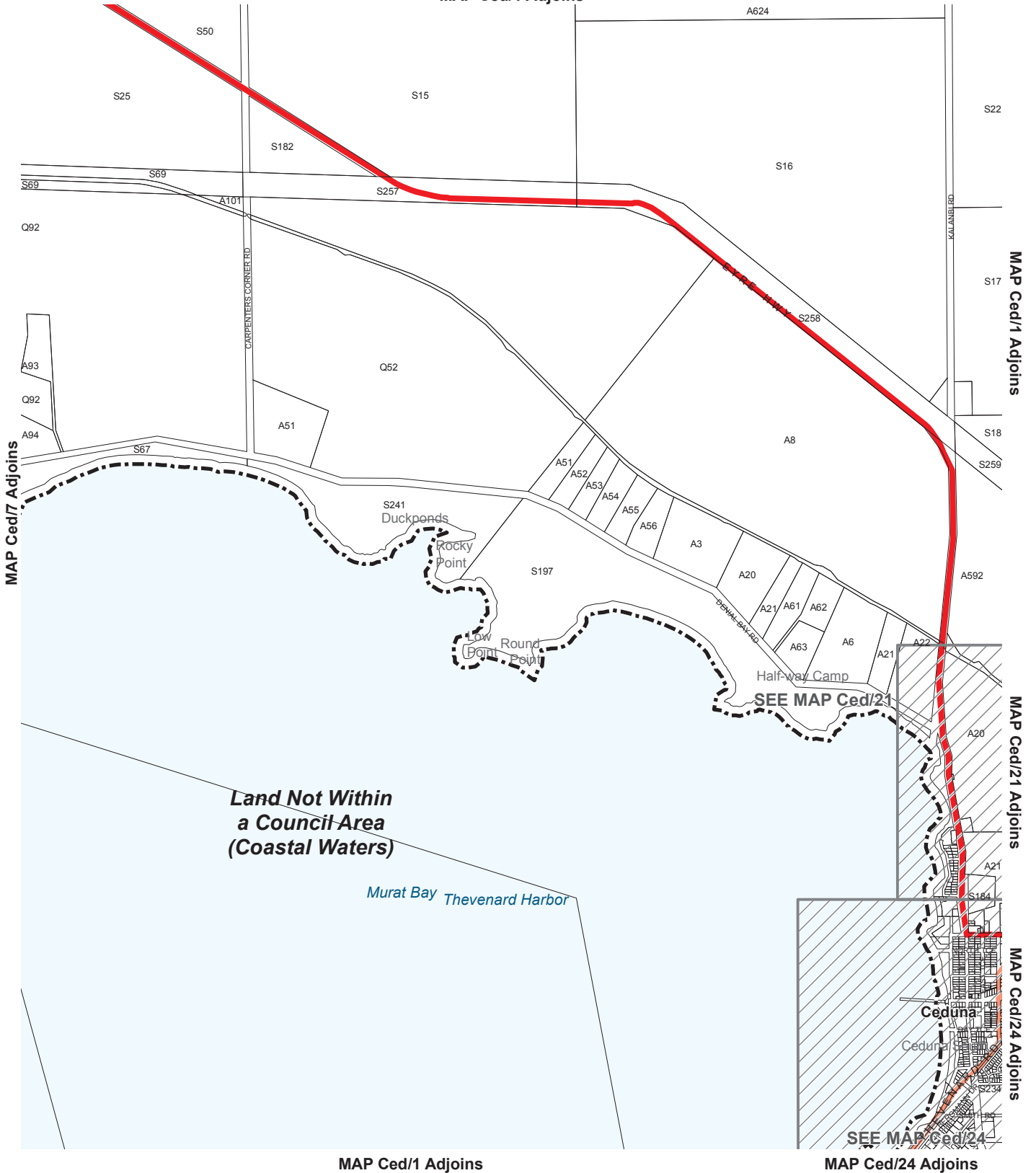
MAP Ced/24 Adjoins



Location Map Ced/9

-  Railways
-  Tourist Routes
-  Development Plan Boundary

MAP Ced/1 Adjoins



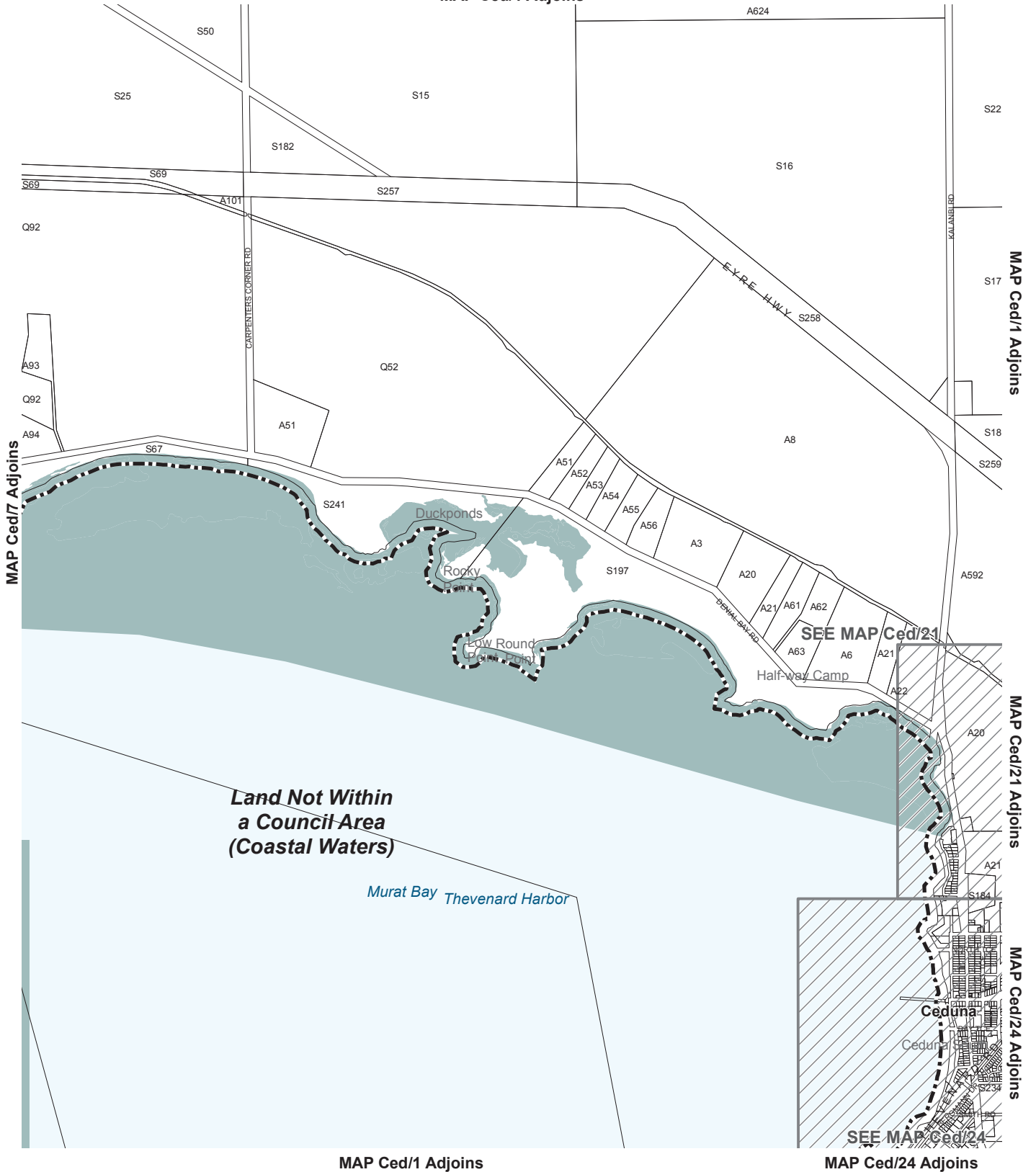
Overlay Map Ced/9 TRANSPORT

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

CEDUNA COUNCIL

Consolidated - 18 October 2012

MAP Ced/1 Adjoins





Land Not Within
a Council Area
(Coastal Waters)

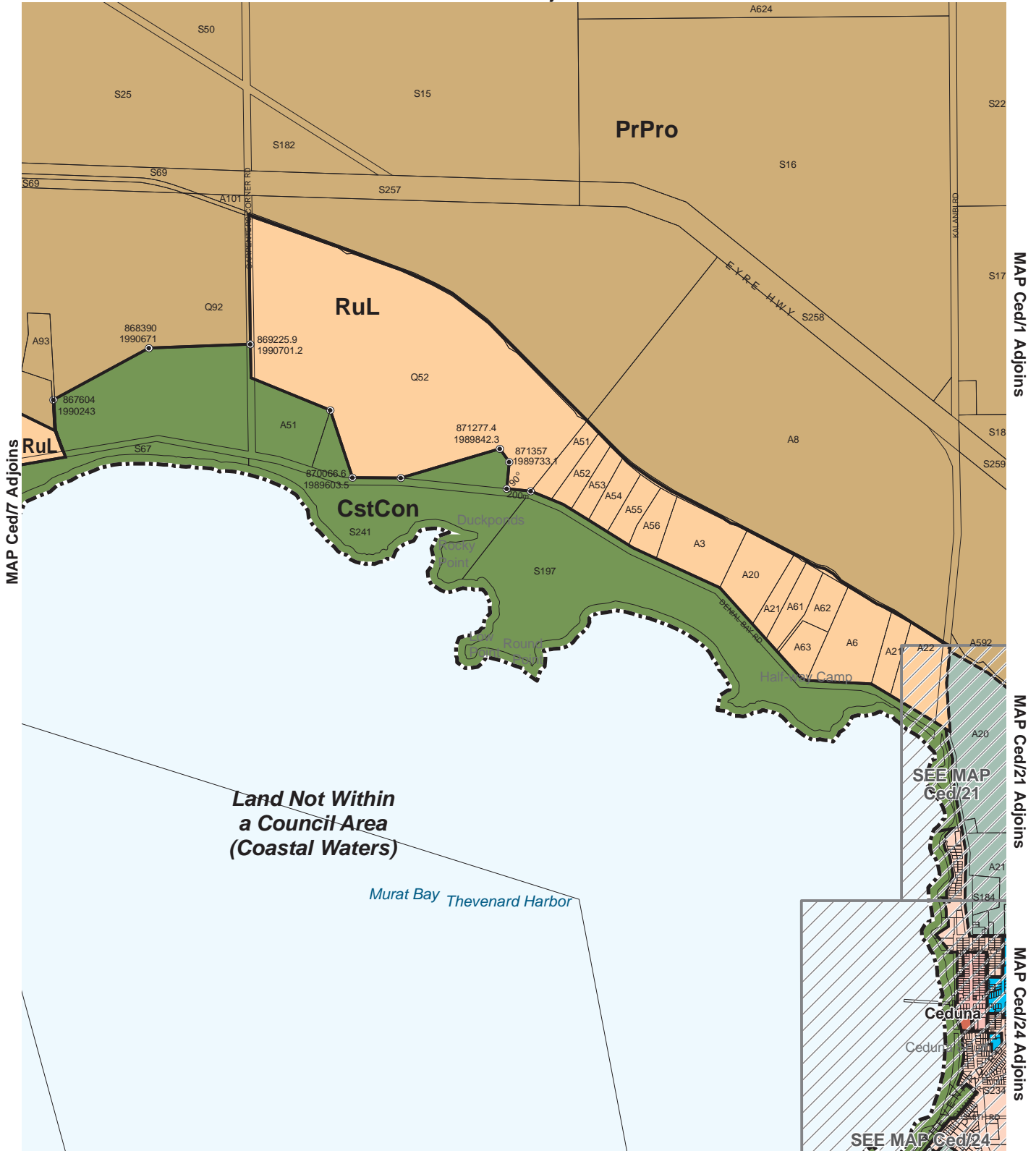
Murat Bay Thevenard Harbor



Overlay Map Ced/9 DEVELOPMENT CONSTRAINTS

-  Coastal Acid Sulfate Soils
-  Development Plan Boundary

MAP Ced/1 Adjoins



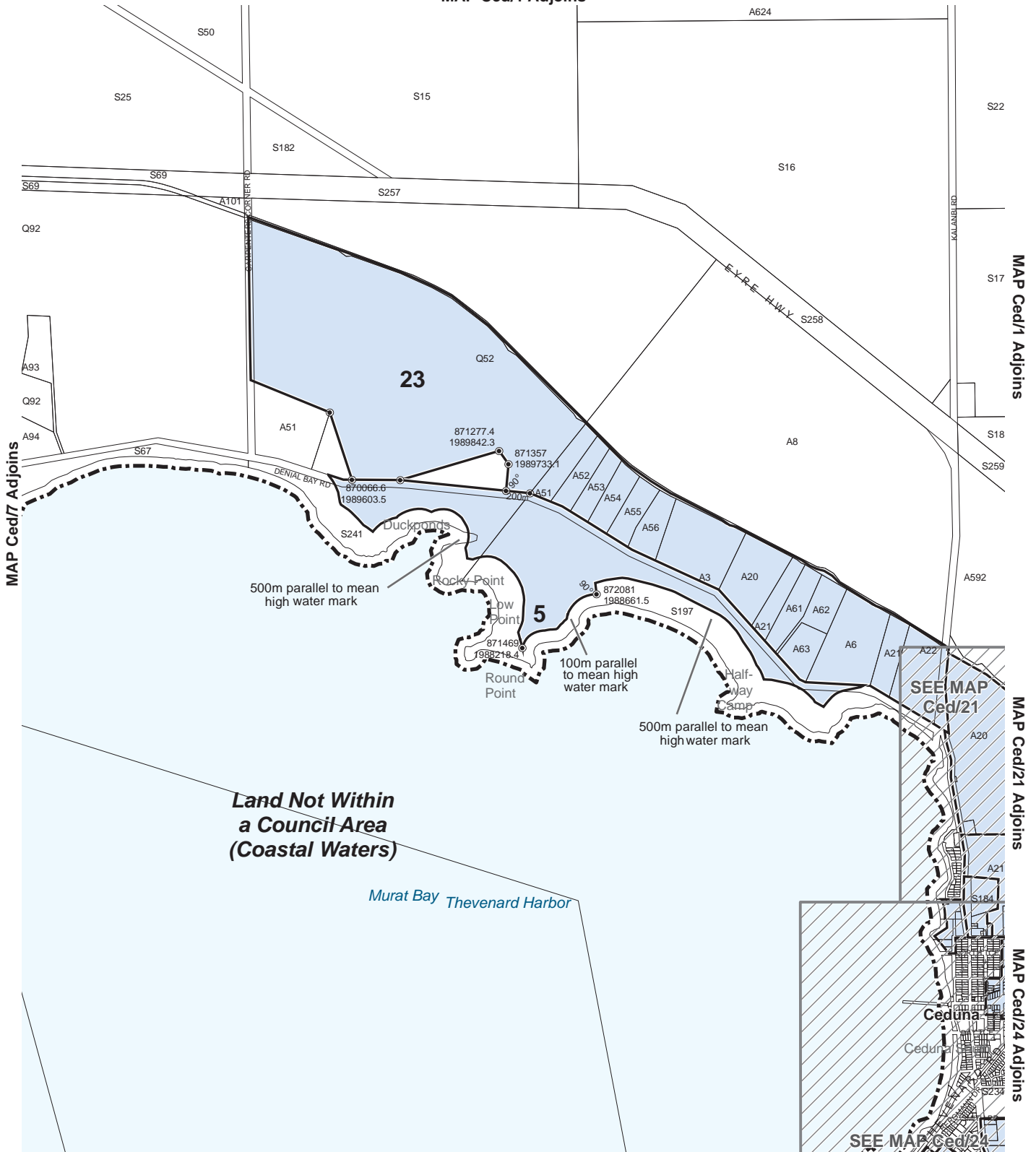
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94



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

Zone Map Ced/9

MAP Ced/1 Adjoins



Land Not Within
a Council Area
(Coastal Waters)

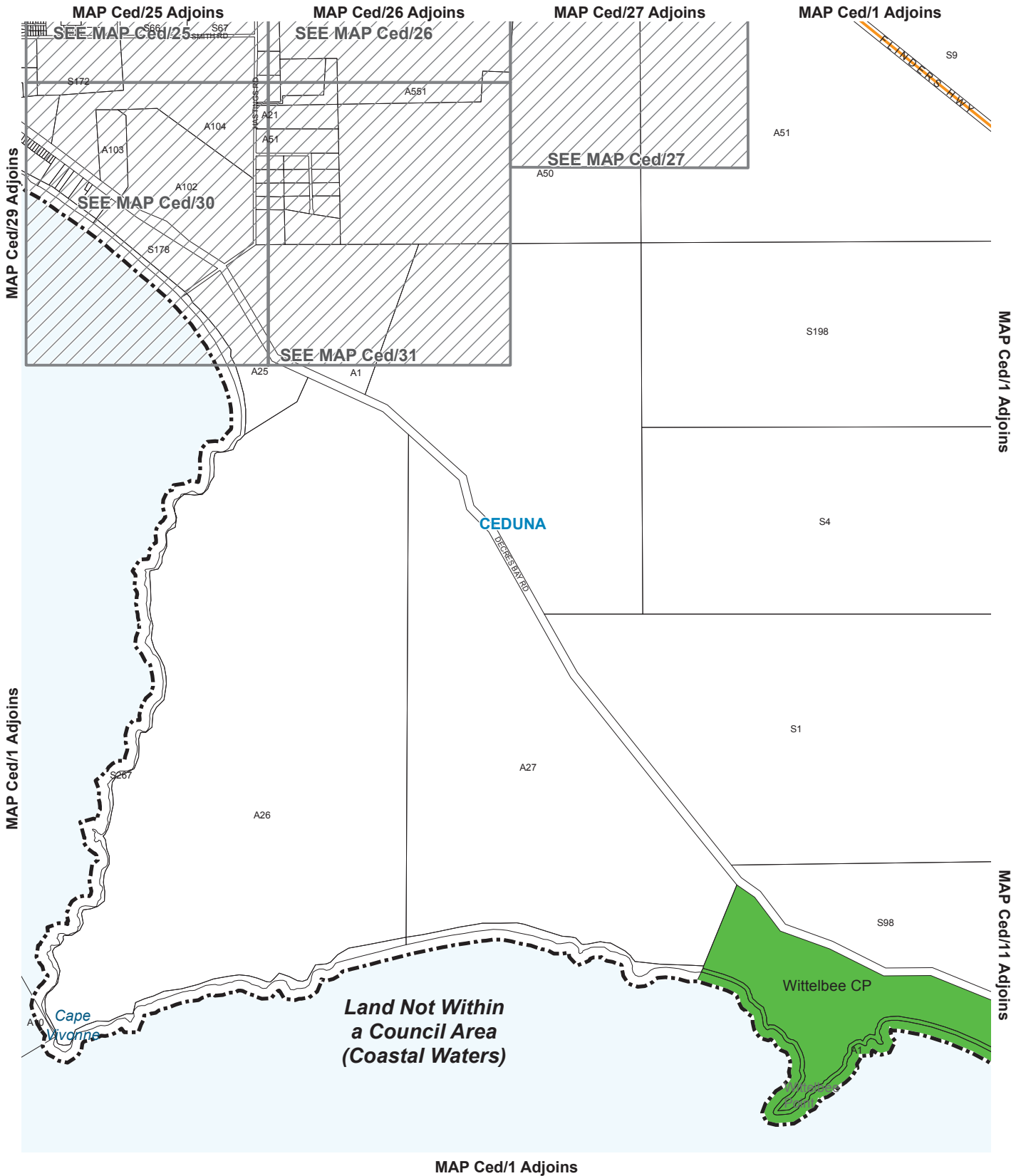
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94




- Policy Area**
 23 Ceduna (North)
 5 Yarilena/Betts Corner



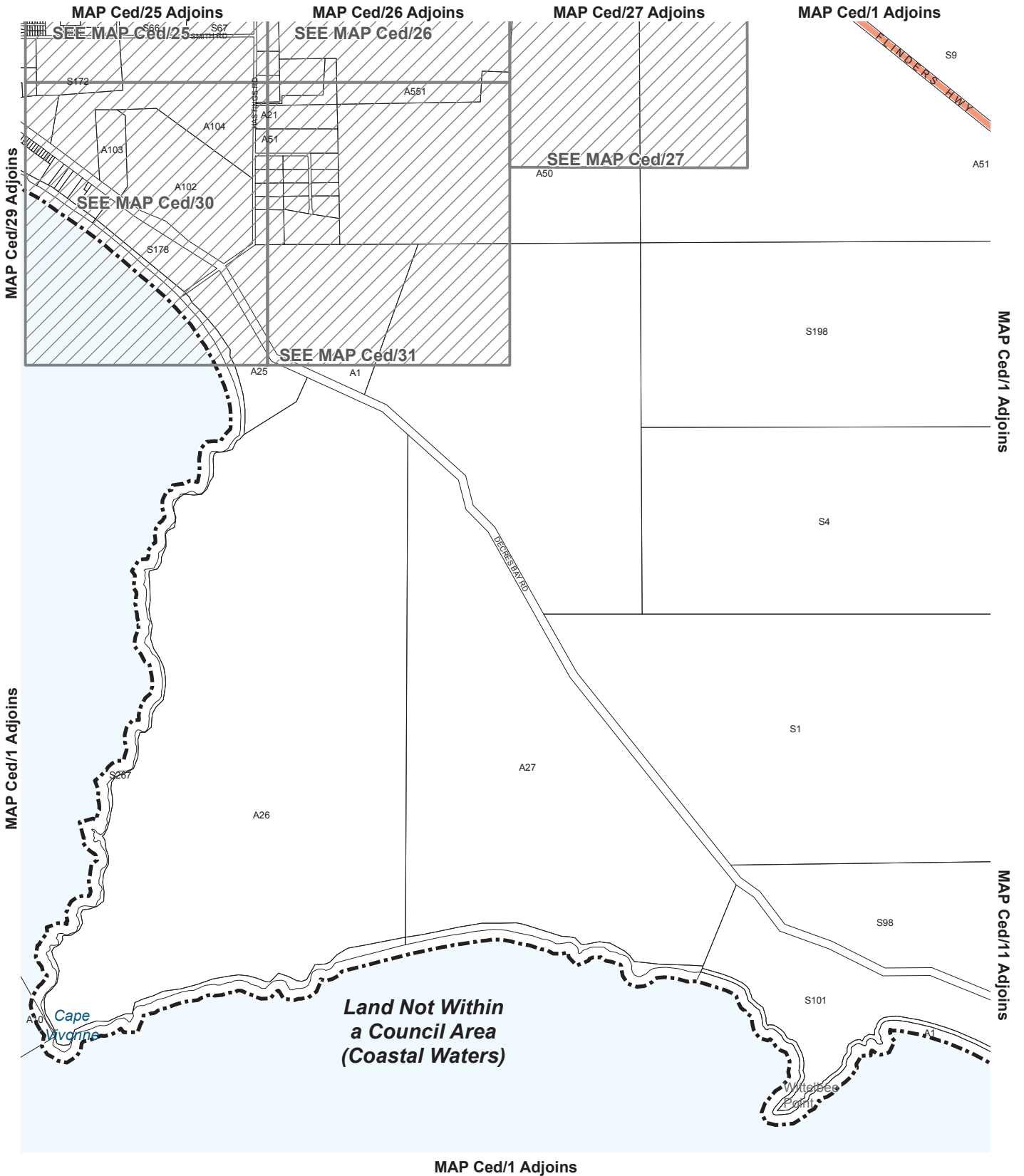
Policy Area Map Ced/9

- Policy Area Boundary
- Development Plan Boundary



-  Tourist Routes
-  Conservation Park
-  Development Plan Boundary

Location Map Ced/10

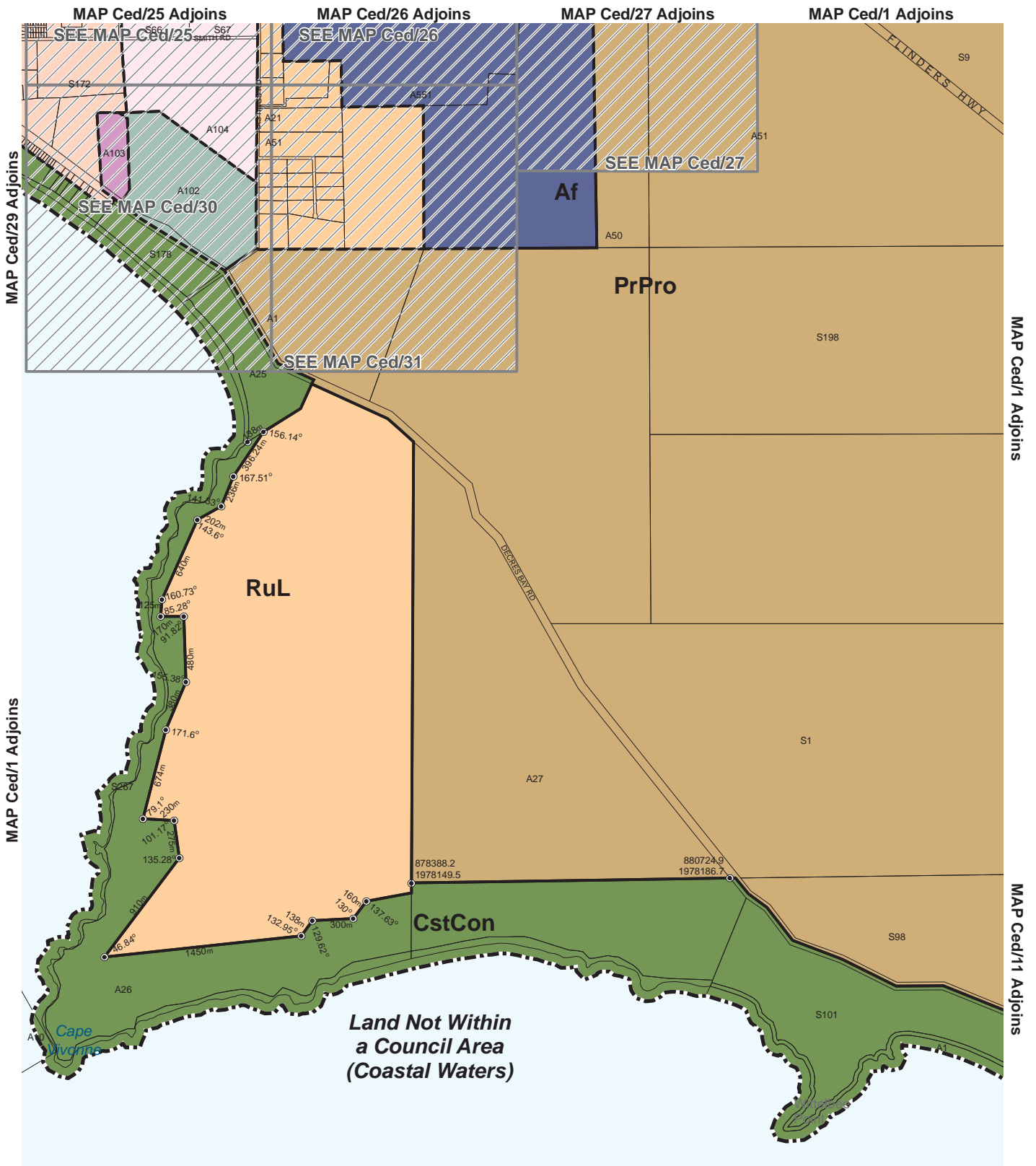


MAP Ced/1 Adjoins



Overlay Map Ced/10 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

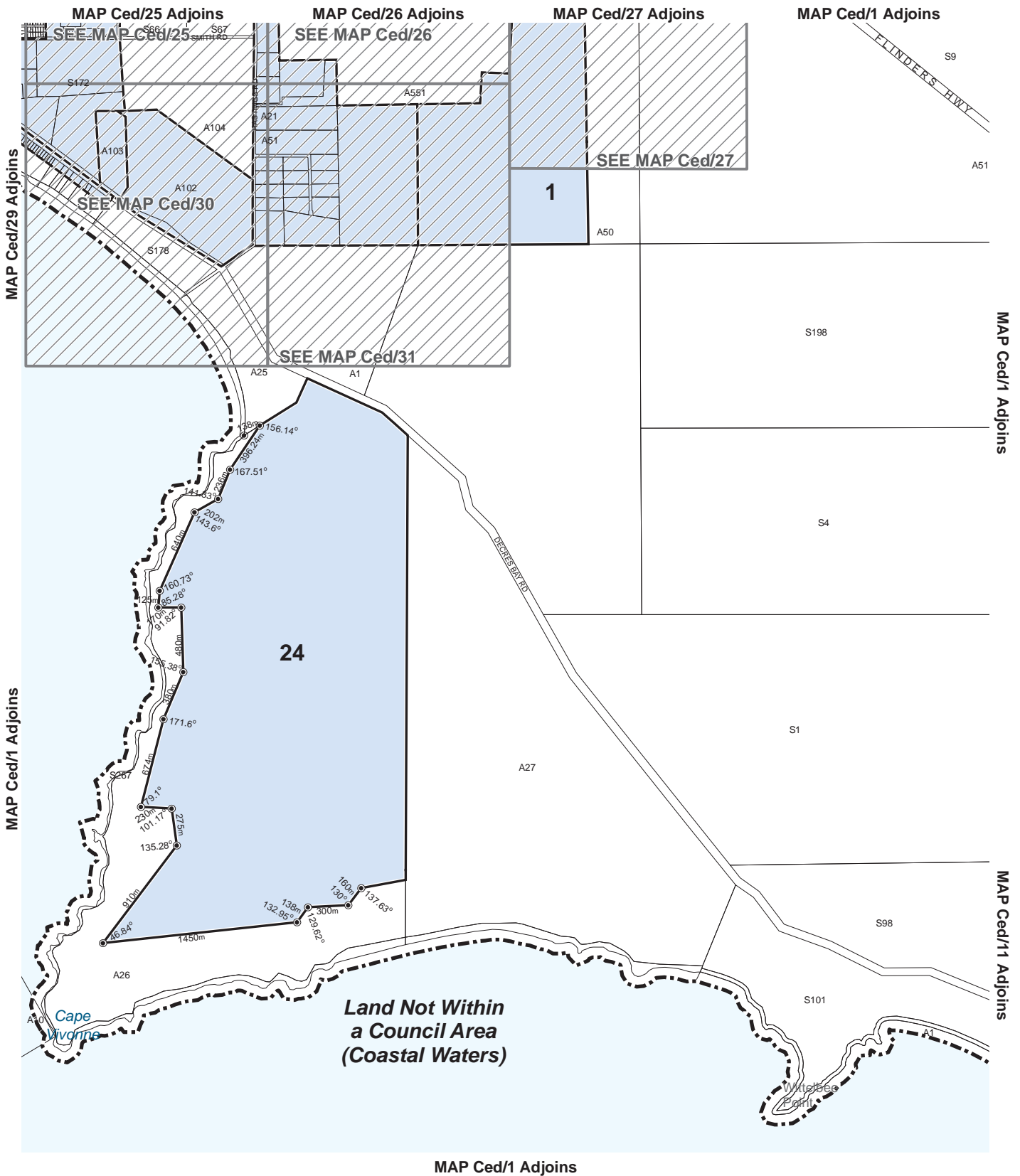


See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Af** Airfield
 - CstCon** Coastal Conservation
 - PrPro** Primary Production
 - RuL** Rural Living
 - Zone Boundary**
 - Development Plan Boundary**

Zone Map Ced/10



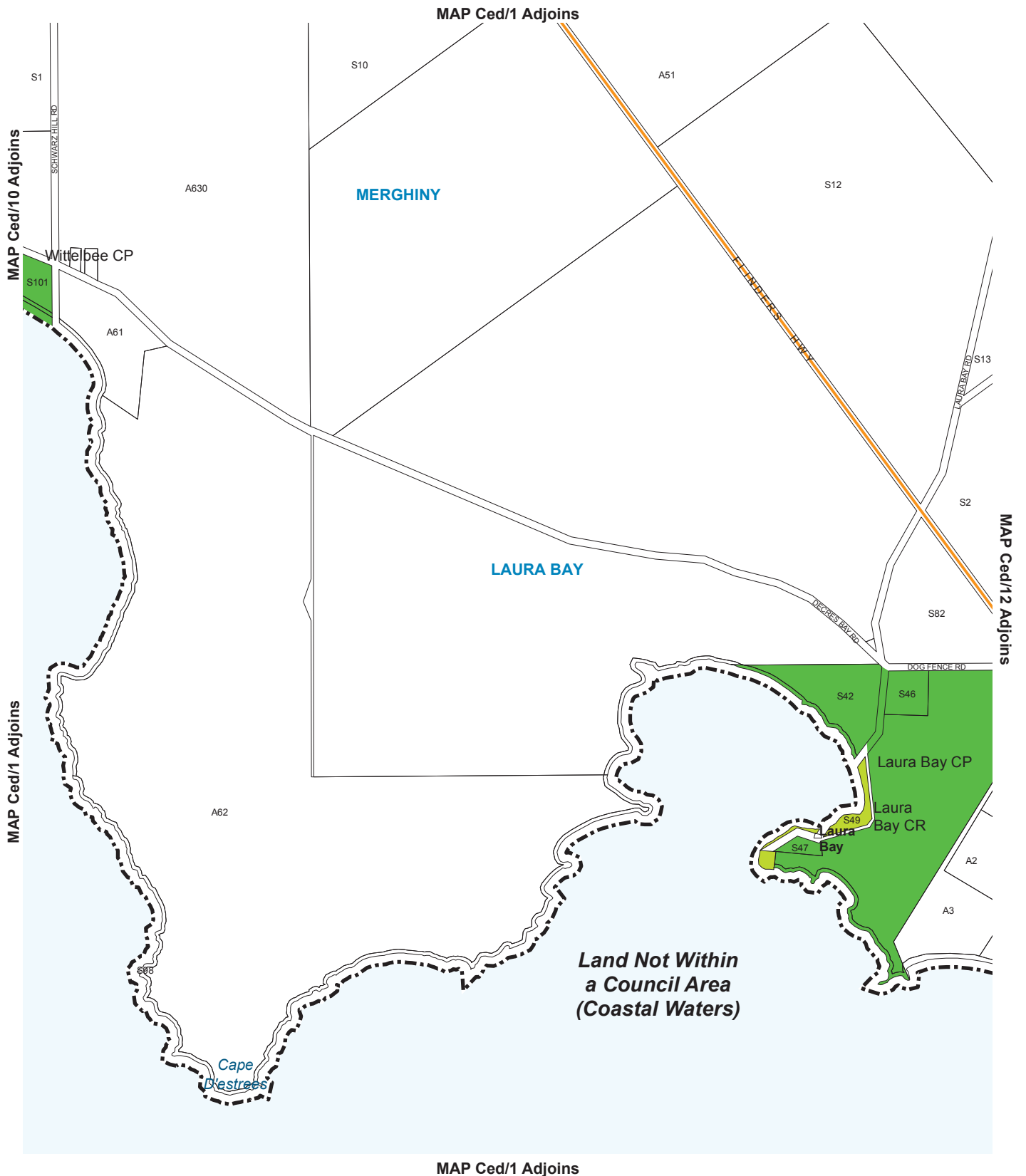
See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94

- Policy Area**
 1 Deferred Aviation
 24 Decres Bay







Policy Area Map Ced/10

- Policy Area Boundary
- Development Plan Boundary

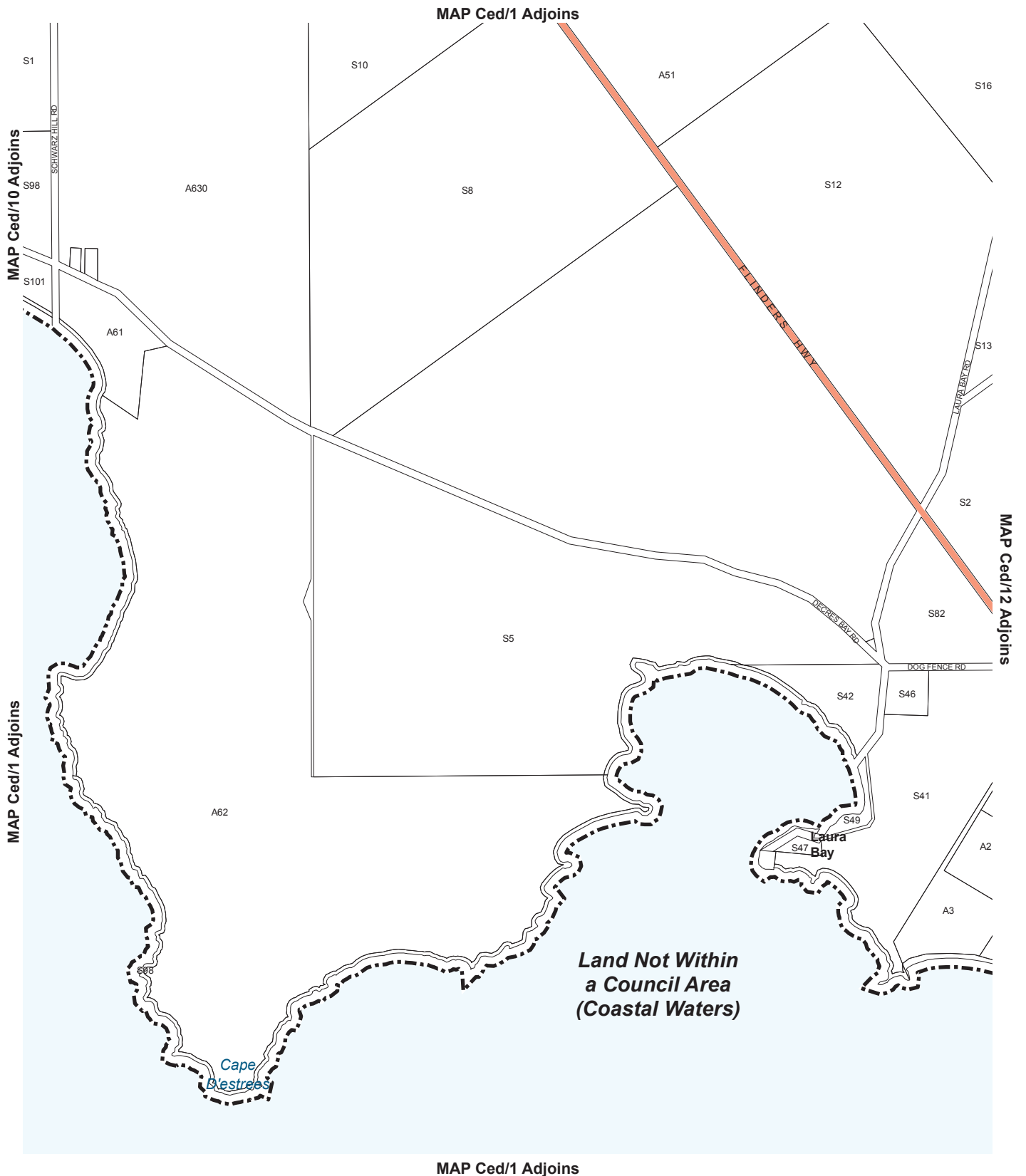


*Land Not Within
a Council Area
(Coastal Waters)*

Location Map Ced/11

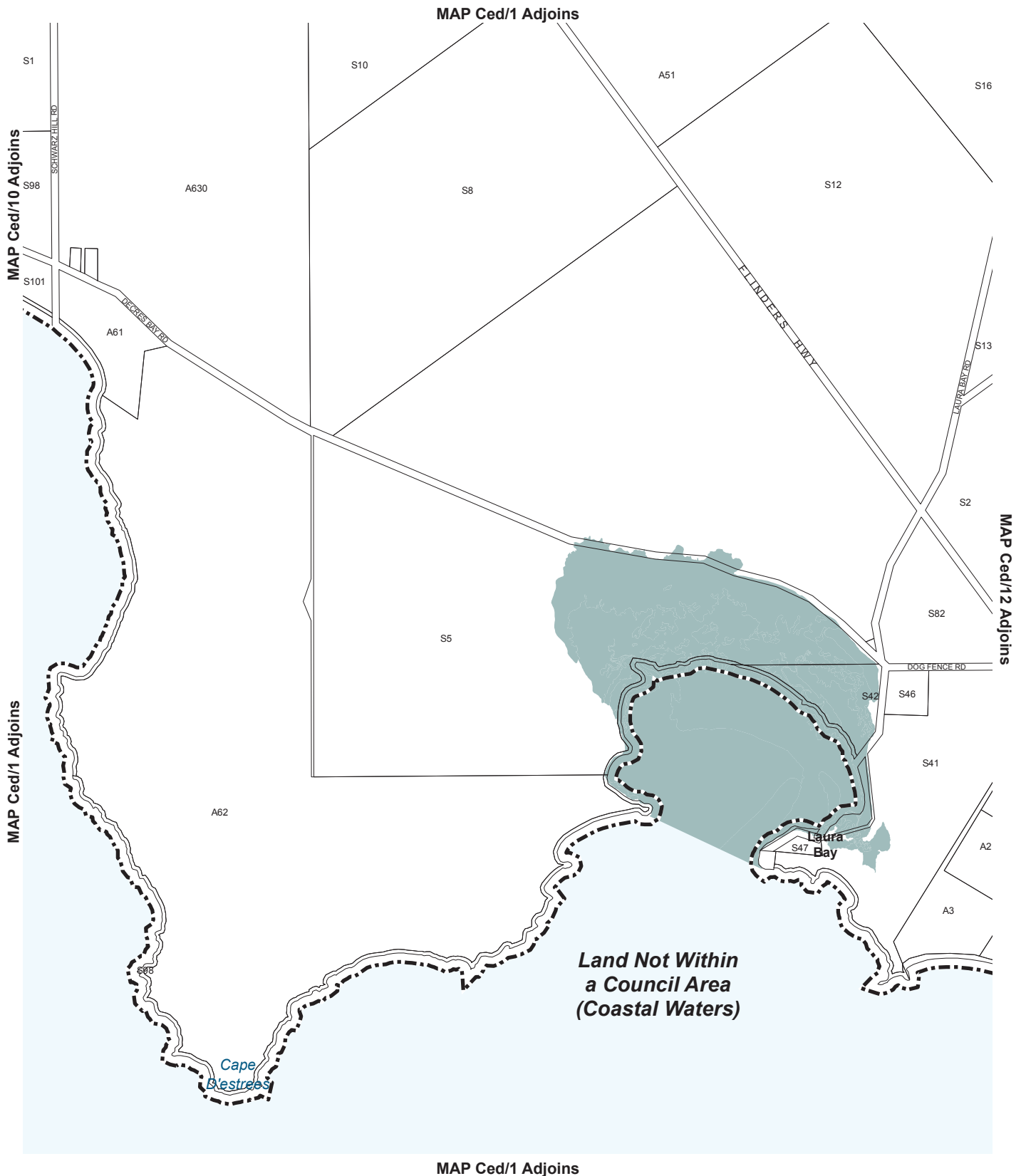
-  Tourist Routes
-  Conservation Park
-  Conservation Reserve
-  Development Plan Boundary





Overlay Map Ced/11 TRANSPORT

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

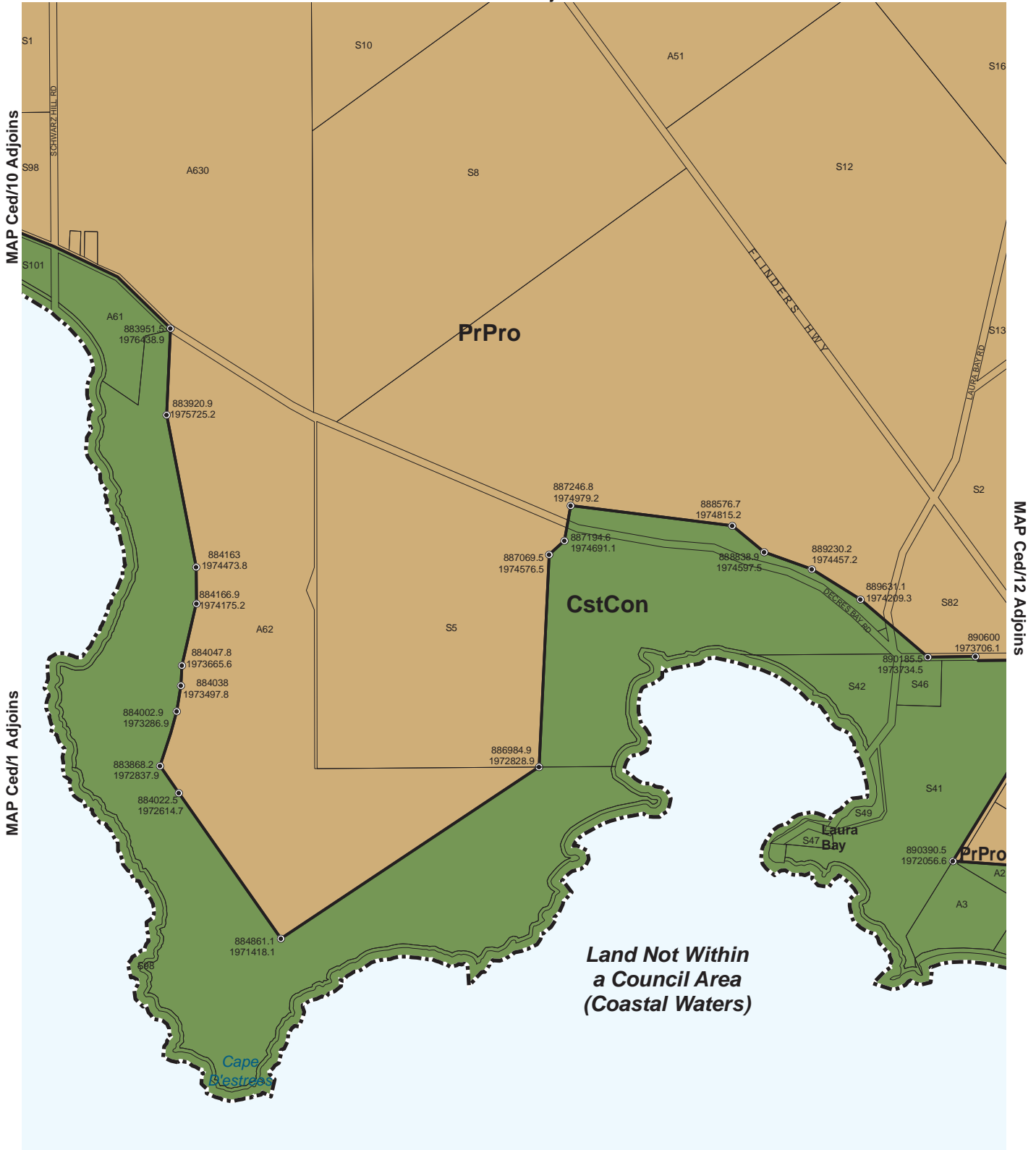


Overlay Map Ced/11

DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

MAP Ced/1 Adjoins



Land Not Within
a Council Area
(Coastal Waters)

MAP Ced/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



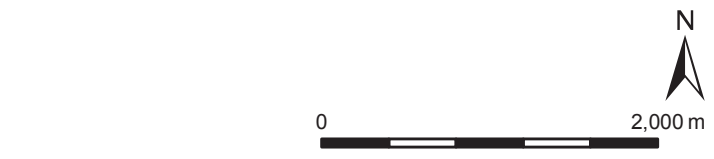
Zones

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




Zone Map Ced/11

CEDUNA COUNCIL

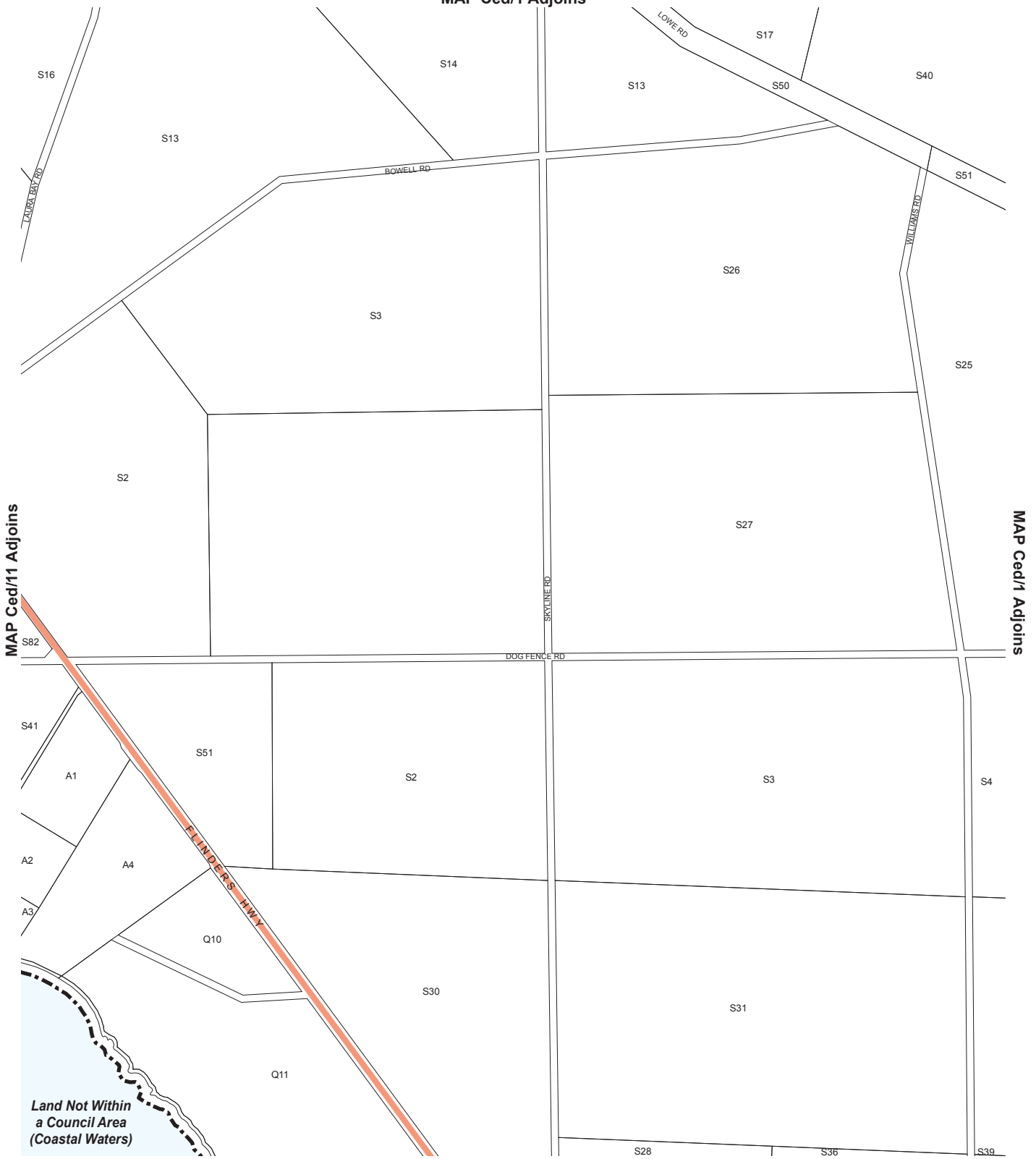
Consolidated - 18 October 2012



Location Map Ced/12

-  Tourist Routes
-  Conservation Park
-  Development Plan Boundary

MAP Ced/1 Adjoins



Land Not Within a Council Area (Coastal Waters)

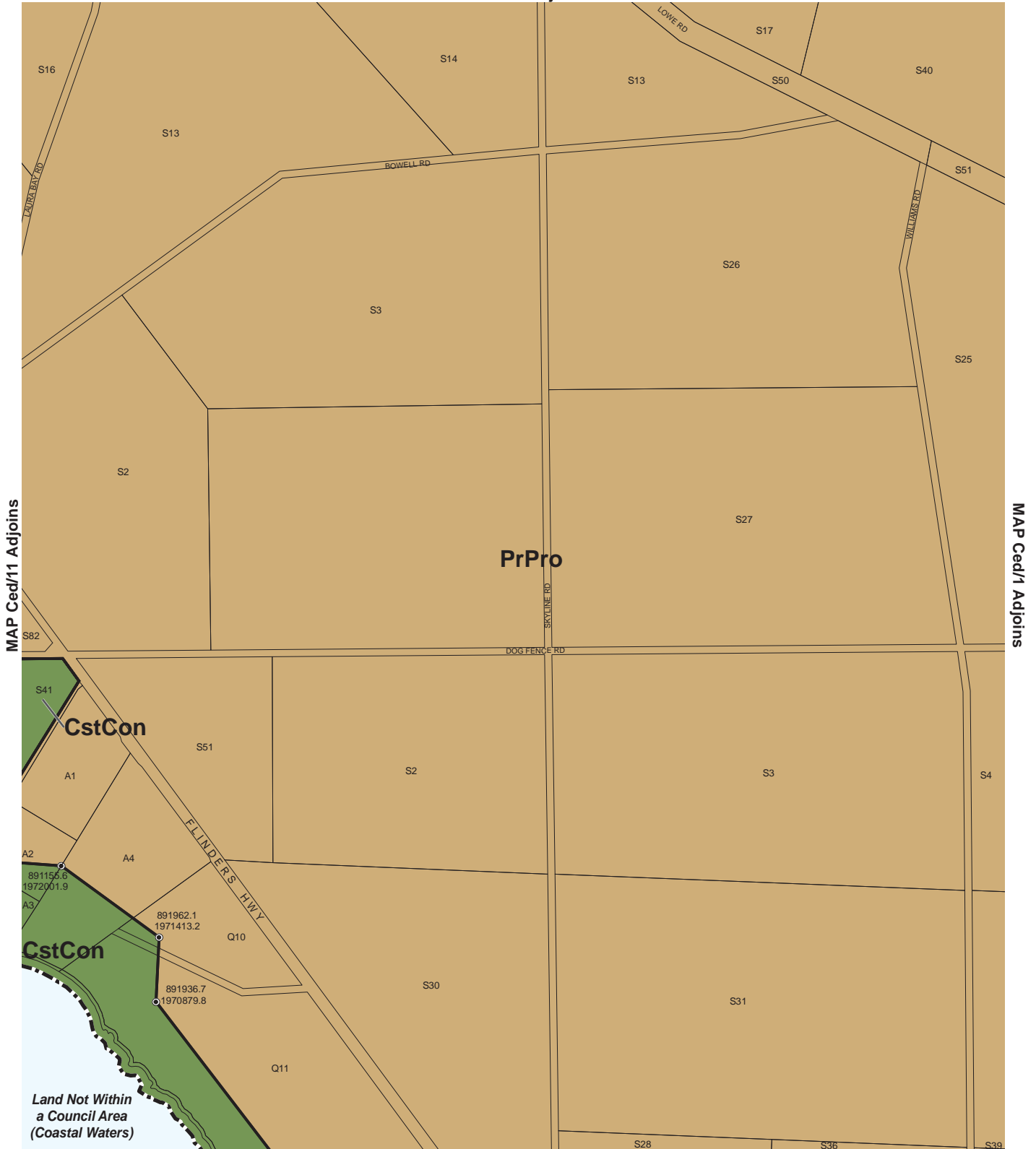
MAP Ced/13 Adjoins



Overlay Map Ced/12 TRANSPORT

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

MAP Ced/1 Adjoins



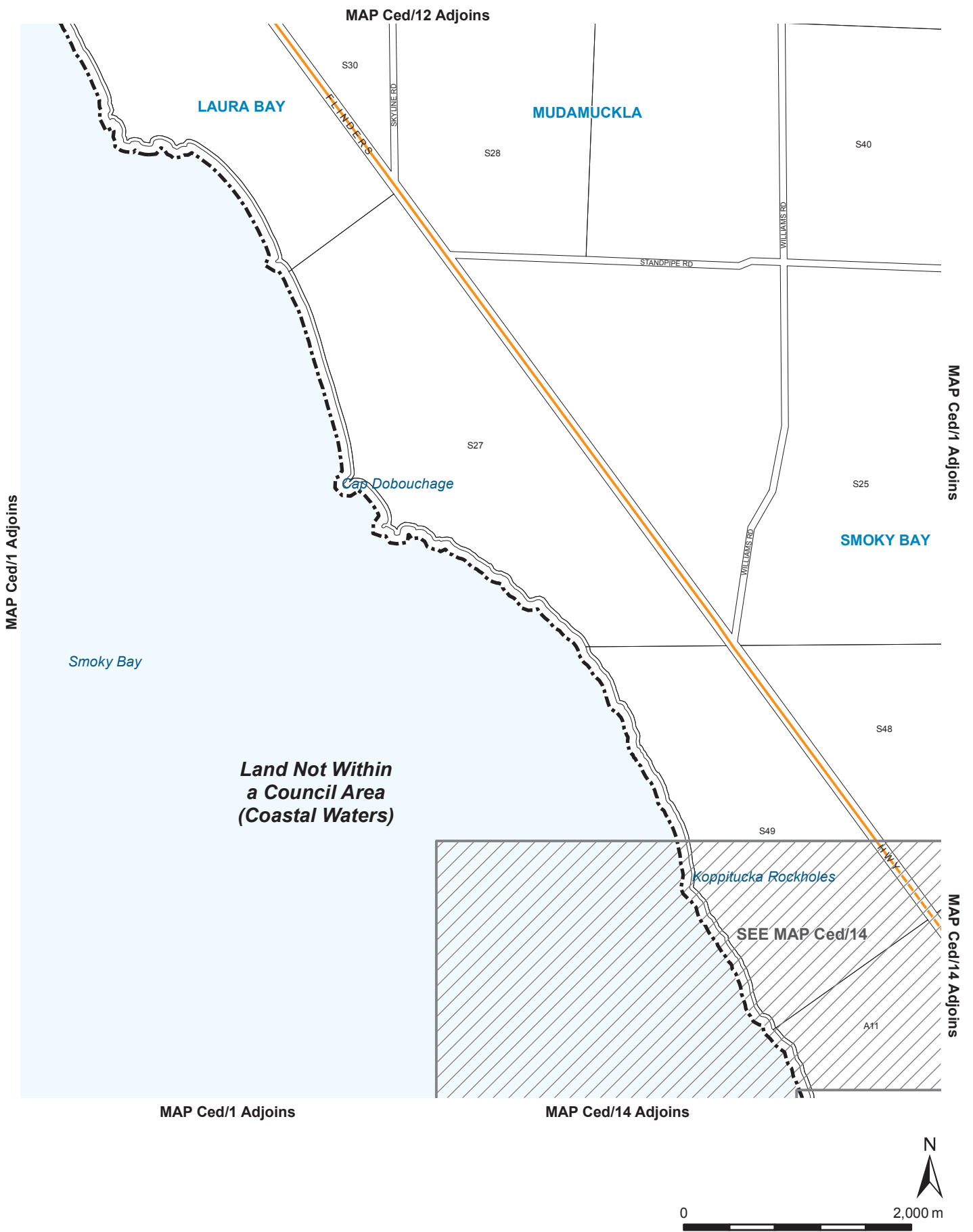
MAP Ced/13 Adjoins

Lamberts Conformal Conic Projection, GDA94



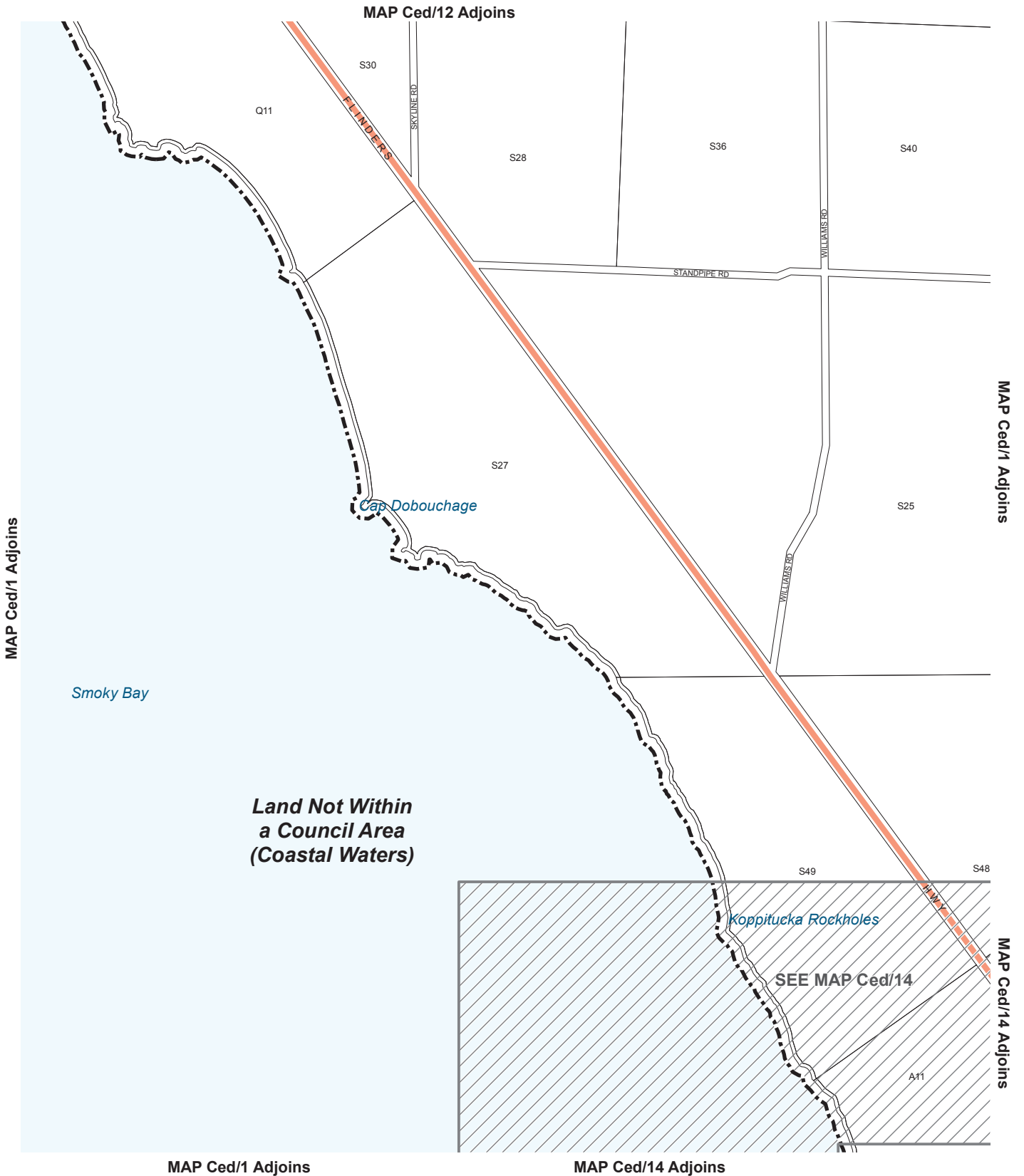
- Zones**
- CstCon Coastal Conservation
 - PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

Zone Map Ced/12



Location Map Ced/13

- Tourist Routes
- Development Plan Boundary



MAP Ced/1 Adjoins

MAP Ced/14 Adjoins

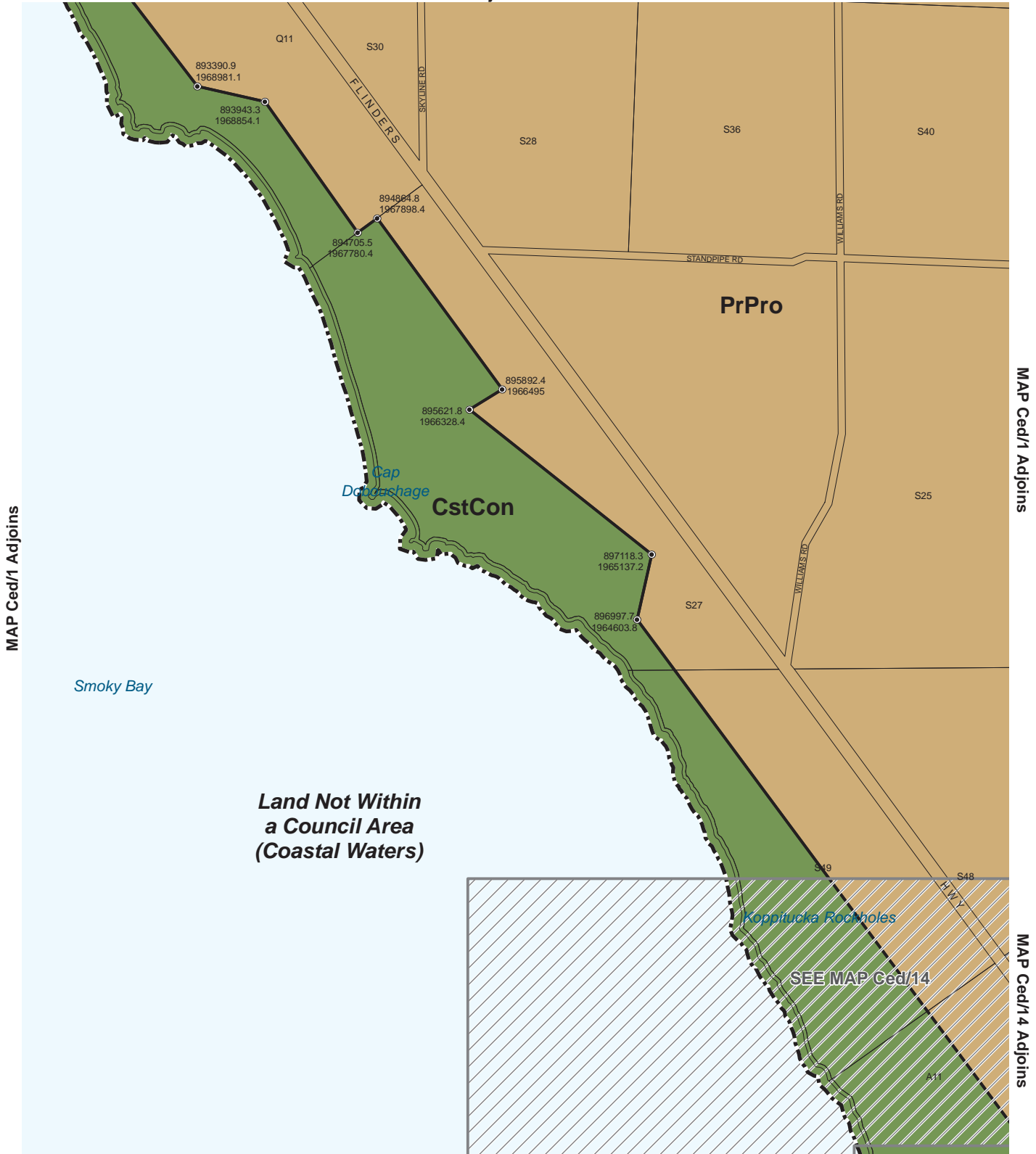
**Land Not Within
a Council Area
(Coastal Waters)**



Overlay Map Ced/13 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

MAP Ced/12 Adjoins



MAP Ced/1 Adjoins

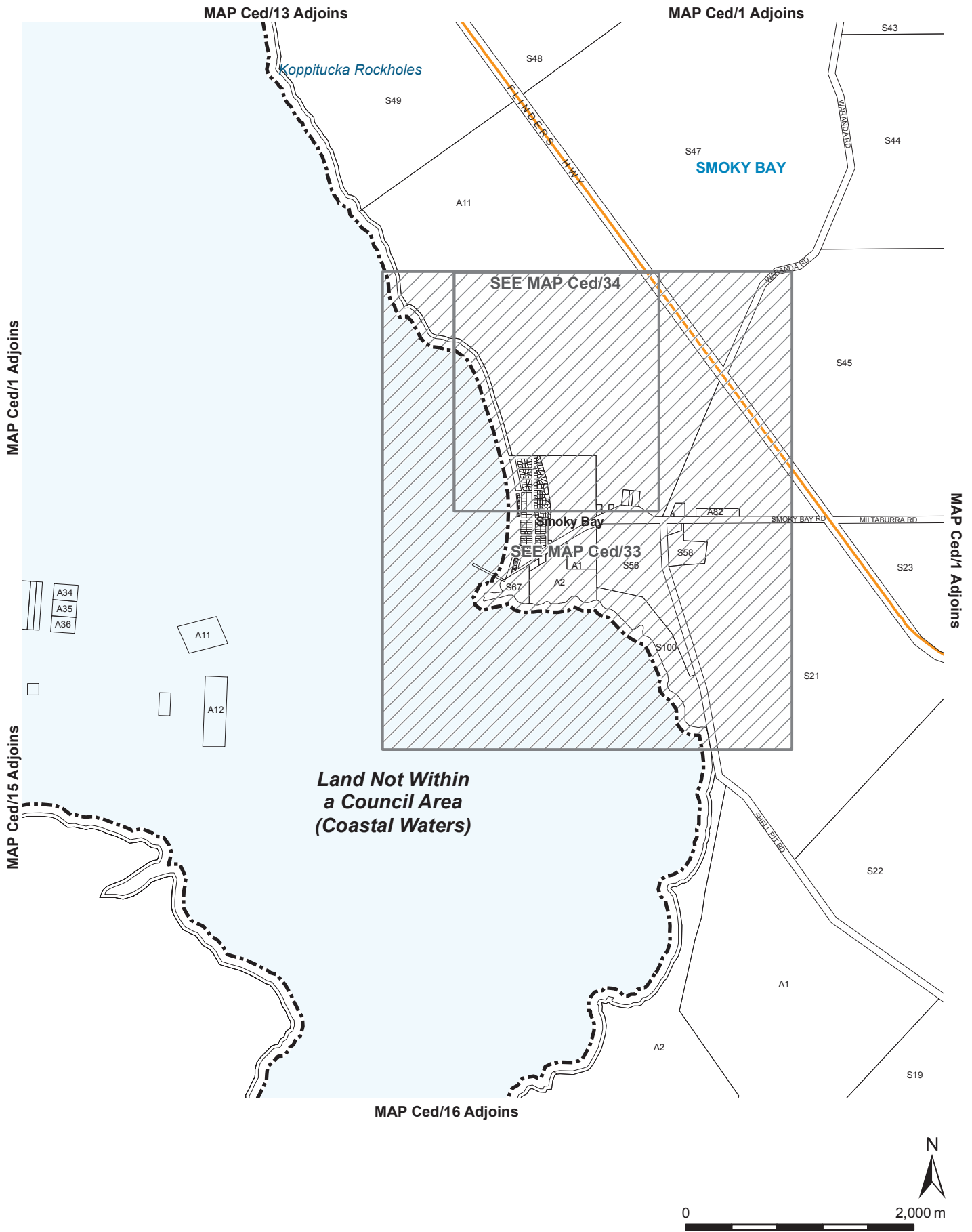
MAP Ced/14 Adjoins

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



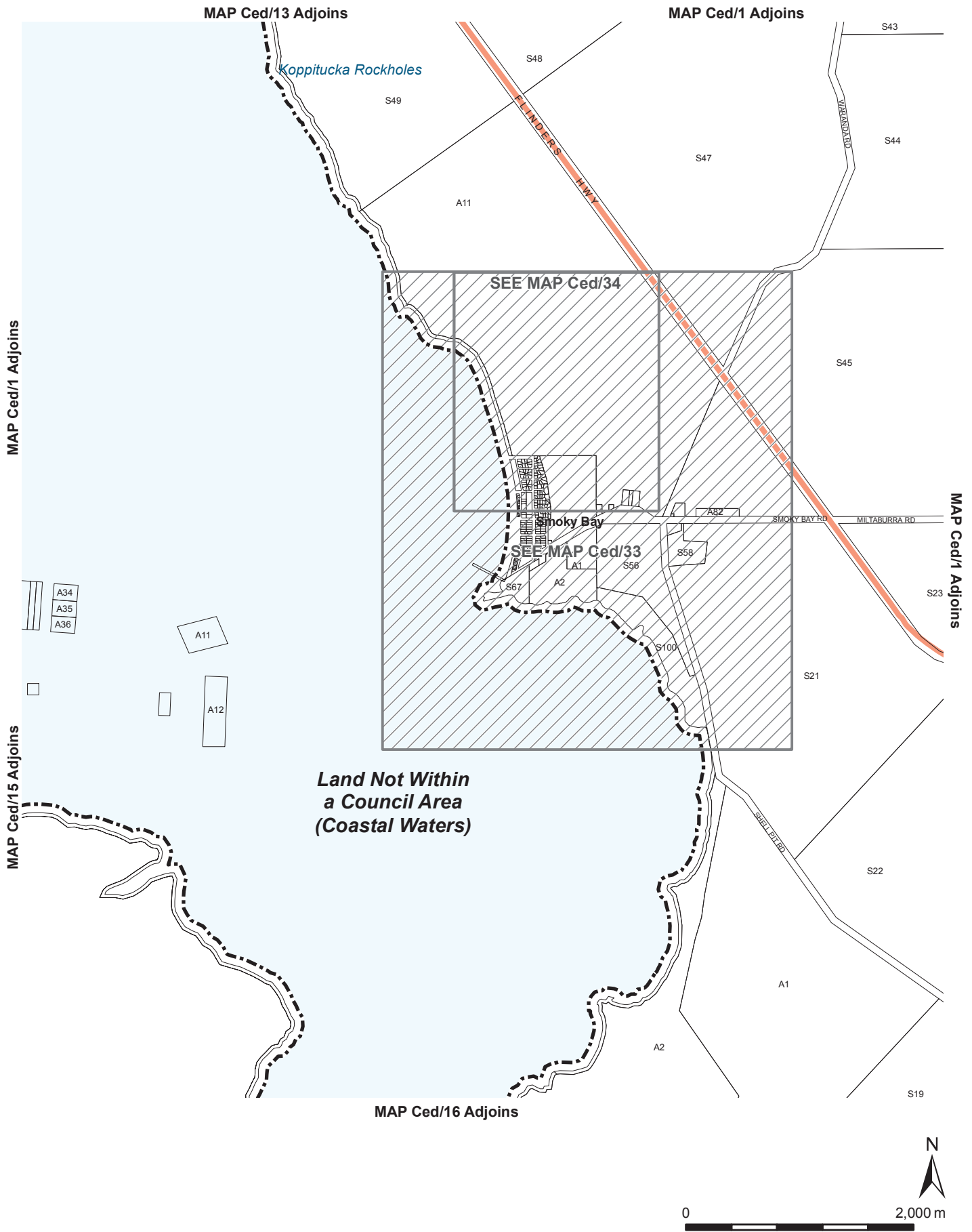
- Zones**
- CstCon Coastal Conservation
 - PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

Zone Map Ced/13



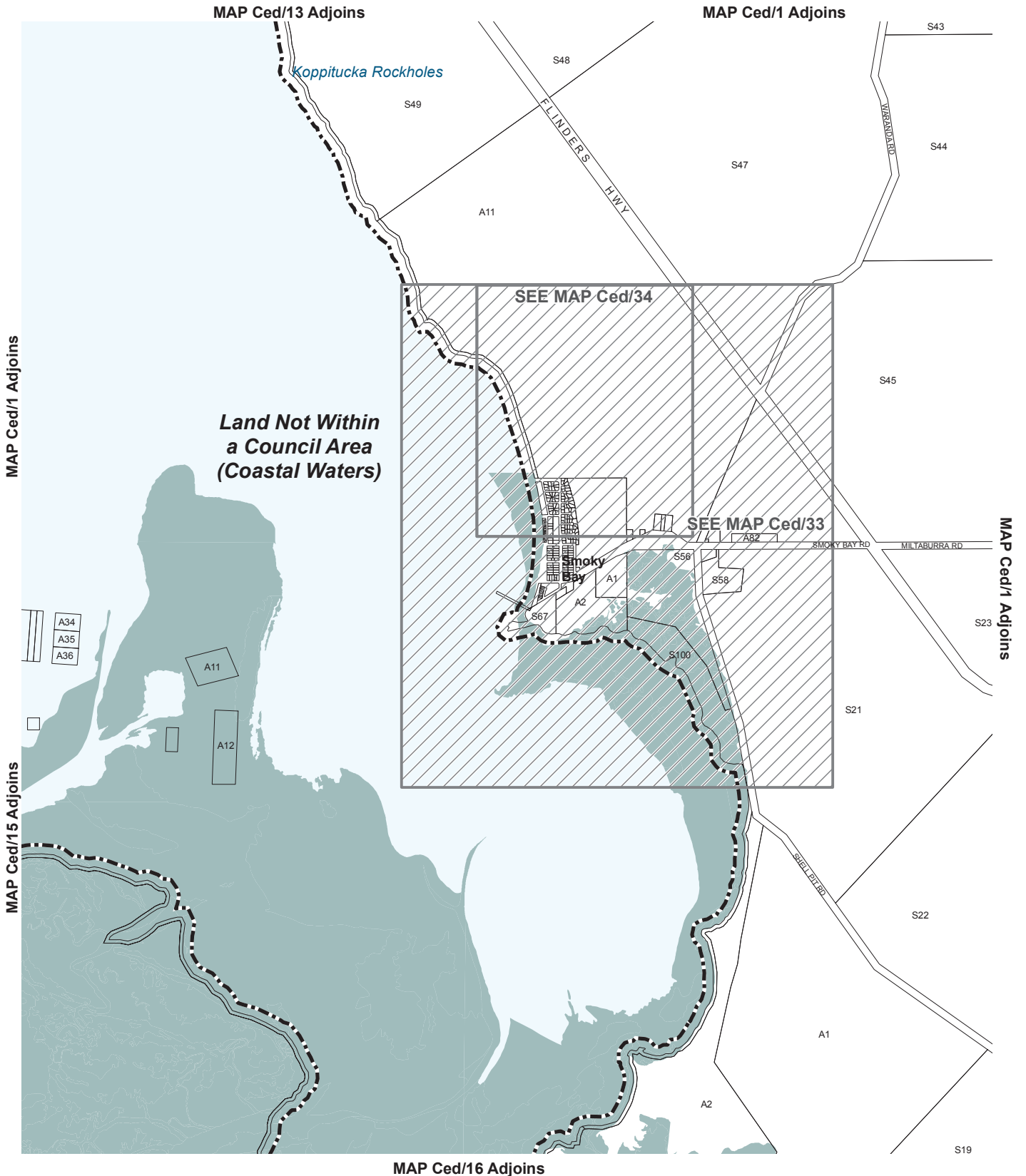
Location Map Ced/14

- Tourist Routes
- Development Plan Boundary



- Secondary Arterial Roads
- Development Plan Boundary

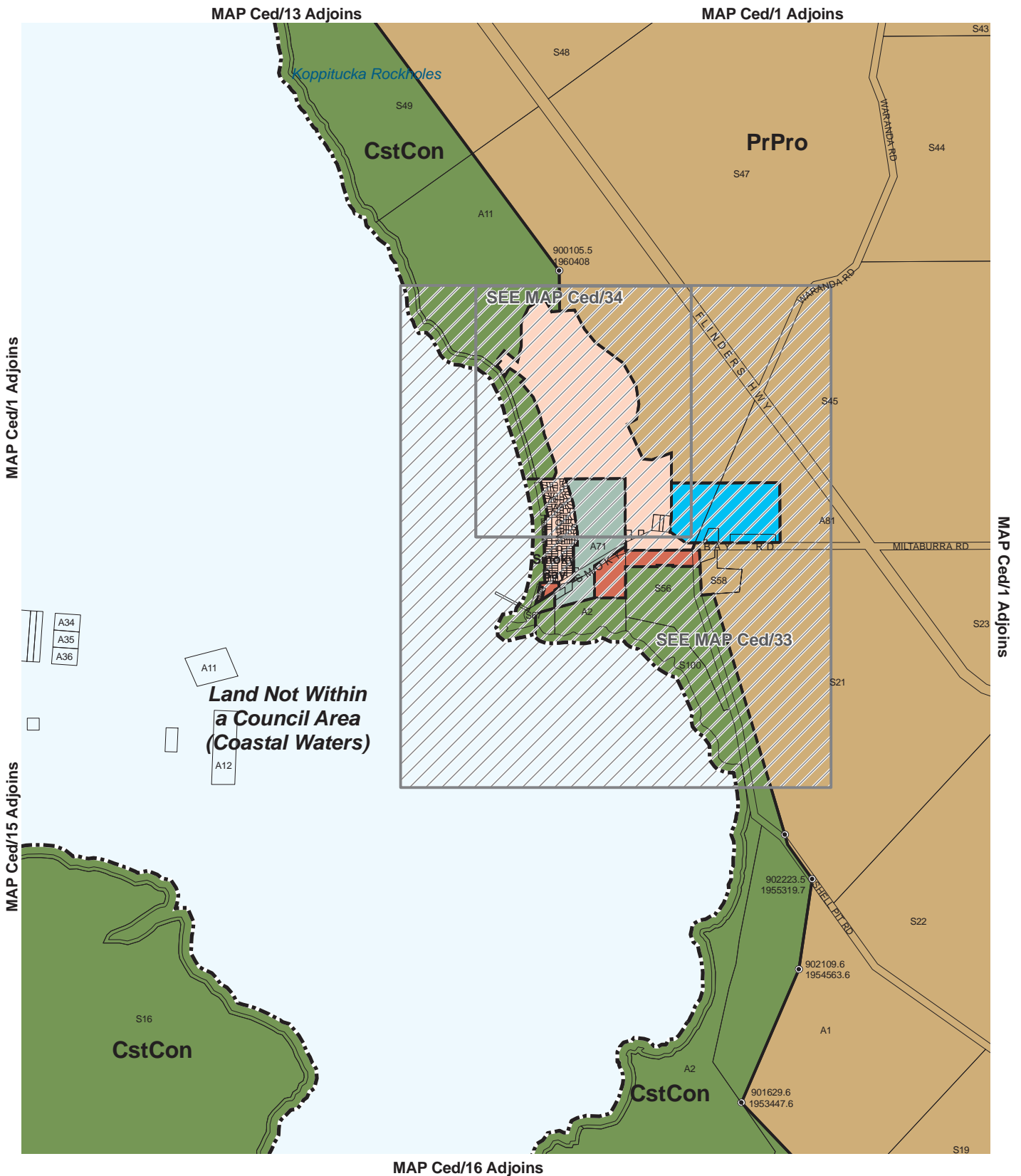
Overlay Map Ced/14 TRANSPORT



Overlay Map Ced/14

DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

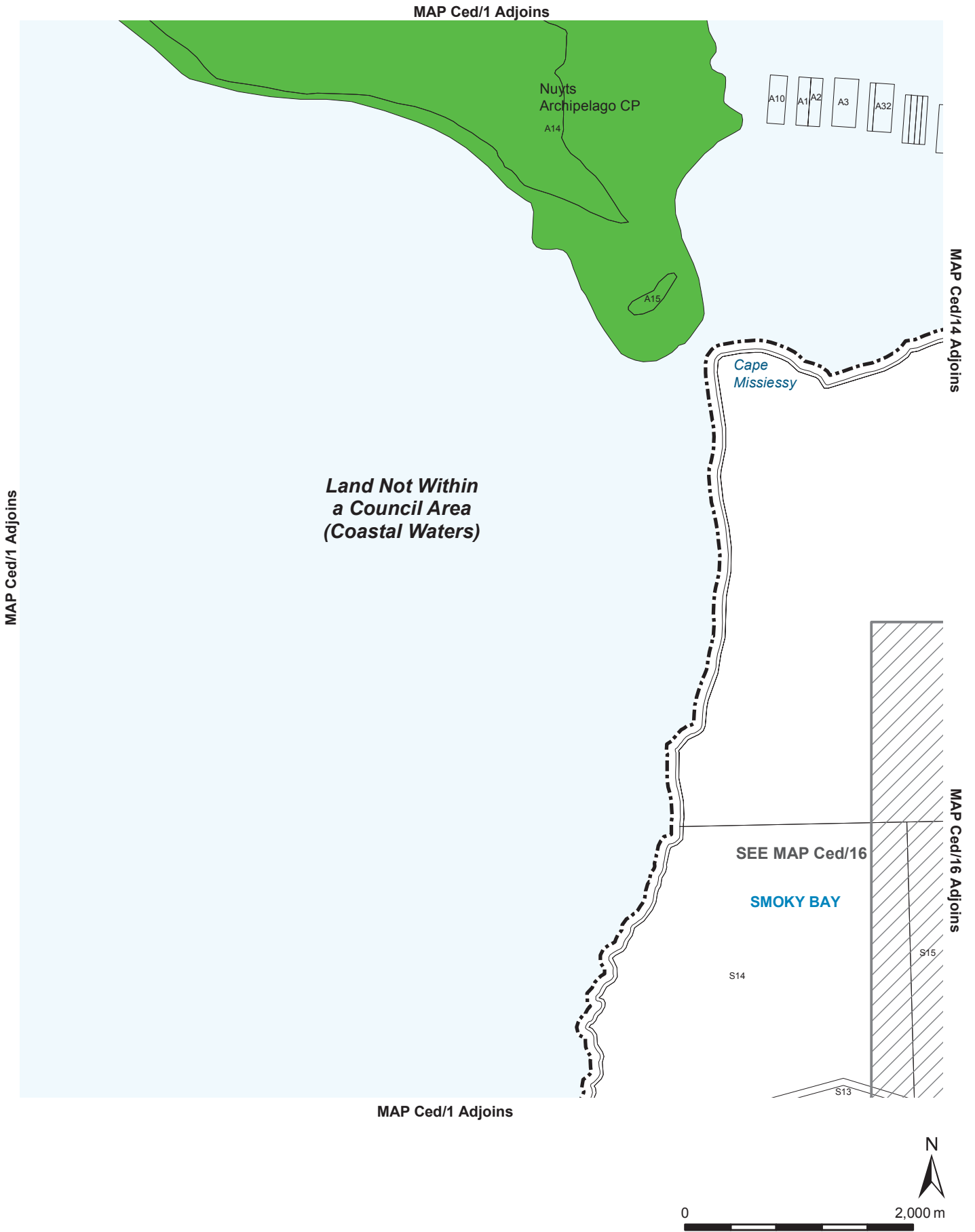


See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94



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

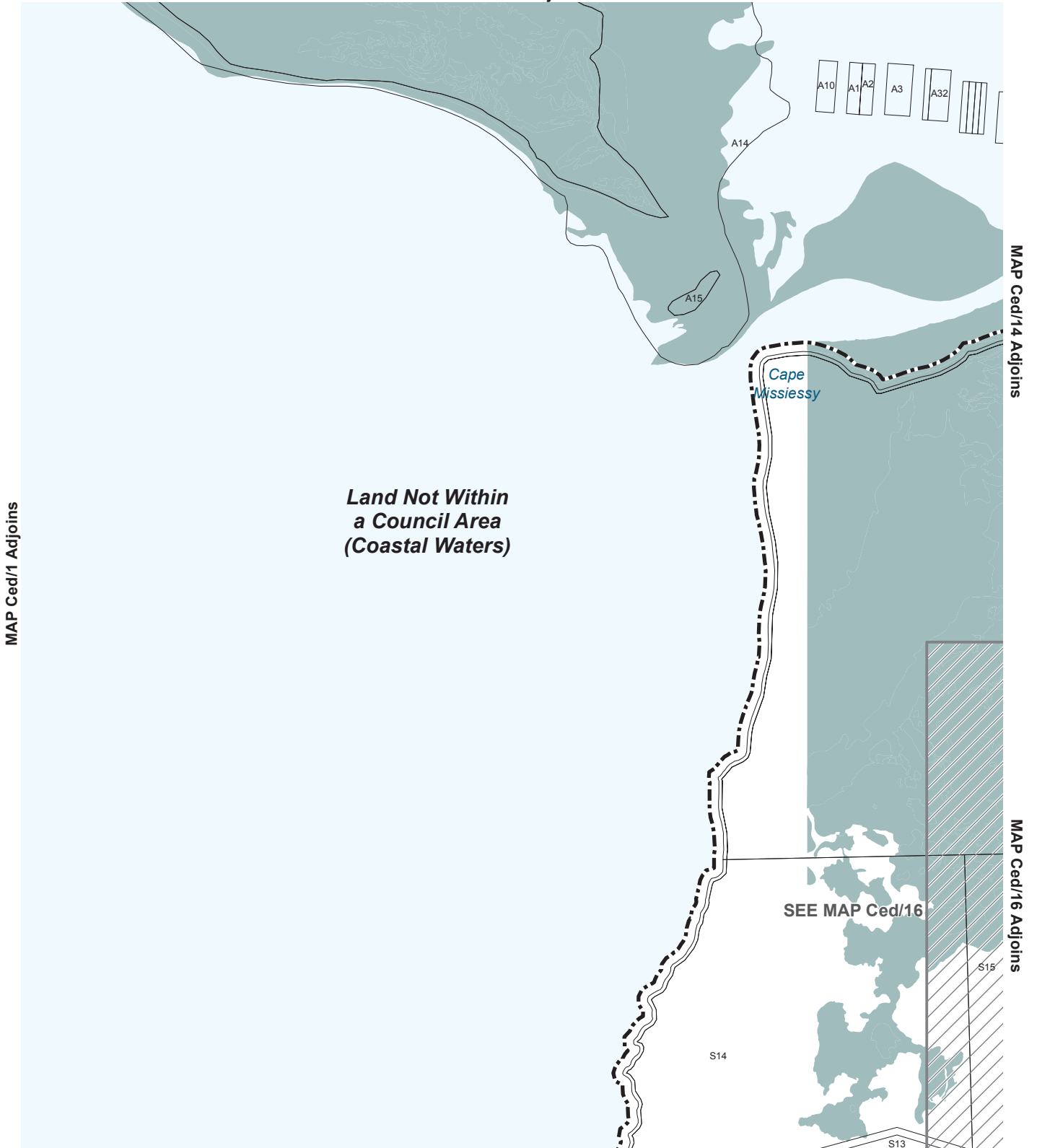
Zone Map Ced/14



Location Map Ced/15

- Conservation Park
- Development Plan Boundary

MAP Ced/1 Adjoins



**Land Not Within
a Council Area
(Coastal Waters)**

SEE MAP Ced/16

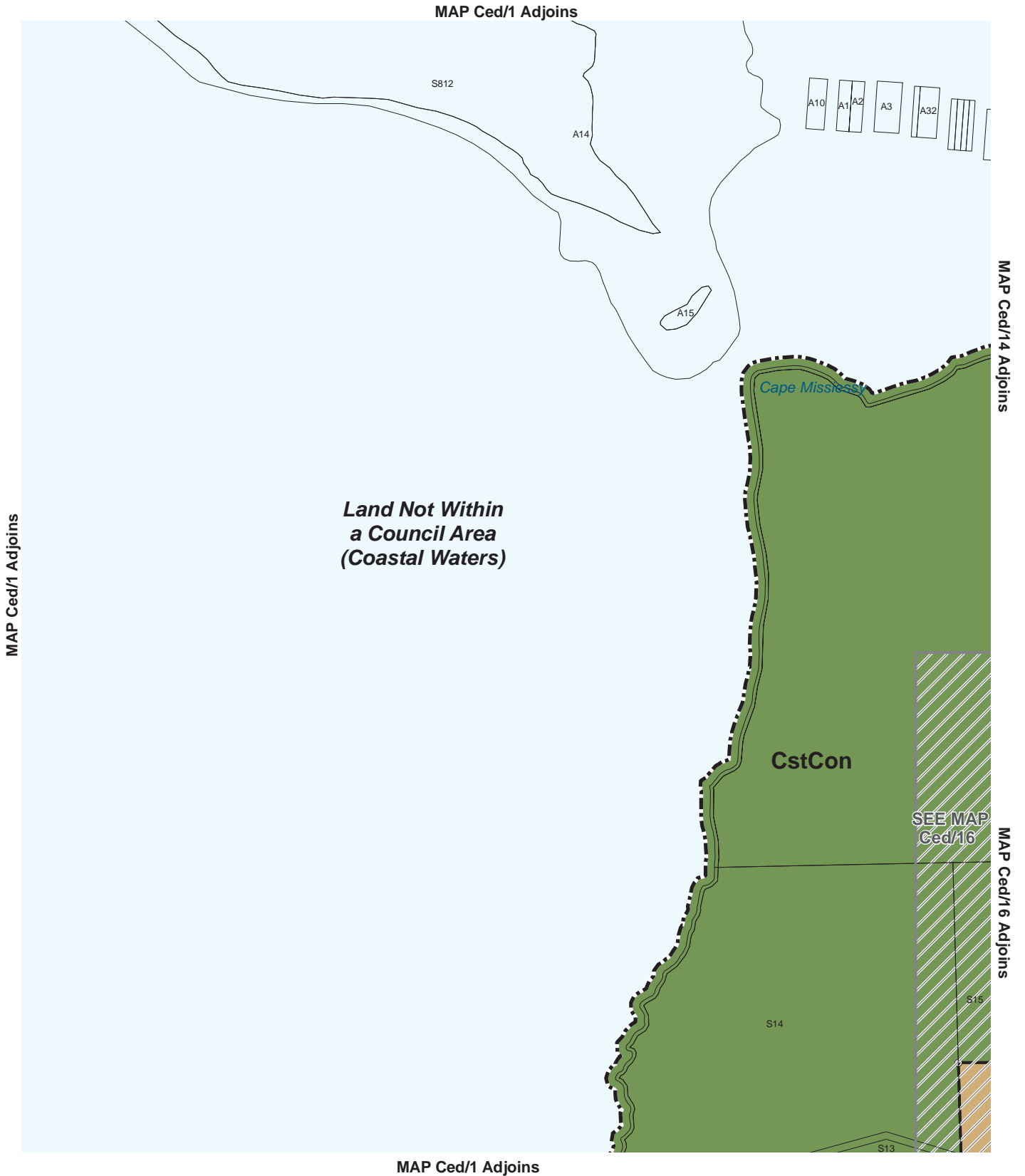


Overlay Map Ced/15 DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

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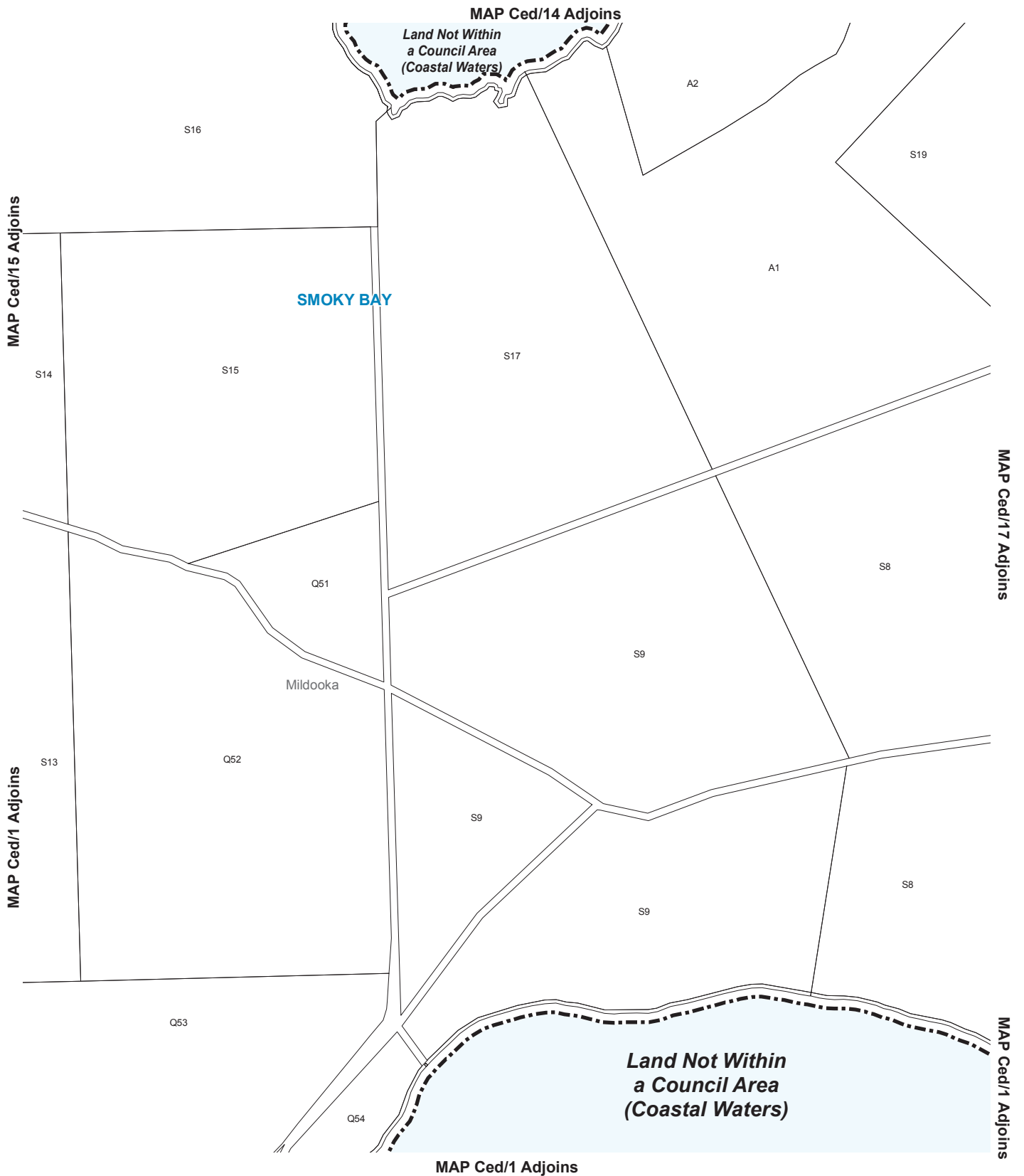
See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94



Zone Map Ced/15

Zones

- Coastal Conservation
- Zone Boundary
- Development Plan Boundary



Location Map Ced/16

----- Development Plan Boundary

MAP Ced/14 Adjoins

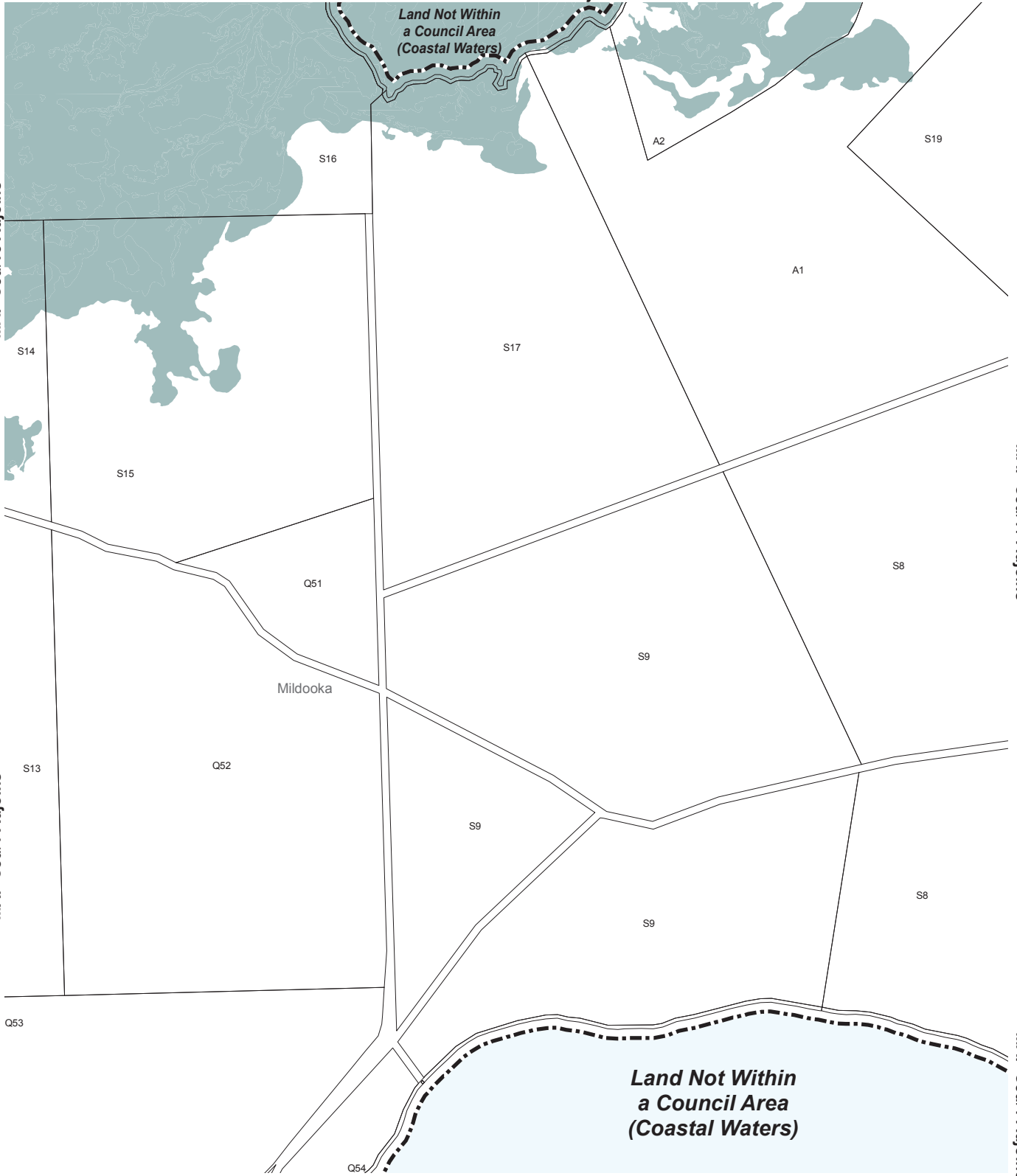
Land Not Within
a Council Area
(Coastal Waters)

MAP Ced/15 Adjoins

MAP Ced/1 Adjoins

MAP Ced/17 Adjoins

MAP Ced/1 Adjoins



MAP Ced/1 Adjoins



Overlay Map Ced/16

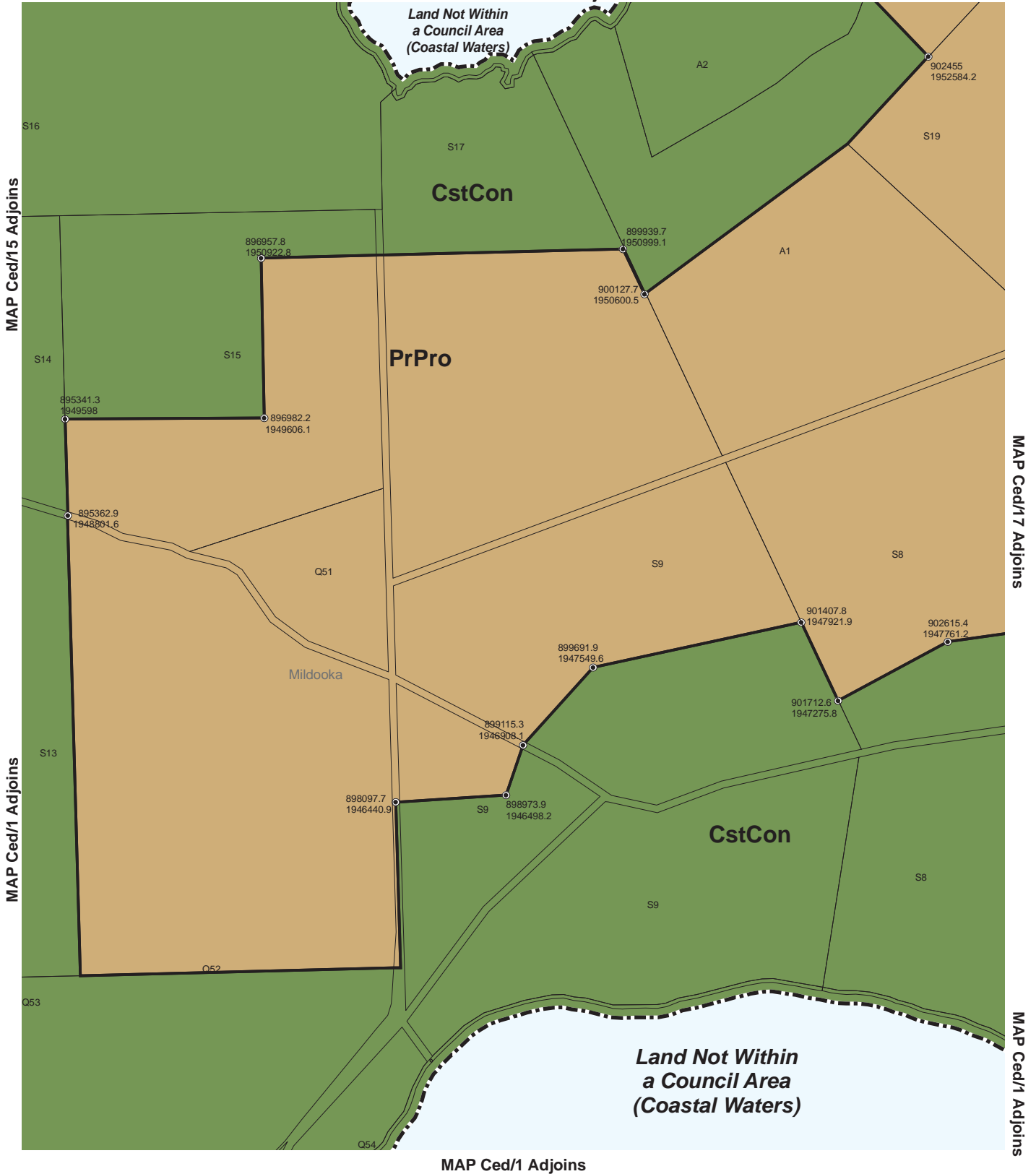
DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

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MAP Ced/14 Adjoins



MAP Ced/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



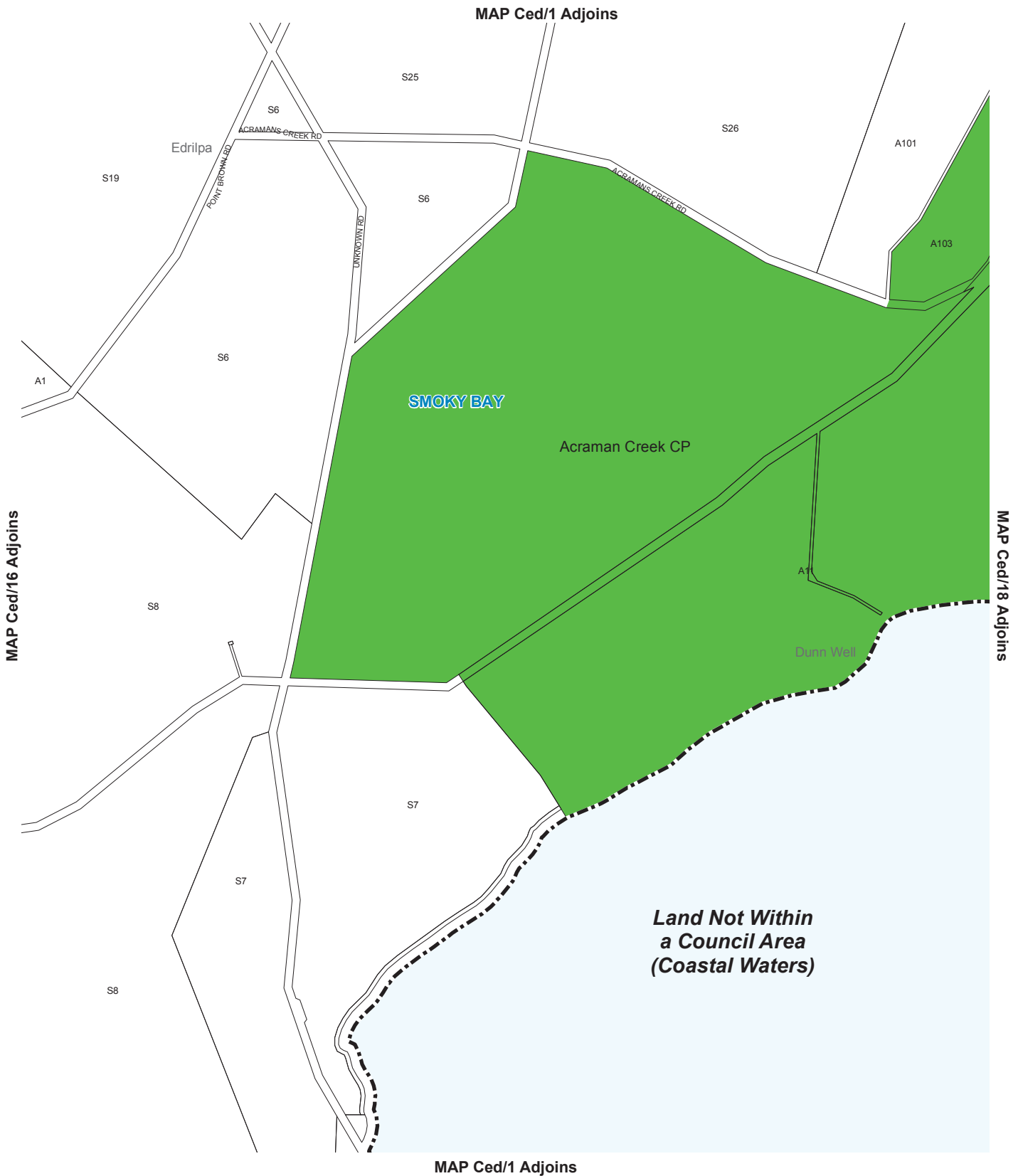
Zones

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

Zone Map Ced/16

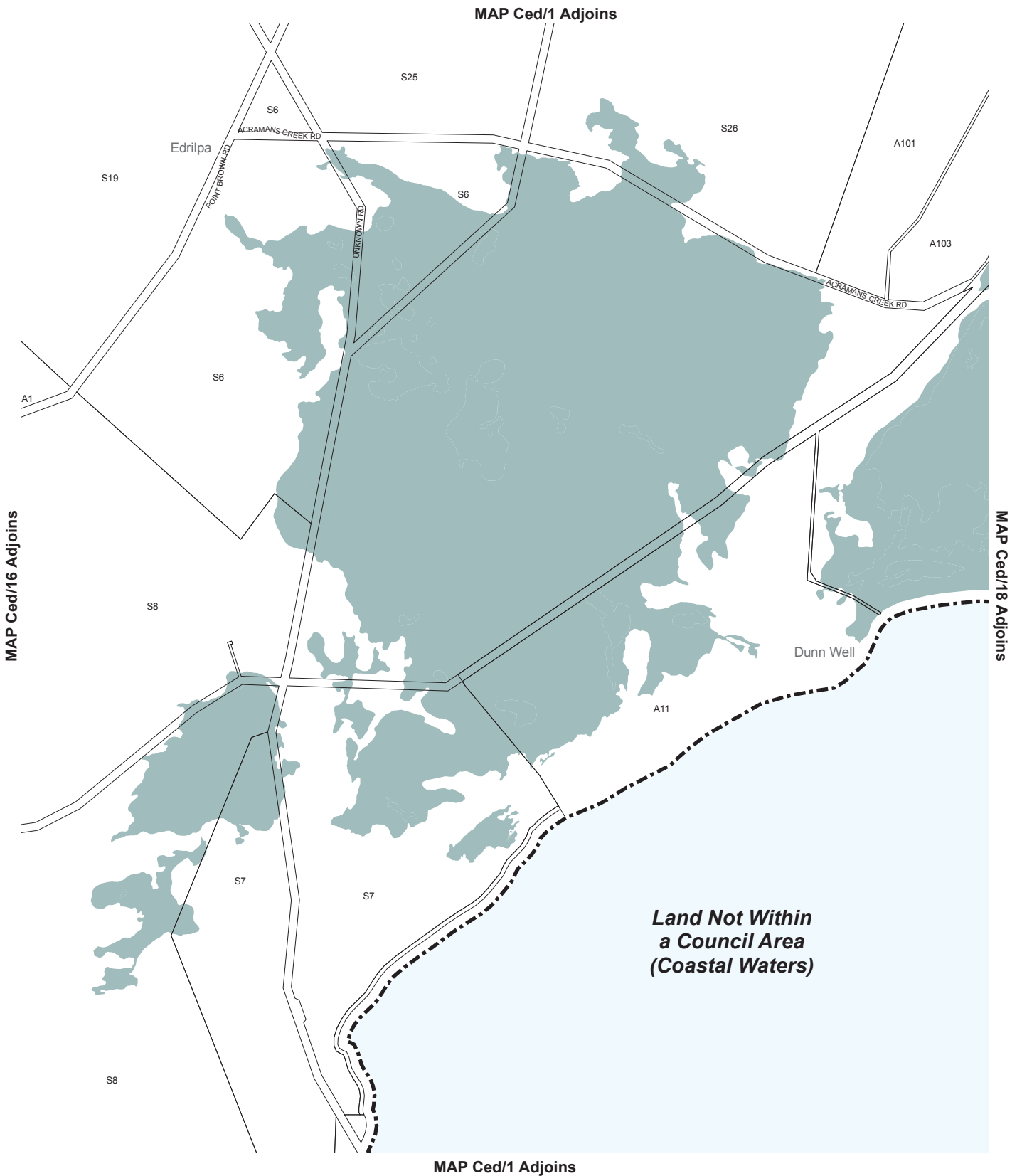
CEDUNA COUNCIL

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Location Map Ced/17

- Conservation Park
- Development Plan Boundary



- Coastal Acid Sulfate Soils
- Development Plan Boundary

Overlay Map Ced/17

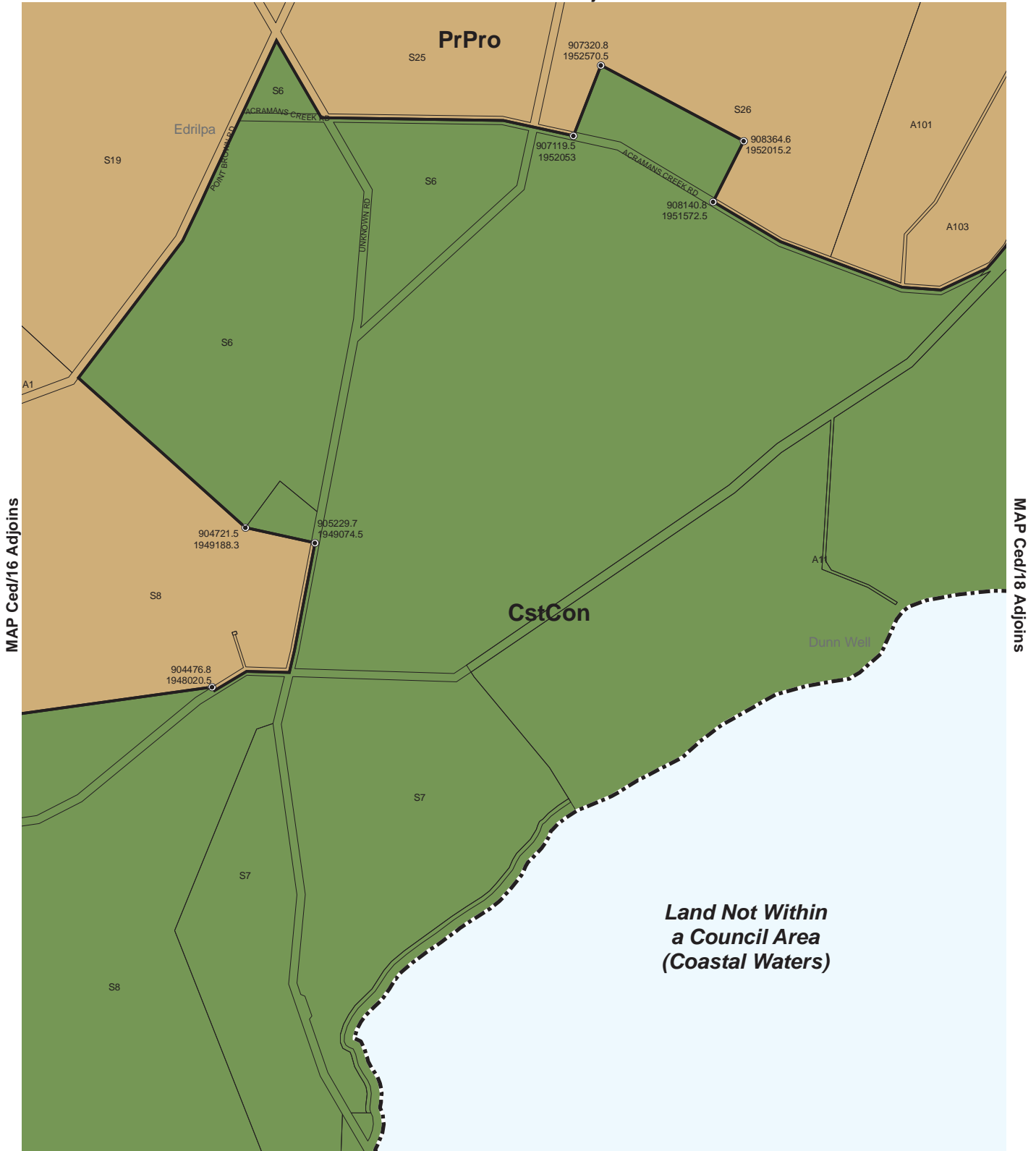
DEVELOPMENT CONSTRAINTS

CEDUNA COUNCIL

Consolidated - 18 October 2012



MAP Ced/1 Adjoins



MAP Ced/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

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

Zone Map Ced/17

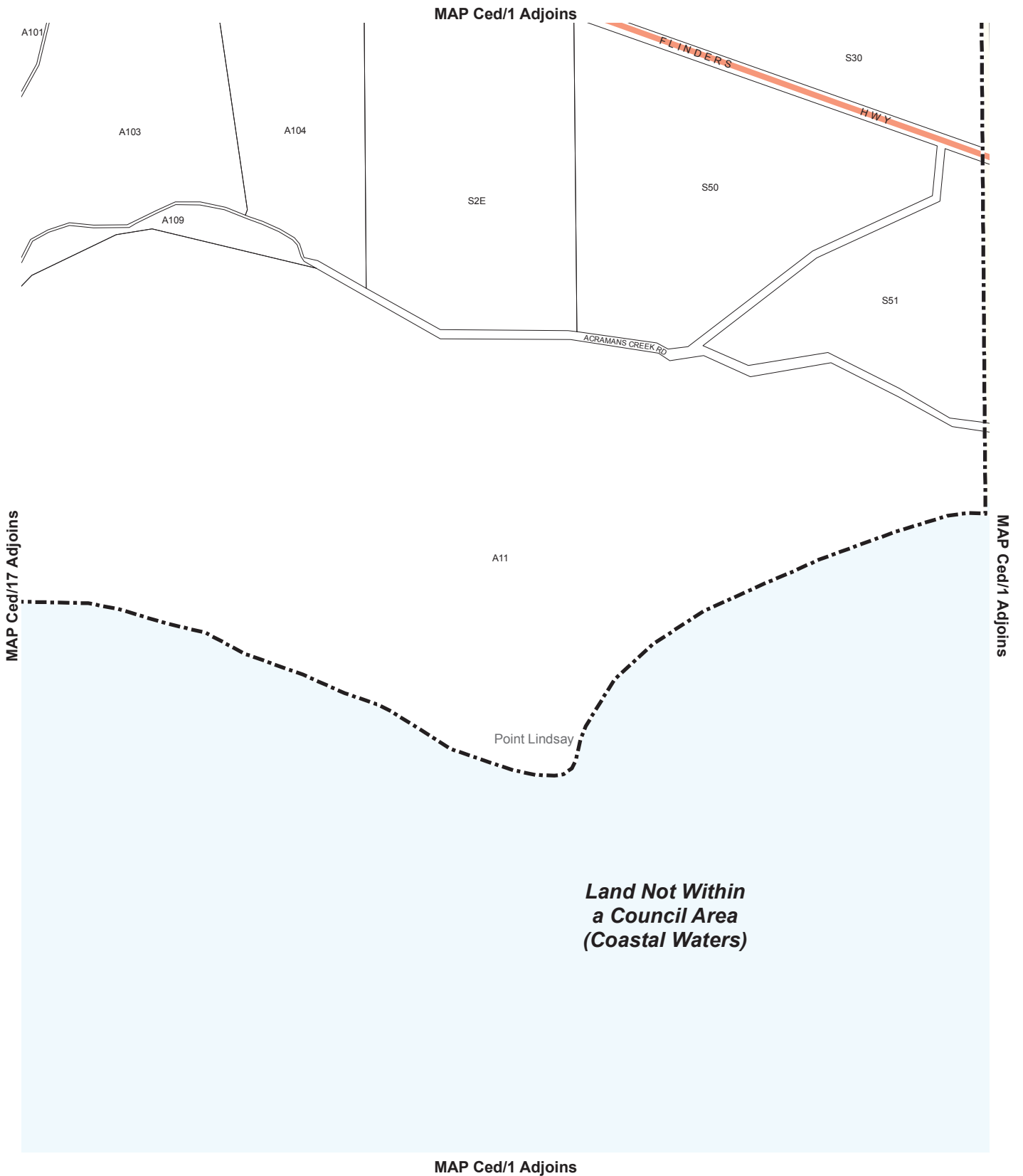
CEDUNA COUNCIL

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Location Map Ced/18

- Tourist Routes
- Conservation Park
- Development Plan Boundary

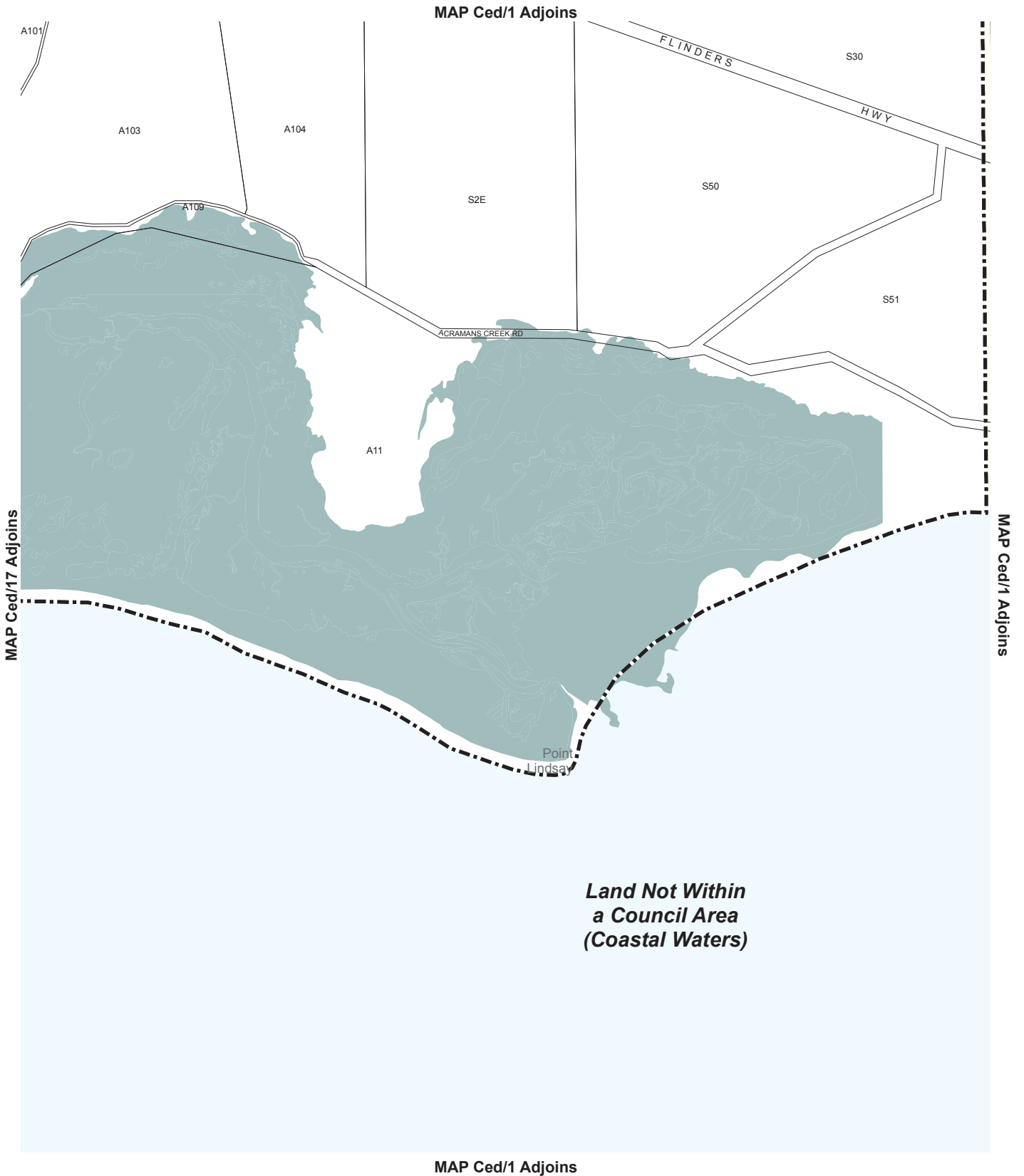


*Land Not Within
a Council Area
(Coastal Waters)*



Overlay Map Ced/18 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary



*Land Not Within
a Council Area
(Coastal Waters)*

Overlay Map Ced/18

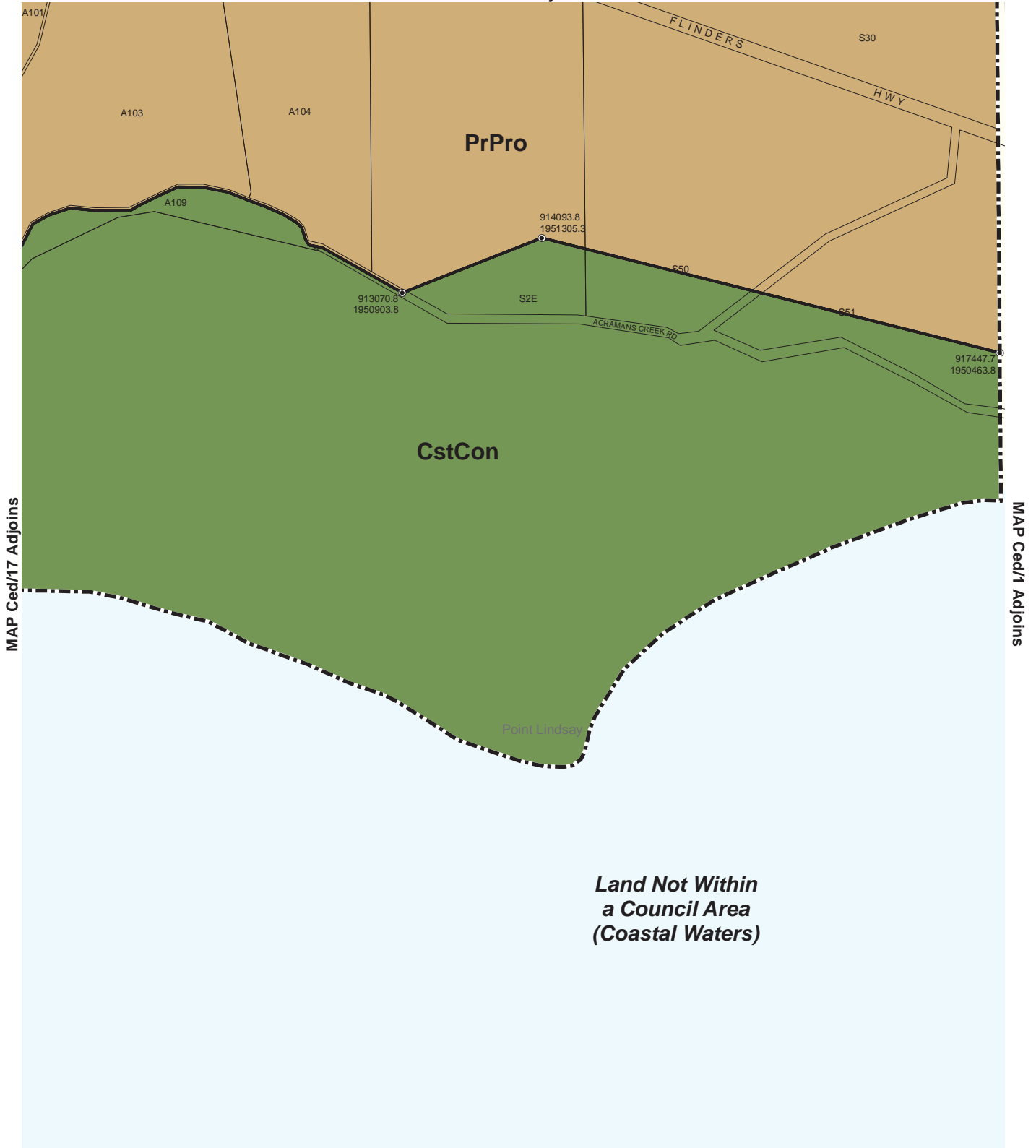
DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

CEDUNA COUNCIL

Consolidated - 18 October 2012

MAP Ced/1 Adjoins



MAP Ced/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

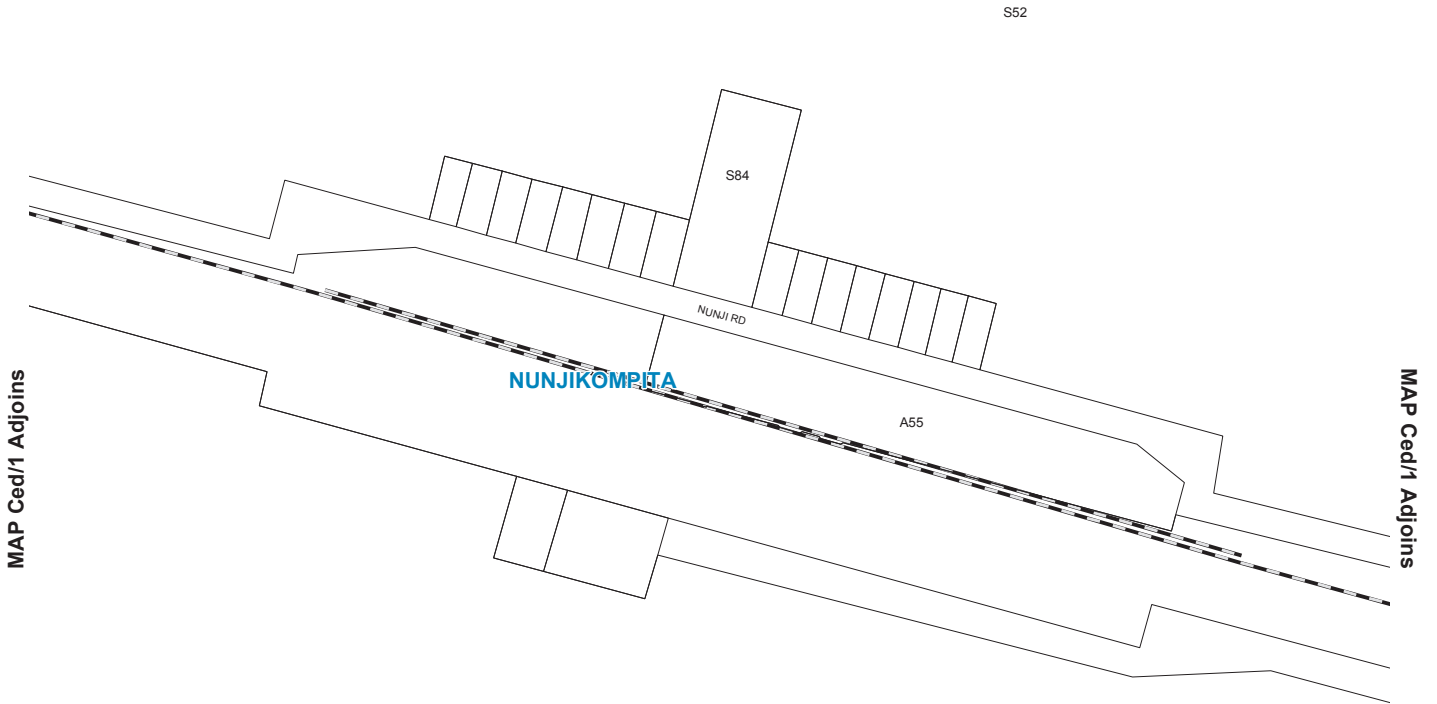
- CstCon Coastal Conservation
- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

Zone Map Ced/18

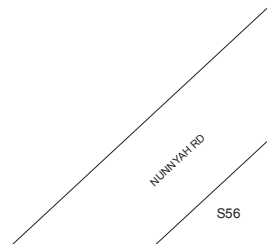
CEDUNA COUNCIL

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MAP Ced/1 Adjoins



MAP Ced/1 Adjoins

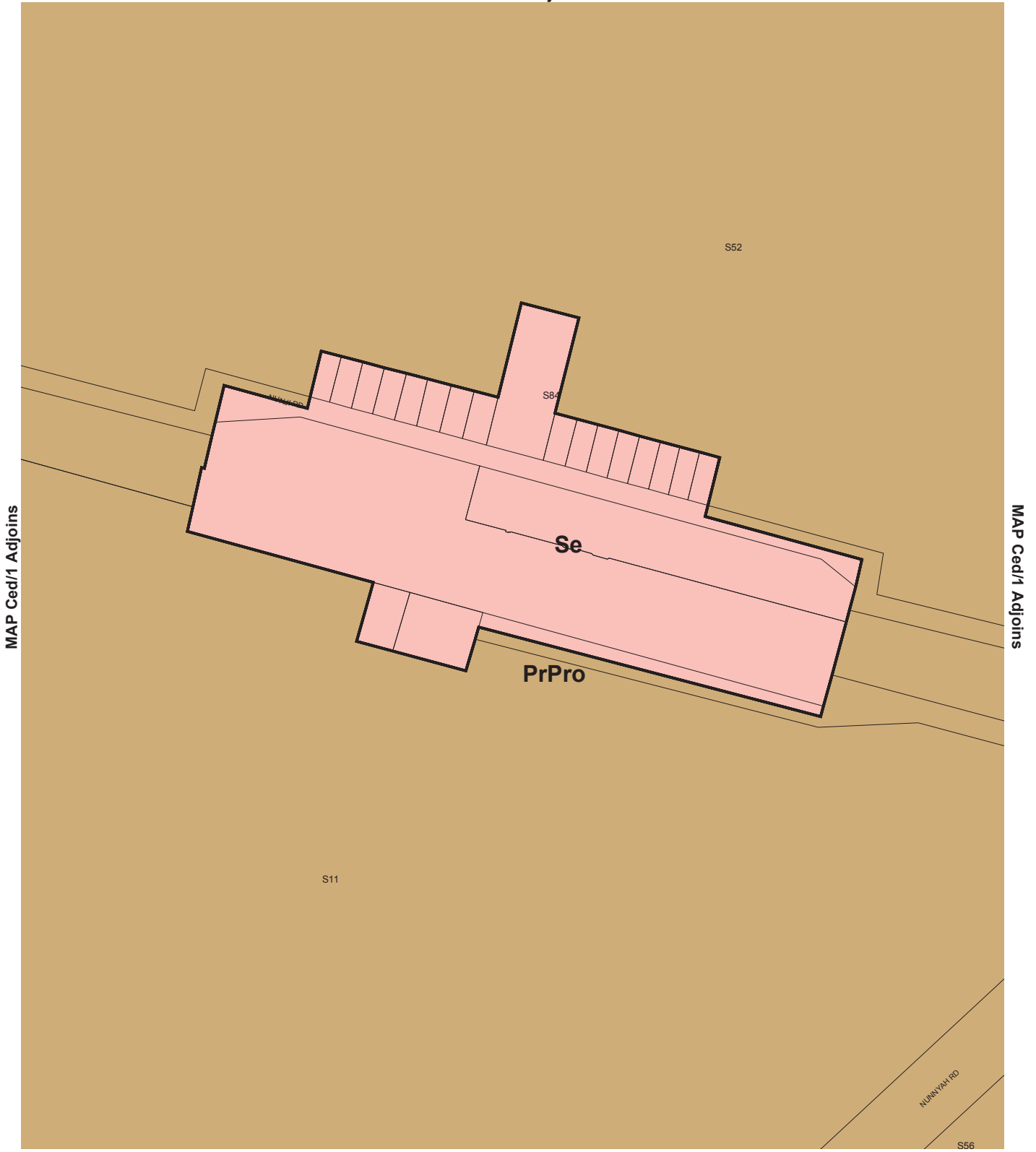


NUNJIKOMPITA

Location Map Ced/19

 Railways

MAP Ced/1 Adjoins



Lamberts Conformal Conic Projection, GDA94



NUNJIKOMPITA

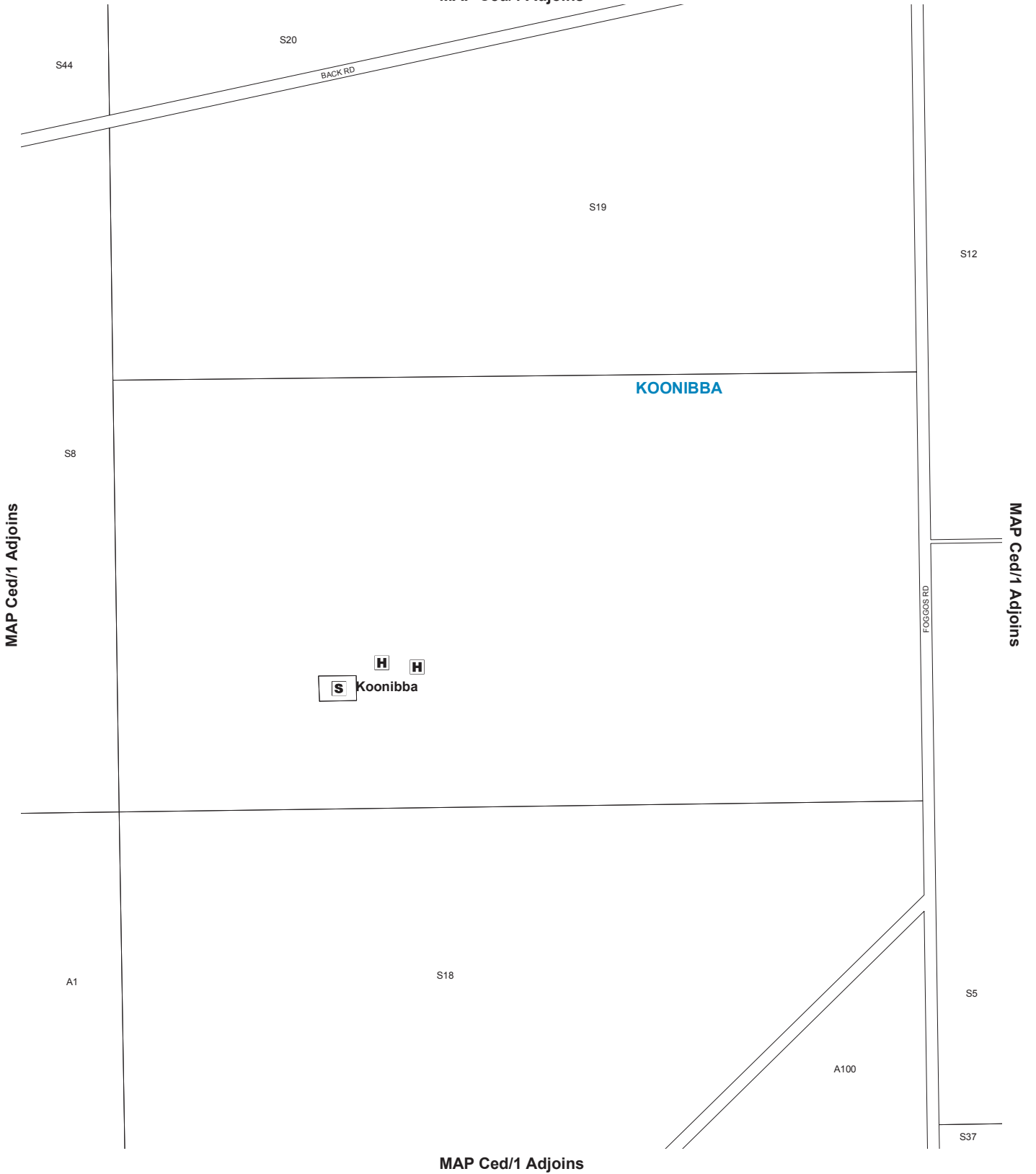
Zone Map Ced/19

- Zones**
- PrPro Primary Production
 - Se Settlement
 - Zone Boundary

CEDUNA COUNCIL

Consolidated - 18 October 2012

MAP Ced/1 Adjoins

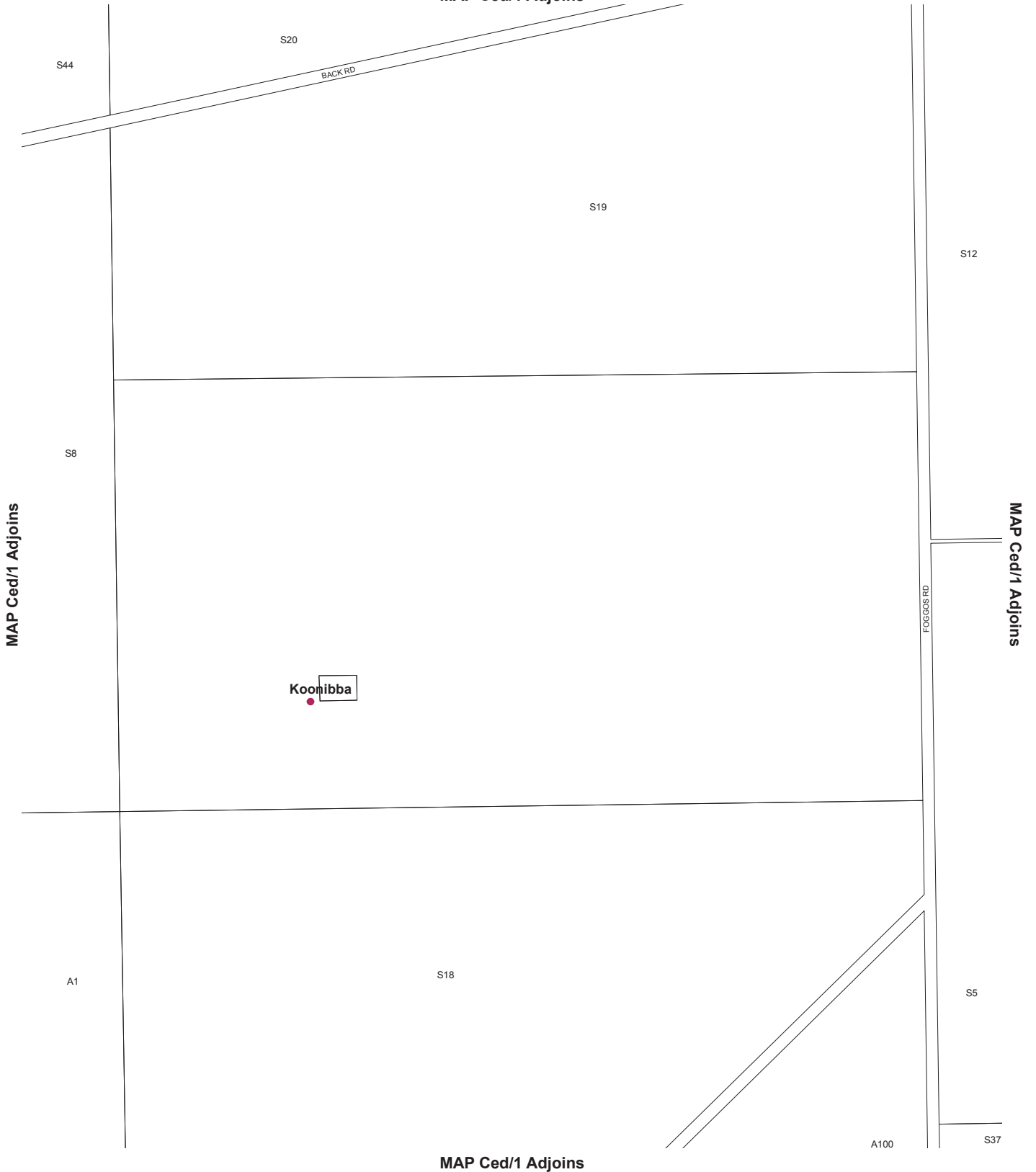


KOONIBBA

Location Map Ced/20

- S** School
- H** Other Health Services

MAP Ced/1 Adjoins



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



KOONIBBA

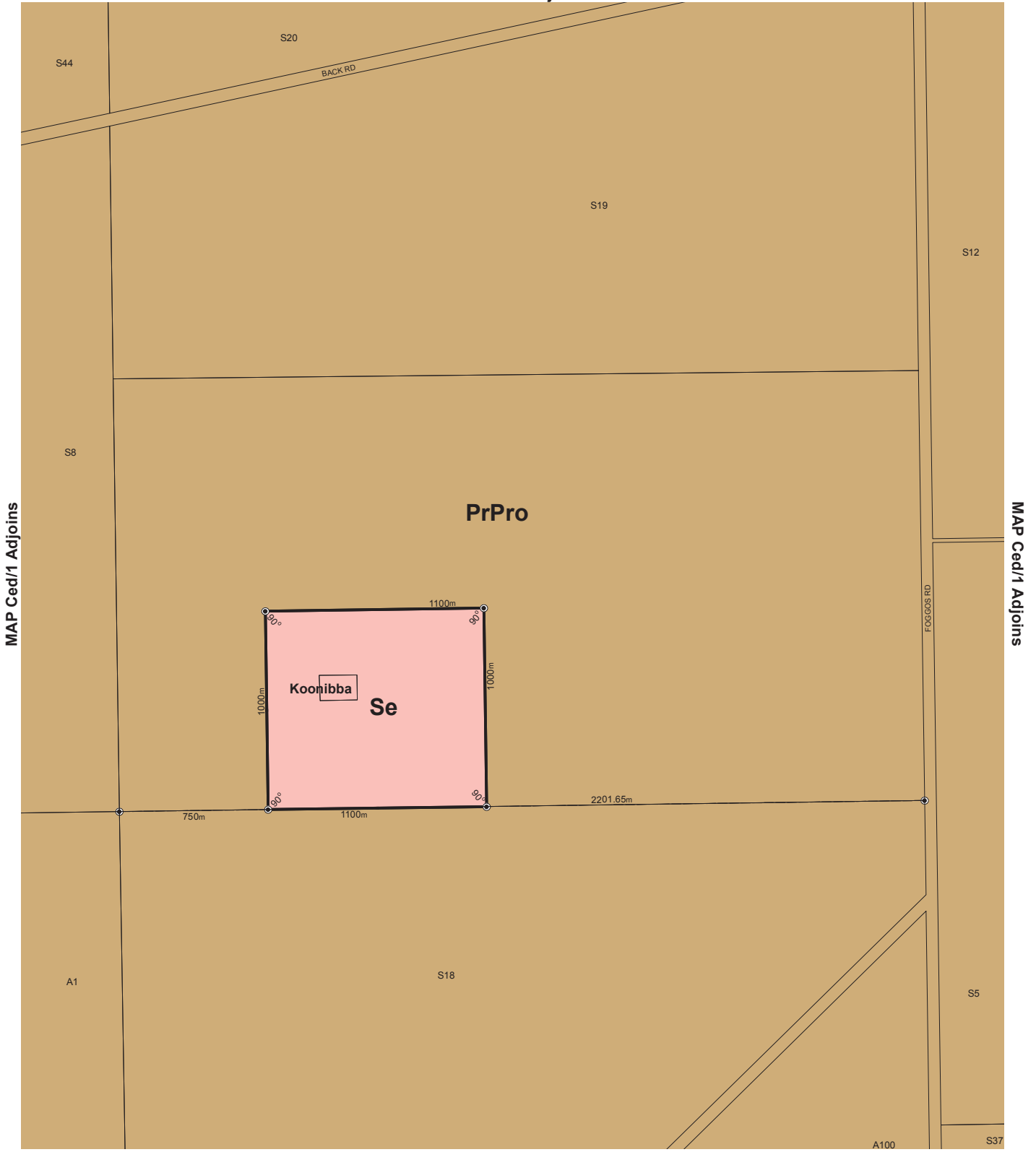
Overlay Map Ced/20 HERITAGE

• State heritage place

CEDUNA COUNCIL

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MAP Ced/1 Adjoins



MAP Ced/1 Adjoins

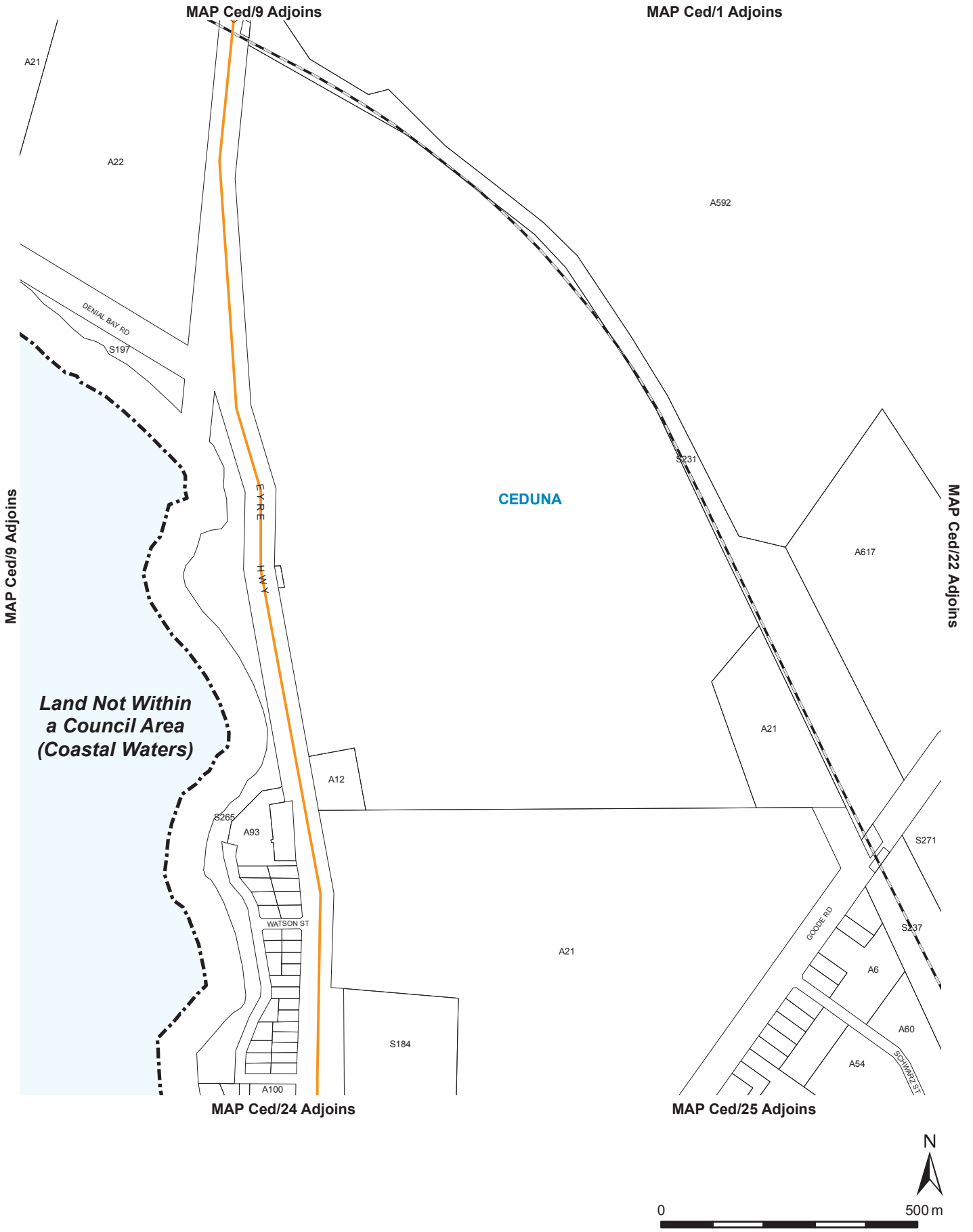
Lamberts Conformal Conic Projection, GDA94



KOONIBBA




Zone Map Ced/20

- Zones**
- PrPro Primary Production
 - Se Settlement
 - Zone Boundary



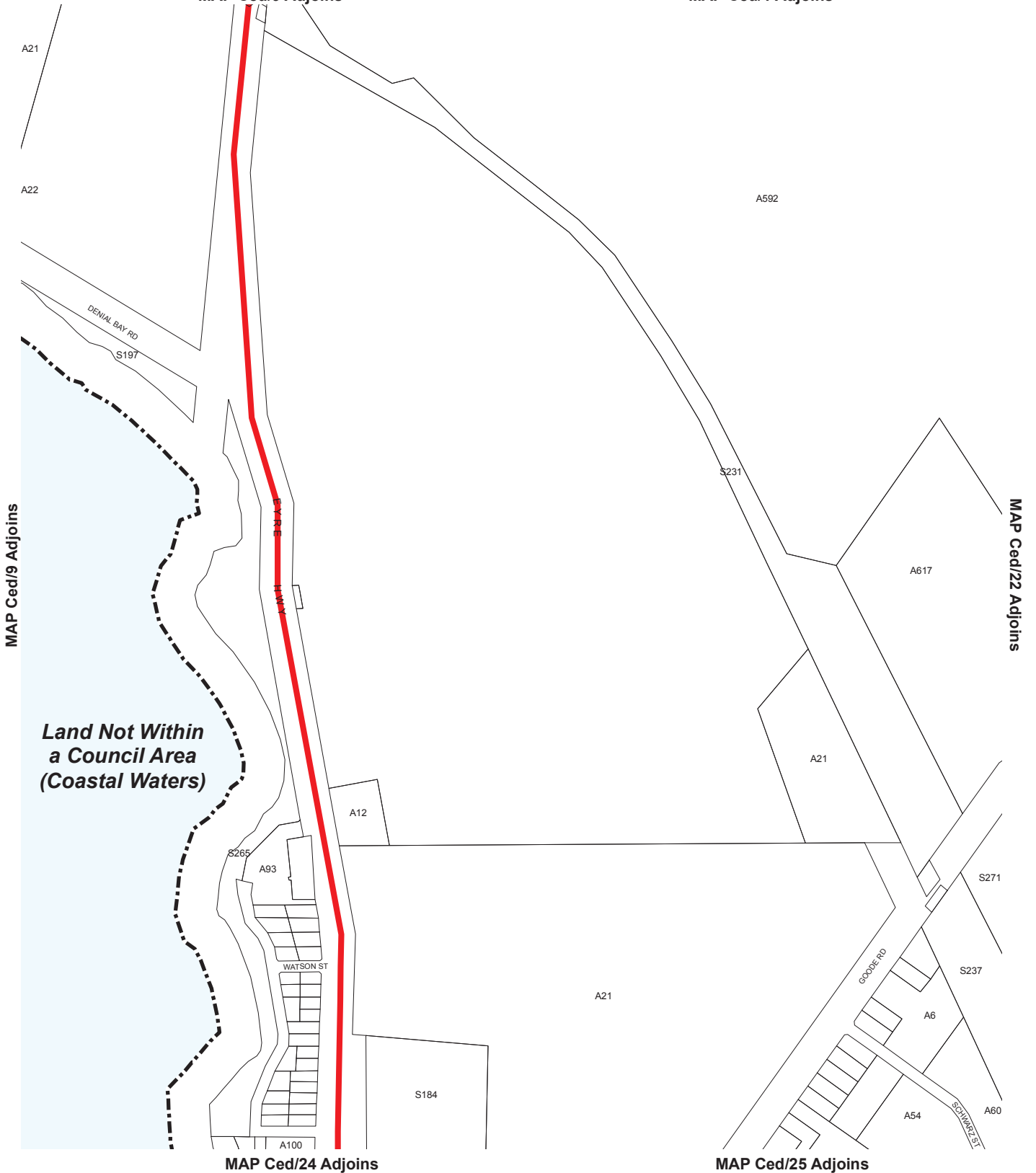
CEDUNA

Location Map Ced/21

-  Railways
-  Tourist Routes
-  Development Plan Boundary

MAP Ced/9 Adjoins

MAP Ced/1 Adjoins



Land Not Within a Council Area (Coastal Waters)



CEDUNA

Overlay Map Ced/21 TRANSPORT

CEDUNA COUNCIL

Consolidated - 18 October 2012

- Primary Arterial Roads
- Development Plan Boundary



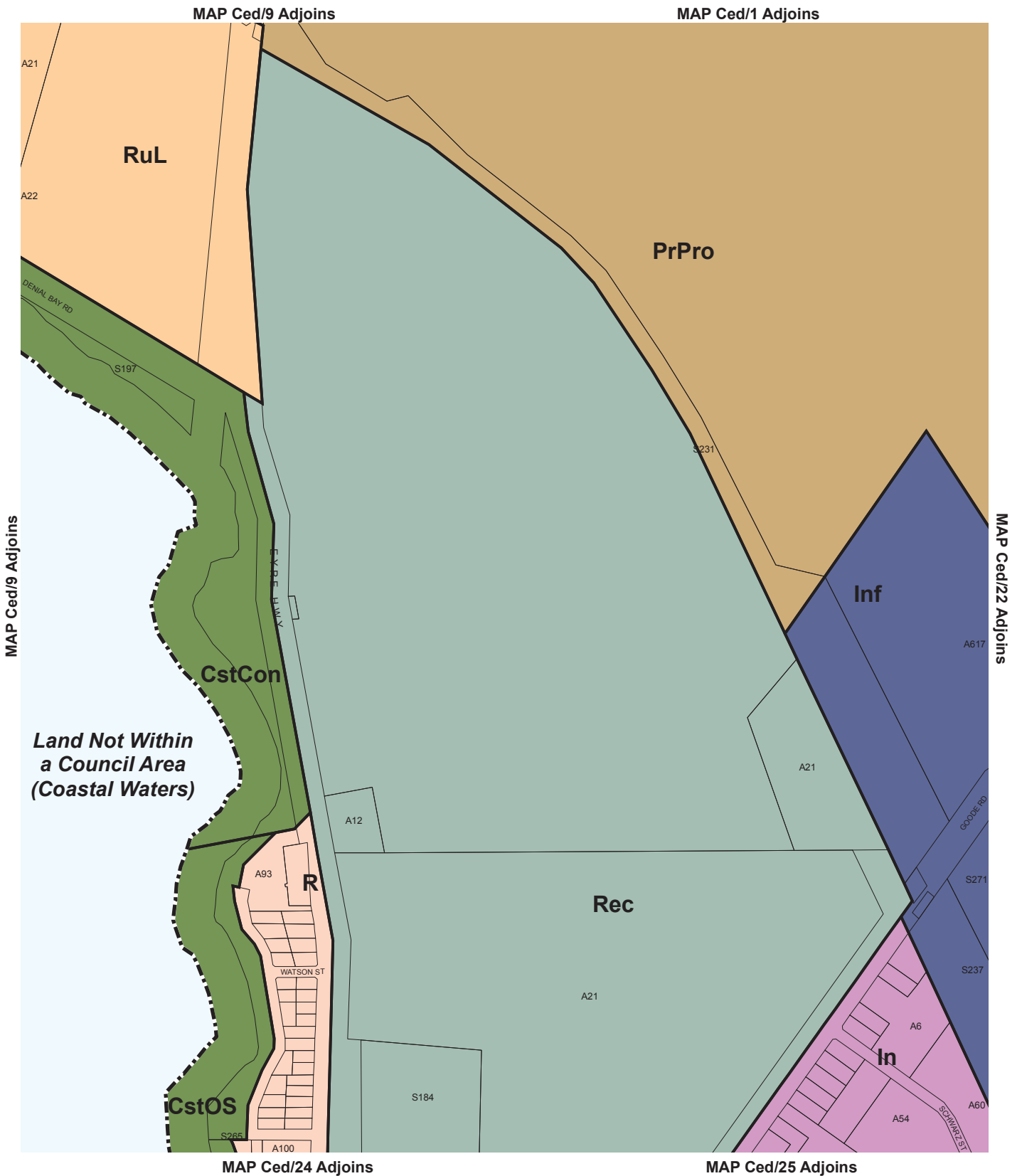
CEDUNA

Overlay Map Ced/21 DEVELOPMENT CONSTRAINTS

CEDUNA COUNCIL

Consolidated - 18 October 2012

- Coastal Acid Sulfate Soils
- Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

Zones

- CstCon Coastal Conservation
- CstOS Coastal Open Space
- In Industry
- Inf Infrastructure
- PrPro Primary Production
- Rec Recreation
- R Residential
- RuL Rural Living
- Zone Boundary
- Development Plan Boundary

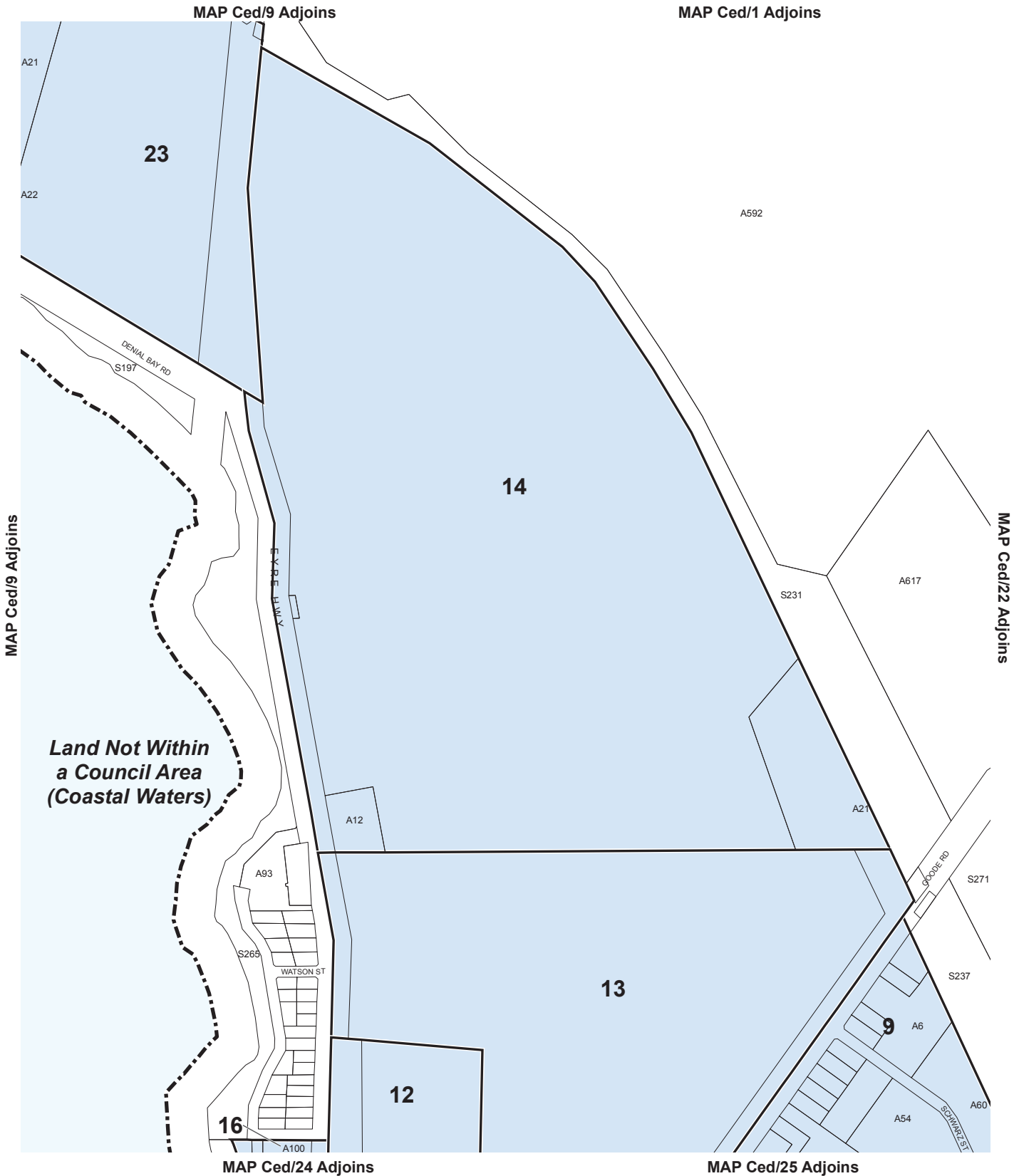


CEDUNA

Zone Map Ced/21

CEDUNA COUNCIL

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Lamberts Conformal Conic Projection, GDA94

Policy Area

- 12 Active Outdoor/Indoor
- 13 Active Outdoor
- 14 Tourist
- 16 Health Services and Accommodation
- 23 Ceduna (North)
- 9 Ceduna



CEDUNA

Policy Area Map Ced/21

- Policy Area Boundary
- Development Plan Boundary

MAP Ced/1 Adjoins

S18

S18

S259

S191

S11

S213

A592

S189

Poverty Flat

S260

S211

S190

CEDUNA

MAP Ced/21 Adjoins

A617

MAP Ced/23 Adjoins

GOODE RD

S271

S237

A60

S237

MAP Ced/25 Adjoins

MAP Ced/26 Adjoins



0 500 m

CEDUNA

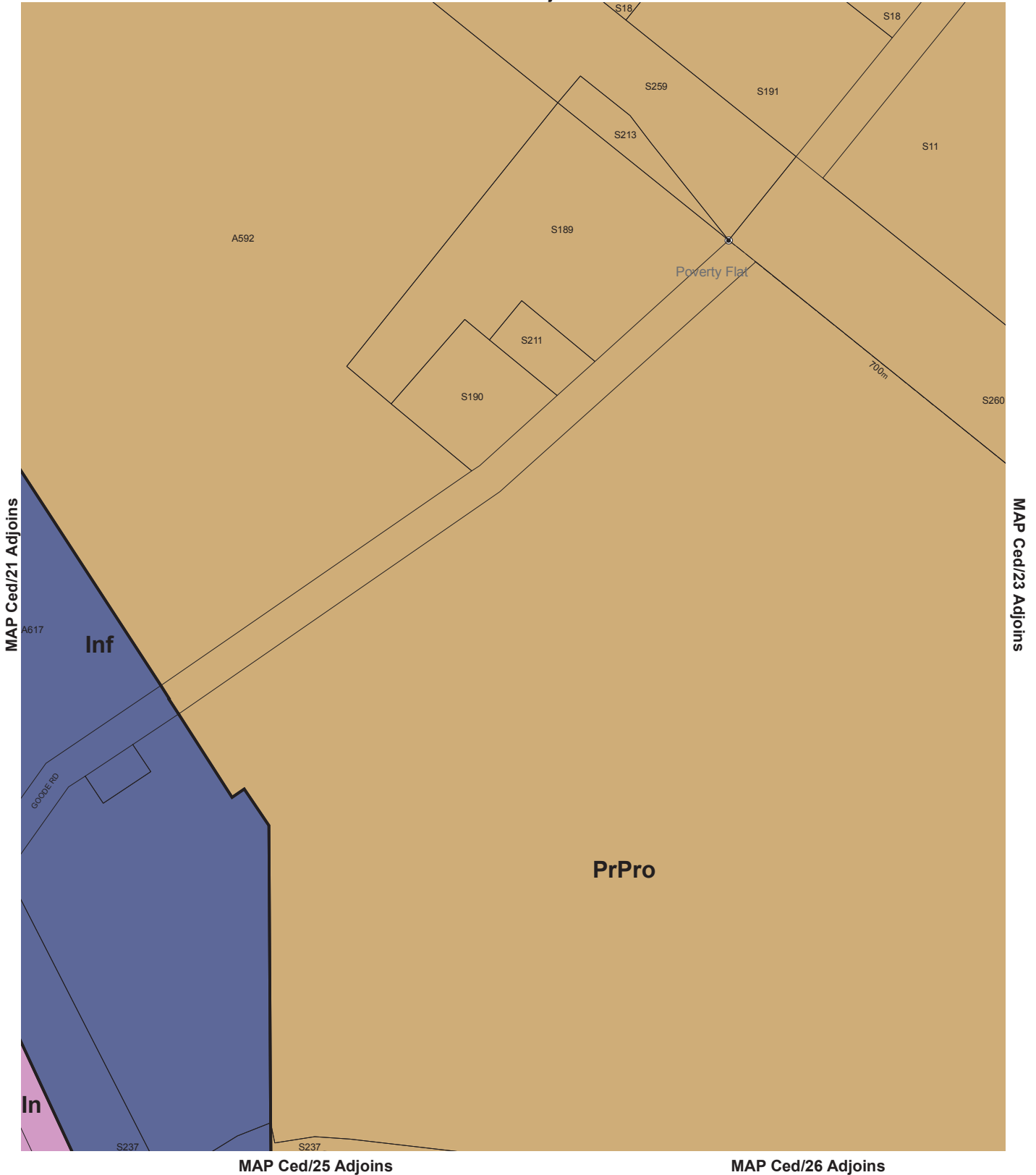
Location Map Ced/22

 Railways

CEDUNA COUNCIL

Consolidated - 18 October 2012

MAP Ced/1 Adjoins



MAP Ced/21 Adjoins

MAP Ced/23 Adjoins

MAP Ced/25 Adjoins

MAP Ced/26 Adjoins

Lamberts Conformal Conic Projection, GDA94



CEDUNA

Zone Map Ced/22

- Zones**
- Industry
 - Infrastructure
 - Primary Production
 - Zone Boundary

CEDUNA COUNCIL

Consolidated - 18 October 2012

MAP Ced/1 Adjoins

S18

S191

S18

S259

S213

S11

A592

S189

Poverty Flat

S211

S190

S260

MAP Ced/21 Adjoins

A617

MAP Ced/23 Adjoins

GOODE RD

S271

GO

S237

S237

MAP Ced/25 Adjoins

MAP Ced/26 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area
9 Ceduna



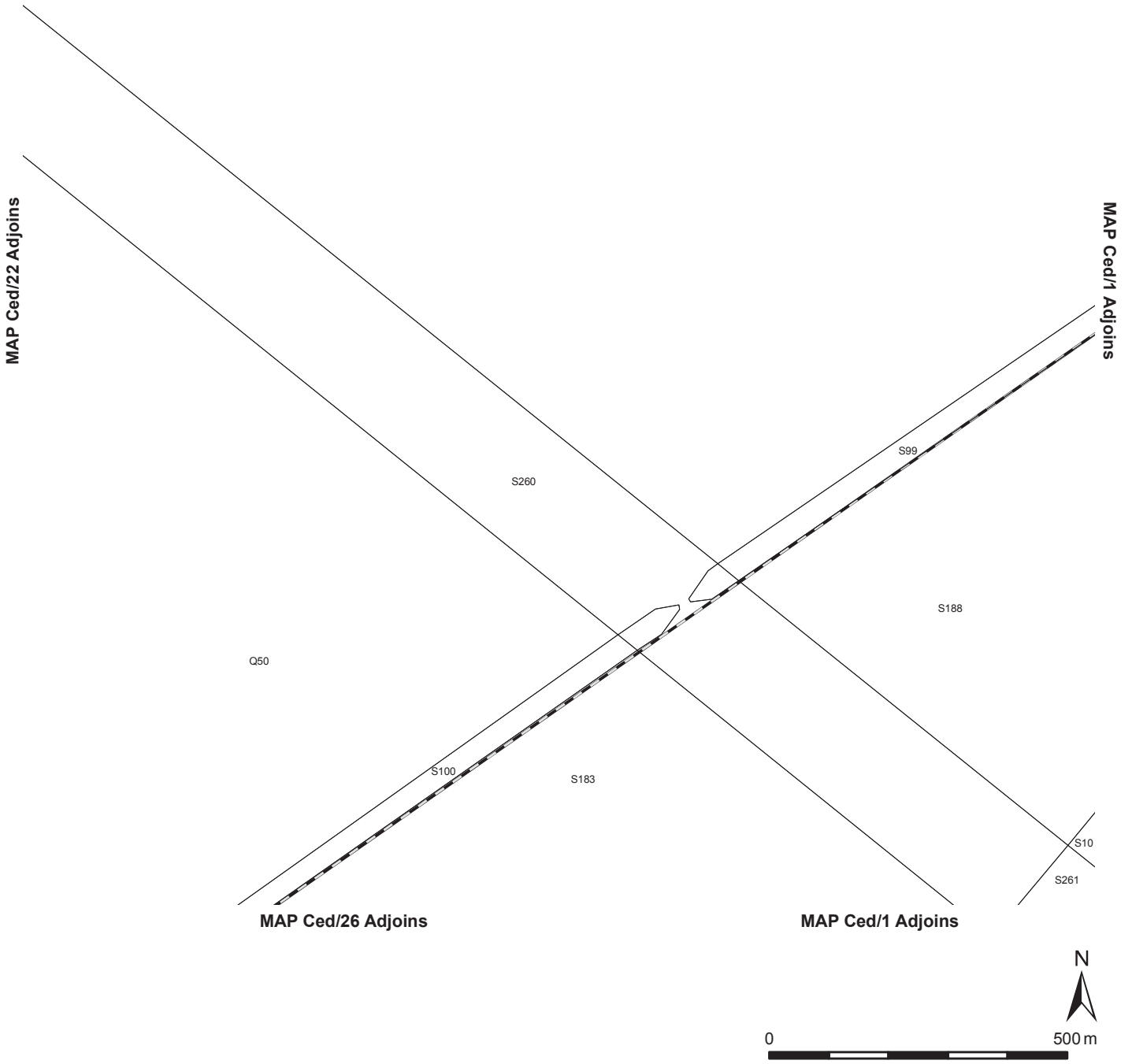
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CEDUNA

Policy Area Map Ced/22

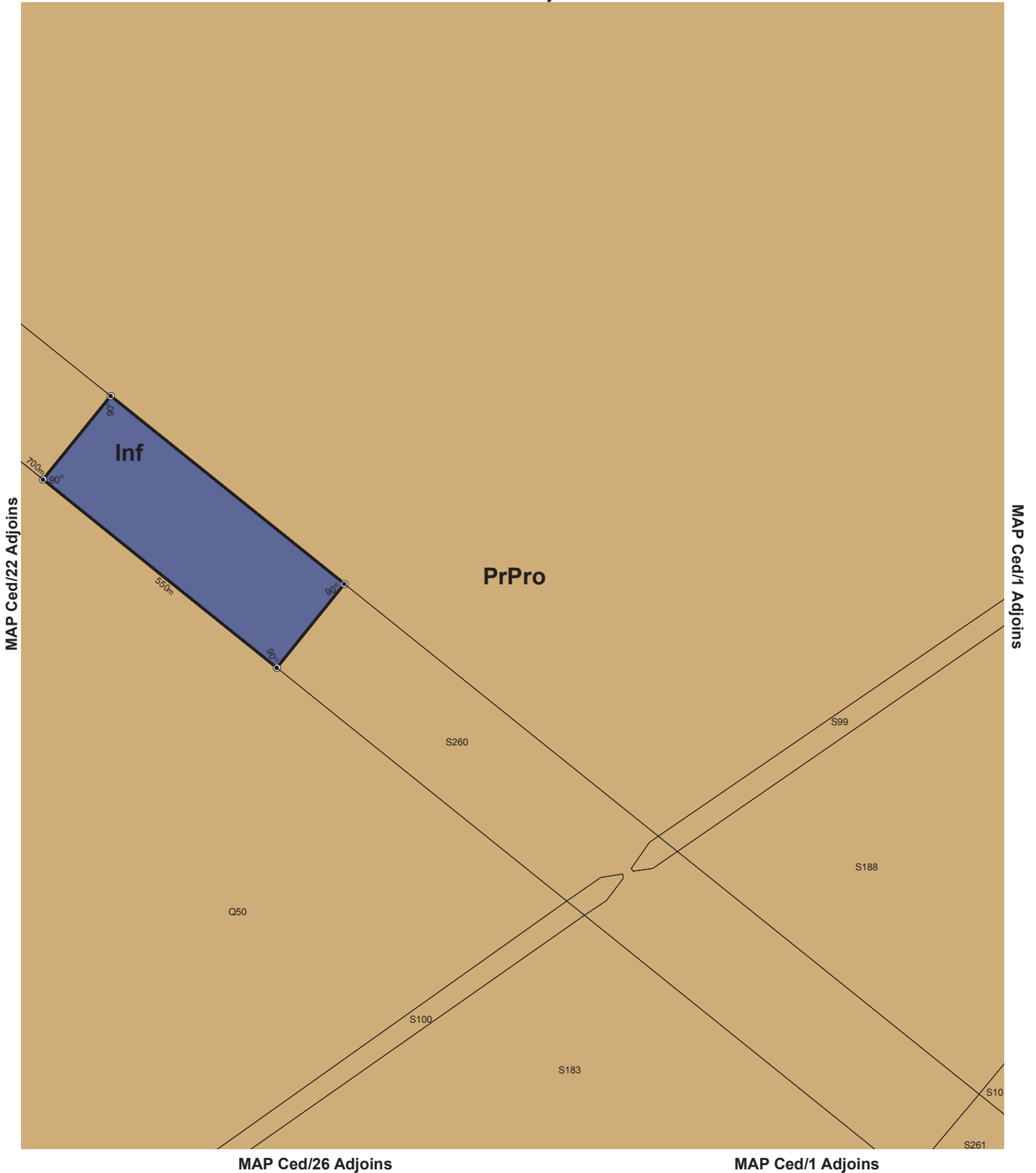
 Policy Area Boundary

CEDUNA



CEDUNA

Location Map Ced/23



Lamberts Conformal Conic Projection, GDA94



CEDUNA

Zone Map Ced/23

- Zones**
- Infrastructure
 - Primary Production
 - Zone Boundary

MAP Ced/9 Adjoins

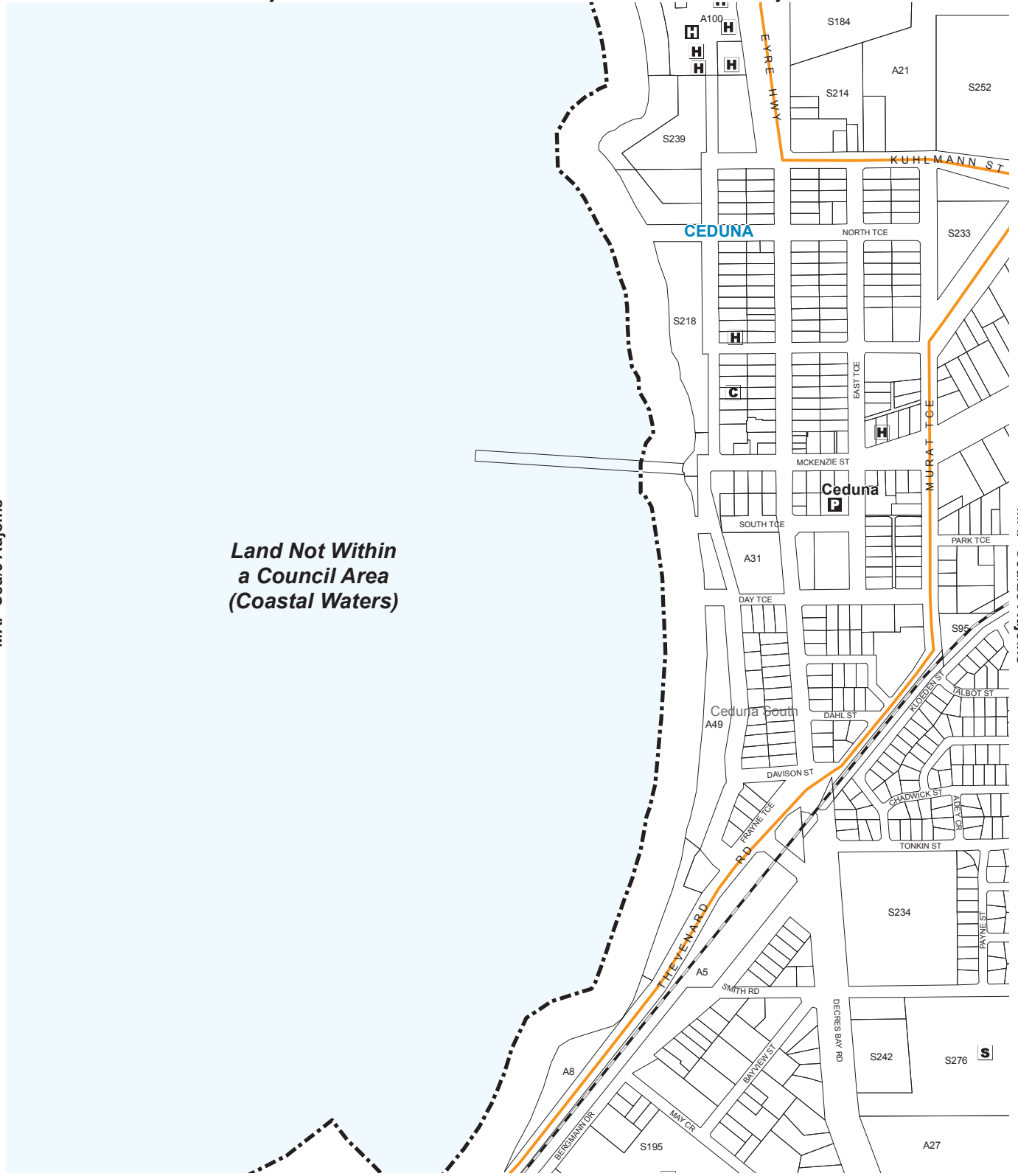
MAP Ced/21 Adjoins

MAP Ced/9 Adjoins

Land Not Within
a Council Area
(Coastal Waters)

MAP Ced/25 Adjoins

MAP Ced/29 Adjoins



CEDUNA

Location Map Ced/24

- S** School
- C** Council Office
- H** Other Health Services
- H** Hospital
- P** Police Station
- Railways
- Tourist Routes
- Development Plan Boundary

CEDUNA COUNCIL

Consolidated - 18 October 2012

MAP Ced/9 Adjoins

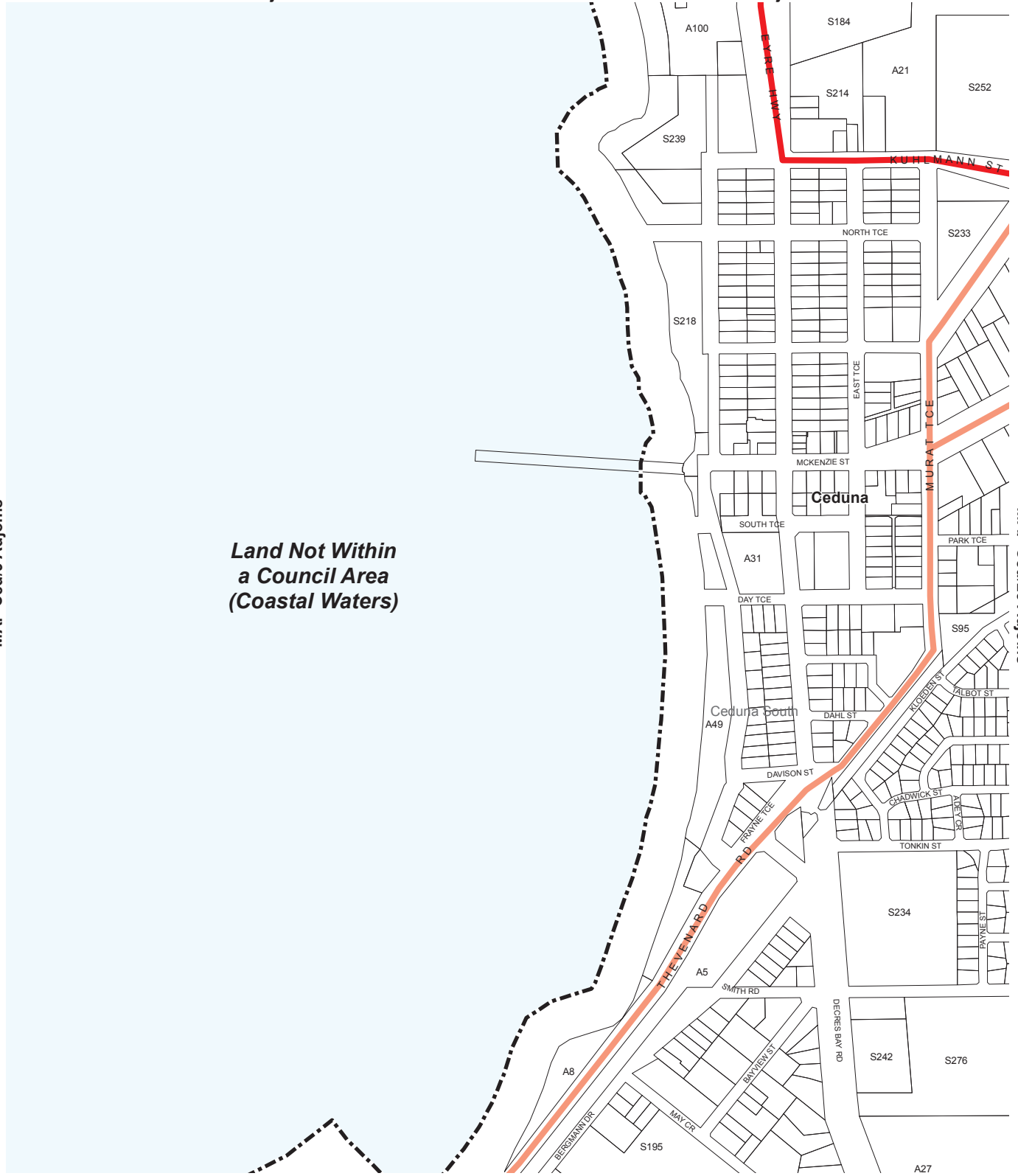
MAP Ced/21 Adjoins

MAP Ced/9 Adjoins

Land Not Within
a Council Area
(Coastal Waters)

MAP Ced/25 Adjoins

MAP Ced/29 Adjoins



CEDUNA

Overlay Map Ced/24 TRANSPORT

CEDUNA COUNCIL

Consolidated - 18 October 2012

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

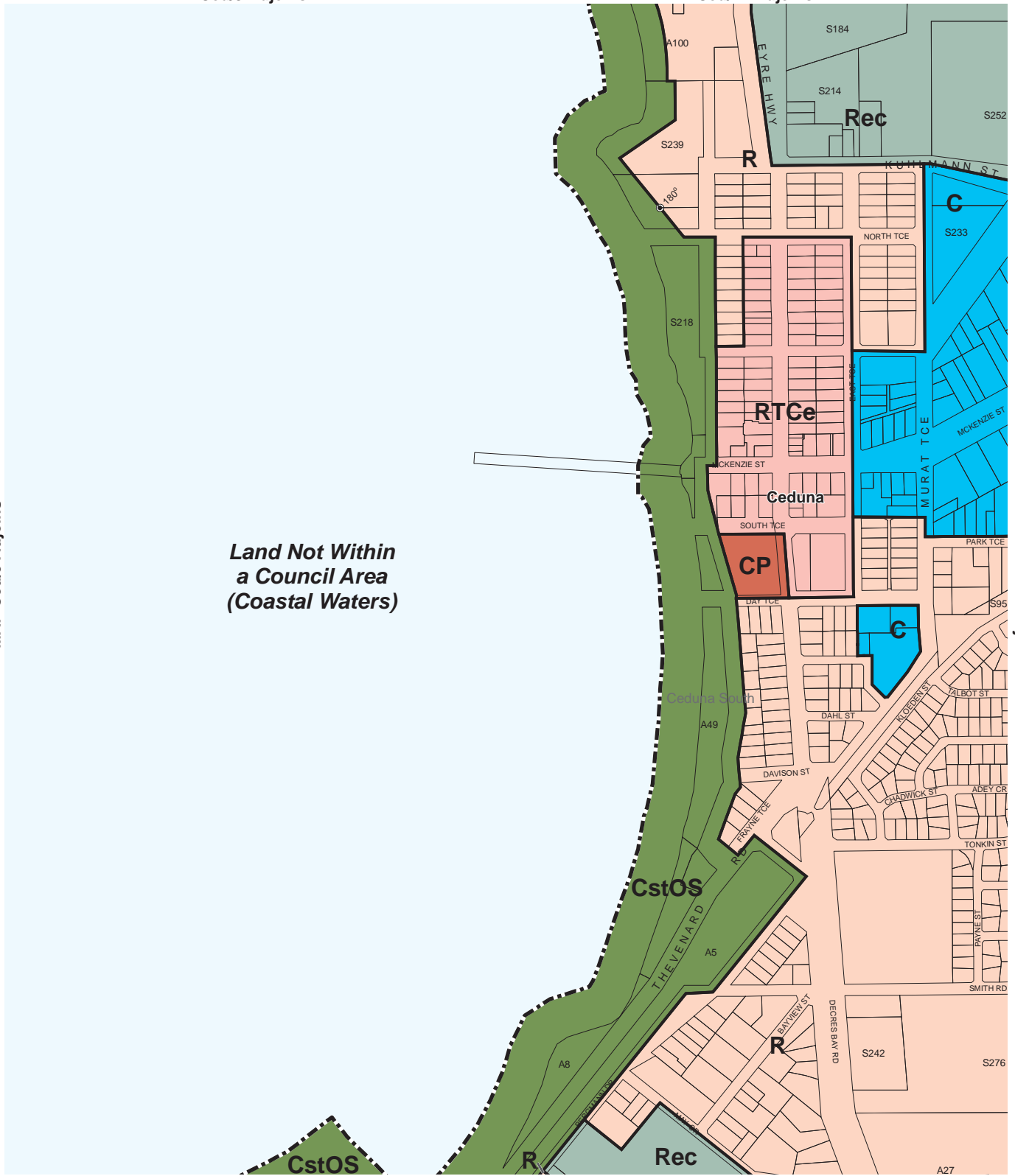
MAP Ced/9 Adjoins

MAP Ced/21 Adjoins

MAP Ced/9 Adjoins

MAP Ced/25 Adjoins

Land Not Within
a Council Area
(Coastal Waters)



Lamberts Conformal Conic Projection, GDA94

Zones

- CP Caravan Park and Tourist Park
- CstOS Coastal Open Space
- C Commercial
- Rec Recreation
- RTCe Regional Town Centre
- R Residential
- Zone Boundary
- Development Plan Boundary



CEDUNA

Zone Map Ced/24

CEDUNA COUNCIL

Consolidated - 18 October 2012

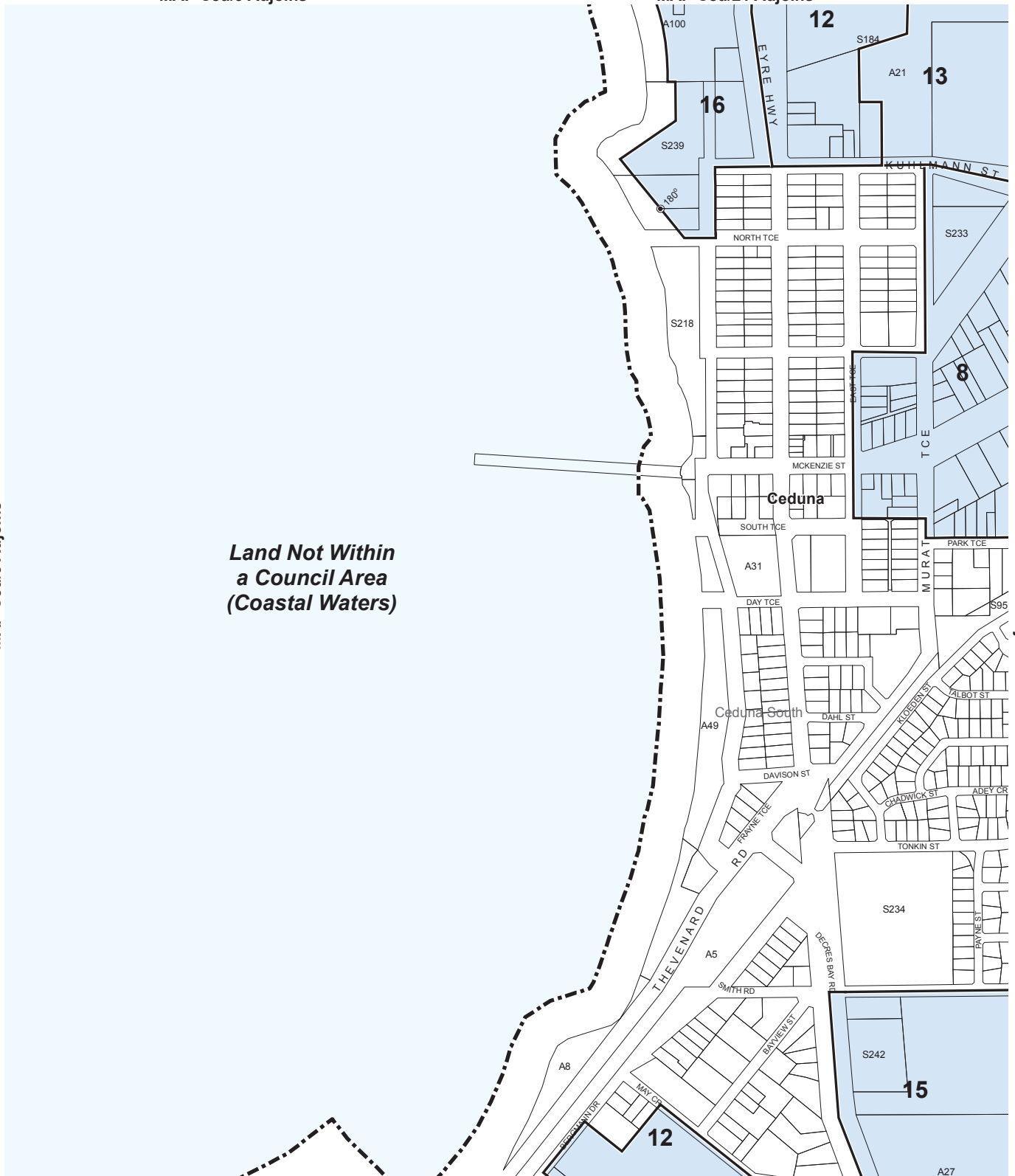
MAP Ced/9 Adjoins

MAP Ced/21 Adjoins

MAP Ced/9 Adjoins

Land Not Within a Council Area (Coastal Waters)

MAP Ced/25 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 12 Active Outdoor/Indoor
- 13 Active Outdoor
- 15 Broadacre
- 16 Health Services and Accommodation
- 8 McKenzie Street



CEDUNA

Policy Area Map Ced/24

- Policy Area Boundary
- Development Plan Boundary

CEDUNA COUNCIL

Consolidated - 18 October 2012



-  Railways
-  Tourist Routes



CEDUNA

Location Map Ced/25

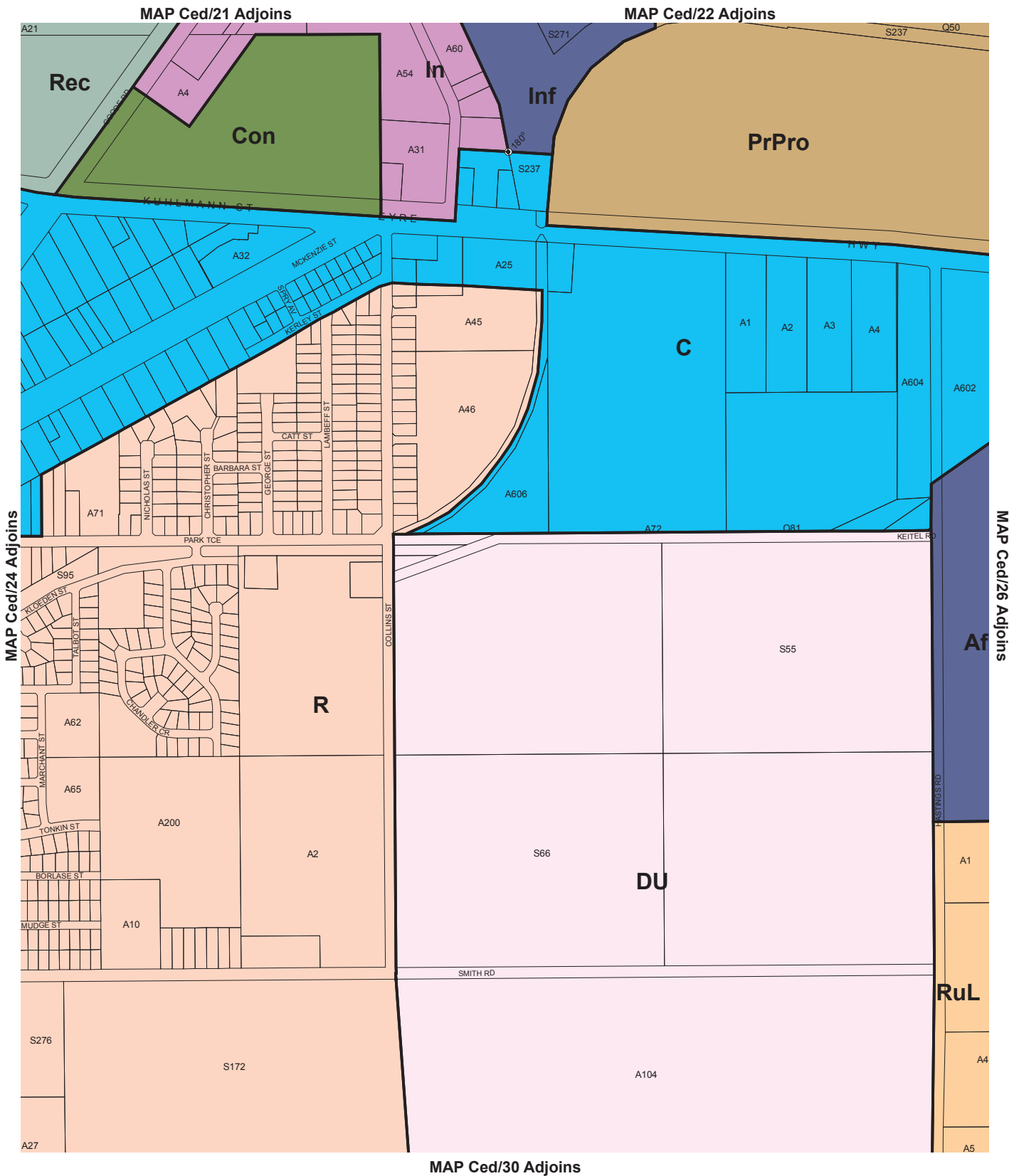


- Primary Arterial Roads
- Secondary Arterial Roads



CEDUNA

Overlay Map Ced/25 TRANSPORT



Lamberts Conformal Conic Projection, GDA94

Zones

- Af Airfield
- C Commercial
- Con Conservation
- DU Deferred Urban
- In Industry
- Inf Infrastructure
- PrPro Primary Production
- Rec Recreation
- R Residential
- RuL Rural Living
- Zone Boundary

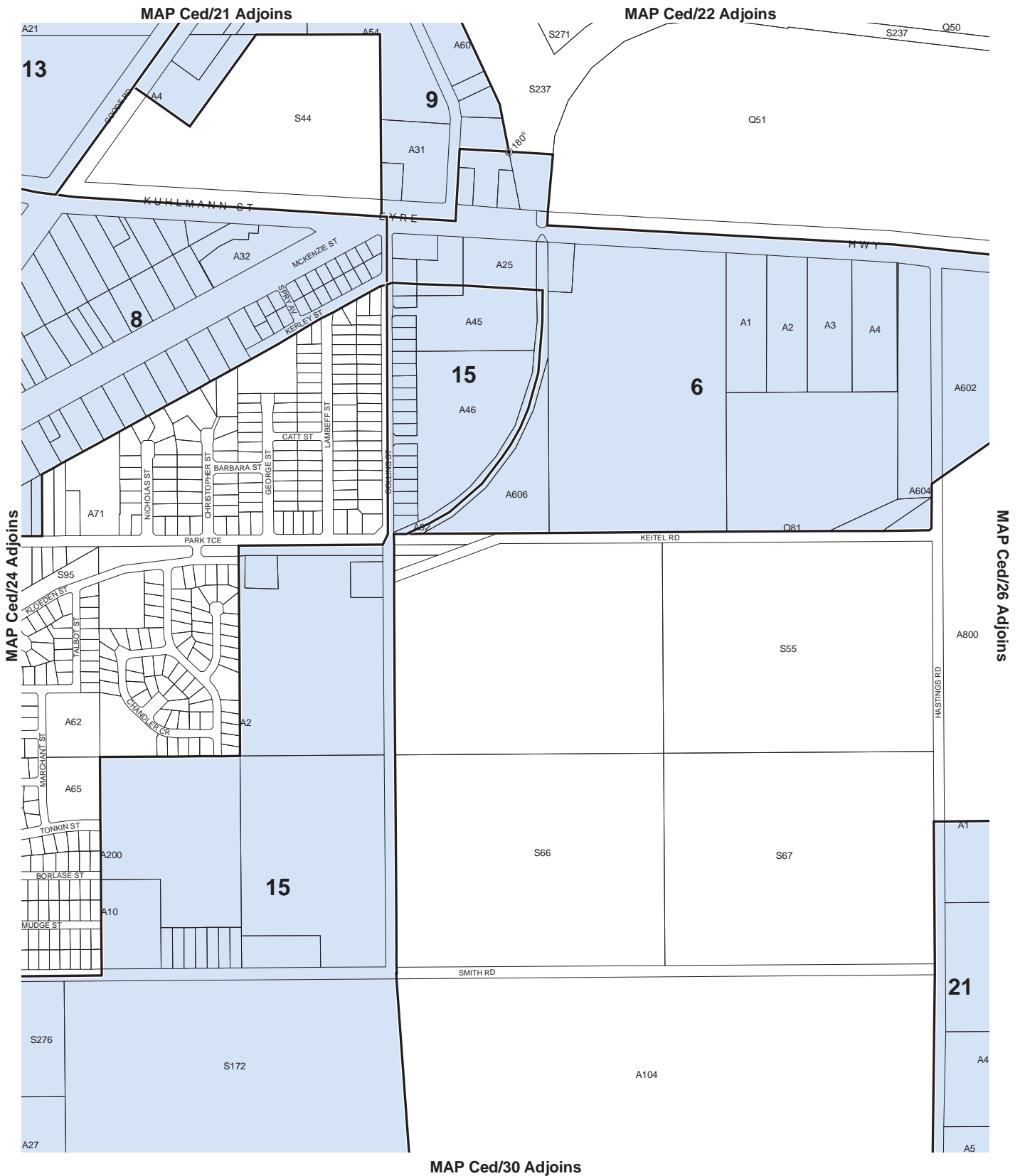


CEDUNA

Zone Map Ced/25

CEDUNA COUNCIL

Consolidated - 18 October 2012



Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 13 Active Outdoor
 - 15 Broadacre
 - 21 Ceduna (East)
 - 6 Kuhlmann Street
 - 8 McKenzie Street
 - 9 Ceduna



0 500 m

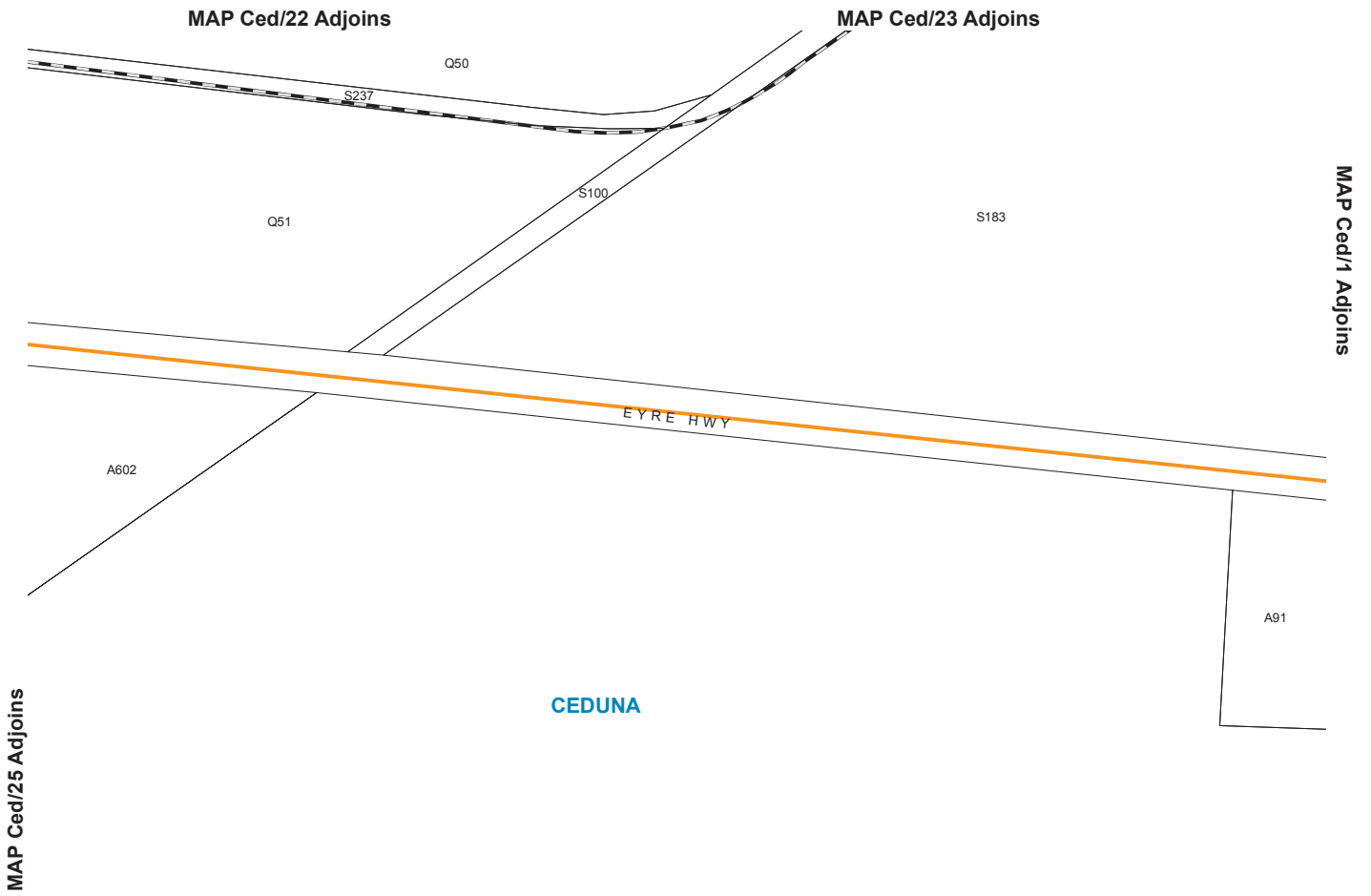
CEDUNA

Policy Area Map Ced/25

Policy Area Boundary

CEDUNA COUNCIL

Consolidated - 18 October 2012



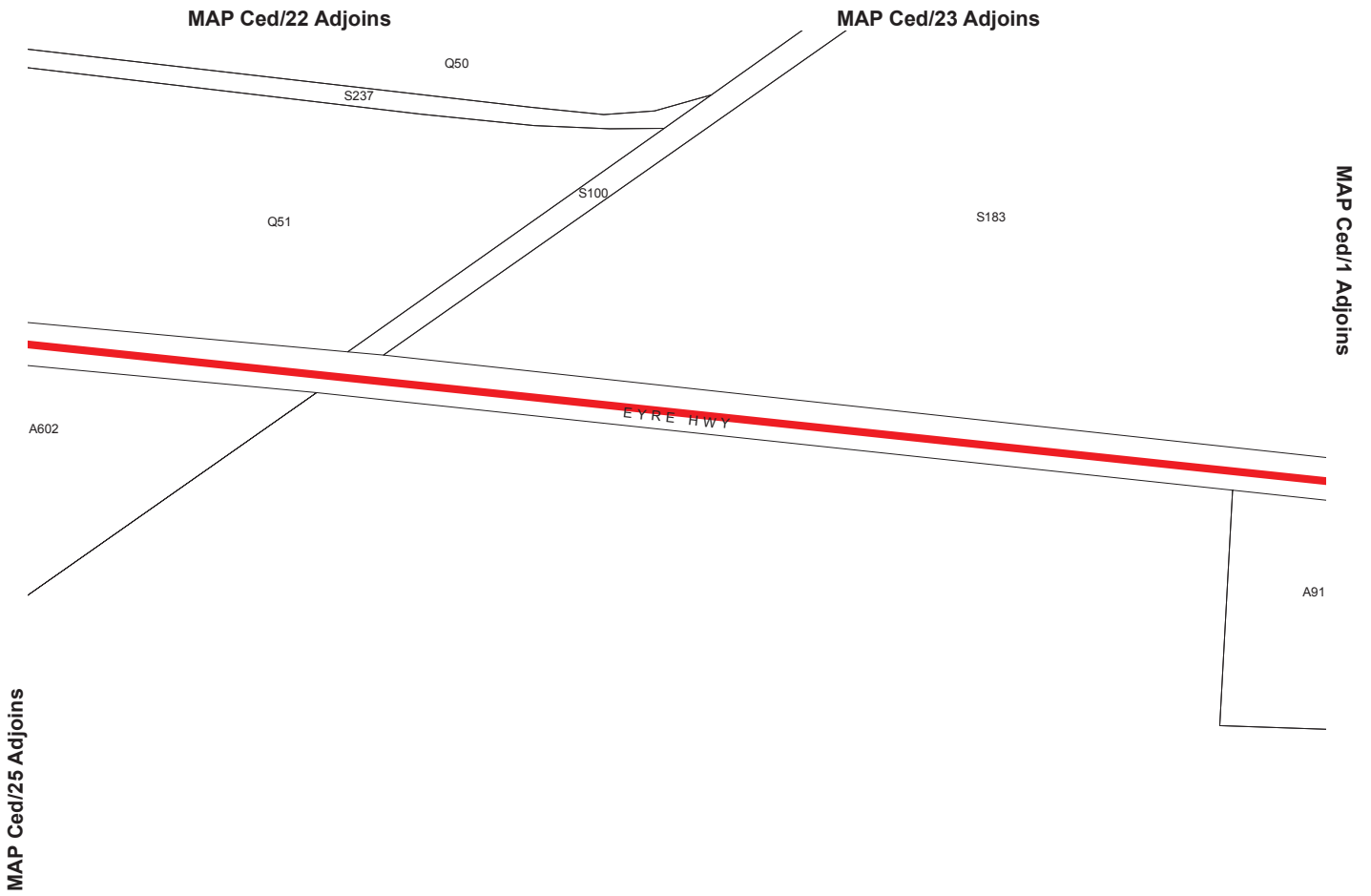
MAP Ced/31 Adjoins



CEDUNA

Location Map Ced/26


- Railways
- Tourist Routes



CEDUNA

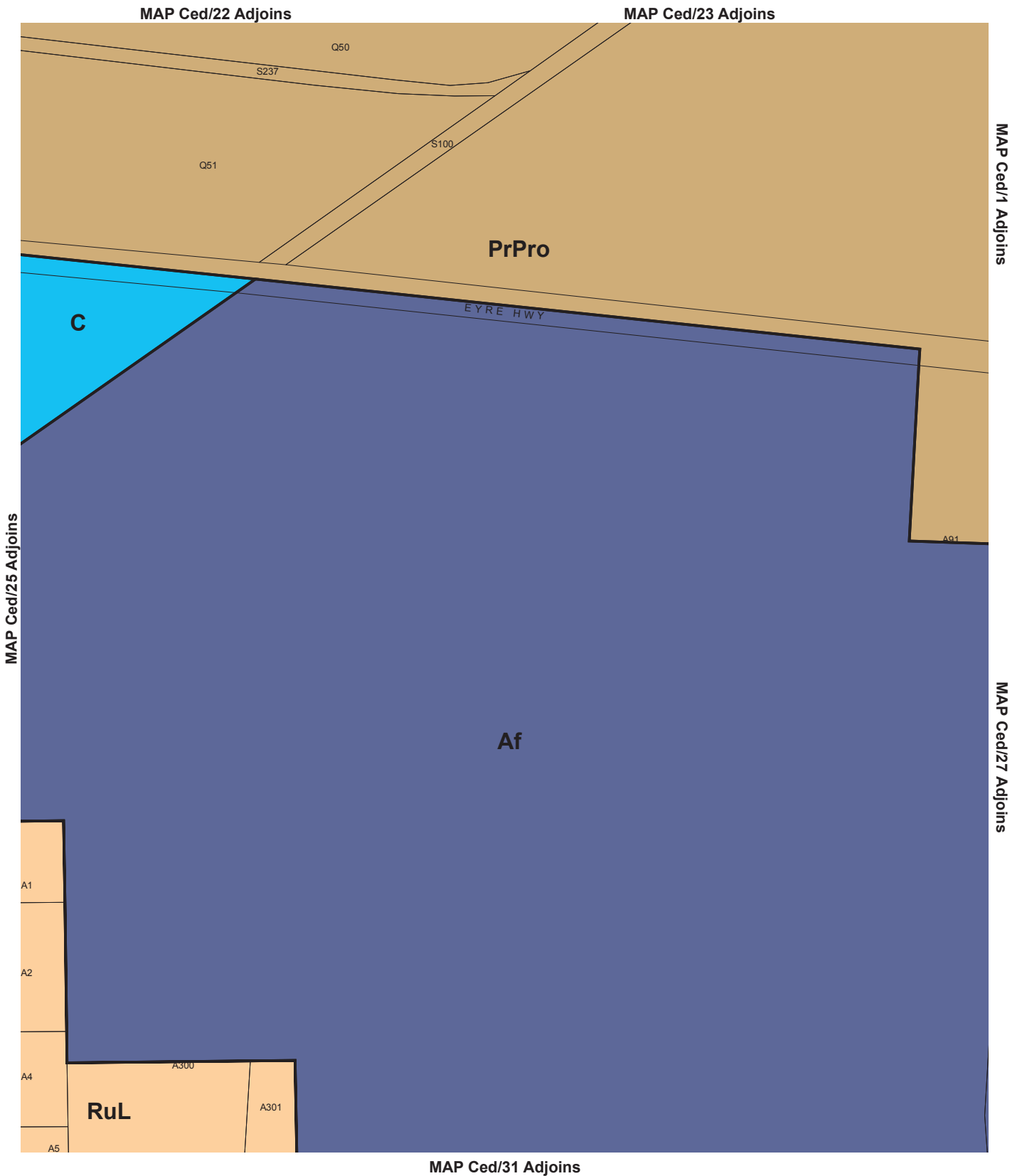
Overlay Map Ced/26

TRANSPORT

 Primary Arterial Roads

CEDUNA COUNCIL

Consolidated - 18 October 2012



Lamberts Conformal Conic Projection, GDA94



CEDUNA

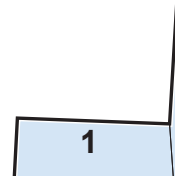
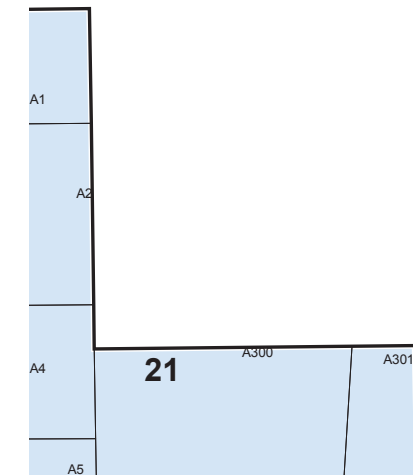
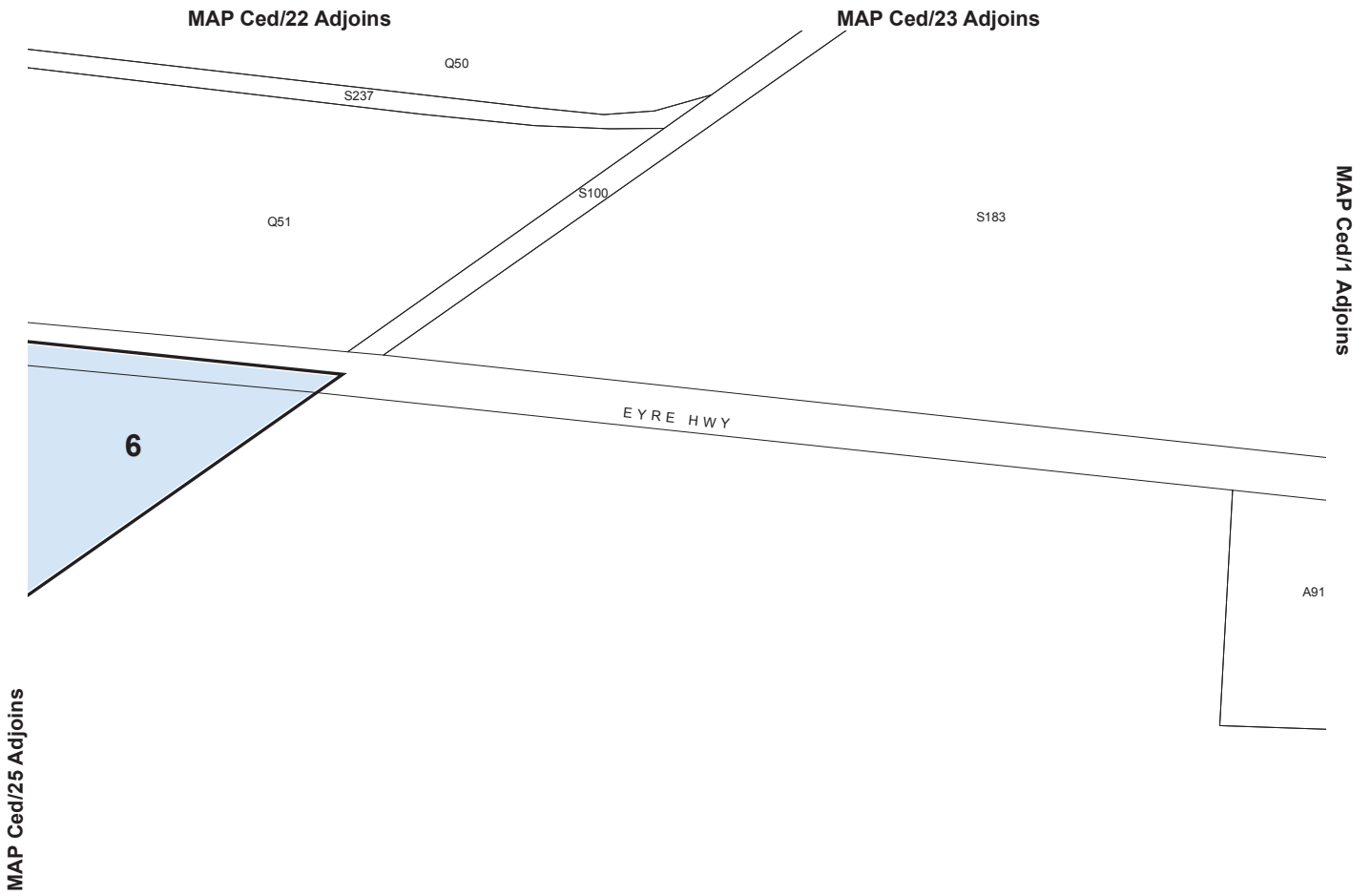
Zone Map Ced/26

Zones

Af	Airfield
C	Commercial
PrPro	Primary Production
RuL	Rural Living
	Zone Boundary

CEDUNA COUNCIL

Consolidated - 18 October 2012



MAP Ced/31 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 1 Deferred Aviation
 - 21 Ceduna (East)
 - 6 Kuhlmann Street



CEDUNA

Policy Area Map Ced/26

Policy Area Boundary

MAP Ced/1 Adjoins

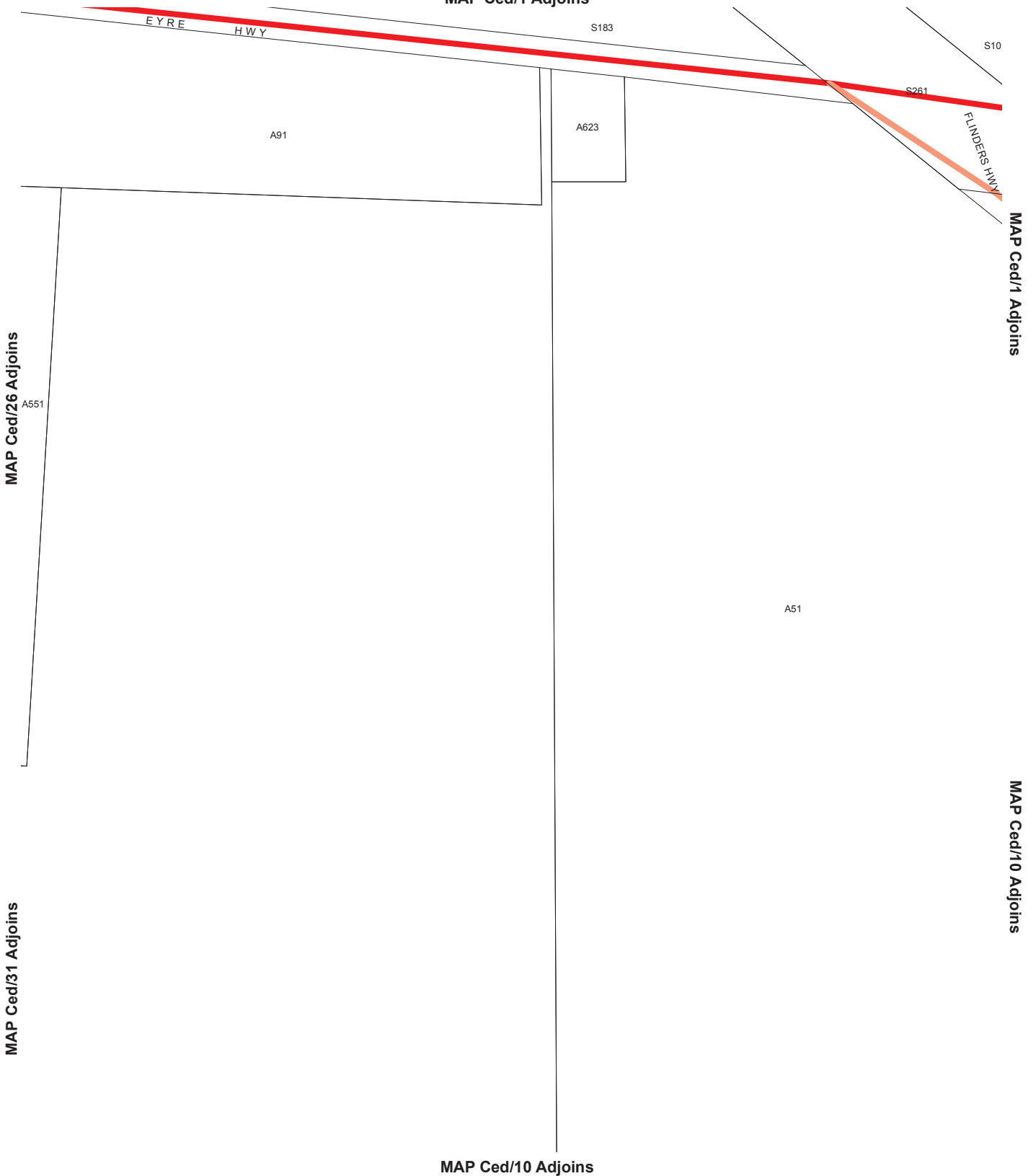


Location Map Ced/27

CEDUNA

 Tourist Routes

MAP Ced/1 Adjoins



CEDUNA

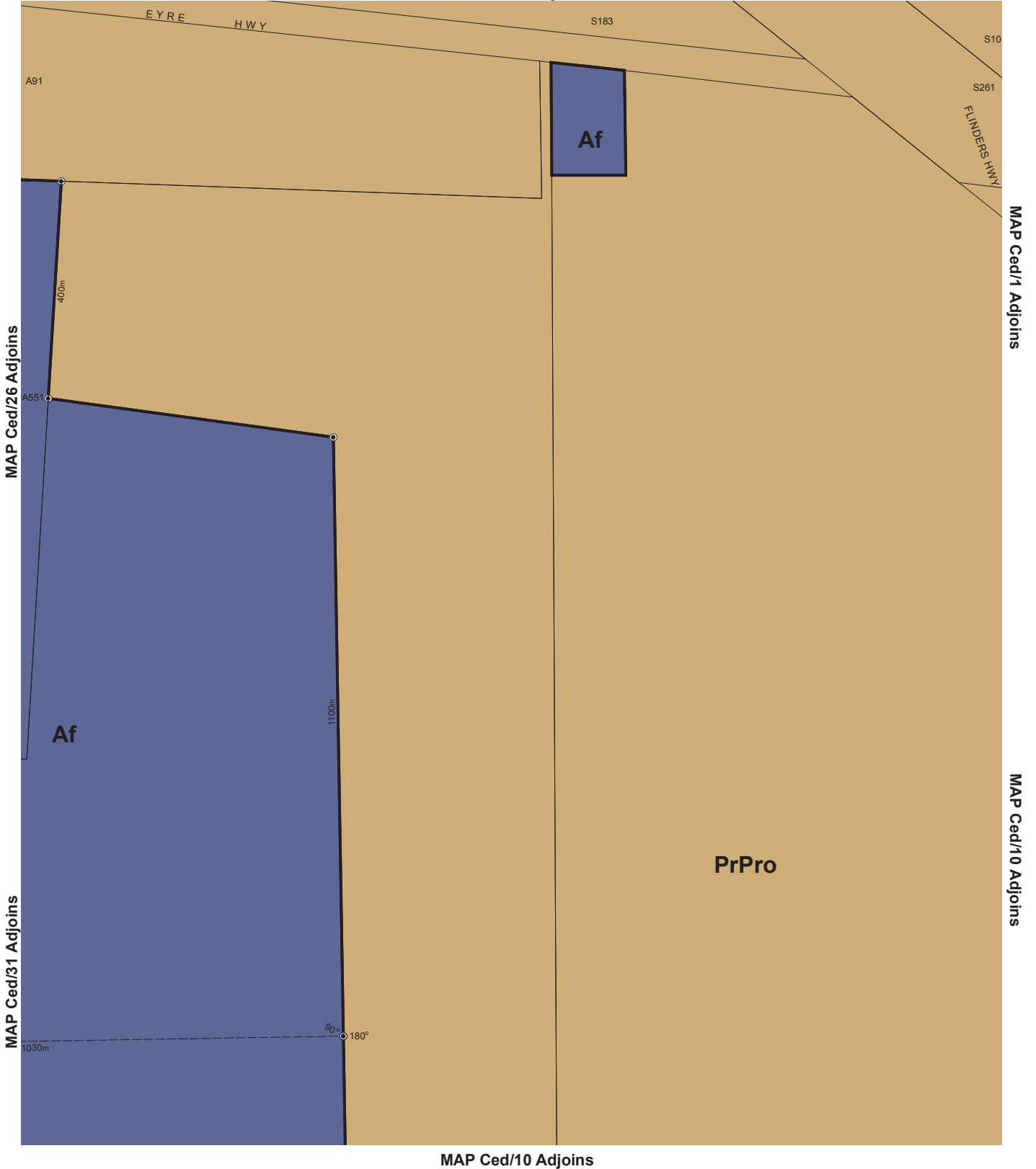
Overlay Map Ced/27 TRANSPORT

- █ Primary Arterial Roads
- █ Secondary Arterial Roads

CEDUNA COUNCIL

Consolidated - 18 October 2012

MAP Ced/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

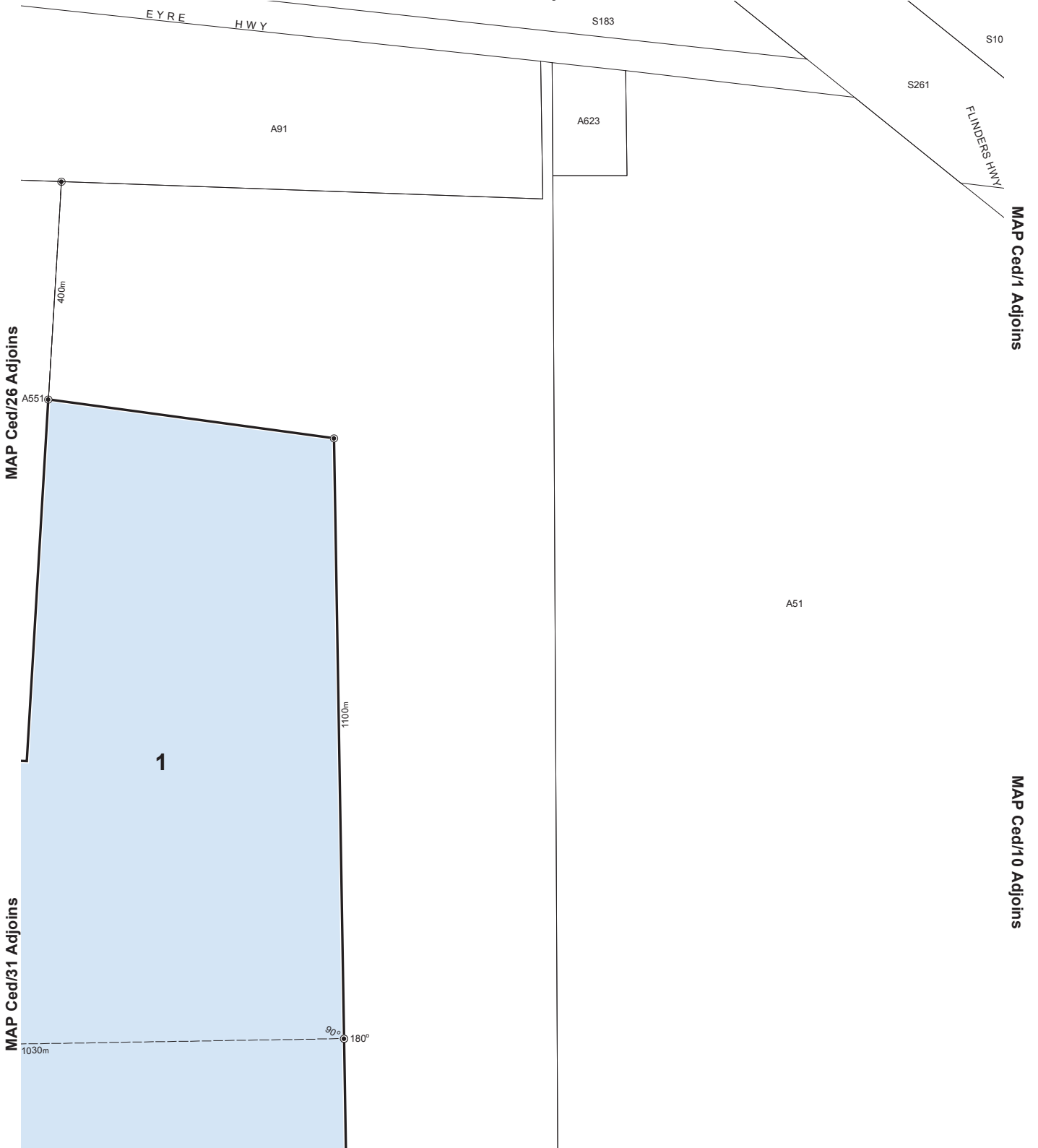


CEDUNA

Zone Map Ced/27

- Zones**
- Airfield
 - Primary Production
 - Zone Boundary

MAP Ced/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area
1 Deferred Aviation



CEDUNA

Policy Area Map Ced/27

 Policy Area Boundary






Land Not Within
a Council Area
(Coastal Waters)



THEVENARD

Location Map Ced/28

-  Railways
-  Tourist Routes
-  Development Plan Boundary



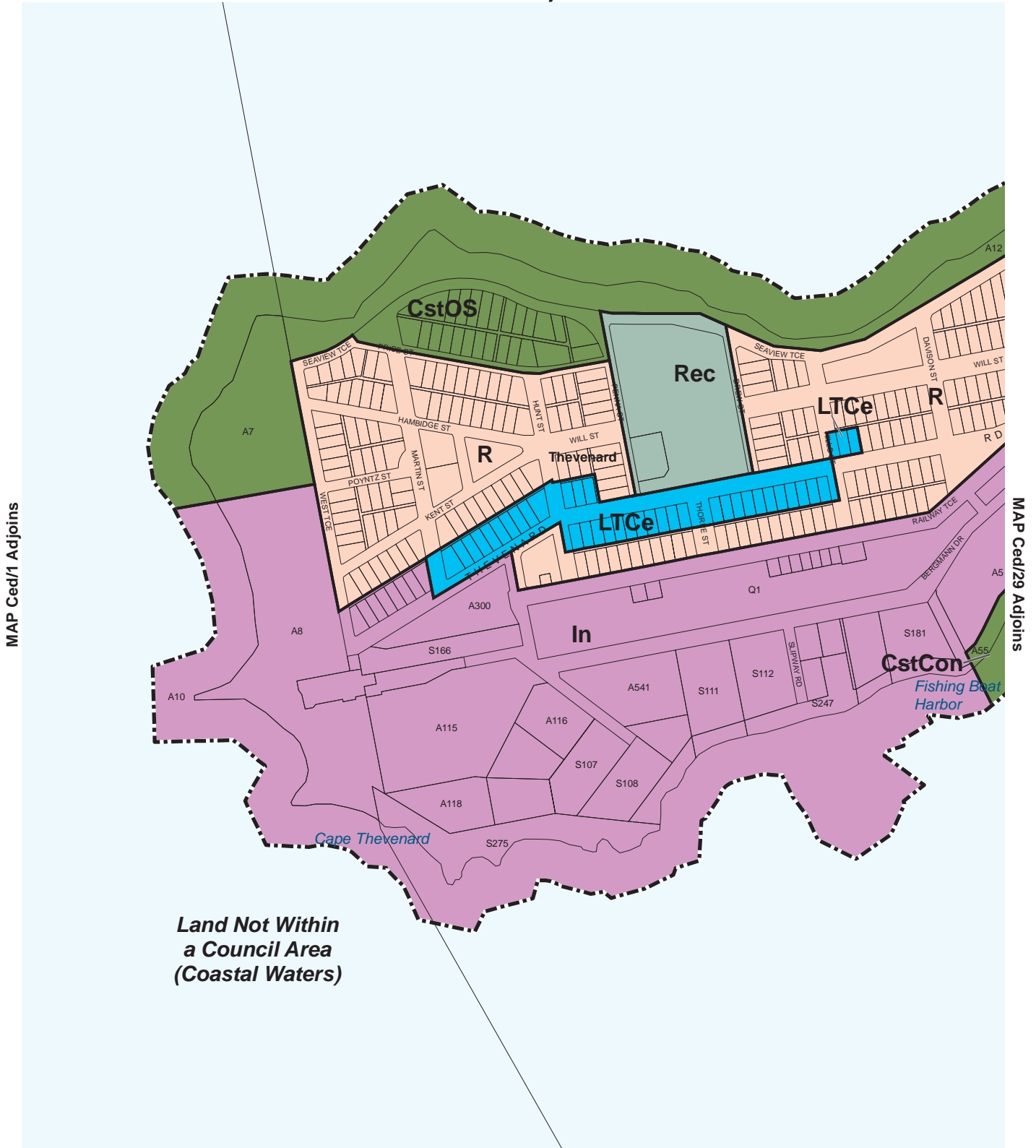
THEVENARD

Overlay Map Ced/28 TRANSPORT

CEDUNA COUNCIL

Consolidated - 18 October 2012

- Secondary Arterial Roads
- Development Plan Boundary



Land Not Within
a Council Area
(Coastal Waters)

Lamberts Conformal Conic Projection, GDA94

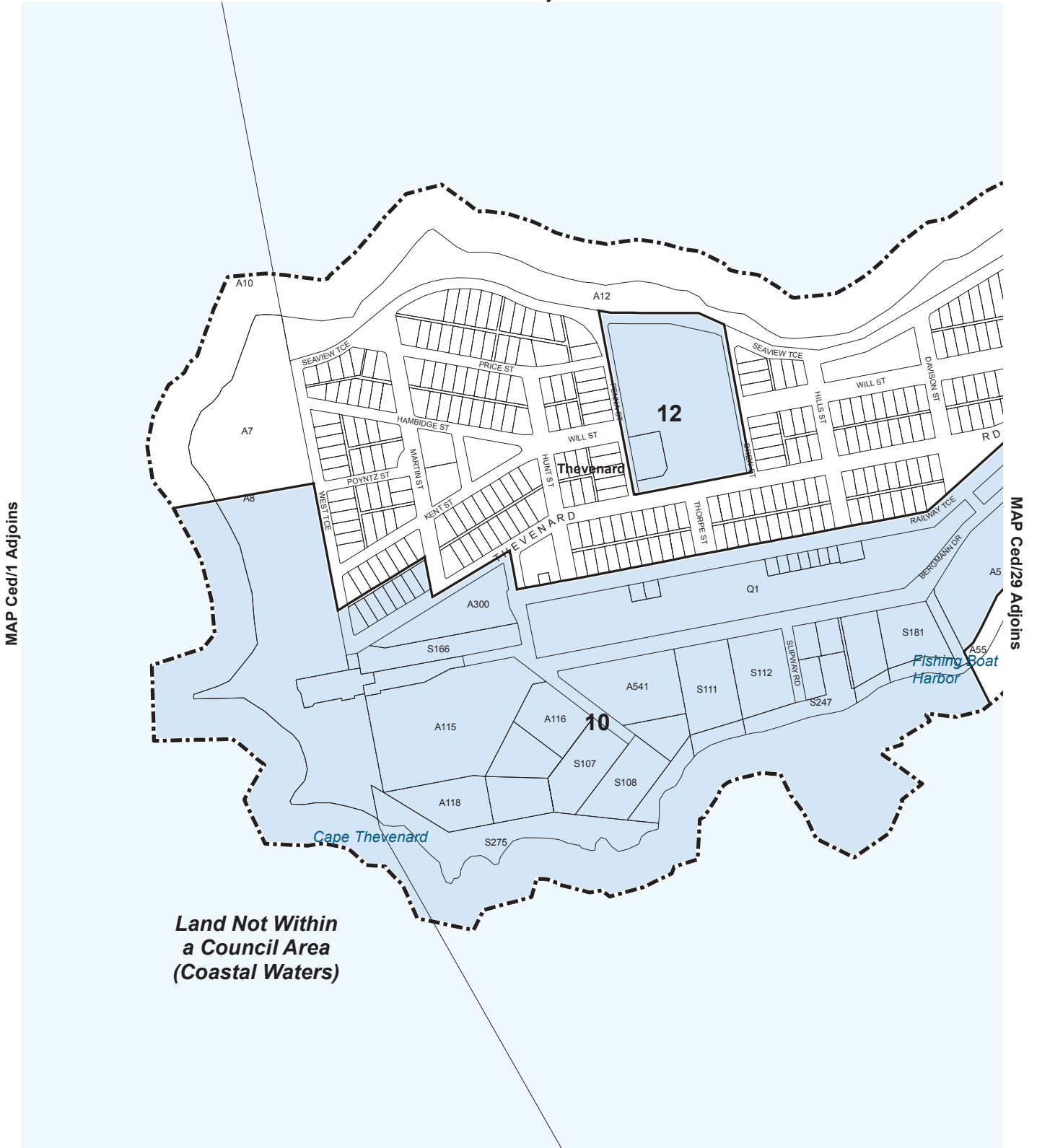
Zones

- CstCon Coastal Conservation
- CstOS Coastal Open Space
- In Industry
- LTCE Local Town Centre
- Rec Recreation
- R Residential
- Zone Boundary
- Development Plan Boundary



THEVENARD

Zone Map Ced/28



Lamberts Conformal Conic Projection, GDA94

Policy Area

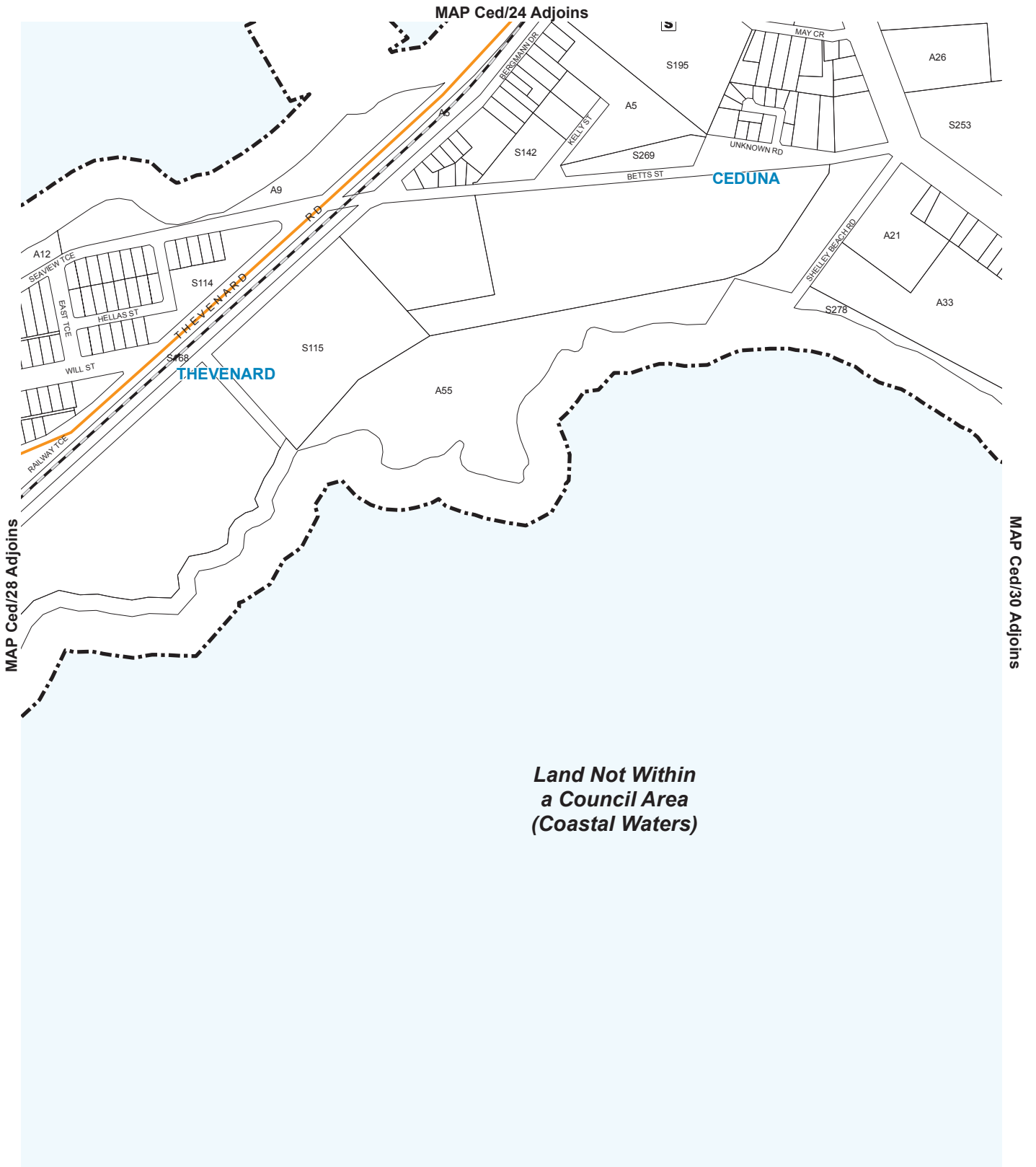
- 10 Thevenard
- 12 Active Outdoor/Indoor



THEVENARD

Policy Area Map Ced/28

- Policy Area Boundary
- Development Plan Boundary

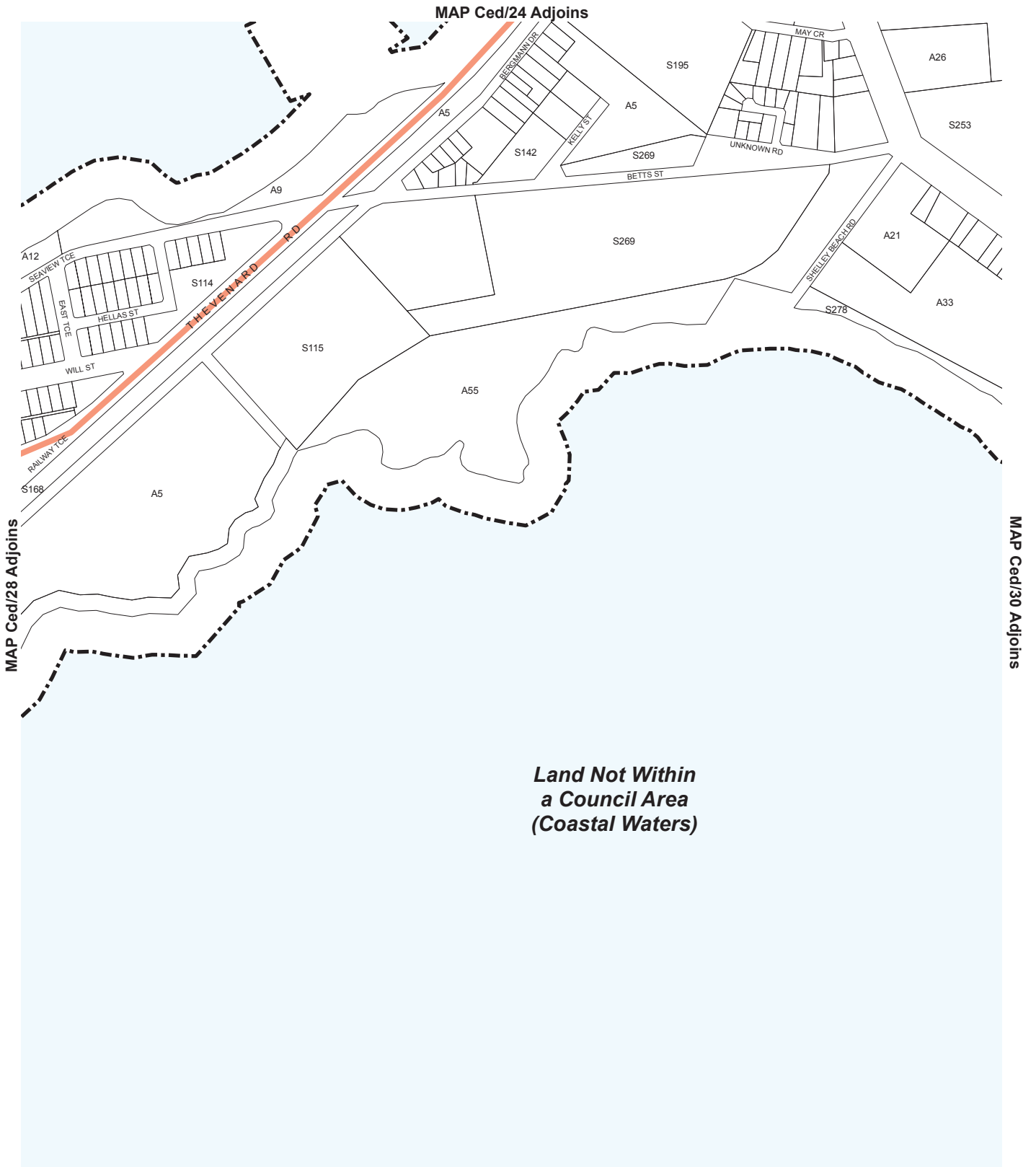


- School
- Public Library
- Railways
- Tourist Routes
- Development Plan Boundary



CEDUNA

Location Map Ced/29



*Land Not Within
a Council Area
(Coastal Waters)*

MAP Ced/1 Adjoins



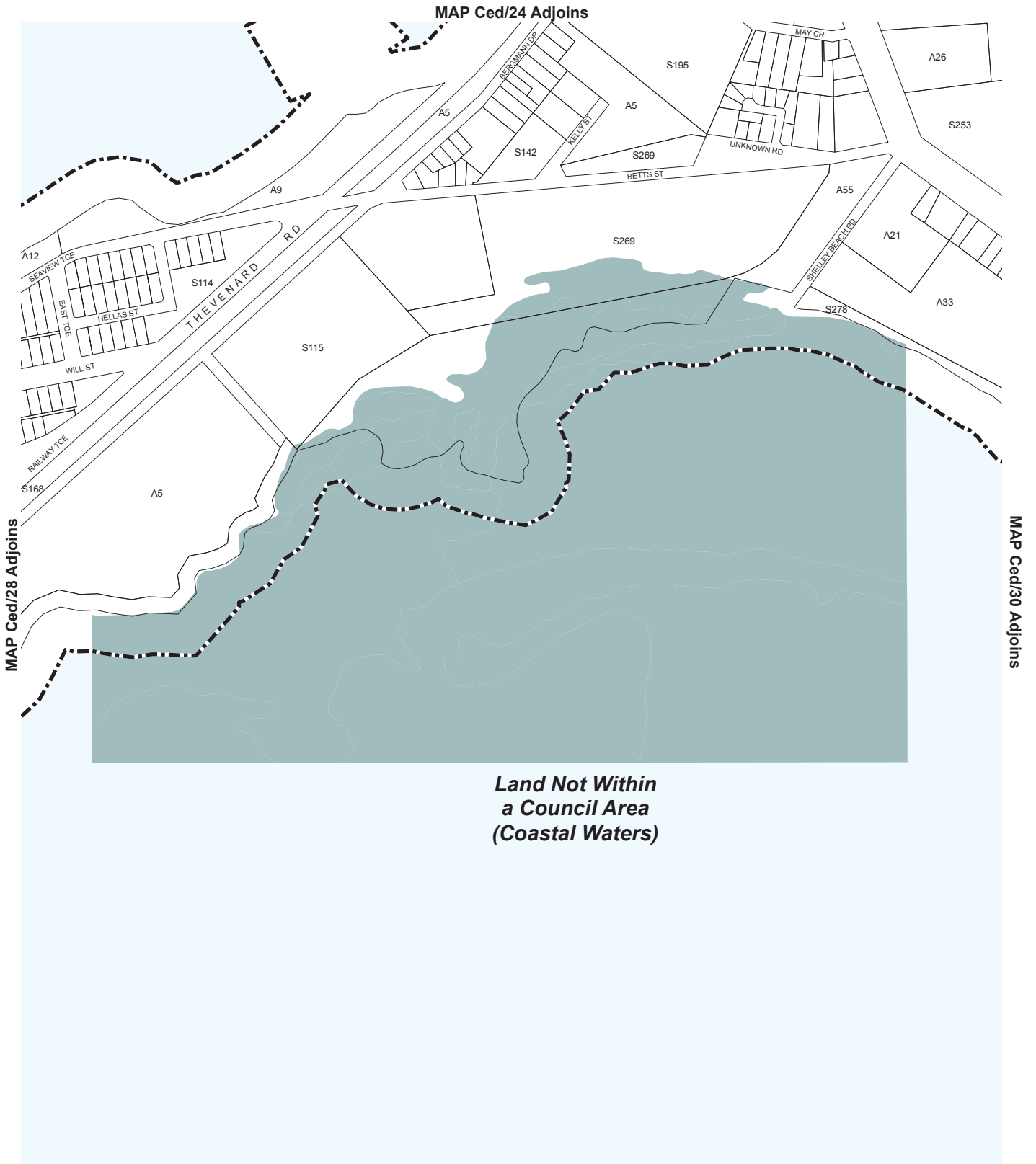
CEDUNA

Overlay Map Ced/29 TRANSPORT

CEDUNA COUNCIL

Consolidated - 18 October 2012

- Secondary Arterial Roads
- Development Plan Boundary



**Land Not Within
a Council Area
(Coastal Waters)**

MAP Ced/1 Adjoins



CEDUNA

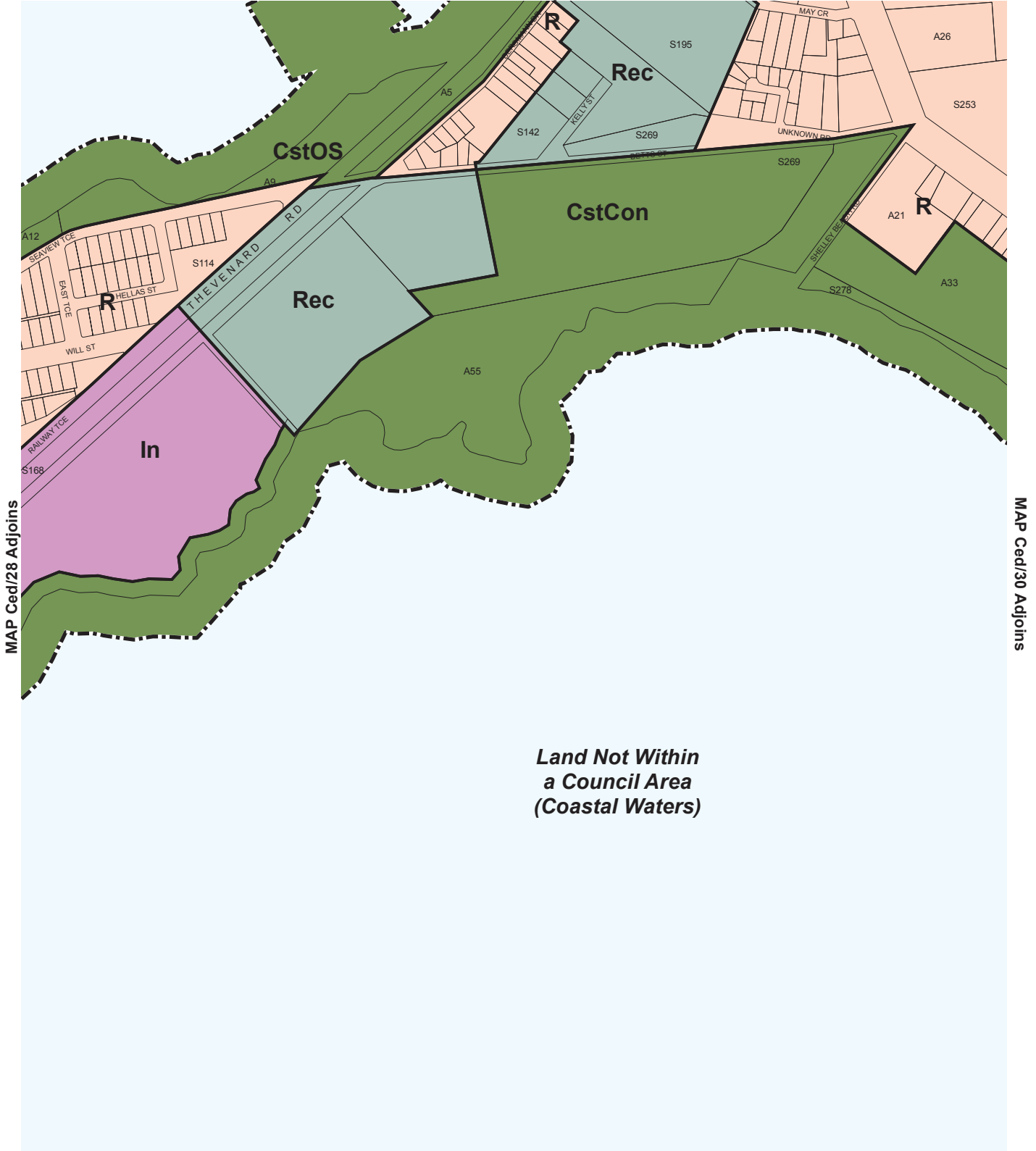
Overlay Map Ced/29 DEVELOPMENT CONSTRAINTS

CEDUNA COUNCIL

Consolidated - 18 October 2012

- Coastal Acid Sulfate Soils
- Development Plan Boundary

MAP Ced/24 Adjoins



Land Not Within
a Council Area
(Coastal Waters)

MAP Ced/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

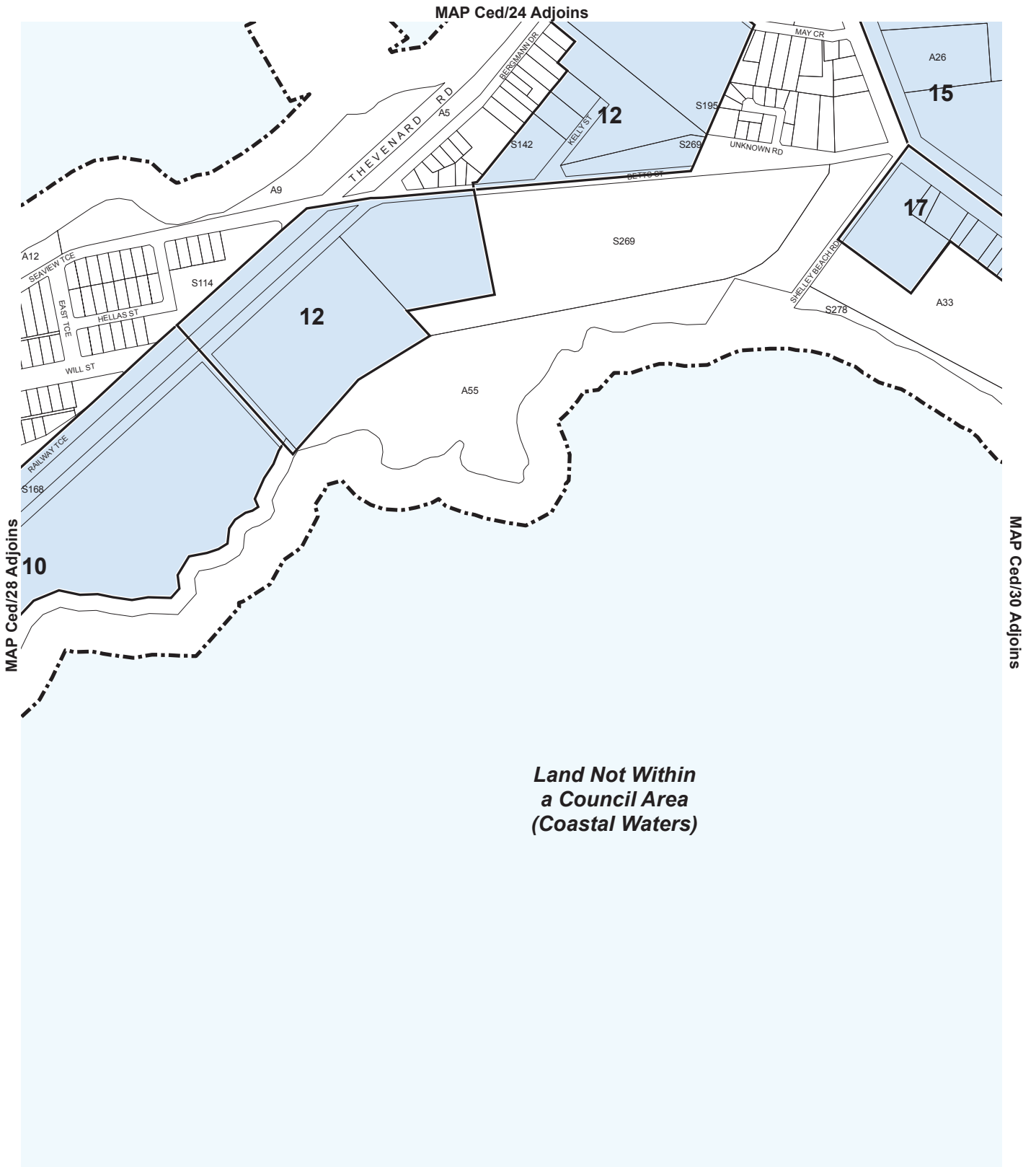
- CstCon Coastal Conservation
- CstOS Coastal Open Space
- In Industry
- Rec Recreation
- R Residential
- Zone Boundary
- Development Plan Boundary

CEDUNA

Zone Map Ced/29

CEDUNA COUNCIL

Consolidated - 18 October 2012



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 10 Thevenard
- 12 Active Outdoor/Indoor
- 15 Broadacre
- 17 Decres Bay Road

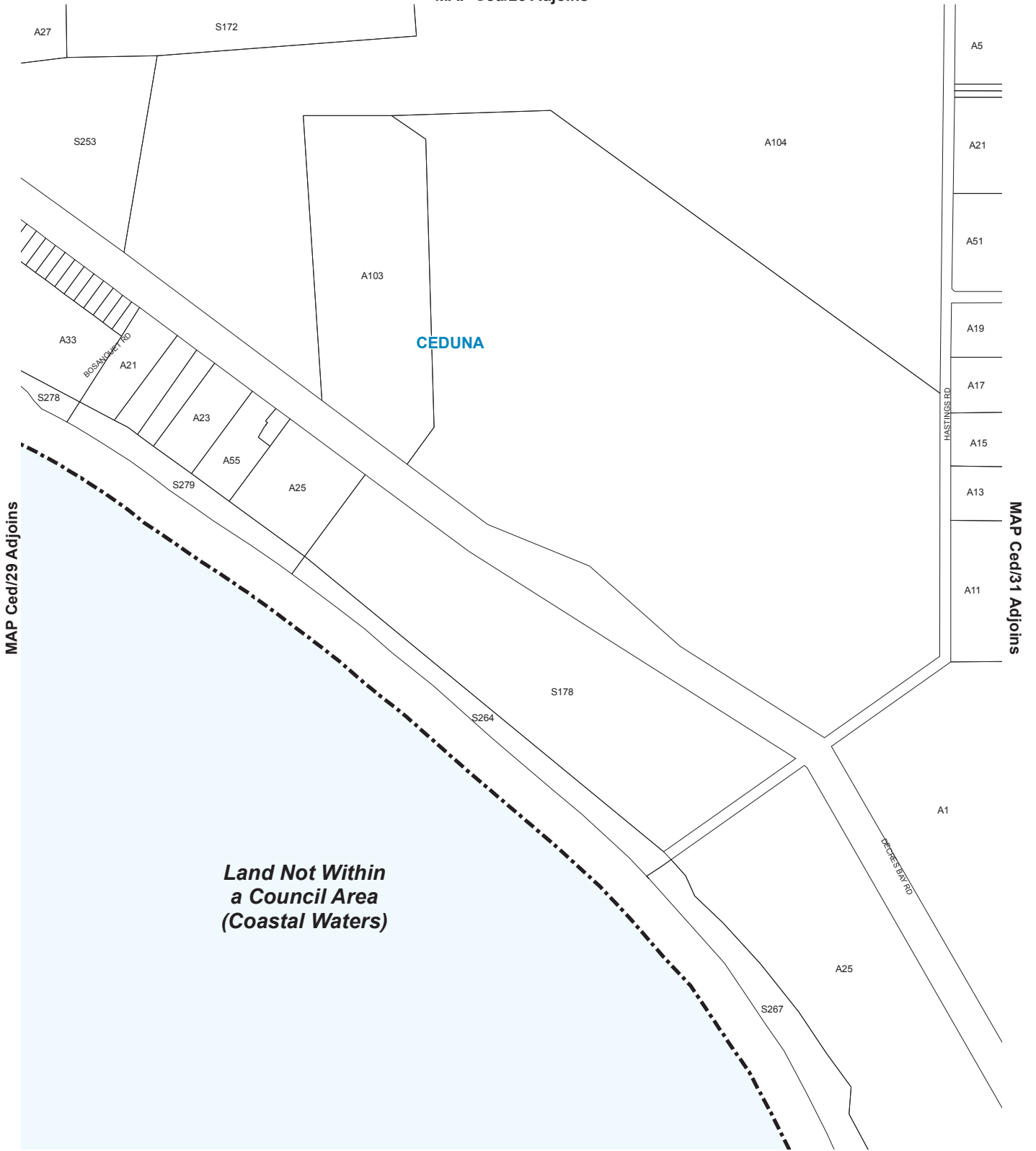


CEDUNA

Policy Area Map Ced/29

- Policy Area Boundary
- Development Plan Boundary

MAP Ced/25 Adjoins



*Land Not Within
a Council Area
(Coastal Waters)*

MAP Ced/10 Adjoins

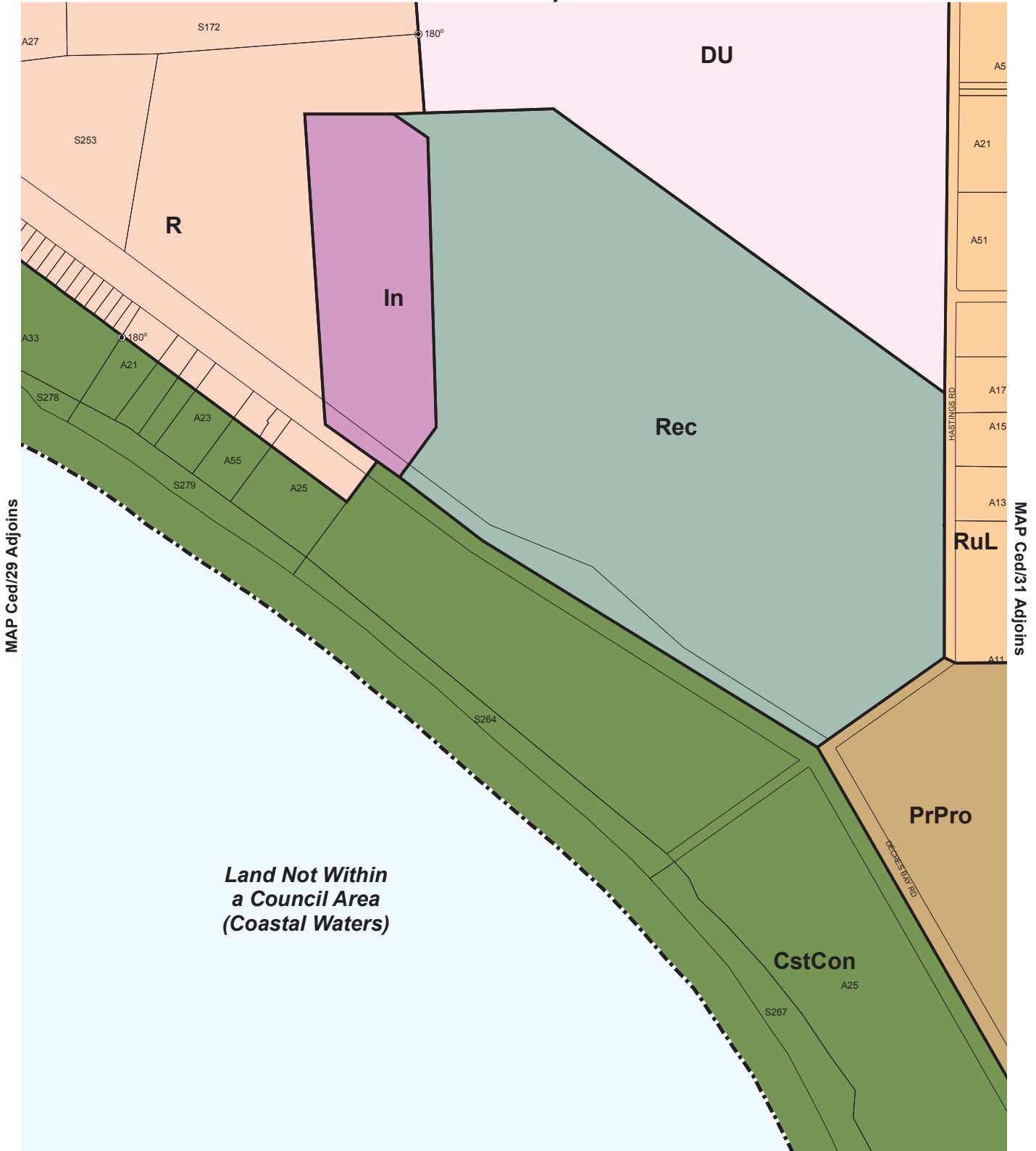


CEDUNA

Location Map Ced/30

--- Development Plan Boundary

MAP Ced/25 Adjoins



MAP Ced/10 Adjoins

Lamberts Conformal Conic Projection, GDA94

Zones

- CstCon Coastal Conservation
- DU Deferred Urban
- In Industry
- PrPro Primary Production
- Rec Recreation
- R Residential
- RuL Rural Living
- Zone Boundary
- Development Plan Boundary



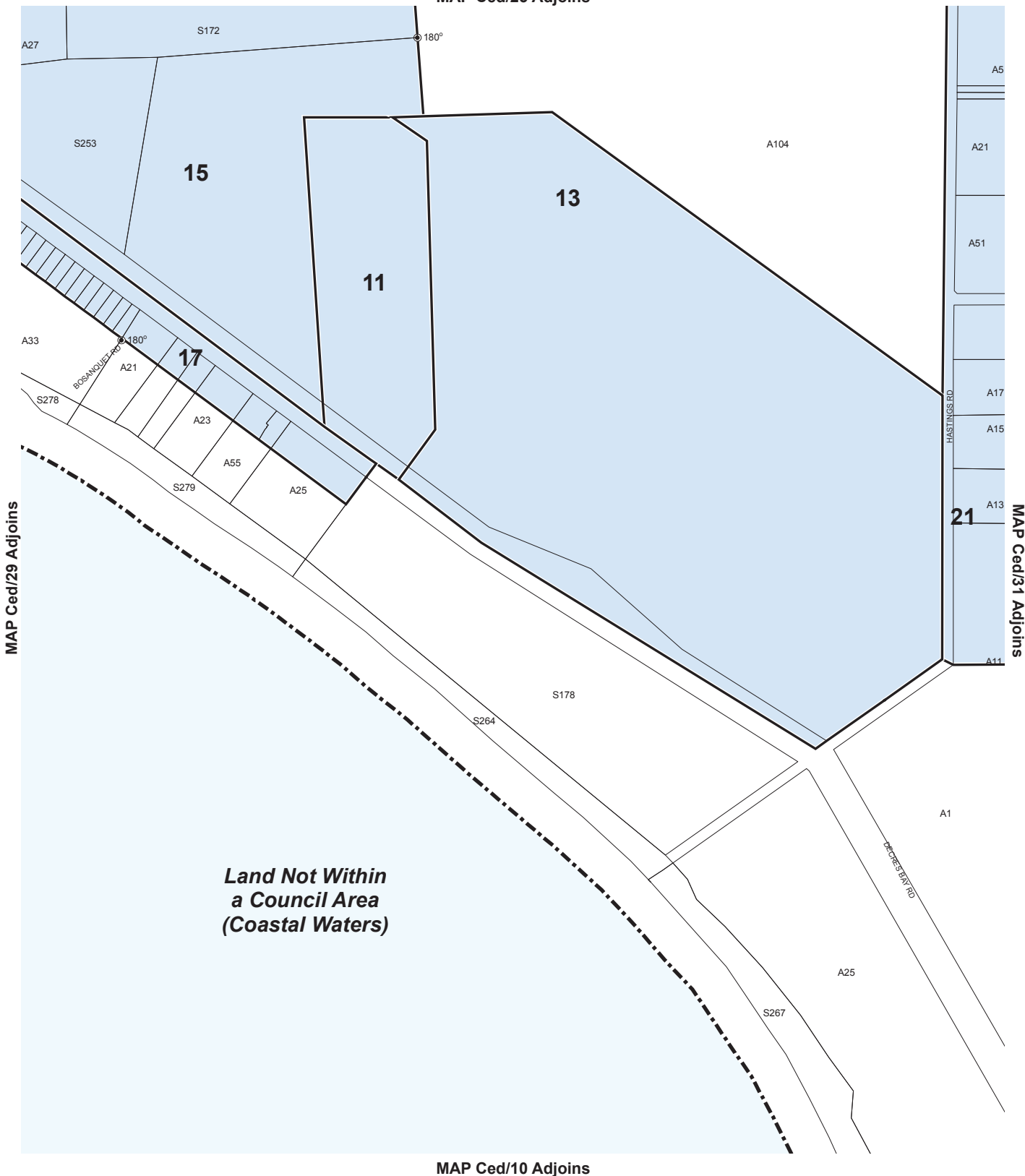
CEDUNA

Zone Map Ced/30

CEDUNA COUNCIL

Consolidated - 18 October 2012

MAP Ced/25 Adjoins



**Land Not Within
a Council Area
(Coastal Waters)**

MAP Ced/10 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 11 Decres Bay
 - 13 Active Outdoor
 - 15 Broadacre
 - 17 Decres Bay Road
 - 21 Ceduna (East)



CEDUNA

Policy Area Map Ced/30

- Policy Area Boundary
- Development Plan Boundary

MAP Ced/26 Adjoins

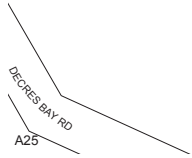


MAP Ced/27 Adjoins

MAP Ced/30 Adjoins

MAP Ced/10 Adjoins

CEDUNA



MAP Ced/10 Adjoins



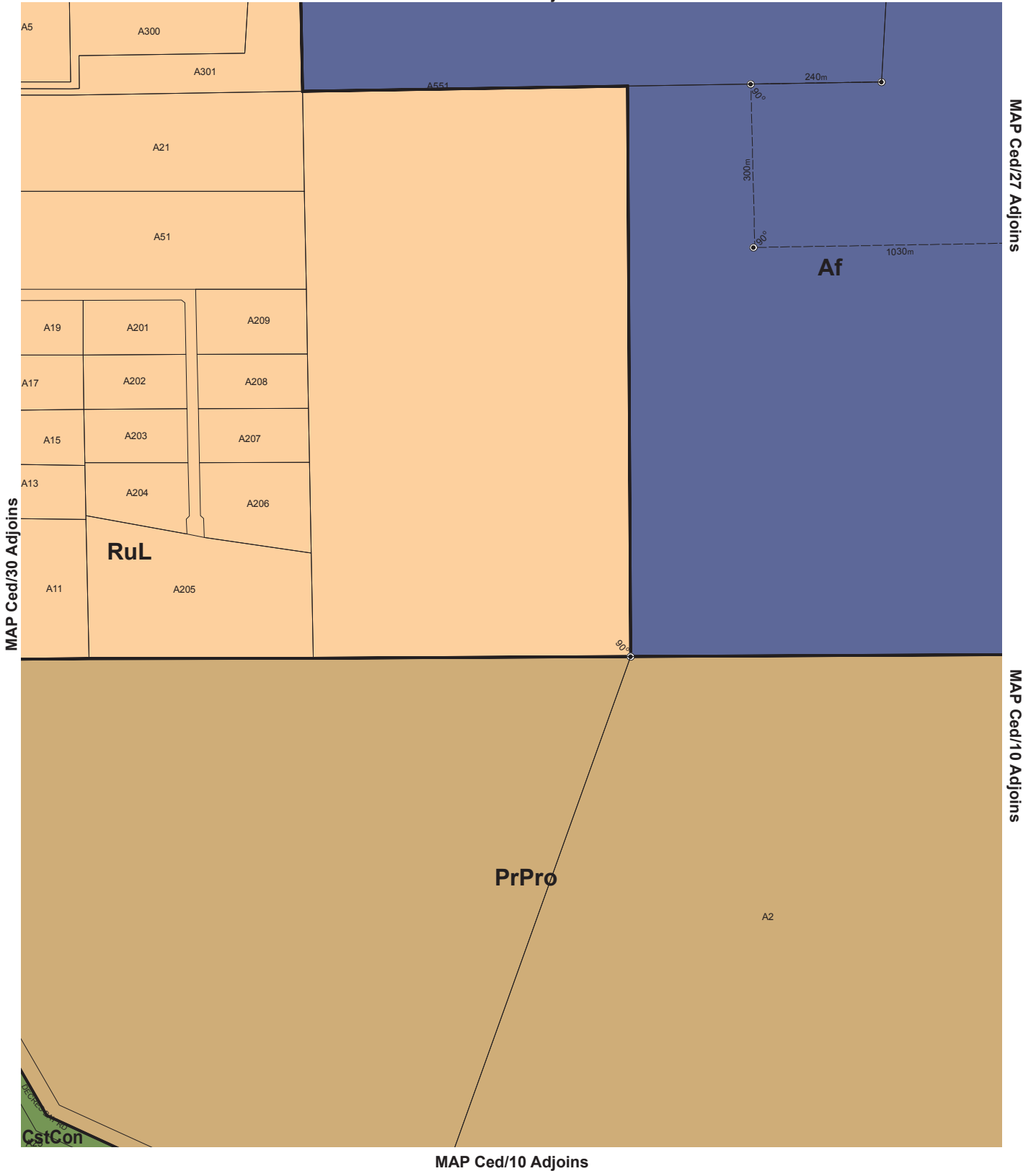
CEDUNA

Location Map Ced/31

CEDUNA COUNCIL

Consolidated - 18 October 2012

MAP Ced/26 Adjoins



Lamberts Conformal Conic Projection, GDA94



CEDUNA

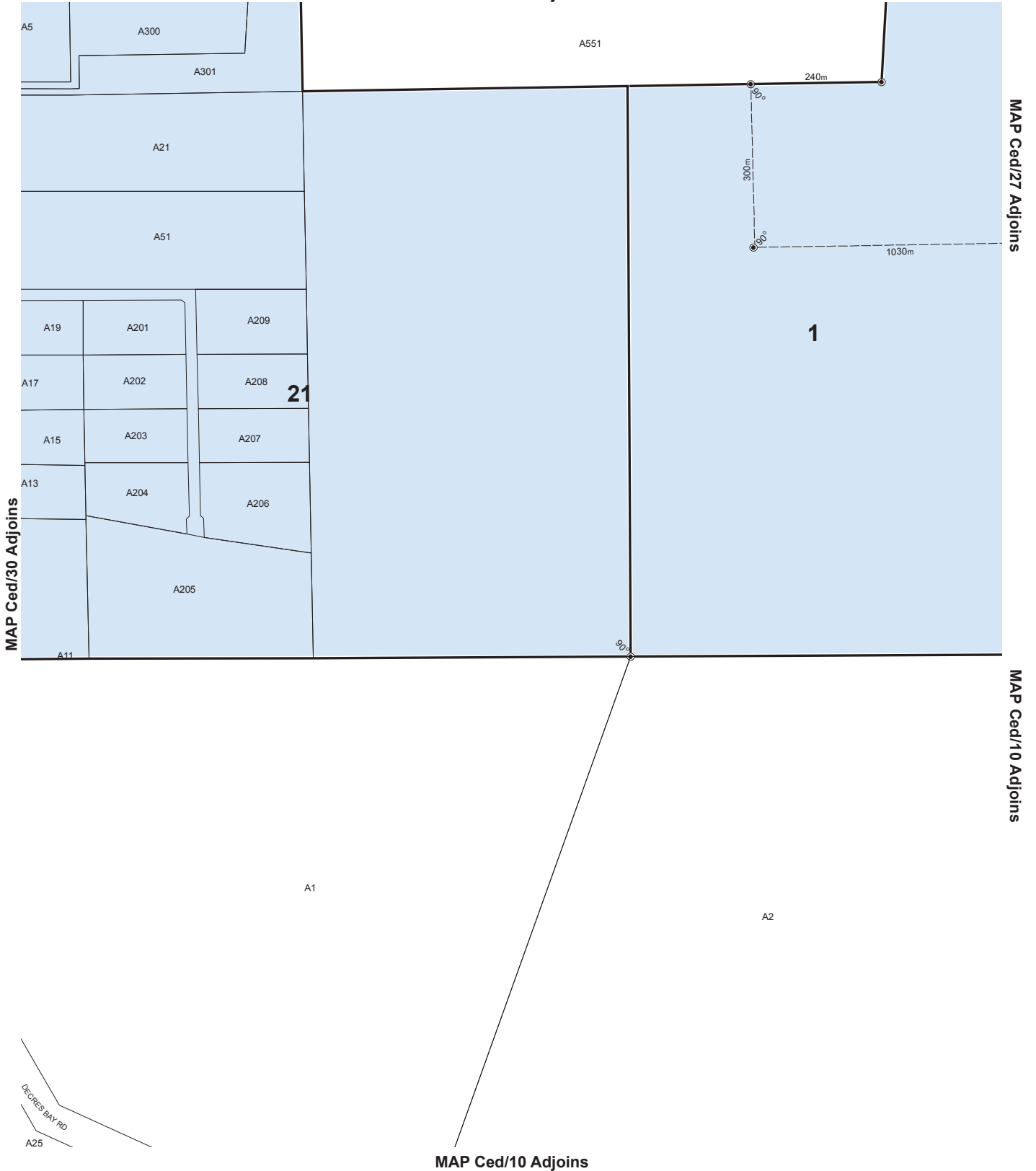
Zone Map Ced/31

- Zones**
- Af Airfield
 - CstCon Coastal Conservation
 - PrPro Primary Production
 - RuL Rural Living
 - Zone Boundary

CEDUNA COUNCIL

Consolidated - 18 October 2012

MAP Ced/26 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Policy Area**
 1 Deferred Aviation
 21 Ceduna (East)



CEDUNA

Policy Area Map Ced/31

 Policy Area Boundary

MAP Ced/7 Adjoins



MAP Ced/7 Adjoins



DENIAL BAY

Location Map Ced/32

----- Development Plan Boundary

MAP Ced/7 Adjoins



MAP Ced/7 Adjoins



DENIAL BAY

Overlay Map Ced/32 DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

CEDUNA COUNCIL

Consolidated - 18 October 2012

MAP Ced/7 Adjoins



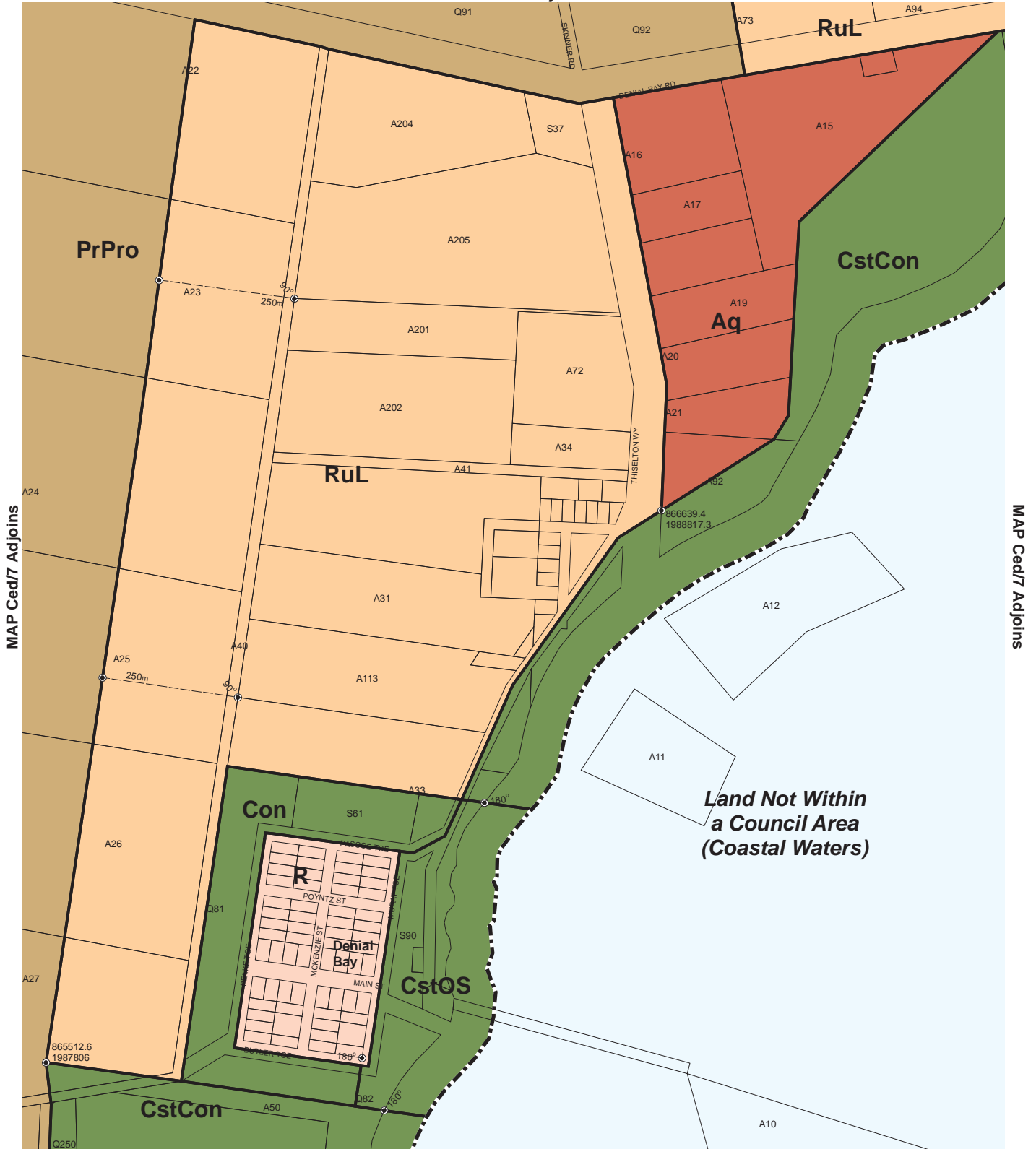
For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.



DENIAL BAY
Overlay Map Ced/32
HERITAGE

- State heritage place
- Development Plan Boundary

MAP Ced/7 Adjoins



MAP Ced/7 Adjoins

Lamberts Conformal Conic Projection, GDA94

Zones

- Aq Aquaculture
- CstCon Coastal Conservation
- CstOS Coastal Open Space
- Con Conservation
- PrPro Primary Production
- R Residential
- RuL Rural Living
- Zone Boundary
- Development Plan Boundary



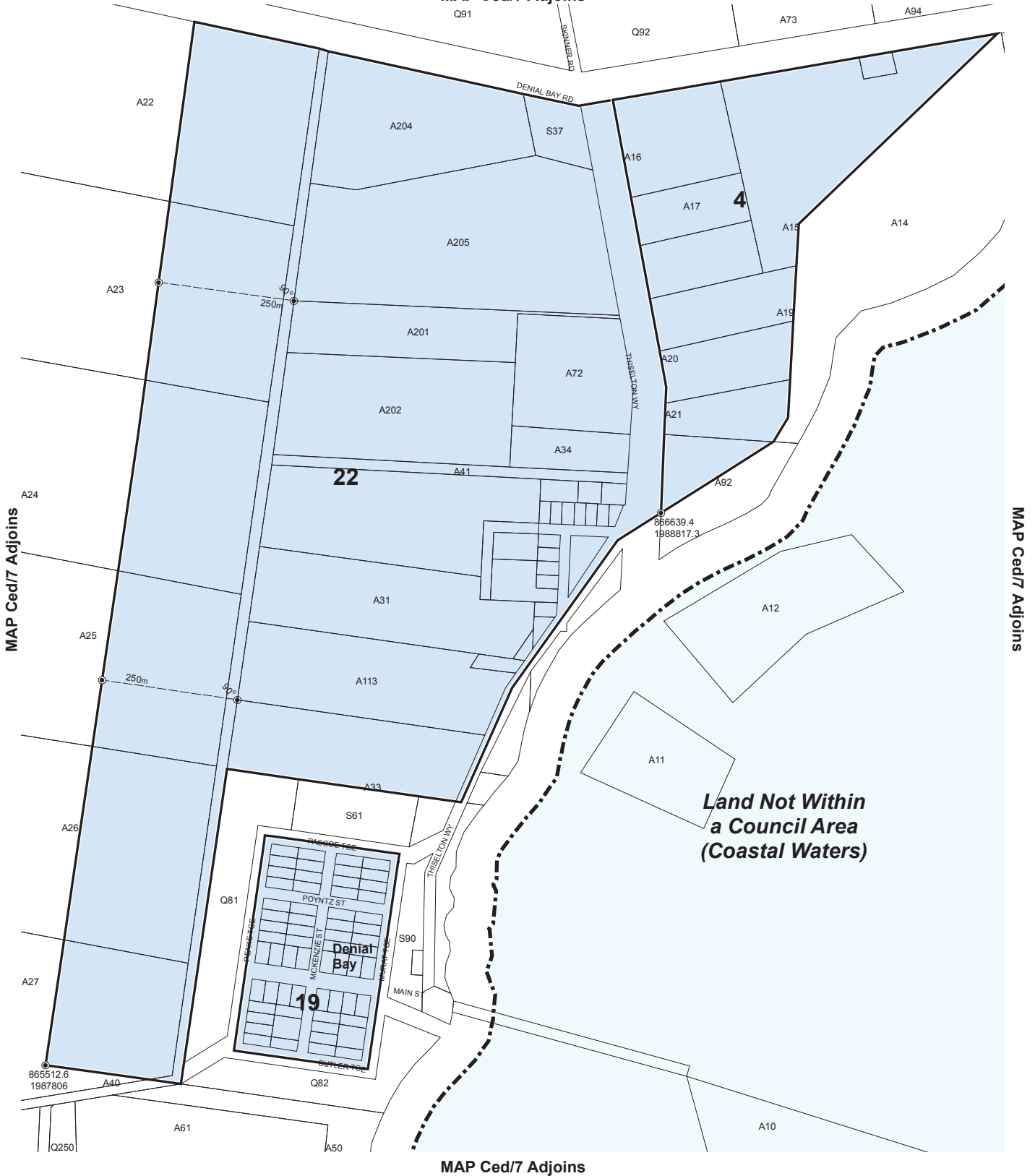
DENIAL BAY

Zone Map Ced/32

CEDUNA COUNCIL

Consolidated - 18 October 2012

MAP Ced/7 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Policy Area**
 19 Denial Bay
 22 Denial Bay
 4 Enterprise

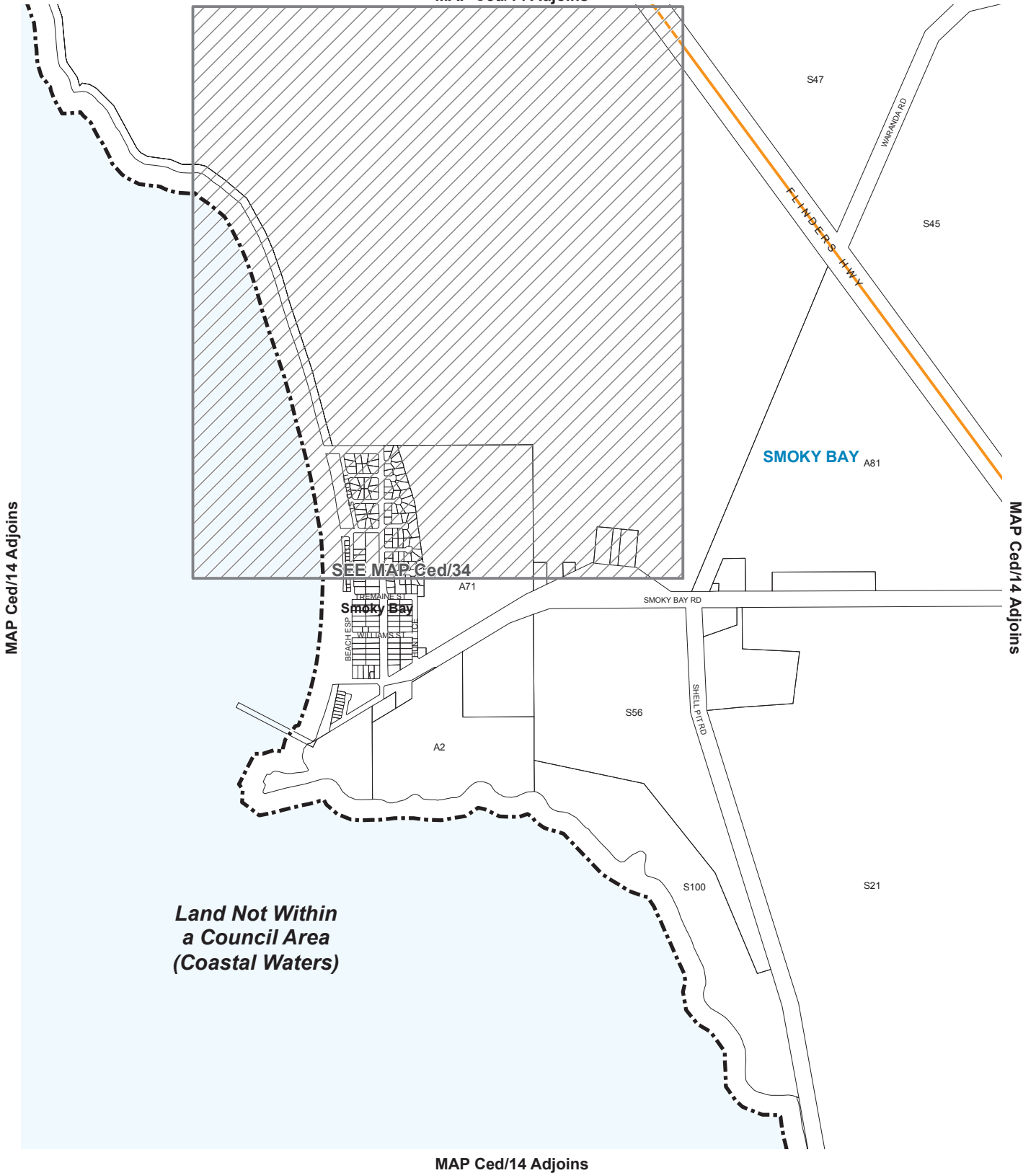


DENIAL BAY

Policy Area Map Ced/32

- Policy Area Boundary
- Development Plan Boundary

MAP Ced/14 Adjoins



MAP Ced/14 Adjoins

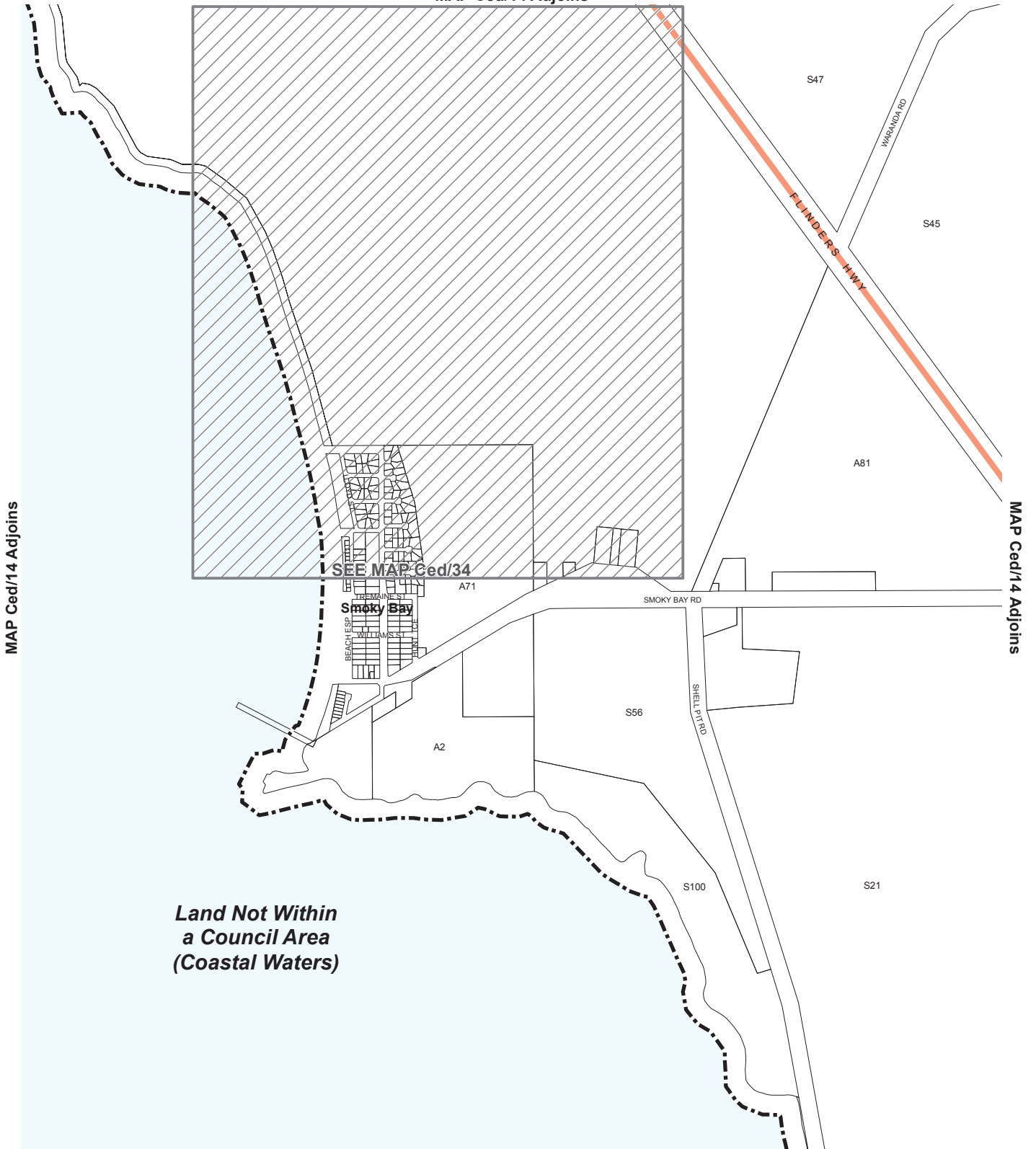


SMOKY BAY

Location Map Ced/33

- Tourist Routes
- Development Plan Boundary

MAP Ced/14 Adjoins



MAP Ced/14 Adjoins



SMOKY BAY

Overlay Map Ced/33

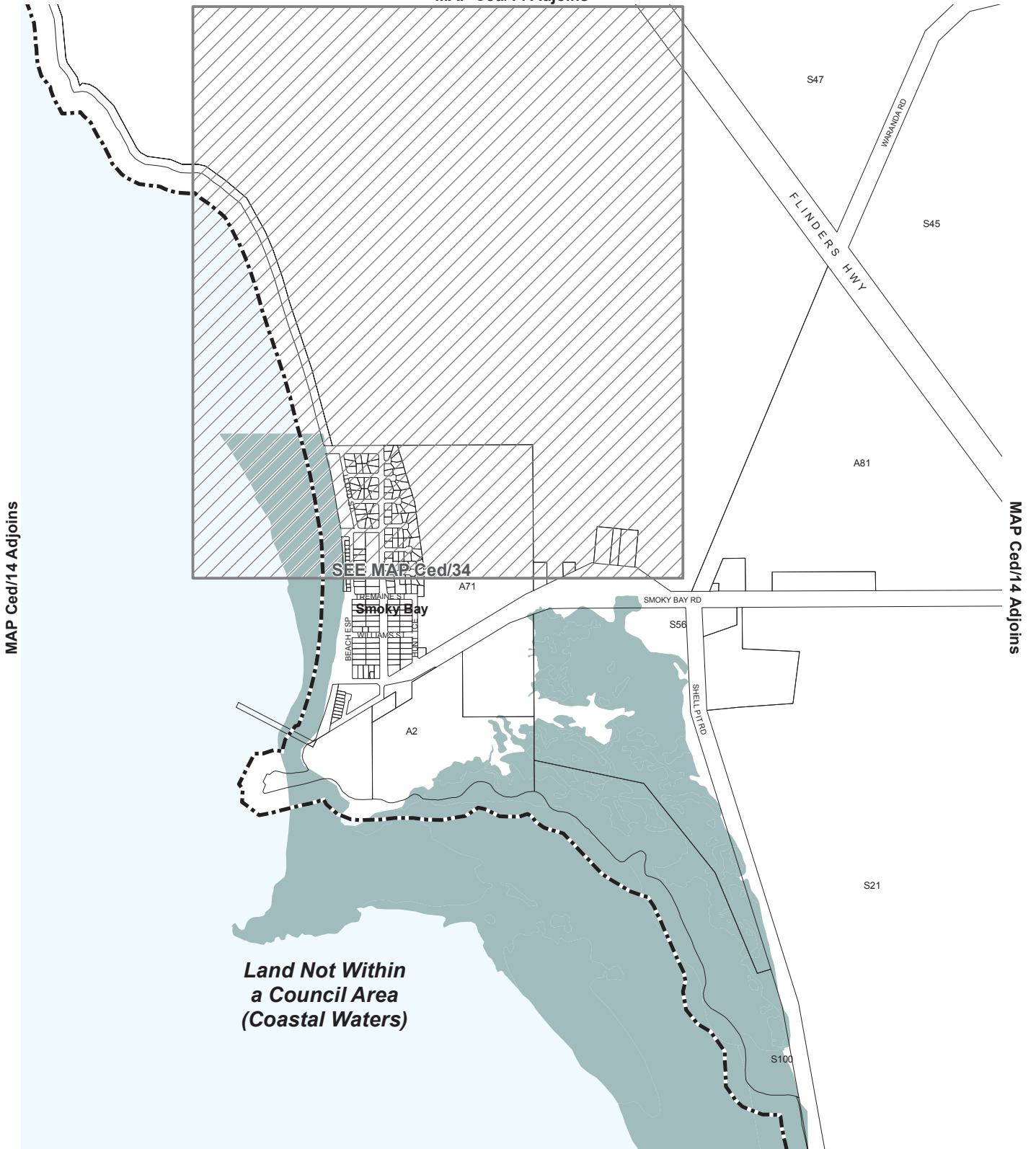
TRANSPORT

CEDUNA COUNCIL

Consolidated - 18 October 2012

- Secondary Arterial Roads
- Development Plan Boundary

MAP Ced/14 Adjoins



MAP Ced/14 Adjoins



0 1,000 m

SMOKY BAY

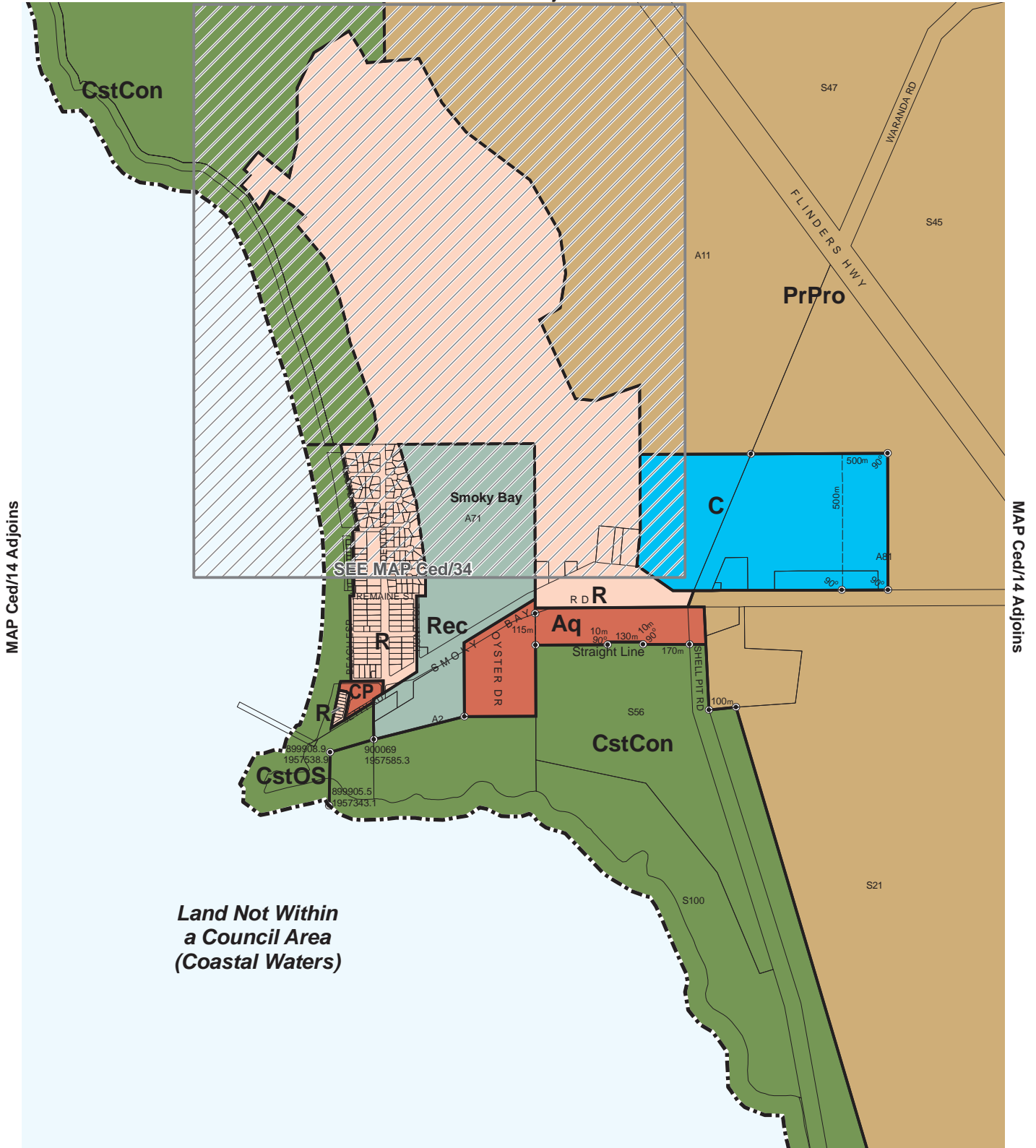
Overlay Map Ced/33

DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

CEDUNA COUNCIL

Consolidated - 18 October 2012



Land Not Within
a Council Area
(Coastal Waters)

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

Zones

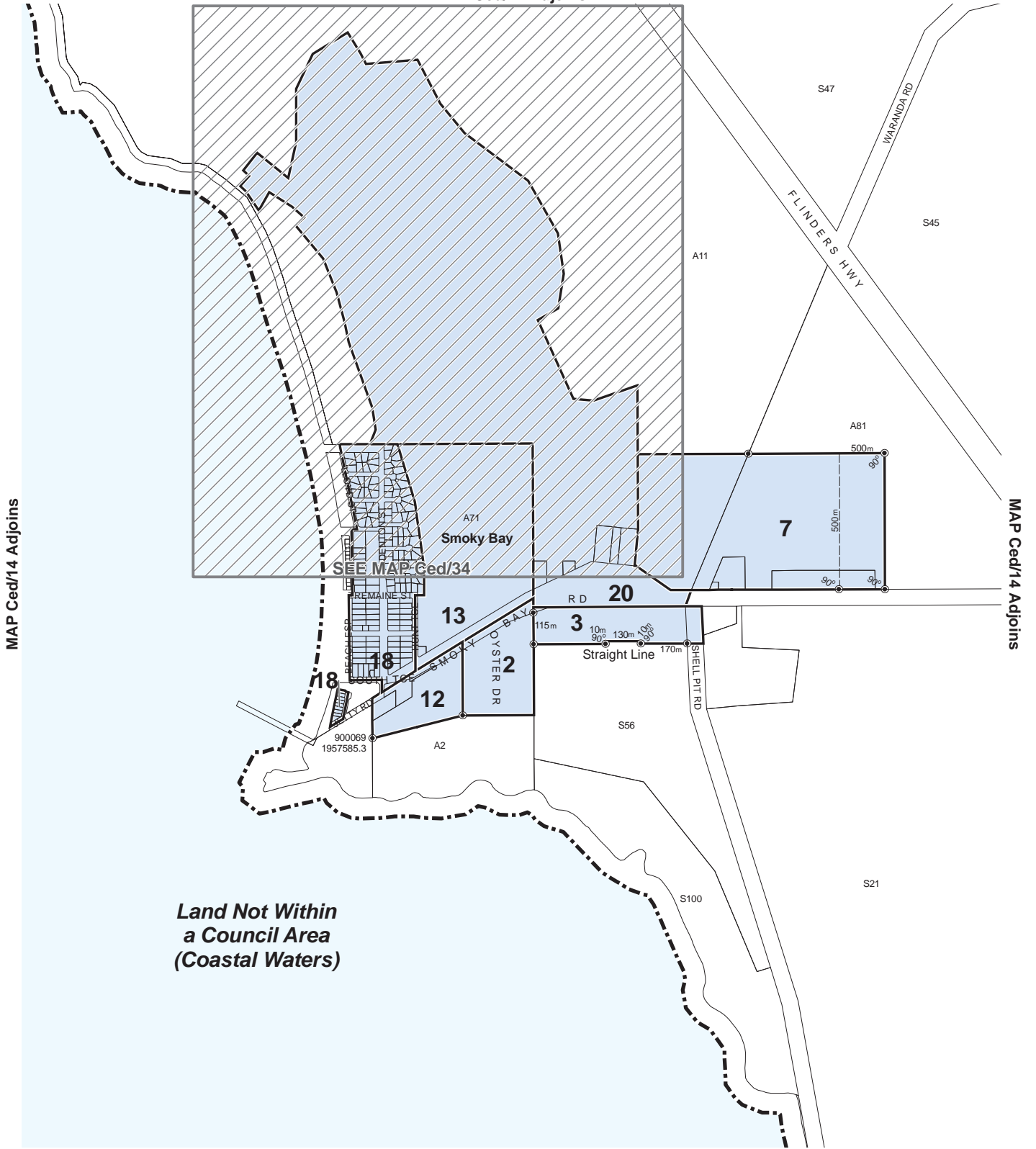
- Aquaculture
- Caravan Park and Tourist Park
- Coastal Conservation
- Coastal Open Space
- Commercial
- Primary Production
- Recreation
- Residential
- Zone Boundary
- Development Plan Boundary



SMOKY BAY

Zone Map Ced/33

MAP Ced/14 Adjoins



**Land Not Within
a Council Area
(Coastal Waters)**

MAP Ced/14 Adjoins

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

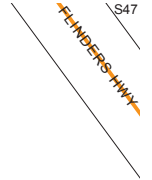
- Policy Area**
- 12 Active Outdoor/Indoor
 - 13 Active Outdoor
 - 18 Smoky Bay
 - 2 Smoky Bay (West)
 - 20 Golf Course
 - 3 Smoky Bay (Coastal)
 - 7 Smoky Bay



SMOKY BAY



Policy Area Map Ced/33

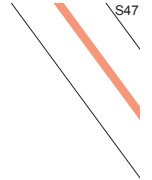
- Policy Area Boundary
- Development Plan Boundary



SMOKY BAY



Location Map Ced/34

-  Tourist Routes
-  Development Plan Boundary



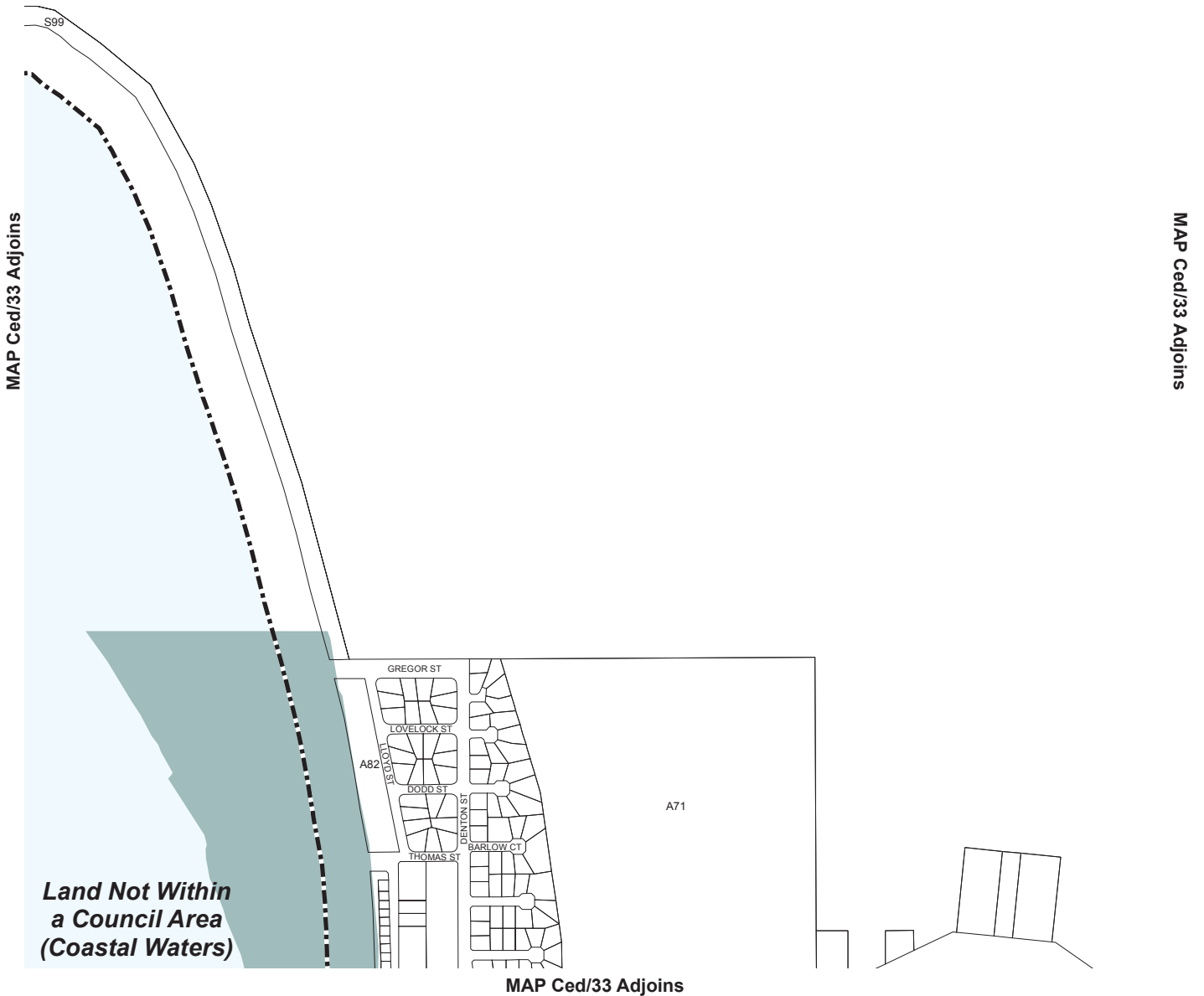
SMOKY BAY

Overlay Map Ced/34 TRANSPORT

-  Secondary Arterial Roads
-  Development Plan Boundary

CEDUNA COUNCIL

Consolidated - 18 October 2012



SMOKY BAY

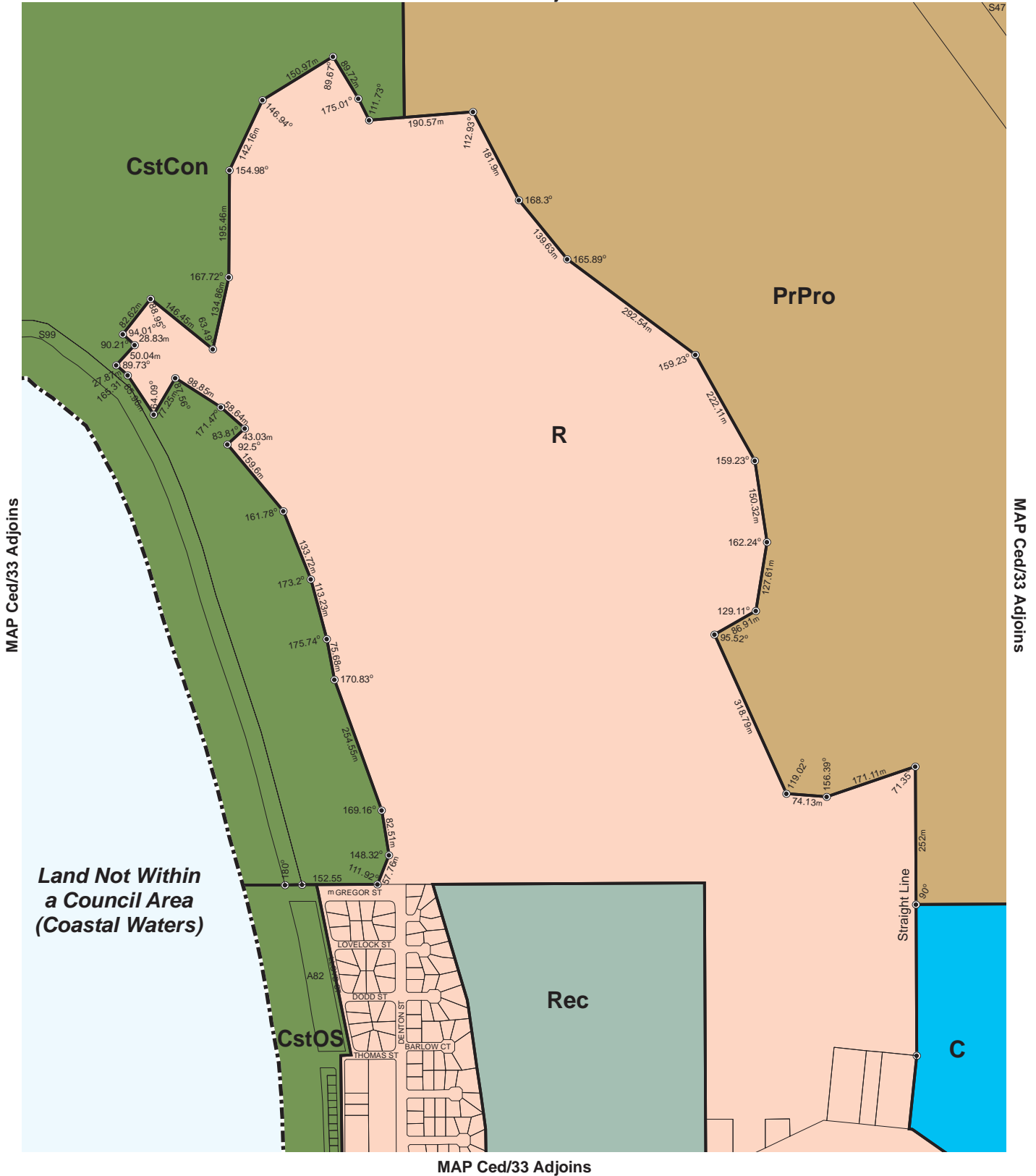
Overlay Map Ced/34

DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

CEDUNA COUNCIL

Consolidated - 18 October 2012



Lamberts Conformal Conic Projection, GDA94

Zones

- CstCon Coastal Conservation
- CstOS Coastal Open Space
- C Commercial
- PrPro Primary Production
- Rec Recreation
- R Residential
- Zone Boundary
- Development Plan Boundary

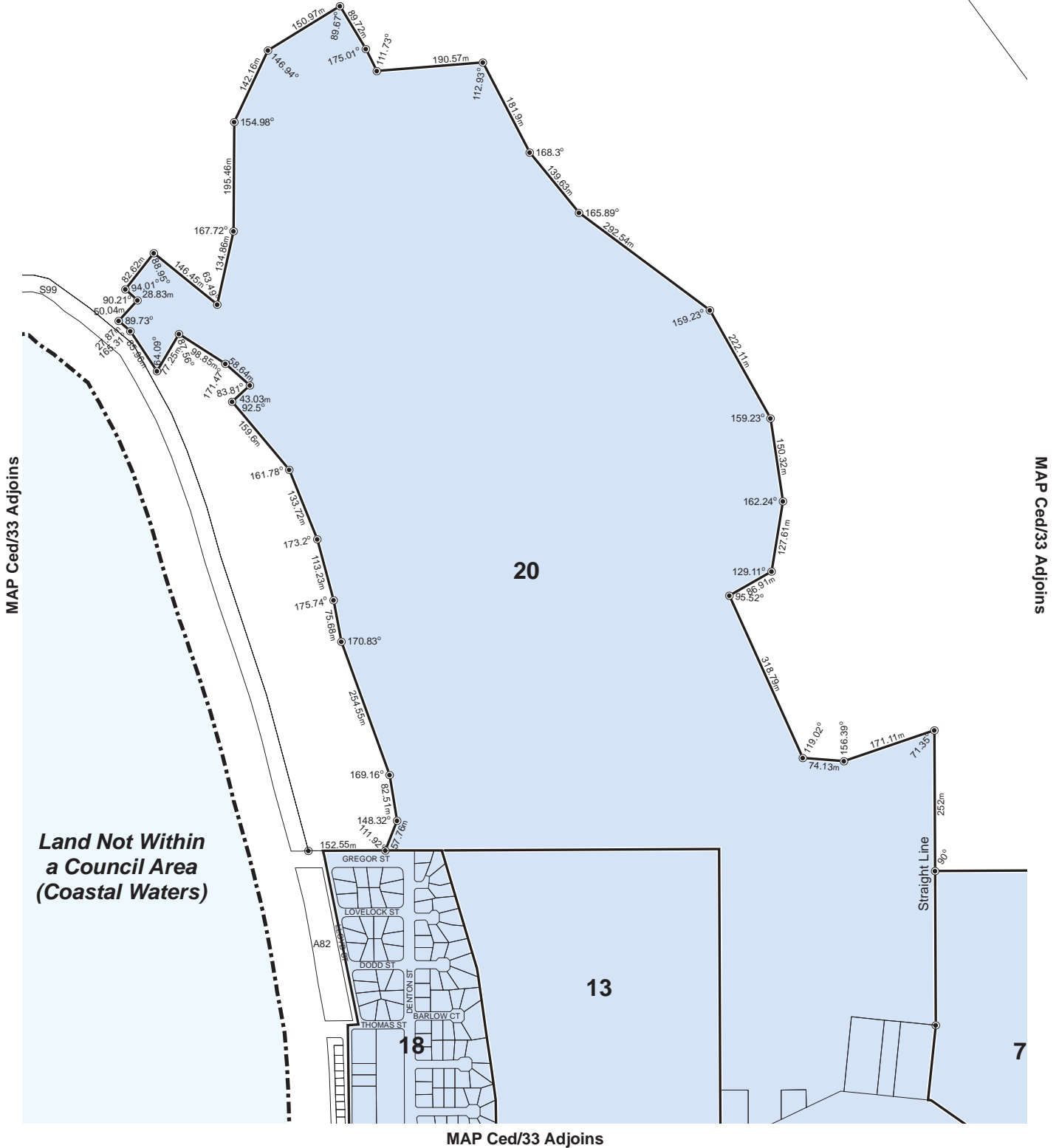


SMOKY BAY

Zone Map Ced/34

CEDUNA COUNCIL

Consolidated - 18 October 2012



Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 13 Active Outdoor
 - 18 Smoky Bay
 - 20 Golf Course
 - 7 Smoky Bay



SMOKY BAY

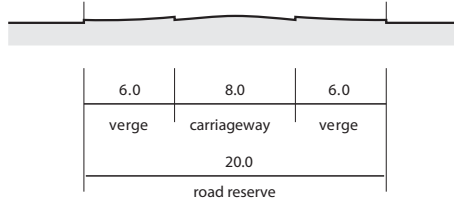
Policy Area Map Ced/34

- Policy Area Boundary
- Development Plan Boundary

CEDUNA COUNCIL

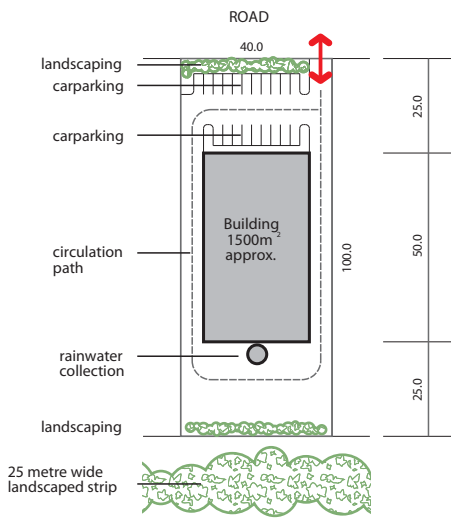
Consolidated - 18 October 2012

Concept Plan Maps



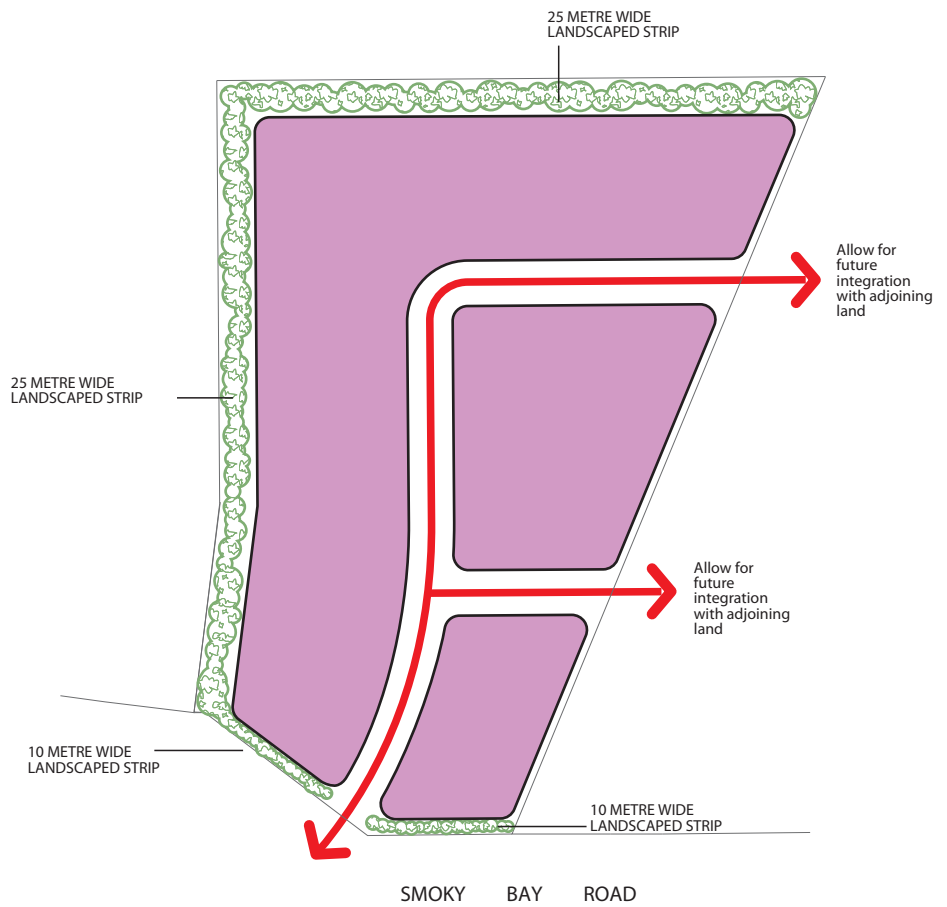
TYPICAL ROAD SECTION




1:500

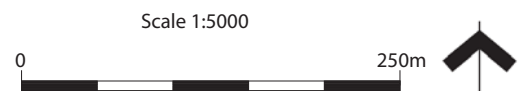


TYPICAL SITE DEVELOPMENT

1:2000



-  Commercial and Light Industrial Development
-  20 metre wide access road reserve
-  25 metre wide Landscaping buffer



SMOKY BAY

**Concept Plan Map Ced/1
COMMERCIAL**

CEDUNA COUNCIL

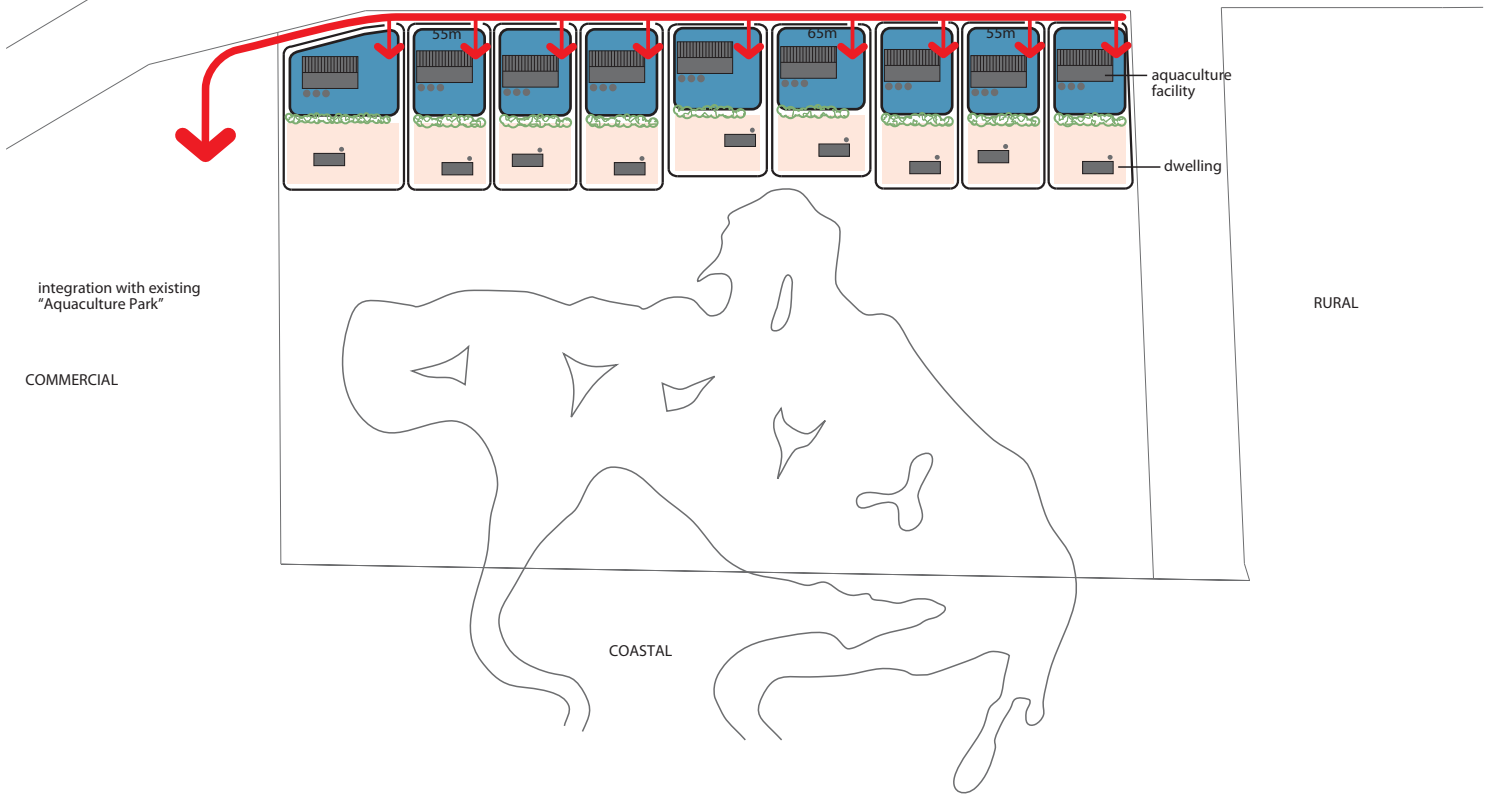
Consolidated - 18 October 2012

RURAL

COMMERCIAL

RECREATIONAL

SMOKY BAY ROAD









integration with existing "Aquaculture Park"

COMMERCIAL

RURAL

COASTAL

-  Residential (manager/caretaker)
-  Aquaculture Facility
-  Single property
-  Access
-  Landscaping
-  Water Tanks

Scale 1:5000



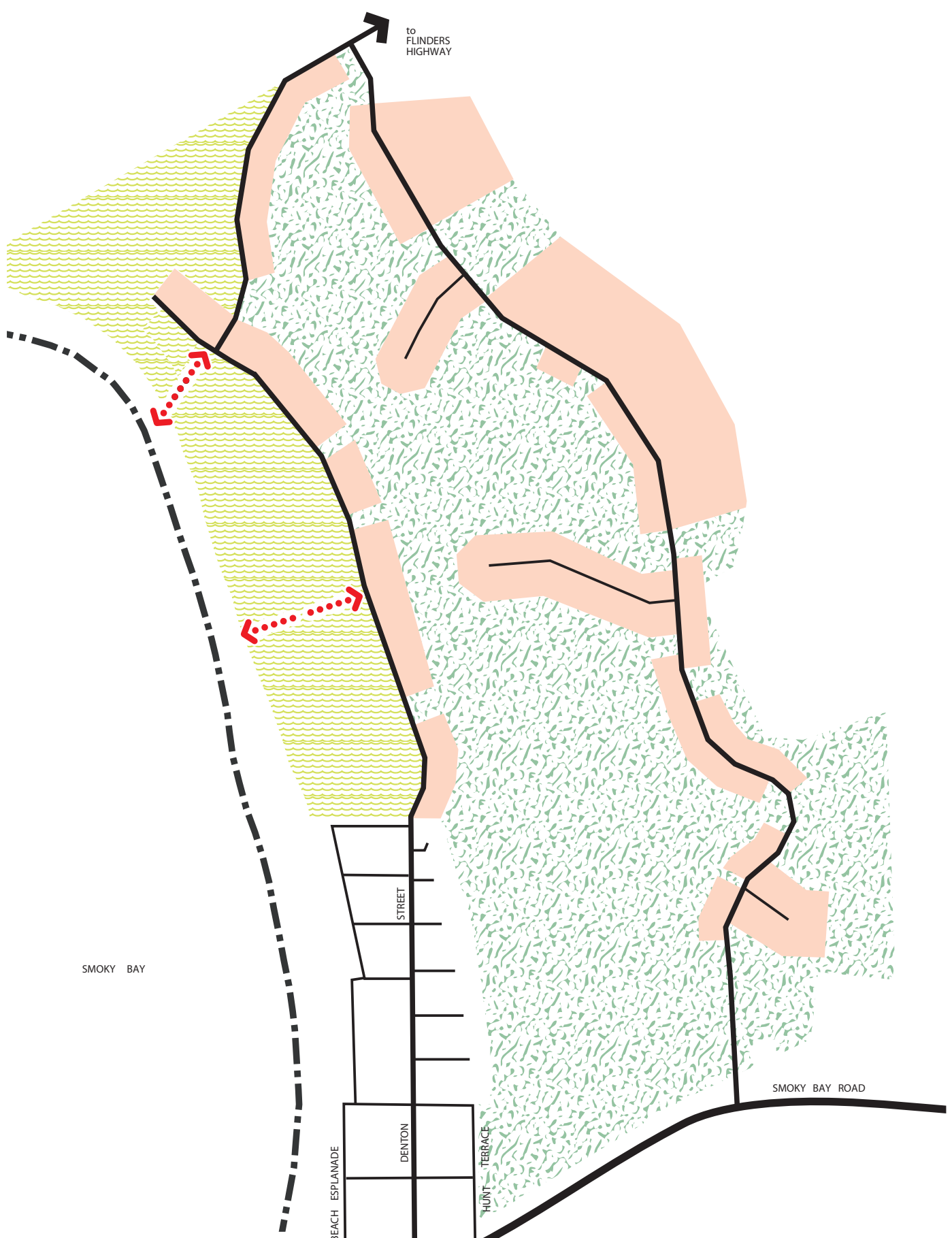
SMOKY BAY

Concept Plan Map Ced/2






AQUACULTURE FACILITY

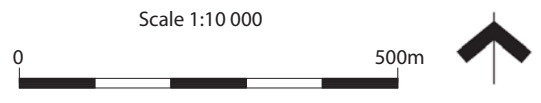
CEDUNA COUNCIL

Consolidated - 18 October 2012



SMOKY BAY

-  Public Access to Beach
-  Public Road Access
-  Residential
-  Recreation / Re-vegetation (Proposed Golf Course)
-  Coastal

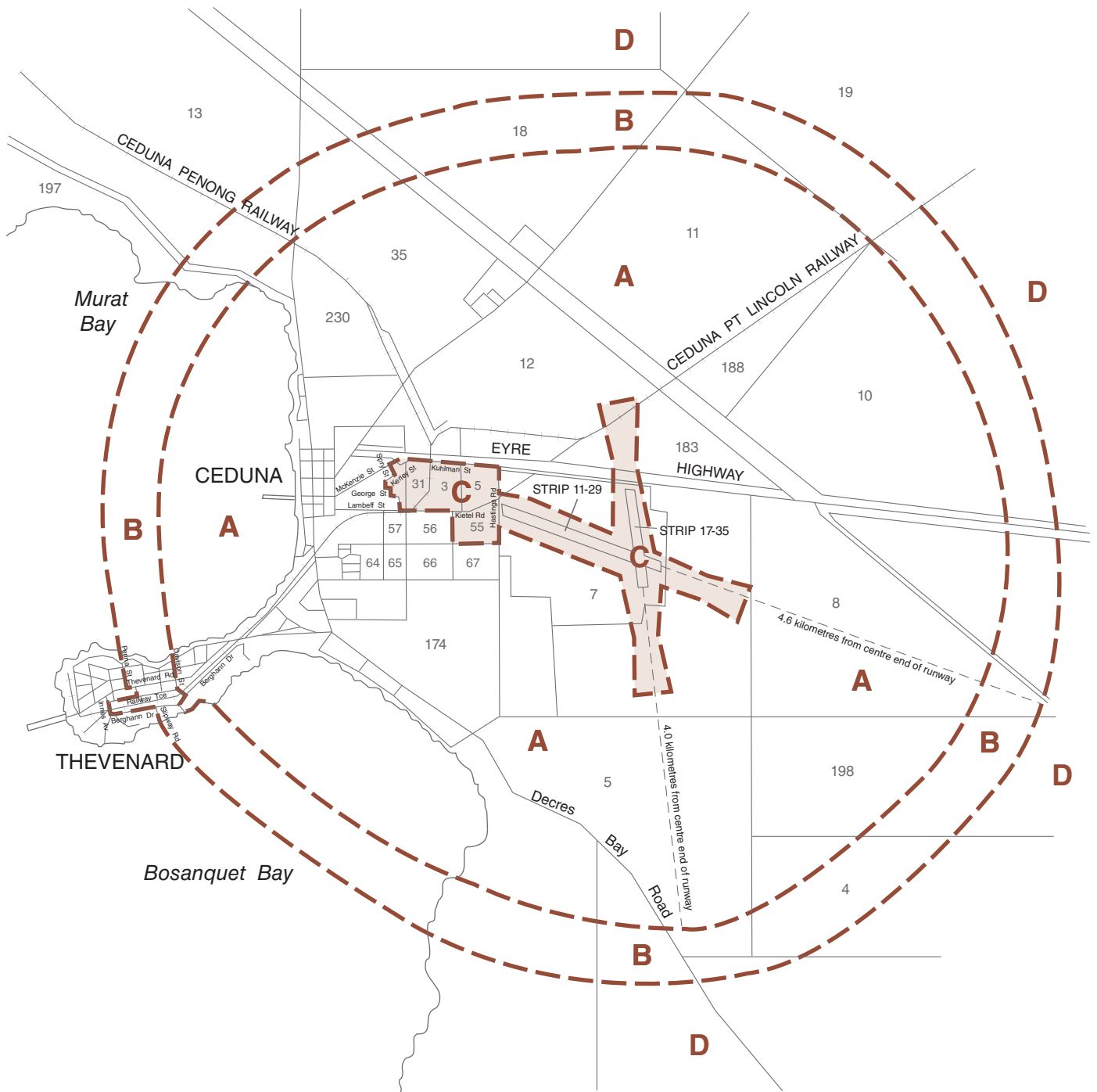


SMOKY BAY

Concept Plan Map Ced/3 RESIDENTIAL

CEDUNA COUNCIL

Consolidated - 18 October 2012



Referral to Commonwealth Secretary for the Department of Transport and Regional Services required for:

- Area A** All structures exceeding 45 metres above existing ground level
- Area B** All structures exceeding 75 metres above existing ground level
- Area C** All structures
- Area D** All structures exceeding 110 metres above existing ground level
- —** Area boundary

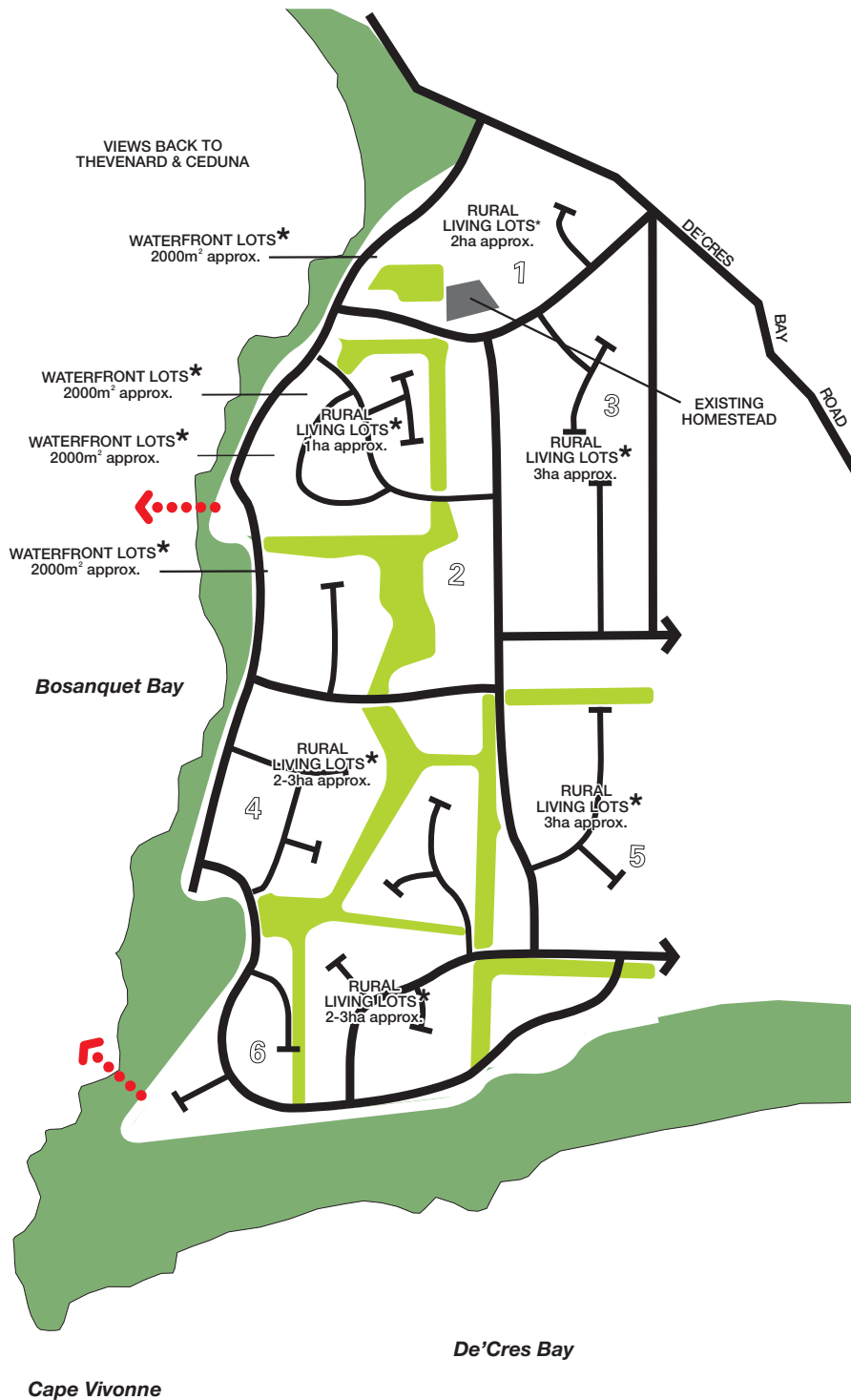








0kilometres 1 2 3

CEDUNA AIRPORT

Concept Plan Map Ced/4

AIRPORT BUILDING HEIGHTS



-  Major collector / coastal access road
-  Local road
-  Existing coastal vegetation
-  Potential vegetation corridor
-  Potential public access to coast
-  1-6 Proposed Staging for Development

Scale 1:30 000



DE'GRES BAY

Concept Plan Map Ced/5

COASTAL RURAL LIVING