

Development Plan

Port Augusta (City)

Consolidated - 7 July 2016

Please refer to Port Augusta (City) page at www.sa.gov.au/developmentplans to see any amendments not consolidated.



Government of South Australia

Department of Planning,
Transport and Infrastructure

Port Augusta (City)

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

CONSOLIDATED	AMENDMENT – [Gazetted date]
24 April 1997	Section 29(2) Amendment (<i>Country and Outer Metro EDP</i>) – [24 April 1997]
22 May 1997	Shacks – (Land Division and Upgrading) PAR (<i>Ministerial</i>) (Interim) – [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]
26 August 1999	Waste Disposal (Landfill) PAR (<i>Ministerial</i>) – [19 August 1999] Industry (Port Augusta Power Stations) PAR (Interim) – [26 August 1999]
28 April 2000	Section 27(5) Amendment – Waste Disposal (Landfill) PAR (<i>Ministerial</i>) – [9 March 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (<i>Ministerial</i>) (Interim)– [31 August 2000]
7 September 2000	Section 28(4)(c) - Cessation of Interim Operation of the Industry (Port Augusta Power Stations) PAR and its removal from the Port Augusta Development Plan– [7 September 2000] Section 29(2)(b) Amendment– [7 September 2000]
6 September 2001	Telecommunications Facilities State-wide Policy Framework PAR (<i>Ministerial</i>) – [30 August 2001]
21 February 2002	General PAR– [21 February 2002]
28 August 2003	Wind Farms PAR (<i>Ministerial</i>) – [24 July 2003]
11 February 2010	Urban Growth (Part 1) DPA – [4 February 2010] Editorial Corrections
15 July 2010	Statewide Bulky Goods DPA (<i>Ministerial</i>) (Interim) – [1 June 2010]
1 March 2012	Statewide Bulky Goods DPA (<i>Ministerial</i>) – [13 January 2011] Statewide Wind Farms DPA (Interim) (<i>Ministerial</i>) – [19 October 2011]
15 November 2012	Termination of the Statewide Wind Farms DPA (<i>Ministerial</i>) and its removal from the Port Augusta (City) Development Plan – [18 October 2012] Statewide Wind Farms DPA (<i>Ministerial</i>) – [18 October 2012] Port Augusta West DPA – [8 November 2012]
21 April 2016	Port Augusta District Centre Expansion DPA (<i>Ministerial</i>) – [22 October 2016]
7 July 2016	Urban Growth DPA (Part 2) – [7 July 2016]

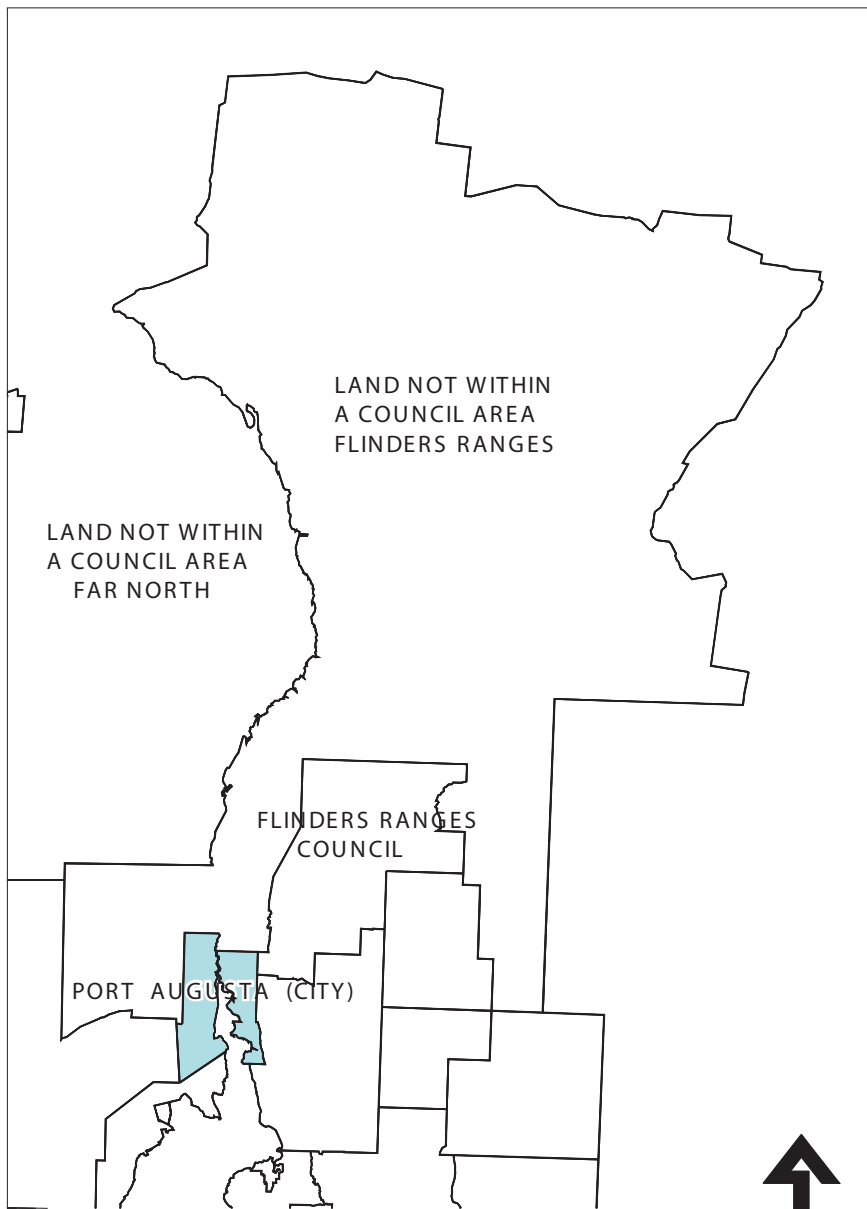
Consolidated: The date of which an authorised amendment to a Development Plan was consolidated (incorporated into the published Development Plan) pursuant to section 31 of the *Development Act 1993*.

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

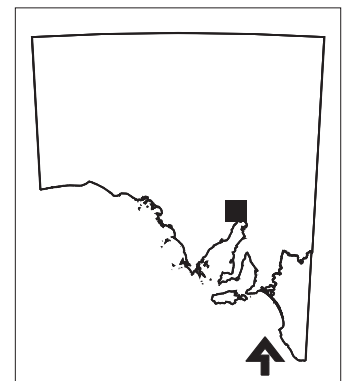
Preface

The objectives and principles of development control that follow apply within the area of the PORT AUGUSTA (CITY) Development Plan as shown on Map PtAu/1

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



Enlargement Map



Location Map

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PORT AUGUSTA (CITY)

Introduction

The following policies apply across the area within the boundary of the Port Augusta (City) Development Plan (See [Map PtAu/1](#)).

Background

The Flinders Ranges are one of the most spectacular landscape regions in South Australia. They form an area of outstanding natural beauty, markedly different from other landscapes within the State, but similar in form to the arid ranges of central and north-west Australia. The Flinders Ranges have a national reputation as a major tourist attraction, and their potential value to the economy, in terms of money spent by visitors, is considerable.

The City of Port Augusta has always been the focal point of the Flinders Ranges region through its connection with early exploration, the export of wool and the construction of roads and railways in this part of the State.

The Flinders region has been settled since the earliest days of the colony, the land being used mainly for extensive sheep grazing and sporadic mining. The greater part of the rural land is held under perpetual and pastoral leases.

The region is rich in minerals and the potential value of new mining development is considerable, not only to the economy of the State, but also to the people of the area who may benefit from the services and facilities provided in modern mining communities.

The area of the City of Port Augusta surrounds the northern tip of Spencer Gulf and extends in an easterly direction to the foothills of the Flinders Ranges, in a westerly direction to the Whyalla Council and to Lincoln Gap. It comprises the Hundreds of Copley, Gillen, Davenport and portion of the Hundred of Winninowie, within which the gently undulating land rises from the coastal areas of Spencer Gulf to the highlands on each side of the gulf.

Most of the population of the city lives in the urban areas of Port Augusta or Stirling North. Employment in the City is comparatively diverse following the reduction in opportunities in the rail and electricity generating sectors. This diversity is expected to continue with aquaculture and tourism activity growing in the future.

Policies in the Development Plan provide a broad framework within which development in the city can occur.

COUNCIL WIDE

Introduction

The following objectives and principles of development control in the Council Wide section apply across the area within the boundary of the Port Augusta (City) Development Plan (See [Map PtAu/1](#)). To determine all the policies relevant to any kind of development, reference should be made to the Council Wide objectives and principles as well as those applying in the Zone and Policy Areas.

Form of Development

OBJECTIVES

General

Objective 1: Orderly and economic development.

New housing, holiday accommodation and other urban development resulting from increased tourist activity in the towns and townships should be continuous with, and form compact extensions of, the existing built-up areas. This will achieve economy in the provision of public services and will be conducive to the creation of a safe, convenient and pleasant environment in which to live.

Objective 2: A proper distribution and segregation of living, working and recreational activities by the allocation of suitable areas of land for those purposes.

A proper distribution and segregation of residential, business, commercial, industrial and recreational development benefits the community and enables a town to function more efficiently. Access is safer and more convenient, land can be retained for industrial expansion, property values remain more stable and fewer difficulties arise due to incompatible development being intermixed, eg factories and houses. A traffic and transport system can be designed to cater for the future movement of people and goods and public utility authorities can design and provide services appropriate to the pattern of growth foreseen.

Objective 3: The proper location of public and community facilities by the reservation of suitable land in advance of need.

The need for land to accommodate public facilities, such as roads, schools and recreation areas can be foreseen. The development plan provides the framework within which the best locations for such facilities can be determined. It is prudent to ensure that land required for public purposes should be available in the right place at the right time by reserving such land for future acquisition before it is used for other purposes.

Objective 4: The redevelopment of localities and areas which have an unsatisfactory form and layout and which may be considered obsolete or detrimental to the promotion of improved construction forms and land uses which may positively impact upon economic activity and employment prospects.

It is socially and economically desirable that such areas be re-developed. Sub-standard development provides poor living conditions and depreciates the value of adjacent properties.

Objective 5: The promotion and development of Port Augusta as an attractive regional service centre.

Urban Development

Objective 6: Compact urban form and the staged development of Port Augusta between the Whyalla to Port Augusta railway line in the west and the Stirling North drain in the east.

Objective 7: Port Augusta and Stirling North urban area developed in accordance with the Port Augusta - Stirling North Structure Plan, [Map PtAu/1 \(Overlay 1\) Enlargement A](#).

Objective 8: The provision of adequate areas of land to accommodate urban growth.

Objective 9: Industrial, commercial, retail and office development located in suitable areas.

Objective 10: A wide range of recreational facilities.

Urban Design

Objective 11: A coastal city that retains, protects and enhances the environment, heritage, coast and community lifestyle, whilst encouraging tourism and business development, as illustrated on the Structure Plan [Map PtAu/1 \(Overlay 1\)](#), and by strengthening its identity through:

- (a) strong and vibrant multi-purpose activity centres in the District and Neighbourhood centres;
- (b) primary transportation corridors such as arterial roads and railway lines;
- (c) collector roads;
- (d) residential neighbourhoods;
- (e) major open spaces for structured and unstructured recreation; and
- (f) protection and enhancement of natural systems and areas of conservation significance including areas of native vegetation, reserves, the coast, rivers, lakes and wetlands.

The Port Augusta and Stirling North urban area is intended to remain as a composite, interdependent, population centre providing major industrial, retail, commercial and tourist services for the local community and visitors to the towns and the surrounding region. Port Augusta is the main transit point for excursions to the western, northern and north-eastern regions of the State and is a primary focus for intra and inter state transport.

Appropriate development is to be contained within compact extensions of existing shopping and business areas whilst industrial development are intended to be accommodated in suitable locations which will not impair the amenity of residential areas, or cause hazards on adjoining roads.

Major aspects of the Port Augusta - Stirling North Structure Plan, [Map PtAu/1\(Overlay 1\) Enlargement A](#), are as follows:

- (a) an expanded, but compact, urban area meeting future living requirements;
- (b) a compact, expanded, town centre providing a range of business, retail and community facilities centred on Commercial Road;
- (c) residential development appropriate to the needs of the community whilst maintaining the character and amenity of specific areas;
- (d) local business, shopping and community development in a compact, logical, spatially organized arrangement for easy access to the community;
- (e) industrial and commercial areas to accommodate enterprises generating heavy vehicular traffic and separation of this traffic from residential thoroughfares; and
- (f) retention of existing rural residential living adjacent to the built-up area in open, pleasant, areas characterized by low-density development.

Land Division

Objective 12: 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.

- Objective 13:** Land division that creates allotments appropriate for the intended use.
- Objective 14:** Land division layout that is optimal for energy efficient building orientation.
- Objective 15:** 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.
- Objective 16:** 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

General

- 1 Development should be in accordance with the City of Port Augusta Structure Plan, [Map PtAu/1 \(Overlay 1\)](#), the Port Augusta – Stirling North Structure Plan, [Map PtAu/1\(Overlay 1\) Enlargement A](#), and the Port Augusta – Port Augusta West Structure Plan, Map Pt/Au1 (Overlay 1) Enlargement C.
- 2 Development should be orderly and economic.
- 3 The condition of development in localities having a bad or unsatisfactory layout, or which is unhealthy, or obsolete, should be improved or rectified.
- 4 The operation of intensive uses, such as industrial activity, should not be affected through the encroachment of noise sensitive uses, such as residential.
- 5 The amenity of existing residential areas should not be affected by the encroachment of intensive uses, such as industrial activity.
- 6 Development should not be undertaken in the vicinity of known mineral deposits:
 - (a) until the full extent and significance of the deposits has been determined;
 - (b) if the development would be incompatible with mining operations; or
 - (c) if it would add to the cost of extracting the resource.

Urban Development

- 7 New housing and other urban development should:
 - (a) form a compact and continuous extension of an existing built-up area;
 - (b) be located so as to achieve economy in the provision of public services;
 - (c) create a safe, convenient and pleasant environment in which to live;
 - (d) not impact on areas of conservation significance; and
 - (e) be designed to facilitate water and energy conservation.
- 8 Extensions of built-up areas should not be in the form of ribbon development along roads.

Infrastructure

- 9 Development should not be undertaken unless it can be connected to an adequate and permanent water supply suitable for human consumption, and to a satisfactory effluent disposal system.
- 10 Development should neither interfere with, nor obstruct, watercourses.

Environment

- 11 Development should not occur if any wastes produced, or likely to be produced, by the development, cannot be disposed of without risk of pollution of the environment.
- 12 Development, which would, or is likely to, result in the over-exploitation of surface or underground water resources, should not be undertaken.
- 13 Buildings should be designed and oriented so that the best use is made of natural elements in lighting, heating and cooling.
- 14 Development should not impair the amenity of the locality or any other development or cause hazards to any member of the public by the emission of noise, vibrations, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, or otherwise.
- 15 Wetland development should be designed and managed to minimise the potential for mosquito breeding.

Land Division

- 16 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.
- 17 Land should not be divided if any of the following apply:
 - (a) the size, shape, location, slope or nature of the land makes any of the allotments unsuitable for the intended use;
 - (b) any allotment will not have a frontage to one of the following:
 - (i) an existing road;
 - (ii) a proposed public road;
 - (iii) access to a public road via an internal roadway in a plan of community division;
 - (c) the intended use of the land is likely to require excessive cut and/or fill;
 - (d) it is likely to lead to undue erosion of the subject land or land within the locality;
 - (e) the township wastewater treatment plant to which subsequent development will be connected does not have sufficient capacity to handle the additional wastewater volumes and pollutant loads generated by such development;
 - (f) the area is unsewered and cannot accommodate an appropriate onsite wastewater disposal system within the allotment that complies with (or can comply with) the relevant public and environmental health legislation applying to the intended use(s);
 - (g) any allotments will straddle more than one zone or policy area.

Design and Layout

- 18** Land divisions should be designed to ensure that areas of native vegetation and wetlands:
- (a) are not fragmented or reduced in size;
 - (b) do not need to be cleared as a consequence of subsequent development.
- 19** 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;
 - (i) the preservation of significant trees.
- 20** Land division should facilitate optimum solar access for energy efficiency.
- 21** Allotments in the form of a battleaxe configuration should:
- (a) have an area of at least the area identified within the relevant zone or policy area (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 6 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.
- 22** Allotments should have an orientation, size and configuration to encourage development that:
- (a) minimises the need for earthworks and retaining walls;
 - (b) maintains natural drainage systems;

- (c) faces abutting streets and open spaces;
 - (d) does not require the removal of native vegetation to facilitate that development;
 - (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 23** Within defined townships and settlements where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.
- 24** Within defined townships and settlements land division should make provision for a reserve or an area of open space that is at least 30 metres wide from the top of the bank of a watercourse or coast and that incorporates land within the 1 in 100 year average return interval flood event area.
- 25** The layout of a land division should keep flood-prone land free from development.
- 26** The arrangement of roads, allotments, reserves and open space should enable the provision of a stormwater management drainage system that:
- (a) contains and retains all watercourses, drainage lines and native vegetation;
 - (b) enhances amenity;
 - (c) integrates with the open space system and surrounding area.

Roads and Access

- 27** 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.
- 28** 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.
- 29** 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.

- 30** 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.
- 31** 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

- 32** 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.
- 33** Rural land should not be divided where new allotments would result in any of the following:
- (a) fragmentation of productive primary production land;
 - (b) strip development along roads or water mains;
 - (c) prejudice against the proper and orderly development of townships;
 - (d) removal of native vegetation for allotment boundaries, access roads, infrastructure, dwellings and other buildings or firebreaks.

Contamination

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

Building near Airfields

OBJECTIVES

Objective 17: Development that ensures the long-term operational, safety, commercial and military aviation requirements of airfields (airports, airstrips and helicopter landing sites) continue to be met.

PRINCIPLES OF DEVELOPMENT CONTROL

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

- 36** Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:
- (a) lighting glare;
 - (b) smoke, dust and exhaust emissions;
 - (c) air turbulence;
 - (d) storage of flammable liquids;
 - (e) attraction of birds;
 - (f) reflective surfaces (eg roofs of buildings, large windows);
 - (g) materials that affect aircraft navigational aids.
- 37** Outdoor lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 38** 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.
- 39** Dwellings should not be located within areas affected by airport noise and, in particular, should not be located within the 70dBA noise contour associated with the Port Augusta Aerodrome.
- 40** Development within areas affected by aircraft noise should be consistent with Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction

Appearance of Land and Buildings

OBJECTIVES

Objective 18: The amenity of localities not impaired by the appearance of land, buildings and objects.

In areas of high scenic value, electric supply and telecommunications structures should be so sited and designed to preserve the attractiveness of such areas.

Objective 19: Development landscaped in a manner appropriate to the region.

PRINCIPLES OF DEVELOPMENT CONTROL

General

- 41** Development should display a high standard of design, appearance, amenity and site layout.
- 42** Development should enhance the amenity of the townscape, public streets and spaces in its locality, and reflect the townscape character sought in the respective areas.
- 43** The apparent bulk, height or scale of any large buildings which may be required for specific functional reasons should be minimised by the careful articulation and composition of building forms and facades.
- 44** Prominent slopes and land visible from tourist roads should be kept free of urban development and be protected against unsightly development.

Building Set-backs

- 45** Buildings should be set-back from road and side boundaries a distance dependent on the scale and height of the buildings relative to other buildings in the locality.
- 46** Buildings and structures should be set-back from the road frontage no less than the adjacent buildings except where the adjacent allotment is vacant, buildings and structures should be set-back eight metres from the front boundary and three metres from the side boundary.

Landscaping

- 47** Building development should be landscaped in a manner which requires minimal artificial watering, utilises rainfall and run-off, provides shade, reduces dust and acts as a wind break. Such landscaping should promote a pleasant character in the locality and aid in the climatic control of building temperatures.
- 48** Landscaping should:
- (a) not result in the introduction or increased spread of scheduled pest plants or environmental weeds;
 - (b) predominantly be comprised of indigenous species relevant to Port Augusta and its environs;
 - (c) include species that are appropriate for the environmental conditions surrounding the development; and
 - (d) when required to screen development, be of a suitable height, growth rate and year round foliage to facilitate the screening function.

Environment Protection

OBJECTIVES

General

Objective 20: The conservation of the quality of the environment within the Flinders Ranges.

The greater portion of the Flinders Ranges has high scenic value and there are specific localities which are particularly outstanding. It is important that the natural character of these areas be conserved as part of Australia's heritage and all development and activities should be subordinated to this aim.

Objective 21: The conservation, preservation and enhancement, of scenically attractive areas, including land adjoining water or scenic routes.

The landscape of the Flinders Ranges and the shores of Spencer Gulf are examples of areas of visual significance worthy of protection against unsightly development and mismanagement.

Objective 22: The preservation of trees of historical, ecological, or particular visual, significance.

Vegetation is an important factor in the scenic beauty of the ranges. Massive red gums line the watercourses and in the spring, the vivid colours of wildflowers contrast with the sombre stands of native pines.

It should be recognised that when stands of native plants are destroyed in this semi-arid region they cannot be regenerated. The ranges have an extensive cover of savanna woodland which is mainly Callitris (Native Pine) but also includes various Eucalypts. The existing stands are generally semi or fully mature and contain dead specimens. Seedlings that appear after rain are eaten mainly by sheep and goats but also by rabbits. Unless effective measures are taken to regenerate the vegetation which grows very slowly these plant communities will be lost on the death of the existing trees.

Red gums which line watercourses on the plains surrounding the ranges provide shade for stock and relieve the otherwise monotonous appearance of the landscape. Roadside vegetation should be retained as far as possible.

In addition to preserving existing native vegetation attention should also be given to creating conditions for its regeneration.

Trees enhance the appearance of towns in this semi-arid region and provide welcome shade during hot summer months. If it is necessary to fell such trees, replanting should proceed.

Objective 23: The conservation, protection and enhancement of native vegetation.

Objective 24: The conservation, protection and enhancement of natural systems and areas of conservation significance including areas of vegetation, reserves, the coast, rivers, lakes, wetlands, mangroves, floodplains and marine resources.

Objective 25: The retention and reuse, where possible, of rainfall and stormwater run-off.

Objective 26: Water quality of a standard that protects and maintains the ecological sustainability of aquatic ecosystems and provides for human use.

Open Space

Objective 27: The conservation, protection and enhancement of flora, fauna and scenery and the creation of recreation areas by establishing parks and reserves.

The influence of humans, sheep, goats and rabbits, over the past century has grossly changed the wildlife habitat and many species have become rare or extinct. However, the now uncommon yellow footed rock wallaby which is generally confined to the ranges, has survived and may be found in remote localities such as the Dutchmans Stern area. Red kangaroos, euros, emus and other birds, have largely adapted to the new environment and may be seen throughout the area.

Sanctuaries should be provided to assist in the conservation of the yellow footed rock wallaby. Goats are a serious threat to the yellow footed rock wallaby because they prefer the same habitat and compete directly for food. Some action to control goats is required. The conservation of other animal species should present little problem in a properly managed environment.

Wherever appropriate, unallotted Crown Lands or those which are no longer required for the original purpose should not be alienated but dedicated for conservation or recreational purposes.

Waste Disposal (Landfill)

Objective 28: The orderly and economic development of landfill facilities in appropriate locations.

Objective 29: Minimisation of environmental impacts from the location, operation, closure and post management of landfill facilities.

Objective 30: Landfill facilities to be protected from incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

General

- 49** Development should not have an adverse effect on natural features, land adjoining water, scenic routes, or scenically attractive areas.
- 50** Development should provide for the efficient use of natural rainfall and water run-off.
- 51** Trees of historical or local significance should be preserved, as well as single trees, or groups of trees, of particular visual significance.

Waste Disposal (Landfill)

- 52** Landfill facilities should be located, sited, designed and managed to minimise adverse impacts on surrounding areas due to surface water and ground water pollution, traffic, noise, fumes, odour, dust, vermin, weeds, litter, landfill gas and visual impact.
- 53** Landfill facilities should not be located in existing or future rural living, residential, centre, industry, airport, or public purpose zones or conservation, coastal, recreation or similar zones.
- 54** Landfill facilities should be appropriately buffered to minimise adverse impacts on the surrounding area and land uses.
- 55** Land uses and activities which are compatible with a landfill facility may be located within any separation distances established.
- 56** Land uses and activities which are not compatible with a landfill facility should not be located within any separation distances established.
- 57** Where appropriate, landfill facilities may include resource recovery facilities, provided there is a sufficient separation distance between potentially incompatible land uses and activities.
- 58** Landfill and associated facilities for the handling of waste should be located at least a distance of 500 metres from the boundaries of the landfill site. A lesser distance may be provided within the landfill site where the landfill facility is considered compatible with the surrounding area, land uses and activities so that an effective separation distance of 500 metres can be provided and maintained between the landfill facility and potentially incompatible land uses and activities.
- 59** The area of landfill operations on a site should:
- (a) be located a minimum distance of 500 metres from any creek, river, inlet, wetland or marine estuarine area and not within the area of 1-in-100-year flood event; and
 - (b) not be located on areas with ground slopes of greater than 10 percent except where the site incorporates a disused quarry; and
 - (c) not be located on land subject to land slipping; and
 - (d) not be located within three kilometres of an airport used by commercial aircraft. If located closer than three kilometres the landfill facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 60** The landfill site should be landscaped to screen views of the landfill facilities and operational areas.
- 61** Sufficient area should be provided on a landfill site to ensure on-site containment of potential ground water contaminants and for the diversion of stormwater.
- 62** Where necessary an acoustic buffer should be provided between any excessive noise generating part of the landfill facility and any development on an adjacent allotment to mitigate potential noise pollution.
- 63** Litter control measures which minimise the incidence of windblown litter should be provided on the site of a landfill facility.
- 64** Leachate from landfill should be contained within the property boundary of the landfill facility site and should not contaminate surface water or ground water.
- 65** The interface between any engineered landfill liner and the natural soil should be:
- (a) greater than 15 metres from unconfined aquifers bearing ground water with a water quality of less than 3000 milligrams per litre of total dissolved salts; or

- (b) greater than five metres from ground water with a water quality between 3000 milligrams per litre of total dissolved salts and 12 000 milligrams per litre of total dissolved salts; or
 - (c) greater than two metres from ground water with a water quality exceeding 12 000 milligrams per litre of total dissolved salts.
- 66** Surface water run-off from landfill should not cause unacceptable sediment loads in receiving waters.
- 67** Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should sustainably utilize landfill gas emissions. For smaller landfill activities, if the sustainable utilization of the landfill gas emissions is not practically feasible then flaring is appropriate to avoid gases being vented directly to the air.
- 68** Chain wire mesh or pre-coated painted metal fencing to height of two metres should be erected on the perimeter of a landfill site to prevent access other than at appropriate site entries.
- 69** Plant, equipment or activities that could cause a potential hazard to the public within a landfill site should be enclosed by a security fence.
- 70** Landfill sites should not be located where access to the site using non-arterial roads in adjoining residential areas is required or likely.
- 71** Landfill facilities should be accessed by an appropriately constructed and maintained road.
- 72** Traffic circulation movements within the landfill facility should be adequate in dimension and construction to support all vehicles hauling waste and to enable forward direction entry to and exit from the site.
- 73** Suitable access for emergency vehicles to the landfill site should be provided.
- 74** A proposal to establish, extend or amend a landfill facility should include an appropriate Landfill Environment Management Plan that addresses the following:
- (a) the prevention of ground water and surface water contamination;
 - (b) litter control, dust control, noise control, the control of fumes and odours, and sanitary conditions generally;
 - (c) the monitoring or management of landfill gas;
 - (d) fire safety;
 - (e) security;
 - (f) maintenance of landscaping and the general condition of the site; and
 - (g) the post closure monitoring and maintenance of the facility to ensure compatibility with the surrounding landscape and to enable a suitable after use of the site. This should include a final contour plan, surface water diversion and drainage controls, the design of the final cover, the monitoring of groundwater, surface water, leachate and landfill gas.
- 75** Landfill facilities should be sited so as not to have direct effect on native vegetation and associated biodiversity, or where indirect impacts on native vegetation could occur such as from run-off.

Biodiversity

- 76** Development should not result in the introduction or increased spread of pest plants or weeds in or adjacent to conservation zones.

- 77** Development design, construction and the use of land should take place in a manner which:
- (a) provides buffer areas to protect habitats and physical features of nature conservation significance;
 - (b) minimises interference with biodiversity on the land and in surrounding localities;
 - (c) enhances the longer term protection and management of biodiversity;
 - (d) provides linkages and corridors between key areas of native vegetation;
 - (e) rehabilitates degraded areas that are an intrinsic component of the nature conservation network; and
 - (f) ensures that land to be dedicated for open space purposes by developers is acceptable for nature conservation or open space use, and is complementary to the open space system.

Water Conservation

- 78** Development should promote the use of alternative water supplies through:
- (a) stormwater harvesting techniques;
 - (b) installation of rainwater tanks; and
 - (c) use of treated and non-treated ground water for consumptive use.
- 79** Development should promote low water landscapes and efficient irrigation through planting native species which are less dependent on water and using salt tolerant species.

Natural Resources

OBJECTIVES

- Objective 31:** Retention, protection and restoration of the natural resources and environment.
- Objective 32:** Protection of the quality and quantity of South Australia's surface waters, including inland, marine and estuarine and underground waters.
- Objective 33:** The ecologically sustainable use of natural resources including water resources, including marine waters, ground water, surface water and watercourses.
- Objective 34:** Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.
- Objective 35:** Development consistent with the principles of water sensitive design.
- Objective 36:** Development sited and designed to:
- (a) protect natural ecological systems;
 - (b) achieve the sustainable use of water;
 - (c) protect water quality, including receiving waters;
 - (d) reduce runoff and peak flows and prevent the risk of downstream flooding;
 - (e) minimise demand on reticulated water supplies;
 - (f) maximise the harvest and use of stormwater;

(g) protect stormwater from pollution sources.

Objective 37: Storage and use of stormwater which avoids adverse impact on public health and safety.

Objective 38: Native flora, fauna and ecosystems protected, retained, conserved and restored.

Objective 39: Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.

Objective 40: Minimal disturbance and modification of the natural landform.

Objective 41: Protection of the physical, chemical and biological quality of soil resources.

Objective 42: Protection of areas prone to erosion or other land degradation processes from inappropriate development.

Objective 43: Protection of the scenic qualities of natural and rural landscapes.

PRINCIPLES OF DEVELOPMENT CONTROL

- 80** Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.
- 81** Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced.
- 82** Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks, wetlands, estuaries and significant seagrass and mangrove communities.
- 83** Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.

Water Sensitive Design

- 84** Development should be designed to maximise conservation, minimise consumption and encourage re-use of water resources.
- 85** Development should not take place if it results in unsustainable use of surface or underground water resources.
- 86** Development should be sited and designed to:
 - (a) capture and re-use stormwater, where practical;
 - (b) minimise surface water runoff;
 - (c) prevent soil erosion and water pollution;
 - (d) protect and enhance natural water flows;
 - (e) protect water quality by providing adequate separation distances from watercourses and other water bodies;
 - (f) not contribute to an increase in salinity levels;
 - (g) avoid the water logging of soil or the release of toxic elements;
 - (h) maintain natural hydrological systems and not adversely affect:
 - (i) the quantity and quality of groundwater;

- (ii) the depth and directional flow of groundwater;
 - (iii) the quality and function of natural springs.
- 87** Water discharged from a development site should:
- (a) be of a physical, chemical and biological condition equivalent to or better than its pre-developed state;
 - (b) not exceed the rate of discharge from the site as it existed in pre-development conditions.
- 88** Development should include stormwater management systems to protect it from damage during a minimum of a 1 in 100 year average return interval flood.
- 89** Development should have adequate provision to control any stormwater over-flow runoff from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters.
- 90** Development should include stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.
- 91** 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.
- 92** Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 93** Stormwater management systems should:
- (a) maximise the potential for stormwater harvesting and re-use, either on-site or as close as practicable to the source;
 - (b) utilise, but not be limited to, one or more of the following harvesting methods:
 - (i) the collection of roof water in tanks;
 - (ii) the discharge to open space, landscaping or garden areas, including strips adjacent to car parks;
 - (iii) the incorporation of detention and retention facilities;
 - (iv) aquifer recharge.
- 94** Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.
- 95** Artificial wetland systems, including detention and retention basins, should be sited and designed to:
- (a) ensure public health and safety is protected;
 - (b) minimise potential public health risks arising from the breeding of mosquitoes.

Water Catchment Areas

- 96** 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.

- 97** 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.
- 98** 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.
- 99** 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.
- 100** Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface run-off should include a strip of land at least 20 metres wide measured from the top of existing banks on each side of a watercourse that is:
- (a) fenced to exclude livestock;
 - (b) kept free of development, including structures, formal roadways or access ways for machinery or any other activity causing soil compaction or significant modification of the natural surface of the land;
 - (c) revegetated with locally indigenous vegetation comprising trees, shrubs and other groundcover plants to filter run-off so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.
- 101** 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.
- 102** The location and construction of dams, water tanks and diversion drains should:
- (a) occur off watercourse;
 - (b) not take place in ecologically sensitive areas or on erosion-prone sites;
 - (c) provide for low flow by-pass mechanisms to allow for migration of aquatic biota;
 - (d) not negatively affect downstream users;
 - (e) minimise in-stream or riparian vegetation loss;
 - (f) incorporate features to improve water quality (eg wetlands and floodplain ecological communities);
 - (g) protect ecosystems dependent on water resources.
- 103** Irrigated horticulture and pasture should not increase groundwater-induced salinity.
- 104** Development should comply with the current Environment Protection (Water Quality) Policy.

Biodiversity and Native Vegetation

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

- 106** 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.
- 107** Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:
- (a) provides an important habitat for wildlife or shade and shelter for livestock;
 - (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities;
 - (c) provides an important seed bank for locally indigenous vegetation;
 - (d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views;
 - (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture;
 - (f) is growing in, or is characteristically associated with a wetland environment.
- 108** 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.
- 109** 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 safety;
 - (e) the net loss of native vegetation and other biodiversity.
- 110** Where native vegetation is to be removed, it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure that there is not a net loss of native vegetation and biodiversity.
- 111** 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.

112 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.

113 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.

114 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

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

116 Development should be designed and sited to prevent erosion.

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

118 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.

Hazards

OBJECTIVES

- Objective 44:** Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.
- Objective 45:** Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.
- Objective 46:** 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.
- Objective 47:** Development located and designed to minimise the risks to safety and property from flooding.

- Objective 48:** Development located to minimise the threat and impact of bushfires on life and property.
- Objective 49:** Expansion of existing non-rural uses directed away from areas of high bushfire risk.
- Objective 50:** 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.
- Objective 51:** Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.
- Objective 52:** 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.
- Objective 53:** 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

- 119** Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.
- 120** There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.

Flooding

- 121** Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.
- 122** 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.
- 123** Development, including earthworks associated with development, should not do any of the following:
- (a) impede the flow of floodwaters through the land or other surrounding land;
 - (b) increase the potential hazard risk to public safety of persons during a flood event;
 - (c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood;
 - (d) cause any adverse effect on the floodway function;
 - (e) increase the risk of flooding of other land;
 - (f) obstruct a watercourse.

Bushfire

124 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.

125 Buildings and structures should be designed and configured to reduce the impact of bushfire through designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.

126 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.

127 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.

128 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.

129 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.

130 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.

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

Salinity

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

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

134 Irrigated horticulture and pasture should not increase groundwater-induced salinity.

Acid Sulfate Soils

135 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:

- (a) the marine and estuarine environment;
- (b) natural water bodies and wetlands;
- (c) agricultural or aquaculture activities;
- (d) buildings, structures and infrastructure;
- (e) public health.

136 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

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

Containment of Chemical and Hazardous Materials

138 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.

139 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

140 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.

141 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.

142 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

Aboriginal Heritage

Note: Known sites of Aboriginal significance are registered under the Aboriginal Heritage Act 1988. Under this Act there are obligations which ensure the protection of heritage interests that are not yet registered. It is an offence to damage or disturb Aboriginal sites, objects or remains, whether or not they are entered in the Register of Aboriginal Objects or not. Under the Act, if during development, Aboriginal sites, objects or remains are discovered, the owner/occupier of an area of land (or their employer or agent) must report the discovery to the Minister for Aboriginal Affairs.

OBJECTIVES

Objective 54: The conservation of land, buildings and structures and their settings, which are of aesthetic, architectural, historical, cultural, archaeological, geological, palaeontological, technological or scientific significance.

The council area contains land, buildings and structures of heritage value. It is necessary that these areas of land, buildings and structures and their settings be conserved for the benefit of present and future generations, to maintain a historic and cultural record of the settlement of the state. Conservation of such areas, buildings and structures and their settings can also enhance the attractiveness of the council area to tourists and visitors.

In considering proposals involving the conservation of places of heritage value, the existing character and appearance of a place or area and its contribution to the heritage character of the locality need to be regarded. The historic character of a place or area is specifically influenced by design, construction, materials and colours.

Objective 55: The conservation and maintenance of the integrity of places of identified state and local heritage value.

Integrity in relation to places of heritage value means retaining the significant elements or features of such places in order to retain their identified heritage value.

Conservation in relation to places of heritage value means all the processes of looking after a place so as to retain heritage value. It includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation and, usually, a combination of more than one of these.

Objective 56: The facilitation and encouragement of continued use or adaptive reuse of land, buildings and structures of heritage value.

In some cases, the conservation of places of heritage value may only be achievable through change of use. If conservation objectives underpin adaptive forms of land use they should be helped and encouraged, and considered on their individual merits. Adaptive reuse means a use which may be different from the original use and function, but not so different as to destroy or remove heritage significance.

Objective 57: The conservation and maintenance of the distinctive architectural and historic character of areas identified as state heritage areas and local heritage areas.

New development in areas of heritage value should not detract from the identified heritage value of those areas.

Objective 58: The preservation of buildings or sites of architectural, historical, cultural heritage or scientific interest.

In addition to buildings or sites of architectural or historic interest, such as the Kanyaka homestead, there are also sites of geological interest and areas of outstanding natural beauty. Their preservation is necessary to provide historic links with the past and for scientific study. Preservation could result in substantial economic benefits from tourism.

There are at least 100 sites within the region of Aboriginal cultural heritage significance. The Flinders Ranges are particularly noteworthy for the number of rock-carvings present, while the surrounding plains include many camping and ceremonial grounds. Many sites are in accessible areas and are being desecrated by vandals and should, therefore, be protected.

PRINCIPLES OF DEVELOPMENT CONTROL

- 143** Development should be designed and sited so as to conserve and enhance buildings, structures or sites of natural or man-made cultural heritage or of particular architectural merit.
- 144** Development should conserve and retain the cultural significance of a local heritage place or State heritage place based on a respect for the existing fabric and should involve the least possible physical intervention. Conservation of places of heritage value should include provision for their security, maintenance and future conservation.
- 145** Development should conserve the heritage value of the heritage place and require the maintenance of an appropriate visual context, eg siting, form, scale, colour, texture and materials. New construction, demolition or modification should not adversely affect the setting and context of places of heritage value.
- 146** Development affecting a heritage place or area should only alter or adapt that place in order to retain or enhance the heritage value of the place or area.
- 147** Development adjoining places of heritage value should not detract from the heritage value of that place.
- 148** Alterations and additions to places of heritage value should enhance the established heritage value and be compatible with the design, siting, scale, built forms materials and external finishes.
- 149** Development adjacent to a place of heritage value should respect and complement the character of such a place in terms of design siting, scale, built form, materials and external finishes, and contribute positively to the heritage value of the heritage place.
- 150** The way in which land, buildings and structures of heritage value are used should support maintenance and/or restoration and heritage value.
- 151** Where the adaptation of a heritage place to a new use involves additional construction or part demolition or where alterations are proposed to the fabric, development should conserve or enhance its heritage value.
- 152** Development adjacent to, or in close proximity to, a building or item of heritage and/or townscape significance:
- (a) should respect the historic character and integrity of the locality or particular item of heritage and/or townscape significance within its locality;
 - (b) should be sympathetic in respect of its design, siting, scale, building and roof shape, bulk, height, advertising signs and external illumination to existing buildings of historic and/or townscape significance within the locality; and
 - (c) should be constructed of materials which are in visual harmony with materials used in those buildings of historic and/or townscape significance.

Centres and Shops

OBJECTIVES

Objective 59: Shopping, administrative, cultural, community, entertainment, educational, religious and recreational, facilities located in integrated centres.

Objective 60: Centres established and developed in accordance with a hierarchy based on function of each type of centre as appropriate for the region.

Objective 61: A hierarchy of centres located in centre zones.

The grouping of a wide range of facilities in integrated centres will benefit the community by encouraging economic, and shared, use of facilities, providing a meeting place for communities, and encouraging ready access by both public and private transport.

The hierarchy of centres is based on the principle that each type of centre provides a proportion of the total community requirement for goods and services commensurate with its role.

Centres are of the following types:

- (a) district centre;
- (b) neighbourhood centre; and
- (c) local centre.

The degree to which the various facilities can be located within a centre will depend, among other things, upon the size of the centre, the specific policies relating to the centre, the implications of competing centres for the population being served, and the characteristics of the population to be served. Each development proposal for a centre should be evaluated against that centre's, and other centres', defined roles in the centres hierarchy.

New development in centres should result in the expansion of the total range of retail goods and services available to the population to be served, have regard to the location and role of other existing and proposed centre zones, and be of a size and type which would not demonstrably lead to the physical deterioration of any existing centre zone, or designated shopping area.

PRINCIPLES OF DEVELOPMENT CONTROL

153 Shopping development should be located as follows:

- (a) a shop, or group of shops, with a gross leasable area greater than 450 square metres should be located in a centre zone.
- (b) a shop or group of shops with a gross leasable area of 450 square metres or less should not be located on a primary road unless located in a centre zone.
- (c) a shop or group of shops with a gross leasable area of 450 square metres or less located outside a centre zone, should:
 - (i) not hinder the development or function of any centre; and
 - (ii) conform to the design, access, and car parking requirements centre zones, set out in principles of development control numbered 86, 87 and 88 below.

154 Centre zones should meet the following criteria:

- (a) Their location and assigned role in the hierarchy of designated centres are designated centre zones.

- (b) The need to integrate facilities in the zone.
- (c) The need for any future expansion of the zone as a whole.
- (d) Multiple use of facilities and sharing of utility spaces.
- (e) Attractive development, with a unified design of buildings and a close relationship between shops, in a lively setting.
- (f) Materials compatible with the natural features of the site and adjacent development.
- (g) Acceptable microclimatic conditions and degree of exposure in designing and orienting buildings, and locating open space and parking areas.
- (h) Development and operation of facilities within a zone compatible with adjoining areas. This should be promoted through landscaping, screen walls, centre orientation, location of access ways, buffer strips and transitional use areas.
- (i) Signs designed in scale with the amenity of the area, and carefully located. Illumination from signs or floodlights should not spill over to adjacent areas.
- (j) Access and parking for residential areas located with centres separate from the access and car parking areas serving the other centre facilities.
- (k) Integration of public transport requirements, where appropriate.

155 Provision for the movement of people and goods within a centre zone should comply with the following:

- (a) Development should not cause inconvenient and unsafe traffic and pedestrian movements.
- (b) Developments should be concentrated for pedestrian convenience and not allowed to extend unnecessarily along road frontages; (increasing the depth of development is a more desirable alternative).
- (c) The separation of pedestrian and vehicle movements within zones is most desirable to ensure safety and convenience.
- (d) Access to car parking areas should be designed not to cause congestion or detract from the safety of traffic, on abutting roads.
- (e) Adequate and convenient provision should be made for service vehicles and the storage and removal of waste goods and materials.
- (f) Car parks should be orientated to facilitate direct and convenient access of pedestrians between them and the facilities they serve.
- (g) Parking areas should be consolidated and co-ordinated into convenient groups, rather than located individually, and access points should be minimised.
- (h) Adequate access for wheelchairs and motorised buggies should be provided throughout shopping complexes and associated car parking areas.
- (i) Baby change facilities should be provided in shopping complexes.

156 Landscaping should form an integral part of centre design, and be used to foster human scale, define spaces, reinforce paths and edges, screen utility areas, and generally enhance the visual amenity of the locality.

157 Centres should have a minimal adverse impact on traffic movements on primary and primary arterial, roads.

- 158** Centres should have minimal adverse impacts on residential areas.
- 159** Shops should have a rear access lane, which, connects with a public road, is not less than six metres in width, is sealed with an impervious material of industrial strength or an alternative access for service vehicles which does not impair public access to shops, or amenity.
- 160** Buildings should be finished with high quality materials selected for their energy efficiency and the treatment of facades and elevations avoids large blank walls.
- 161** Buildings should reduce energy use through energy efficient building design and energy saving practices.
- 162** Commercial development should use high quality materials that are durable, robust, easily replaced and functional
- 163** Parking structures should be designed, landscaped and located so they do not undermine the character of the area.
- 164** Development should maintain or establish convenient routes and facilities for pedestrians and cyclists (ie bicycle racks).

Mining

OBJECTIVE

Objective 62: The protection of the landscape from undue damage from prospecting, mining, quarrying, and similar extractive and associated manufacturing industries.

The permanent effect of mining operations on the appearance of the landscape should be considered before operations begin. It is important that prospecting, and mining and quarrying operations, be carefully planned to avoid unnecessary impairment of the landscape. Structures should be removed and the natural cover of land restored so far as possible after workings are finished.

PRINCIPLES OF DEVELOPMENT CONTROL

- 165** Quarrying, and similar extractive and associated manufacturing industries, should not mar the landscape. Old structures should be removed, and the natural cover of land restored, after workings are completed.
- 166** Mining operations should maximise the utilization of the resource and minimise any adverse impacts of extraction.
- 167** Mining operations should be conducted in accordance with a development and reclamation programme which:
- (a) ensures that danger and unreasonable damage or nuisance does not arise from the workings or any operations associated with them;
 - (b) provides an efficient buffer of land, tree screening or mounding around the site to protect the existing adjoining land users from the effects of the operation;
 - (c) provides for progressive rehabilitation of disturbed areas; and
 - (d) renders the site safe for future occupiers or users.
- 168** An after-use appropriate to the site and the locality should be established on completion of extractive operations, and reclamation should be carried out to return the site to as close as possible to its original condition in terms of vegetation cover and composition.

- 169** New extractive operations should not be opened within township boundaries unless for short-term public works programmes or other special purposes.
- 170** Borrow pits for road construction should be worked so as to minimise disturbance to the environment.
- 171** Borrow pits and associated workings adjoining public roads should be screened by tree planting and be restored on completion of operation.

Primary Industries

OBJECTIVES

Animal Keeping

- Objective 63:** Animals not kept at a density beyond the carrying capacity of the land or water.
- Objective 64:** Animal keeping development sited and designed to avoid adverse effects on surrounding development.
- Objective 65:** Intensive animal keeping protected from encroachment by incompatible development.
- Objective 66:** Ecological sustainable development of the aquaculture industry.
- Objective 67:** 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

- 172** Animal keeping and associated activities should not create adverse impacts on the environment or the amenity of the locality.
- 173** 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

- 174** 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.
- 175** 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.
- 176** Apart from the Residential (Stables) Zone, 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.

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

178 No more than four horses should be kept on an allotment of 3000 square metres or less, in any Rural Living or Residential (Stables) Zone.

Pigeon Keeping

179 The keeping of more than ten pigeons for breeding, racing or meat production should provide:

- (a) at least 0.22 cubic metres of loft space per bird;
- (b) adequate ventilation;
- (c) insulation; and
- (d) adequate waste disposal.

Dairies

180 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.

181 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

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

- (a) 800 metres of a public water supply reservoir;
- (b) the 1 in 100 year average return interval flood event area of any watercourse;
- (c) 200 metres of a major watercourse (third order or higher stream);
- (d) 100 metres of any other watercourse, bore or well used for domestic or stock water supplies;
- (e) 2000 metres of a defined and zoned township, settlement or urban area (except for land based aquaculture);
- (f) 500 metres of a dwelling (except for a dwelling directly associated with the intensive animal keeping facility).

183 Intensive animal keeping operations in uncovered situations should incorporate:

- (a) a controlled drainage system which:
 - (i) diverts runoff from external areas; and
 - (ii) directs surface runoff into an effluent management system that has sufficient capacity to hold run off from the controlled drainage area;

- (b) pen floors which:
 - (i) ensure that effluent does not infiltrate and contaminate groundwater or soil; and
 - (ii) are graded to a consistent uniform slope of between 2 per cent and 6 per cent;
- (c) effluent drainage into an effluent lagoon(s) that has sufficient capacity to hold runoff from the controlled drainage area.

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

Kennels

185 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.

186 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.

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

Land Based Aquaculture

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

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

- (a) prevent surface flows from entering the ponds in a 1 in 100 year average return interval flood event;
- (b) prevent pond leakage that would pollute groundwater;
- (c) prevent any overflow that would enable the species being farmed to enter any watercourse or drainage line;
- (d) minimise the need for intake and discharge pipes to traverse sensitive environments.

190 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.

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

Marine Based Aquaculture

192 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).
- 193** 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.
- 194** 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.
- 195** Marine aquaculture should be sited, designed, constructed and managed to minimise interference and obstruction to the natural processes of the coastal and marine environment.
- 196** 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.
- 197** Racks, floats and other farm structures associated with marine aquaculture or other offshore development should where practicable be visually unobtrusive from the shoreline.
- 198** 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.
- 199** Marine aquaculture should be developed to maintain existing rights of way within or adjacent to a site.
- 200** 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.
- 201** Marine aquaculture and other offshore development should be located at least:
- (a) 550 metres from a proclaimed shipwreck;
 - (b) 1000 metres seaward from the boundary of any reserve under the National Parks and Wildlife Act 1972, unless a lesser distance is agreed with the Minister responsible for that Act.

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

203 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.

Outdoor Advertisements

OBJECTIVES

Objective 68: An urban environment and rural landscape not disfigured by advertisements.

Objective 69: Advertisements in retail, commercial and industrial urban areas, and centre zones, designed to enhance the appearance of those areas.

Objective 70: Advertisements not hazardous to any person.

PRINCIPLES OF DEVELOPMENT CONTROL

204 The location, siting, size, shape and materials of construction, of advertisements should be:

- (a) consistent with the desired character of areas or zones as described by their objectives;
- (b) consistent with the predominant character of the urban or rural landscape; or
- (c) in harmony with any building or site of historical significance or heritage value in the locality.

205 Advertisements should not detrimentally affect by way of their siting, size, shape, scale, glare, reflection or colour the amenity of areas, zones or localities in which they are situated.

206 Advertisements should not impair the amenity of areas, zones or localities, in which they are situated by creating, or adding to, clutter, visual disorder and the untidiness of buildings and spaces.

207 Advertisements should not obscure views of attractive landscapes or particular trees or groups of trees.

208 The scale of advertisements should be compatible with the buildings on which they are situated and with nearby buildings and spaces.

209 Advertisements wholly or partly consisting of bunting, streamers, flags, windvanes and the like, should not detrimentally affect the amenity of areas, zones or localities, in which they are situated.

210 Advertisements on buildings that have a single architectural theme but which contain a number of tenancies, should be attached and displayed so as to be coordinated with that theme.

- 211** Advertisements should not be erected in positions close to existing electricity mains so that potentially hazardous situations are created.
- 212** Advertisements should not create a hazard to persons travelling by any means.
- 213** Advertisements should not obscure a driver's view of other road vehicles, of rail vehicles at or approaching level crossings, of pedestrians and of features of the road such as junctions, bends, changes in width, traffic control devices and the like, that are potentially hazardous.
- 214** Advertisements should not be so highly illuminated as to cause discomfort to an approaching driver, or create difficulty in their perception of the road, or of persons or objects on it.
- 215** Advertisements should not be liable to interpretation by drivers as an official traffic sign or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals.
- 216** Advertisements should not distract drivers from the primary driving task at a location where the demands on driver concentration are high.
- 217** An outdoor advertisement should be displayed only on land upon which the business to which it relates is conducted unless it is of particular value to the public as an information sign.
- 218** Advertisements or advertising displays erected on a verandah or which project from a building wall should:
- (a) have a minimum clearance over a footway of 2.5 metres;
 - (b) where erected on or over a verandah, not protrude past the extremities of the verandah;
 - (c) have a minimum clearance of 0.45 metres to the vertical alignment of the road kerb or edge of carriageway; and
 - (d) where projecting from a wall, abut the edge of the advertisement or advertising display to the surface of the wall.
- 219** Free standing advertisements and advertising displays:
- (a) should be limited to only one major identification advertisement or advertising display per site or complex, or two per site or complex where the primary road frontage exceeds 100 metres;
 - (b) should be of a consistent design theme with other advertising on buildings within the site or complex where multiple advertisements are appropriate;
 - (c) may incorporate the name or nature of each business or activity within the site or complex in the single advertisement;

in such circumstances as described in (c) above, should exhibit co-ordinated and complementary advertisements to identify the tenants and their types of businesses, with graphically and colour co-ordinated panels mounted below the more predominant main complex or site identity display.

Coastal Areas

These following objectives apply to all coastal areas excluding off-shore islands. Beaches, sand dunes, cliffs, wetlands, nearshore waters and lands that form part of the coastal landscape, and ecosystems are included. It is not intended to include the whole of coastal catchments.

The policies include objectives and principles to manage hazard risk in coastal areas which may be affected by sea level rise, erosion or other hazards common to coastal areas. They provide a framework for the local policies within specific coastal zones or other zones which may be affected by coastal processes.

OBJECTIVES

Objective 71: Manage development in coastal areas to sustain or enhance the natural coastal environment.

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

Much of the coast is subjected to the forces of waves, tides and sea-currents, particularly during storms. 'Soft' coasts develop a balance between the sea and the land which changes with the seasons, a so called dynamic equilibrium. As well, wave action and currents are continually moving sand along the shore, often resulting in a net drift of material in one direction. Development can either directly or indirectly, interfere with these processes for example by changing surface and groundwater flows, and result in permanent loss of beach and dunes.

Not only may the shore environment be degraded and the amenity and recreation use of the beach be lost, but the development which caused the problem may become at risk. Even though there are policies to avoid public funding for protection of private development, public costs are often incurred on emergency works and protection of affected public land. The protection measures themselves (sea walls) often cause further loss of the beach and detract from public enjoyment of the coast. In other areas coastal processes may be naturally eroding soft cliffs. Development located too close to such cliffs is not only at risk but could aggravate the erosion through increased stormwater run-off if it is of poor design.

Objective 72: Development which does not interfere with, and preserves and manages, the environmentally important features of coastal areas, including mangroves, wetlands, dune areas, stands of native vegetation, wildlife habitats, estuarine areas and local creeks.

The interface between sea and land is a very active area for the movement of water and sand or other matter. It is usually very rich in plants and animals, both marine and terrestrial and is an important breeding ground for many species. Such a biologically diverse environment is important in sustaining the biological resource base, particularly of the sea. Areas of conservation significance should be protected from development and zoned accordingly. If necessary the conservation effectiveness of coastal areas can be enhanced by linking them to other natural environments with linear parks.

The area and shape of allotments can be important for facilitating the management of environmentally sensitive areas and minimizing the impact of development on them. Linear features such as dunes and lagoons are best managed when they have a single owner. Conservation reserves are best protected when abutting land is not closely divided.

The coast is continually at risk of being badly polluted as it is at the receiving end of land drainage systems. Experience has shown that this poses a significant risk to marine life and sea-food resources. Land based animals and people who eat contaminated sea-food also suffer. Wetlands, which are often found behind sand dunes, and tidal flats not only provide a rich wildlife habitat, and are known to be a valuable natural treatment area for organic matter carried by rivers and local creeks.

Objective 73: Development which preserves and does not detract from or reduce the value of sites of ecological, economic, heritage, cultural, scientific, environmental educational or landscape importance.

Objective 74: Preserve areas of high landscape and amenity value including stands of vegetation, exposed cliffs, headlands, islands and hill tops, and areas which form an attractive background to urban and tourist developments.

Coastal areas often include sites of aboriginal heritage and were usually those first settled by the nineteenth century immigrants. Seacliffs can provide valuable geological exposures and beaches are often a source of rich and varied biological material which is important for scientific research and education.

The landscape value of the coast is important to both beach-users and people on the sea. Even somewhat distant backdrops to the coast can affect the amenity. Policies for land clearly visible from the beach or near shore waters should reflect this.

Objective 75: Development which maintains, improves or enhances public access to coastal areas in keeping with objectives for protection of the environment, heritage and amenity by provision of:

- (a) planned, appropriate easy to use public access to and along beaches;
- (b) coastal reserves and lookouts;
- (c) convenient and safe public boating facilities at selected locations;
- (d) convenient vehicular access to points near beaches and selected points of interest; and
- (e) adequate car parking.

Since the first surveys the South Australian coast has been seen as a public resource for the enjoyment of all. It is important that public access to the coast, particularly to beaches, is maintained and improved in a way that is consistent with the other objectives. It is essential that development does not preclude or restrict public access along the coast and that conservation and public reserves are not damaged or alienated by the location or design of abutting development. Where necessary, areas important to public recreation in coastal areas should be zoned accordingly. Unless capable of a dual purpose, conservation reserves should not be used for public access purposes, nor should they be regarded as expendable erosion protection areas.

Spur roads to the coast and lookouts are favoured over esplanades as they usually have less impact on coastal environment. In environmentally suitable parts of coastal areas away from the coast, it may be possible to use loop roads to allow visitors to arrive and depart by different routes.

Objective 76: Development only located, designed and undertaken on land which is not subject to, or can be appropriately protected from hazards to coastal development such as inundation by storm tides or combined storm tides and stormwater, coastal erosion and sand drift; including an allowance for changes in sea level due to natural subsidence and predicted climate change during the first 100 years of the development. This change to be based on the historic and currently observed rate of sea level rise for South Australia with an allowance for the nationally agreed most-likely predicted additional rise due to global climate change.

The most common situation in coastal areas is subsidence. Rates of subsidence are significant in some places, especially in low-lying areas where soft sediments may still be compacting. This should be taken into account when estimating the probable changes in relative sea level in a locality over the life of a development. Possible effects of climate change should also be considered. The allowance that should be made for climate change is discussed below.

Objective 77: Development which will not require, now or in the future, public expenditure on protection of the development or the environment by developers bearing the costs of protecting private development from the effects of coastal processes or the environment from the effects of development rather than the community.

Portions of the City of Port Augusta are low-lying and subject to inundation by tidal water during extreme storm tidal surges. To address the risk to property from this natural hazard, Council has devised a coastal flooding protection strategy. Implementation of the protection strategy has commenced, however the risk of tidal inundation of low-lying property in an extreme tidal-surge event remains until the strategy is completed.

Low-lying land which is now or in the future, subject to inundation by storm tides or stormwater should not be zoned or developed for urban/tourist development unless environmentally sound mitigation and protection works are formally and securely guaranteed by the council or the proponents of development.

Erosion mitigation works should only be considered in those instances where:

- (a) a buffer cannot be provided;
- (b) the works will not have an adverse effect on adjacent coastal areas and processes; and
- (c) the works are guaranteed by the council or the proponent.

The storm tide, stormwater and erosion protection requirements need to be based on an anticipated sea level rise due to global warming of 0.3 metres between 1991 and 2050. Development should also be capable of being protected against a further sea level rise, and associated erosion, of 0.7 metres between 2050 and 2100. This rise is based on the historic and currently observed rate of sea level rise for South Australia with an allowance for the nationally agreed most-likely predicted additional rise due to global climate change.

Applications for the development of land which is at risk from storm surge and stormwater flooding or erosion should contain:

- (a) sufficient technical information to demonstrate that the proposed development will be protected from flooding or erosion
- (b) the design of any coastal protection measures which are to be included and an assessment of the effect of such measures on the beach and adjacent coast
- (c) evidence, where appropriate, of financial guarantees or other arrangements to ensure that all future costs (including storm damage, future protection, environmental restoration and site restoration in the event of non-completion) will either be met by the developer or future owners, or have been accepted as a future commitment by a local council or other appropriate agency.

Objective 78: The protection of the physical and economic resources of the coast from inappropriate development.

The need for, and opportunities for, location-specific developments such as harbours, jetties and marinas, mining, the harvesting of salt and fish or shell-fish farming (aquaculture) which all have particular physical and/or biological requirements, should be assessed before introducing policies or zonings which would prevent or inhibit such development. There also may be unique features of particular attraction for tourists which require special consideration.

Objective 79: Urban development including housing, holiday houses, tourist accommodation, marinas, and rural living, as well as land division for all such purposes, located only in the zones specifically created for such developments and for it to be environmentally acceptable and consistent with orderly and economic development.

It is important that the coastal policies for each council area clearly identify those areas where urban, rural living, tourist and marina developments could be located and that all dwellings, accommodation and land division for these purposes should be located within those identified areas.

The location and size of zones set aside for such development should be based upon the achievement of the environmental, conservation, amenity and hazard-risk objectives for coastal areas. This means that generally the number of such zones should be limited, the shape of zones equidimensional, not linear, and the policies should ensure compact, orderly development.

Many areas of the South Australian coast are remote from existing community services and infrastructure. A frequent problem is the provision of adequate water supplies for permanent settlements.

Provision of an excessive number of zones or excessive area of zones would be likely to result in scattered development. To service them with public utilities and community facilities would be costly. It would also detract from the achievement of the other objectives for the coast. While adequate and appropriate land is zoned for development, remaining land, even if considered environmentally suitable for development should be retained in its natural state or in commercial farming use (not rural living) until existing development zones are almost fully developed.

Objective 80: To re-develop and redesign unsatisfactory coastal living areas which do not satisfy environmental, health or public access standards for coastal areas.

There are numerous urban coastal settlements which have been developed without due regard given to flooding, erosion, public access or environmental requirements. Such areas should only be developed further if they are within a zone of predominantly urban character and satisfy the coastal development policies. Development in unsuitable locations, including holiday houses on public foreshores, may need to be moved to alternative sites in due course.

Objective 81: Protect the coast from development that will adversely affect the marine and onshore coastal environment whether by pollution, erosion, damage or depletion of physical or biological resources, interference with natural coastal processes or any other means.

PRINCIPLES OF DEVELOPMENT CONTROL

Coastal Areas

The following principles of development control are applicable to all development which could impact on coastal areas, affect coastal processes or be subject to effect or hazard from coastal processes now or in the future, whether or not the development is located in a designated coastal zone.

Environmental Protection

220 Development, including flood, erosion and wave protection measures, should not adversely affect the ecology of coastal areas, the seabed or coastal waters by pollution, significant loss of habitat, interference with coastal processes or any other means.

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

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

223 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.

224 Land should only be divided in such a way that:

- (a) it or the subsequent development and use of the land will not adversely affect the management of the land, adjoining land or the coast;
- (b) sand dunes, wetlands and remnant vegetation are maintained in single parcels;
- (c) the number of allotments abutting directly onto the coast or onto a reserve for conservation purposes is minimised; and

- (d) outside of urban, tourist-accommodation and rural living zones it will not result in allotments with frontages to the coast or coastal reserve shorter than the depth of the allotment (or less than the square root of the area for irregular shaped allotments).
- 225** Development should be designed for solid or fluid wastes and stormwater run-off to be disposed of so that it will not cause pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.
- 226** Effluent disposal systems incorporating soakage trenches or a similar system should be located not less than 100 metres or greater where it is necessary to avoid effluent migration onto the inter-tidal zone, the 100 metres to be measured from:
- (a) the mean high water mark at spring tide adjusted for any subsidence for the first 50 years of development plus a sea level rise of one metre; or
 - (b) the nearest boundary of any erosion buffer determined in accordance with principle of development control numbered 243, whichever is the greater. Except where Department of Human Services standards can be met by a lesser set-back.
- 227** Development should preserve natural drainage systems and should not significantly increase or decrease the volume of water flowing to the sea. Where necessary it should incorporate stormwater management schemes including:
- (a) on-site harvesting of water and land based disposal systems;
 - (b) retention basins to facilitate settlement of pollutants and to regulate water flow; and
 - (c) infiltration.
- 228** Development should not cause deleterious effects on the quality or hydrology of groundwater.
- 229** Development proposed to include or create confined, coastal waters (whether partially or wholly), including water subject to the ebb and flow of the tide, should ensure the quality of such waters is maintained at an acceptable level.
- 230** Development should not preclude the natural geomorphological and ecological adjustment to changing climate, sea level or other conditions. For example landward migration of coastal wetlands should not be prevented by embankments. Development should be designed to allow for new areas to be colonised by mangroves and wetland species and for removal of existing embankments where practical.

Maintenance of public access

- 231** Development adjacent to the coast should not be undertaken unless it has or incorporates the provision of a public reserve, not including a road or erosion buffer provided in accordance with principle of development control numbered 242, of at least 50 metres width between such development and the toe of the primary dune or the top edge of the escarpment, unless the development relates to small-scale infill development in a predominantly urban zone.
- 232** Development which abuts or includes a coastal reserve for scenic, conservation or recreational purposes should be located and designed in such a way as to have regard to the purpose, management and amenity of the reserve and to prevent illegal incorporation of reserve land into private land.
- 233** Development, including marinas, should be located and designed to allow public access along the waterfront, to beaches, and to coastal reserves, except where public safety reasons preclude.
- 234** Access to beaches and reserves should be, by means of walkways and roads suitably designed and constructed to meet the environmental objectives and principles of development control for coastal areas.

- 235** Access roads to the coast and lookouts should preferably be spur roads. Tourist routes may be loop roads but should be located back from the coast and only where the road will not detract from the amenity of the area or lead to management problems.
- 236** Marine aquaculture access, launching and maintenance facilities wherever possible should be developed co-operatively, and co-located to serve the needs of the industry and community as a whole, and where necessary may be located on the foreshore.

Hazard risk minimization

- 237** Development should not occur on land where the risk of flooding is unacceptable having regard to personal and public safety and to property damage.
- 238** Land should not be divided for commercial, industrial or residential purposes unless a layout can be achieved whereby roads, parking areas and adequate development sites on each allotment are at least 0.3 metres above the standard sea-flood risk level, unless the land is or can be protected in accordance with principle of development control numbered 241.
- 239** Minimum building site and floor levels should be at least 3.65 metres Australian Height Datum and 3.9 metres Australian Height Datum respectively.
- 240** Buildings to be located over tidal water or which are not capable of being raised or protected by flood protection measures in future, should have a floor level of at least 1.25 metres above the standard sea-flood risk level.
- 241** Development which requires protection measures against coastal erosion, sea or stormwater flooding, sand drift or the management of other coastal processes at the time of development, or which may require protection or management measures in the future, should only be undertaken if:
- (a) the measures themselves will not have an adverse effect on coastal ecology, processes, conservation, public access and amenity;
 - (b) the measures do not now, or in the future require community resources, including land;
 - (c) the risk of failure of measures such as sand management, levee banks, flood gates, valves or stormwater pumping, is appropriate to the degree of the potential impact of a failure; and
 - (d) adequate financial guarantees are in place to cover future construction, operation, maintenance and management of the protection measures.
- 242** Development should be set-back a sufficient distance from the coast to provide an erosion buffer which will allow for at least 100 years of coastal retreat for single buildings or small-scale developments, or 200 years of retreat for large-scale developments such as new towns, unless:
- (a) the development incorporates private coastal works to protect the development and public reserve from the anticipated erosion, and the private coastal works comply with principle of development control numbered 241; or
 - (b) the council is committed to protecting the public reserve and development from the anticipated coastal erosion.
- 243** Where a coastal reserve exists, or is to be provided in accordance with principle of development control numbered 231, it should be increased in width by the amount of buffer required.
- 244** The width of an erosion buffer should be based on:
- (a) the susceptibility of the coast to erosion;
 - (b) local coastal processes;

- (c) the effect of severe storm events;
- (d) the effect of a 0.3 metres sea level over the next 50 years on coastal processes and storms; and
- (e) the availability of practical measures to protect the development from erosion caused by a further sea level rise of 0.7 metres per 50 years thereafter.

245 Where there is inadequate area to provide the necessary erosion buffer to development on land at risk from long-term coastal erosion (for example small-scale infill development including land division), such development should not occur unless:

- (a) the council has committed itself to erosion protection measures which may be necessary along this section of the coast; or
- (b) a legally binding agreement is included on the freehold certificate(s) of title(s) that protection measures will not be built and that any building will be transportable and will be removed when threatened by erosion or storm surge flooding; or
- (c) a legally binding agreement is included on the freehold certificate(s) of title(s) that protection measures that comply with principle of development control numbered 241 for coastal development will be built by the land owner(s) when required.

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

Protection of physical and economic resources

247 Development outside of urban zones should not take place if there is the potential for significant conflict with likely development which benefits the wider community based on any of the special economic or physical resources of coastal areas such as:

Tourist Attractions
 Harbour and Jetty Sites
 Aquaculture Sites
 Marina Sites
 Mineral Deposits of State or National importance.

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

Settlement, tourist facilities, marinas and other development in appropriate zones

249 Urban development including holiday house settlements and tourist developments, marinas, rural living, country living and other development of a non-commercial farming nature, including land division for all such development, should only be undertaken in zones designated for such development.

250 Tourist development outside of zones designated for such development should be confined to small-scale, short-stay accommodation within or adjacent to an existing inhabited farmhouse and operated as a minor adjunct to normal commercial farming.

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

252 The coastline and its visual amenity should not be significantly impaired by the onshore development of marine aquaculture storage, cooling and processing facilities. Where possible these facilities should be:

- (a) located, sited, designed, landscaped and developed at a scale and using external materials to minimise any adverse visual impact on the coastal landscape;
- (b) established in areas appropriately zoned and with appropriate vehicular access arrangements;
- (c) developed to ensure that wastes are disposed of in a complete and effective system which is legally approved.

No premature development

253 Development, including land division, urban, holiday settlement, tourist development and other urban-type developments should be:

- (a) compact not linear development;
- (b) contiguous with any existing built-up areas;
- (c) developed in a staged and orderly manner which facilitates the economic provision of services and infrastructure; and
- (d) in particular no such development should occur without provision of an adequate reticulated domestic-quality mains water supply and a common effluent drainage scheme.

Re-development of unsatisfactory areas

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

Residential

OBJECTIVES

Objective 82: Safe, convenient, pleasant and healthy-living environments that meet the full range of needs and preferences of the community.

Objective 83: An increased mix in the range and number of dwelling types available within urban boundaries to cater for changing demographics, particularly smaller household sizes, housing for seniors and supported accommodation.

Objective 84: Higher dwelling densities in areas close to centres, public and community transport and public open spaces.

Objective 85: The regeneration of selected areas identified at zone and/or policy area levels.

Objective 86: Affordable housing and housing for seniors provided in appropriate locations.

PRINCIPLES OF DEVELOPMENT CONTROL

255 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.

- 256** Buildings on battleaxe allotments or the like should be single storey and be designed to maintain the privacy of adjoining properties.
- 257** Residential allotments should be of varying sizes to encourage housing diversity.
- 258** Dwellings constituting affordable housing and housing for seniors should be located to optimise access to shops, social services and facilities, or public transport.

Design and Appearance

- 259** Where a dwelling has direct frontage to a street the dwelling should be designed to provide surveillance and address the street.
- 260** Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.
- 261** 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.
- 262** 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.
- 263** Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9am and 5pm on the 21 June.
- 264** Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9.00am and 3.00pm on 21 June to at least the smaller of the following:
- (a) half of the existing ground-level open space
 - (b) 35 square metres of the existing ground-level open space (with at least one of the area's dimensions measuring 2.5 metres).

Development should not increase the overshadowed area by more than 20 per cent in cases where overshadowing already exceeds these requirements.

Garages, Carports and Outbuildings

- 265** Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- 266** Garages and carports facing the street should not dominate the streetscape.
- 267** Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.

Street and Boundary Setbacks

268 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.

269 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.

270 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.

271 Carports and garages should be set back from road and building frontages so as to:

- (a) contribute to the desired character of the area
- (b) not adversely impact on the safety of road users
- (c) provide safe entry and exit
- (d) not dominate the appearance of dwellings from the street.

Site Coverage

272 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 waste and recycling receptacles.

Private Open Space

273 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.

274 Dwellings should have associated private open space of sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.

275 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	Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater. 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.
Less than 250 square metres	35 square metres	Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater. 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.

276 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.

277 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.

278 Rooftop gardens should be incorporated into residential flat buildings.

Site Facilities and Storage

279 Site facilities for group dwellings, residential parks and residential flat buildings should include:

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

Visual Privacy

280 Upper level windows, balconies, terraces and decks should have a sill height of not less than 1.7 metres or be permanently screened to a height of not less than 1.7 metres above finished floor level to avoid overlooking into habitable room windows or onto the useable private open spaces of other dwellings.

281 Permanently fixed external screening devices should be designed and coloured to blend with the associated building's external material and finishes.

Noise

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

283 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.

284 Residential development on sites abutting primary and secondary arterial roads should include front fences and walls that will supplement the noise control provided by the building facade.

285 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.

286 External noise and light intrusion to bedrooms should be minimised by separating or shielding these rooms from:

- (a) active communal recreation areas, parking areas and vehicle access ways
- (b) service equipment areas and fixed noise sources on the same or adjacent sites.

Car Parking and Access

287 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.

288 On-site parking should be provided having regard to:

- (a) the number, nature and size of proposed dwellings
- (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
- (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons

- (d) availability of on-street car parking
- (e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).

289 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.

290 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.

291 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.

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

Undercroft Garaging of Vehicles

293 Undercroft garaging of vehicles should occur only where:

- (a) the overall height and bulk of the development does not adversely impact on streetscape character or the amenity of adjacent properties
- (b) vehicles can safely exit from the site without compromising pedestrian safety or causing conflict with other vehicles
- (c) driveway gradients provide for safe and functional entry and exit
- (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath
- (e) openings into undercroft garage areas are designed to integrate with the main building so as to minimise visual impact
- (f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties
- (g) the overall streetscape character of the locality is not adversely impaired (eg visual impact, building bulk, front setbacks relative to adjacent development).

294 Buildings with four storeys or more above natural surface level should include provision for undercroft parking.

295 Semi-basement or undercroft car parking should be suitably integrated with building form.

296 In the case of semi-basement car parks where cars are visible, adequate screening and landscaping should be provided.

Dependent Accommodation

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

- (a) the site is of adequate size and configuration and the minimum total site is 600 square metres
- (b) the accommodation has a small floor area relative to the associated main dwelling with a floor area not exceeding 60 square metres
- (c) adequate outdoor space of a minimum of 120 square metres is provided for the use of all occupants
- (d) adequate on-site car parking is provided by one additional car parking space being provided on the site
- (e) the building is designed to, and comprises colours and materials that will, complement the original dwelling

Swimming Pools and Outdoor Spas

298 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.

Supported Accommodation and Housing for Seniors

OBJECTIVES

Objective 87: Provision of well designed supported accommodation for community groups with special needs.

PRINCIPLES OF DEVELOPMENT CONTROL

299 Supported accommodation and housing for seniors (including nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses) should be:

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

300 Supported accommodation and housing for seniors should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents that include:

- (a) internal communal areas and private spaces;
- (b) useable recreation areas for residents and visitors, including visiting children;
- (c) spaces to accommodate social needs and activities, including social gatherings, internet use, gardening, keeping pets, preparing meals and doing personal laundry;
- (d) storage areas for items such as boats, trailers and caravans;
- (e) mail boxes and waste disposal areas within easy walking distance of all units.

301 Access roads within supported accommodation and housing for seniors developments should:

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

302 Car parking associated with supported accommodation and housing for seniors should:

- (a) be conveniently located on site within easy walking distance of resident units;
- (b) be adequate for residents, service providers and visitors;
- (c) include covered and secure parking for residents' vehicles;
- (d) have slip-resistant surfaces with gradients not steeper than 1 in 40;
- (e) allow ease of vehicle manoeuvrability;
- (f) be designed to allow the full opening of all vehicle doors;
- (g) minimise the impact of car parking on adjacent residences owing to visual intrusion and noise;
- (h) be appropriately lit to enable safe and easy movement to and from vehicles.

Supported Accommodation

303 Supported accommodation should include:

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

304 Car parking associated with supported accommodation should:

- (a) have adequate identifiable provisions for staff;
- (b) include private parking spaces for independent living units;

- (c) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles.

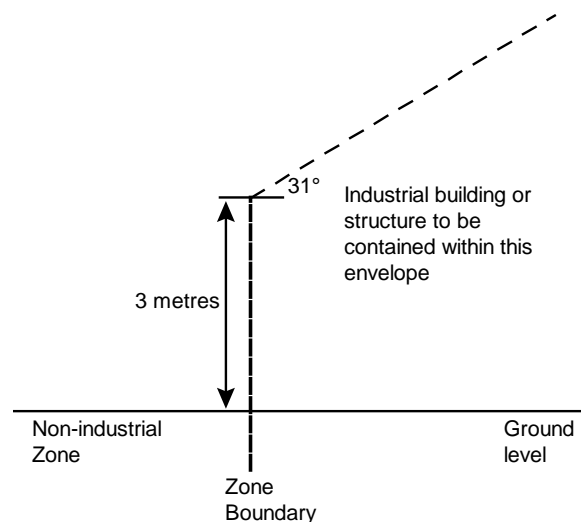
Industrial Development

OBJECTIVES

- Objective 88:** 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.
- Objective 89:** The development of small scale agricultural industries and home based industries in rural areas.
- Objective 90:** Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.
- Objective 91:** Industrial development occurring without adverse effects on the health and amenity of occupiers of land in adjoining zones.
- Objective 92:** Compatibility between industrial uses within industrial zones.
- Objective 93:** The improved amenity of industrial areas.

PRINCIPLES OF DEVELOPMENT CONTROL

- 305** 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.
- 306** 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:



- 307** Industrial development should enable all vehicles to enter and exit the site in a forward direction, where practical.
- 308** 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.

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

- (a) use a variety of building finishes
- (b) not consist solely of metal cladding
- (c) contain materials of low reflectivity
- (d) incorporate design elements to add visual interest
- (e) avoid large expanses of blank walls.

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

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

312 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.

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

- (a) be sited, designed, landscaped and developed at a scale and using external materials that minimise any adverse visual impact on the coastal landscape
- (b) be sited and designed with appropriate vehicular access arrangement
- (c) include appropriate waste treatment and disposal.

Small-scale agricultural industries and home-based industries in rural areas

314 Agricultural industries and home based industries in rural areas should:

- (a) use existing buildings and, in particular, buildings of heritage value, in preference to constructing new buildings
- (b) be set back at least 50 metres from:
 - (i) any bore, well or watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 government standard topographic map
 - (ii) a dam or reservoir that collects water flowing in a watercourse
 - (iii) a lake or wetland through which water flows
 - (iv) a channel into which water has been diverted
 - (v) a known spring
 - (vi) sink hole
- (c) be located within the boundary of a single allotment, including any ancillary uses

- (d) not result in more than one industry located on an allotment
- (e) include a sign that facilitates access to the site that is sited and designed to complement the features of the surrounding area and which:
 - (i) does not exceed 2 square metres in area
 - (ii) is limited to one sign per establishment (for agricultural and home-based industries)
 - (iii) is not internally illuminated.

315 Agricultural industries and home-based industries in rural areas should not:

- (a) necessitate significant upgrading of public infrastructure including roads and other utilities
- (b) generate traffic beyond the capacity of roads necessary to service the development
- (c) result in traffic and/or traffic volumes that would be likely to adversely alter the character and amenity of the locality
- (d) be located on land with a slope greater than 20 per cent (1 in 5).

316 Agricultural industries in rural areas should be small scale, and:

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

317 Agricultural Industries and processing plants should not be located:

- (a) on land that is classified as being poorly drained or very poorly drained;
- (b) within 800 metres of a high water level of a public water supply reservoir;
- (c) closer than 300 metres (other than a home based industry) to a dwelling or tourist accommodation that is not in the ownership of the applicant.

318 Home-based industries in rural areas:

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

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

Infrastructure

OBJECTIVES

Objective 94: Infrastructure provided in an economical and environmentally sensitive manner.

Objective 95: Infrastructure, including social infrastructure, provided in advance of need.

Objective 96: Suitable land for infrastructure identified and set aside in advance of need.

Objective 97: The visual impact of infrastructure facilities minimised.

Objective 98: The efficient and cost-effective use of existing infrastructure.

PRINCIPLES OF DEVELOPMENT CONTROL

319 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.

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

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

- 322** Development should not take place until adequate and coordinated drainage of the land is assured.
- 323** Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 324** 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.
- 325** Urban development should not be dependent on an indirect water supply.
- 326** Electricity infrastructure should be designed and located to minimise its visual and environmental impacts.
- 327** In urban areas, electricity supply serving new development should be installed underground.
- 328** 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.
- 329** Utility buildings and structures should be grouped with non-residential development where possible.
- 330** Development in proximity to infrastructure facilities should be sited and be of a scale to ensure that adequate separation is provided to protect people and property while also ensuring that the infrastructure provider is able to easily gain access to the facility for maintenance and upgrade purposes.

Interface between Land Uses

OBJECTIVES

Objective 99: Development located and designed to prevent adverse impact and conflict between land uses.

Objective 100: Protect community health and amenity and support the operation of all desired land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

- 331** 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.

- 332** Development should be sited and designed to minimise negative impact on existing and potential future land uses considered appropriate in the locality.
- 333** 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.
- 334** 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.
- 335** 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.
- 336** Development on land that adjoins a railway corridor should:
- (a) not obstruct the visibility of trains as they approach crossings;
 - (b) include appropriate fencing to reduce the potential for pedestrians or vehicles to access the corridor;
 - (c) in the case of residential development, include a substantial vegetated buffer along the length of the corridor;
- to ensure that the continued operation of the railway is not compromised.

Noise

- 337** Development should be sited, designed and constructed to minimise negative impacts of noise and to avoid unreasonable interference.
- 338** Development should be consistent with the relevant provisions in the current Environment Protection (Noise) Policy.

Rural Interface

- 339** 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.
- 340** 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.
- 341** Existing primary production uses and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
- 342** 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.

Transportation

Objective 101: A road network of a standard that enables safe and comfortable travel between major centres and gives access to popular resorts.

Objective 102: The maintenance of the natural and scenic qualities of the region by having special regard to the location of roads and the accessibility they provide.

The roads shown on the City of Port Augusta Structure Plan, [Map PtAu/1 \(Overlay 1\)](#) are classified as primary roads.

Objective 103: The free flow of traffic on roads by minimising interference from adjoining development.

Where necessary in both urban and rural areas, development adjoining roads should be set-back from the road frontage to enable proper traffic circulation. In some instances it may be necessary in the interests of safety and the free flow of traffic to restrict access to or from a road.

Some kinds of development attract large numbers of vehicles which create traffic hazards and congestion on roads in the vicinity unless special provision is made to accommodate them. Off-street parking should be provided so that roads can provide for the safe and efficient flow of traffic.

Objective 104: Safe and convenient vehicular traffic circulation, car parking provision and pedestrian access to community facilities.

PRINCIPLES OF DEVELOPMENT CONTROL

343 Development should ensure that a street and path network is established which encourages walking and cycling.

Car Parking

344 Car parking spaces should be established on the site at the rate indicated in [Table PtAu/4](#); but a lesser number of parking spaces may be established on the site if the balance is made up and provided on a site nearby which will be available for car parking purposes for the duration of the development and which can be used for those purposes without detriment to the amenity of the locality or the safety of the public.

345 Car parking spaces, vehicular loading spaces and associated access aisles and manoeuvring areas, should be sealed with an impervious material or paved to a suitable standard to minimise any dust and mud nuisance, be drained to the watertable of an adjacent public road, and have individual spaces linemarked and maintained thereafter.

346 Car parking areas should:

- (a) incorporate existing trees in the layout; and
- (b) be landscaped with the landscaping located and maintained in such a manner that the areas are screened to prevent a view of them from any road or abutting properties, and so that the car parking spaces have some shade.

347 Car parking spaces associated with a business should be located adjacent to a public road so that those car parking spaces are readily apparent and accessible to customers. For ease of identification by customers, a sign indicating the location and availability of such car parking spaces should be displayed at the access points to the land.

348 Development should have vehicular access which is not liable to be affected adversely by floodwaters or heavy rains.

349 The layout of access aisles and manoeuvring areas on an allotment should allow for vehicles to enter the parking area, and any public road, in a forward direction.

- 350** Vehicular access points to and from each allotment and the layout of car parking spaces should provide for safe vehicular movement which will not detrimentally affect traffic safety and vehicular movement on adjoining streets, or the safety of pedestrians.
- 351** The number of vehicle crossings should be kept to a minimum and all development should have a solid immovable barrier along road boundaries to restrict access onto and off an allotment other than by way of approved crossovers.
- 352** Development which requires the periodic delivery of goods should provide adequate on-site facilities so that all manoeuvring and loading takes place on portions of the allotment other than that developed for car parking, pedestrian or landscape areas; such facilities should be from a driveway at least six metres wide.
- 353** Access lanes and aisles, other than those associated with residential development, which are required to carry two-way traffic should not be less than six metres wide and, where required to carry one-way traffic, not be less than 3.5 metres wide.
- 354** In any parking area associated with public activities, provision should be made for parking for handicapped persons.
- 355** Parking areas, particularly those likely to be used during evenings should provide site lighting, directed and shaded in such a manner to cause no nuisance to adjacent occupiers; entrance and exit points should be floodlit with similar shading.
- 356** Large parking areas, having more than 50 spaces, should provide for the safety of users by the segregation of areas for vehicular and pedestrian movement or by the use of humps, line markings and changes in surface textures to increase a driver's awareness of pedestrians at points of possible conflict. Provision should be made for the parking of groups of motorcycles and bicycles in all parking areas.

Schools

- 357** The provision of school drop off facilities and car parking for parents should be provided on site within a clearly defined area or within the road reserve (or a widening of such road) at the cost of the developer.

Tourism Development

OBJECTIVES

- Objective 105:** Environmentally sustainable and innovative tourism development.
- Objective 106:** Tourism development that assists in the conservation, interpretation and public appreciation of significant natural and cultural features including State or local heritage places.
- Objective 107:** Tourism development that sustains or enhances the local character, visual amenity and appeal of the area.
- Objective 108:** Tourism development that protects areas of exceptional natural value, allows for appropriate levels of visitation, and demonstrates an environmental analysis and design response which enhances environmental values.
- Objective 109:** Tourism development in rural areas that does not adversely affect the use of agricultural land for primary production.
- Objective 110:** Tourism development that contributes to local communities by adding vitality to neighbouring townships, regions and settlements.
- Objective 111:** Increased opportunities for visitors to stay overnight.

Objective 112: 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

- 358** Tourism development should have a functional or locational link with its natural, cultural or historical setting.
- 359** Tourism development and any associated activities should not damage or degrade any significant natural and cultural features.
- 360** 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.
- 361** Tourism development should, where appropriate, add to the range of services and accommodation types available in an area.
- 362** 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.
- 363** Major tourism developments should generally be located within designated areas and existing townships, towns or cities.

Tourism Development in Association with Dwelling(s)

- 364** Tourist facilities developed on the site of a dwelling should not detrimentally affect residential amenity.
- 365** 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

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

- (c) public open space and reserves;
- (d) walking and cycling trails;
- (e) interpretive infrastructure and signs.

369 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.

370 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.

371 Tourism development in rural areas should occur only where it:

- (a) incorporates a separation distance or buffers to avoid conflict with existing rural industries or agriculture or otherwise is designed to overcome the potential impacts associated with the adjoining land use (such as noise, dust, spray drift, odour and traffic);
- (b) will not give rise to demands for infrastructure and services, especially on public lands, that are inappropriate to the primary purpose of the zone and/or policy area.

372 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.

373 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.

374 The visual and ambient impact of vehicles should be minimised by placing roadways and parking areas in unobtrusive locations.

Residential Parks and Caravan and Tourist Parks

375 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.

376 Residential parks and Caravan and Tourist parks should be designed to:

- (a) minimise potential conflicts between long-term residents and short-term tourists;
- (b) protect the privacy and amenity of occupants through landscaping and fencing;
- (c) minimise traffic speeds and provide a safe environment for pedestrians;
- (d) include centrally located recreation areas;
- (e) include extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site;

- (f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.

377 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.

378 On-site visitor parking in Caravan and Tourist parks should:

- (a) be designed and located to be accessible to visitors at all times;
- (b) not dominate the internal site layout;
- (c) be clearly defined as visitor spaces and not specifically associated with any particular accommodation site.

379 Long-term occupation of Caravan and Tourist parks should not lead to the displacement of existing tourist accommodation, particularly in important tourist destinations, such as in coastal or riverside locations

380 A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.

381 Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.

Telecommunication Facilities

OBJECTIVES

Objective 113: Telecommunications facilities provided to meet the needs of the community.

Objective 114: Telecommunications facilities located and designed to minimise visual impact on the amenity of the local environment.

Telecommunications facilities are an essential infrastructure required to meet the rapidly increasing community demand for communications technologies. To meet this demand there will be a need for new telecommunications facilities to be constructed.

Where required, the construction of new facilities is encouraged in preferred industrial and commercial and appropriate non-residential zones. Recognising that new facility development will be unavoidable in more sensitive areas in order to achieve coverage for users of communications technologies, facility design and location in such circumstances must ensure visual impacts on amenity of local environments is minimised.

Objective 115: Telecommunication facilities designed and located to minimise visual intrusion into the landscape and to maintain the character and amenity of areas.

Objective 116: Telecommunication facilities to meet the communication needs of the local and wider community.

Objective 117: The location of telecommunication facilities primarily in industrial and centre zones.

Objective 118: The development of telecommunications facilities in residential zones that:

- (a) are located on existing buildings or structures to minimise visual intrusion; or
- (b) primarily comprise facilities that have a low impact.

PRINCIPLES OF DEVELOPMENT CONTROL

382 Telecommunications facilities should:

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

383 Where technically feasible, co-location of telecommunications facilities should primarily occur in industrial, public purposes and centre zones.

384 Telecommunications facilities in areas of high visitation and community use should utilise, where possible, innovative design techniques, such as sculpture and art, where the facilities would contribute to the character of the area.

385 Telecommunications facilities should only be located in residential zones if sited and designed so as to minimise visual impact by:

- (a) utilising screening by existing buildings and vegetation;
- (b) where possible being incorporated into, and designed to suit the characteristics of an existing structure that may serve another purpose; and
- (c) taking into account existing size, scale, context and characteristics of existing structures, land forms and vegetation so as to complement the local environment.

386 Telecommunications facilities should not detrimentally affect the character or amenity of Local or State Heritage Places.

387 The design and location of telecommunication facilities should minimise the visual impact on the character and amenity of areas through:

- (a) the location of telecommunication facilities:
 - (i) to minimise interruption to a significant view of a place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land;
 - (ii) to take into consideration existing topographical features that may be used to screen facilities;
 - (iii) within 50 metres of an arterial road as identified on [Map PtAu/1 \(Overlay 1\)](#) only where it can be demonstrated adequate screening is provided or the facility does not dominate views in the vicinity;

- (iv) primarily in commercial, centre and industrial zones;
- (b) the construction of telecommunication facilities to comprise non-reflective materials and finished in a colour that complements the surrounding locality;
- (c) the development of equipment buildings that are constructed of materials that contribute to the character and amenity of the locality;
- (d) fencing that complements the character of the site. Where cyclone wire mesh fencing is used it should be plastic coated and a maximum of 2.4 metres in height;
- (e) the incorporation of a landscape buffer (where the development has frontage to a public road) that has a minimum width of 3 metres, contributes to the streetscape and minimises the visual impact of telecommunication towers, monopoles and equipment shelters, including:
 - (i) low shrubs with a mature height less than 1 metre; and
 - (ii) tree species that will grow to a mature height in excess of 3 metres.
- (f) the retention and protection of existing trees;
- (g) the design and location of telecommunication facilities in residential areas:
 - (i) principally located on or within existing buildings or structures; or
 - (ii) to be sympathetic to the housing styles, character and amenity of the area.

388 Where the co-location of telecommunication facilities on existing telecommunications infrastructure is required, the character and amenity of the urban environment should be maintained by the location of such facilities in accordance with the following:

- (a) where it is technically feasible;
- (b) where it is proportionate to its surroundings and located away from main focal points or significant vistas;
- (c) primarily in industrial, commercial and centre zones and a minimum of 100 metres from a residential zone;
- (d) in residential areas only where it can be demonstrated that:
 - (i) the co-located facility is a minimum of 200 metres from another telecommunications tower or monopole; and
 - (ii) without the proposed co-location, a new tower would be required within 200 metres of an existing monopole /tower or that which has a valid consent to meet the demand for telecommunication facilities in the locality.

389 Development of communication facilities involving the construction of monopoles, towers (self supporting lattice) or masts (guyed lattice) should:

- (a) have antenna located as close as practical to the support structure;
- (b) be integrated into existing buildings and structures, where technically feasible and not dominate the urban character of the locality; and
- (c) be designed and sited so as not to detract from the amenity of the locality within which it is to be situated.

390 The development of telecommunication facilities in respect of a State or Local Heritage Places should be in accordance with the following:

- (a) antenna, equipment buildings and other telecommunication facilities (not including telecommunication towers and monopoles) should:
 - (i) be sited, designed and built in a manner that reinforces and enhances the historic character of the area;
 - (ii) incorporate design elements such as, roof-form, materials, colours, fences and landscape settings, which compliment historic buildings or their detailing;
 - (iii) maintain front, side and rear boundary set-backs;
 - (iv) be of a colour that does not detract from the historic character of an area or place;
- (b) antenna should be incorporated into the structure of the place, so as not to materially diminish the character;
- (c) external equipment shelters should:
 - (i) be a maximum of 2.4 metres in total building height unless additional height is required to complement adjoining structures in the immediate locality; and
 - (ii) have a maximum base area of 7.5 square metres.

391 The development of telecommunication facilities should preserve and enhance the character and amenity of open space and should minimise the impact on the ecological significance of the area through the retention of significant vegetation, particularly tall trees that may screen the facility.

Renewable Energy Facilities

OBJECTIVES

Objective 119: Development of renewable energy facilities that benefit the environment, the community and the state.

Objective 120: The development of renewable energy facilities, such as wind farms and ancillary development, in areas that provide opportunity to harvest natural resources for the efficient generation of electricity.

Objective 121: 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

392 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

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

- (a) wind turbine generators being:

- (i) setback at least 1000 metres from non-associated (non-stakeholder) dwellings and tourist accommodation;
 - (ii) setback at least 2000 metres from defined and zoned township, settlement or urban areas (including deferred urban areas);
 - (iii) regularly spaced;
 - (iv) uniform in colour, size and shape and blade rotation direction;
 - (v) mounted on tubular towers (as opposed to lattice towers);
- (b) provision of vegetated buffers around substations, maintenance sheds and other ancillary structures.

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

- (a) shadowing, flickering, reflection or glint;
- (b) excessive noise;
- (c) interference with television and radio signals and geographic positioning systems;
- (d) interference with low altitude aircraft movements associated with agriculture;
- (e) modification of vegetation, soils and habitats;
- (f) striking of birds and bats

395 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 ZONE

Introduction

The objectives and principles of development control that follow apply in the Residential Zone shown on [Maps PtAu/9 to 11, 13 to 16, 19, 20, 22, 24 to 26, 32 and 33](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A residential zone comprising a range of dwelling types, including a minimum of 15 percent affordable housing.
- Objective 2:** Increased dwelling densities in close proximity to centres, schools, public transport routes and public open spaces.
- Objective 3:** Within Port Augusta West, small-scale convenience shopping, office, medical and community facilities to serve the local community located in designated areas as shown on the Port Augusta West Structure Plan [Map PtAu/1 \(Overlay 1\) Enlargement C](#).
- Objective 4:** Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Residential development within the zone will proceed in a staged and planned manner as a logical extension of existing residential areas. Connections to facilities and services both within and outside the zone will be improved through the creation of a local road network based on a modified-grid pattern and the establishment of recreational links along roads, public reserves and stormwater management systems. Pedestrian and vehicular access to schools, shops and places of employment will be enhanced through the creation of reserves and a shared-use recreational trail. When the removal of remnant native vegetation cannot be avoided, environmental benefits will be provided to 'off-set' the loss of vegetation.

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

Development within the zone will generally comprise detached and semi-detached dwellings at low-densities with slightly higher densities – as well as a wider range of dwelling types – within walking distance of areas of public open space, schools and centres. Home-based businesses as well as small-scale non-residential uses such as child-care centres, schools, offices, consulting rooms and shops will be developed where they do not negatively impact on existing residential development.

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

Development at Stirling North will acknowledge the existing low-density built form and reflect the predominant front and side setbacks within the locality. Development will also achieve appropriate separation distances from arterial roads, railways and high voltage electricity powerlines.

Within Port Augusta West, the majority of new residential development will occur in two areas – west of Addison Road (east of the Rural Living Zone) and west of Kittel Street towards the Port Augusta Aerodrome. Residential development in these areas will occur in a coordinated manner once appropriate levels of essential infrastructure have been provided. In order to ensure that a coordinated approach to development is achieved, land division will proceed in a series of stages. These stages will be serviced by appropriate levels of infrastructure in accordance with relevant Council and State Government Infrastructure plans while also ensuring that subsequent stages of development are also able to be serviced efficiently and effectively. In particular, residential development will ensure that an

overall urban design outcome is achieved where each stage is connected by a legible public road network, open space is provided throughout the area, drainage channels and stormwater collection basins are linked and off-road recreational trails provide realistic transport alternatives to motor vehicle trips. The road network will also be designed to allow new areas to be safely and efficiently serviced by public transport.

A primary and secondary school will be developed to service the new residential areas of Port Augusta West. These schools will be located near the Neighbourhood Centre and will be connected to the surrounding residential areas through a linked open space network and a series of off-road recreational trails. Large areas of open space in the form of playing fields will also be developed in close proximity to the schools.

Two local centres will be developed in the zone. These centres will each contain a small group of shops, offices or consulting rooms with a total retail floor area in order of 500 square metres. Activities within the centres will include small-scale convenience shopping to serve the local community and which does not directly compete with the larger shops located within the Neighbourhood Centre Zone.

Residential development in Port Augusta West will protect identified sites of Aboriginal Heritage significance. These sites will be contained within areas of open space and, subject to the agreement of the Indigenous Community, will be enhanced through interpretive signage and other methods designed to raise awareness about the significance of Port Augusta to the original inhabitants.

In the event that a heavy vehicle 'haul' road is required within the zone, it will be constructed on the western boundary of the zone, alongside the Port Augusta Aerodrome. A vegetated buffer of at least 50 metres in width will be established to the east of heavy vehicle 'haul' road which will also serve as a visual and acoustic buffer to the Aerodrome. More specifically, the vegetated buffer will ensure that residential development does not encroach upon the 70dB noise contour associated with the Aerodrome. In addition, a 50 metre wide vegetated buffer will be established on the southern side of Eyre Highway to reduce the impact of heavy vehicle movements on residential development and to ensure that a minimum separation distance of 100 metres is achieved to any future industrial development on the northern side of Eyre Highway.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:

- Affordable housing
- Domestic outbuilding in association with a dwelling
- Domestic structure
- Dwelling
- Dwelling addition
- Home business
- Small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary and secondary school
 - recreation area
 - shop, office or consulting room
- Supported accommodation.

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

3 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:

- (a) serves the local community

- (b) is consistent with the character of the locality
- (c) does not detrimentally impact on the amenity of nearby residents.

4 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

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

6 Development within Stirling North should be in accordance with the Stirling North Structure Plan [Map PtAu/1 \(Overlay 1\) Enlargement B](#) and:

- (a) should ensure that no additional vehicular access points are created to either National Highway One or the northern side of Range View Road
- (b) if located north of the Stirling North Primary School, only proceed in association with the provision of a sewer or Community Wastewater Management Scheme
- (c) should ensure that an attractive and appropriate landscape buffer from the road reserve of National Highway One, Range View Road and the railway lines is provided in association with appropriate noise attenuation measures in order to minimise the transmission of noise and reduce the visual impact of the development
- (d) should achieve a separation distance of at least 100 metres between dwellings and high voltage electricity powerlines
- (e) protect significant areas of native vegetation
- (f) only proceed following the identification and treatment of any potential contaminants.

7 Development in Port Augusta West should be in accordance with the Port Augusta West Structure Plan [Map PtAu/1 \(Overlay 1\) Enlargement C](#) and should:

- (a) ensure that future stages of development are able to be effectively and efficiently serviced by essential infrastructure;
- (b) protect identified sites of Aboriginal Heritage significance;
- (c) provide a buffer measuring a minimum of 50 metres in width to the 'activity boundary' of any heavy vehicle 'haul' road and Eyre Highway. The buffer should incorporate a combination of vegetation, mounding and noise attenuated fencing;
- (d) ensure that residential development is not located closer to the Port Augusta Aerodrome than the 70dB noise contour;
- (e) ensure that the road network and associated intersections throughout Port Augusta West are progressively upgraded in order to cope with residential growth;
- (f) create an 'internal' road network which provides clear and legible links throughout the new residential areas;
- (g) create a network of open space and shared-use trails in association with areas of environmental significance and drainage lines to provide recreational links throughout the new residential areas;
- (h) establish a primary and secondary school in a central location with landscaped playing fields;

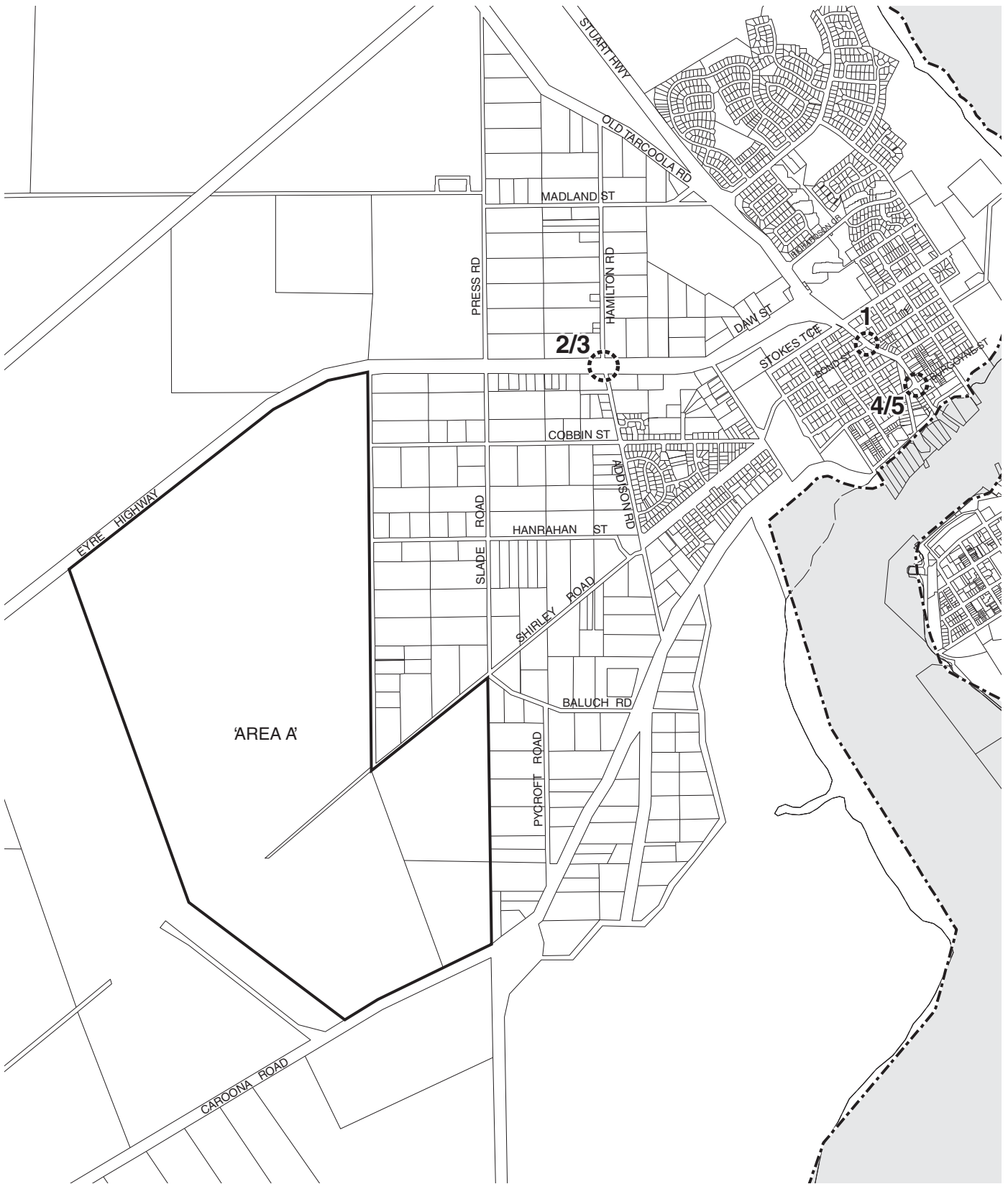
- (i) only proceed once any identified site contamination has been appropriately remediated;
- (j) ensure that a minimum 100 metre separation distance is achieved to existing or future industrial development to the north of Eyre Highway.

8 In accordance with Concept Plan [Figure R/1](#), land division in Area A should only proceed where the following parameters are met:

Total Number of Allotments in Area A	Road Intersection Upgrade
>1200	Eyre Highway/Bond Street (signalisation)
>1200	Eyre Highway/Addison Street (interim treatment - deceleration lanes)*
>2150	Eyre Highway/Addison Street(signalisation)
>1200	Eyre Highway/Caroona Road/Burgoyne Street Intersection (alteration to the intersection layout)
>2150	Eyre Highway/Caroona Road/Burgoyne Street Intersection (alteration to the intersection layout)

*Interim treatment not required if full signalisation has been completed to the Eyre Highway/Addison Street Intersection.

- 9 Local centres as identified in Port Augusta West Structure Plan [Map PtAu/1 \(Overlay 1\) Enlargement C](#) should be of a scale and distribution that does not impede the development of Neighbourhood Centre Zones and maximises the number of households within walking distance.
- 10 Local centres as identified in Port Augusta West Structure Plan [Map PtAu/1 \(Overlay 1\) Enlargement C](#) should:
- (a) be physically connected with surrounding residential areas by:
 - (i) avoiding large expanses of vehicle parking that physically separates the centre from surrounding residential areas;
 - (ii) including pedestrian and cycle linkages that enable residents to comfortably walk and cycle directly from residential areas to and also within centre facilities;
 - (b) orient development towards and near to public spaces and street frontages;
 - (d) include shelter for pedestrians along public streets and internal access ways;
 - (e) ensure building façades create diversity of interest and have the appearance of an aggregation of small buildings;
 - (f) ensure roof forms are varied and do not include large expanses of roofline that are visible from the public domain;
 - (g) ensure buildings address the street frontage and open spaces with servicing areas generally accessed via rear lanes or internal to the centre and not visible from public streets.
- 11 Development within designated local activity centres should be setback a minimum of 3 metres from the primary road frontage.
- 12 Noise and air quality sensitive development located adjacent to high noise and/or air pollution sources should:



Intersections requiring upgrading

Map Reference	Intersection	Total Number of Allotments in Area A	Required Treatment
1	Eyre highway/ Bond Street	>1200	Signalisation of the intersection and relocation of the existing pedestrian actuated crossing into the signalisation of the intersection.
2	Eyre highway/ Addison Road	>1200	Interim treatment which formalises a right turn storage/deceleration lane on Eyre Highway for movements into Addison Road.*
3	Eyre highway/ Addison Road	>2150	Signalisation of the intersection and separate left and right turn storage/deceleration lanes on both Eyre Highway and Addison Road.
4	Eyre highway/ Caroonna Road/ Burgoyne Street	>1200	Alteration to the intersection layout to change the existing left turn lane on the western Eyre Highway approach to a shared left and straight through movement (i.e. providing dual through lane for eastbound movements).
5	Eyre highway/ Caroonna Road/ Burgoyne Street	>2150	Provide a separate high angle entry left turn lane for movements into Caroonna Road from Eyre Highway (east) to minimise queuing on the bridge.

* Interim treatment not required if full signalisation has been completed to the Eyre Highway/Addison Road Intersection.

— Boundary of 'Area A'



0metres 400 800 1200 1600

**PORT AUGUSTA (CITY)
PORT AUGUSTA WEST
CONCEPT PLAN
FIGURE R/1**

- (a) shield sensitive uses and areas through one or more of the following measures:
 - (i) placing buildings containing less sensitive uses between the emission source and sensitive land uses and areas;
 - (ii) within individual buildings, place rooms more sensitive to air quality and noise impacts (e.g. bedrooms) further away from the emission source;
 - (iii) erecting noise attenuation barriers provided the requirements for safety, urban design and access can be met;
- (b) use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants provided wind impacts on pedestrian amenity are acceptable;
- (c) locate ground level private open space, communal open space and outdoor play areas within educational establishments (including childcare centres) away from the emission source.

13 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.

14 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	5 metres
Minimum setback from secondary road frontage	2 metres
Minimum setback from side boundaries	1 metre
Minimum setback from rear boundary	4 metres (single storey) 8 metres (two storey)
Maximum site coverage	60 per cent
Maximum building height (from natural ground level)	8 metres
Minimum number of on-site car parking spaces (one of which should be covered)	2

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

Parameter	Value
Maximum floor area	100 square metres
Maximum building height (from natural ground level)	4 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	Either 600 millimetres or on the boundary
Minimum setback from a public road or public open space area	2 metres

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

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	600 minimum	15
Semi-detached	450 minimum	12
Group dwelling	500 minimum (average)	15

- 17** A dwelling, which is unable to be connected to an SA Water sewer or Community Wastewater Management Scheme, should have a minimum site area of 1200 square metres and a frontage to a public road not less than 20 metres.
- 18** A dwelling on land located within 400 metres of the District Centre, Neighbourhood Centre, school or which adjoins an area of public open space exceeding 5000 square metres and which is able to be connected to an SA Water sewer or Community Wastewater Management Scheme, should have a minimum site area (and in the case of group dwellings or residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	400 minimum	12
Semi-detached	300 minimum	9
Group dwelling	350 average	12
Residential flat building	250 average	16
Row dwelling	250 minimum	7

Affordable Housing

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

Land Division

- 21** Land division should create allotments which accord with the minimum site area and minimum frontage parameters as set out in Principle 16, 17 and 18 above.
- 22** The layout of land divisions should be based on a grid street pattern in order to:
- enhance the efficient movement of traffic and minimise trip lengths;
 - improve the legibility and permeability of the area (minimising the number of dead-end street/cul-de-sacs);
 - create pedestrian and vehicular linkages to schools, recreational facilities and retail centres;

while also responding to topographic variation in order to maximise views to landscape features from within the public realm and maximise solar orientation for residential allotments.

- 23** Land division which creates more than 20 additional allotments should ensure that:
- areas of open space are created which are a minimum of 2000 square metres in size;

- (b) new dwellings are within 300 metres of an area of open space of at least 5000 square metres in size;
- (c) areas of open space greater than 1.0 hectare in size are linked by an off-street walking and/or cycling trail to at least one other area of open space to encourage pedestrian and bicycle access;
- (d) recreational facilities including formal playing fields, hard courts and playgrounds are provided in association with areas of open space and in accordance with the identified recreational needs of the community.

Home Business

- 24** Home businesses should be developed in association with a dwelling and should not be located on allotments less than 750 square metres.
- 25** Business premises should not exceed the height of the associated dwelling.
- 26** Dwellings should be completed and occupied before the operation of any business activity on the site.
- 27** Business activity undertaken in the zone should be primarily activities which manufacture on a small scale, or provide service activities and which do not create any appreciable noise, smell, smoke or dust or any other nuisance or generate heavy vehicle traffic or any major increase in traffic movement in the locality.
- 28** Off-street parking should be provided for all private business and customer vehicles.
- 29** Home businesses should comply with the following:
 - (a) the total floor area of buildings used for the business activity should not occupy more than 72 square metres;
 - (b) no building or activity associated with the home business should be located closer to any residential street alignment than the associated dwelling;
 - (c) no more than two persons, other than persons living on the site, should be employed on the site;
 - (d) one additional on-site car parking space should be provided for every two non-residential employees;
 - (e) no vehicle used in association with any business should exceed five tonnes tare weight;
 - (f) a home business should only be located on a site on which there exists a dwelling in residential occupation and which will continue to be occupied by the proprietor of the home industry on the site;
 - (g) a home business should have no detrimental effect upon the amenity of the locality by the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or cause dangerous or congested traffic conditions in any nearby road;
 - (h) hours of operation should be restricted to the hours between 7.30 am and 7.30 pm, Mondays to Saturdays, with no hours of operations on Sundays and public holidays;
 - (i) goods should not be displayed in any window or around the dwelling; and
 - (j) any sign erected to advertise the business should not exceed two square metres in size.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Advertisement and/or advertising hoarding, except where:

- (a) the advertisement and/or advertising hoarding is in association with a home business, child care facility, health and welfare service, school, shop, office or consulting room
- (b) the total area is less than 2 square metres

Amusement Machine Centre

Consulting Room, except where either (a) or (b) is satisfied:

- (a) it is located within Area A as defined within Concept Plan [Figure R/1](#);
- (b) the:
 - (i) gross leasable area is less than 100 square metres;
 - (ii) site does not front an arterial road.

Crematorium

Dairy

Farming

Fuel depot

Horse keeping

Horticulture

Hospital

Hotel

Industry

Intensive animal keeping

Land division in Area A where the total number of allotments in Area A exceeds 1200 allotments except where intersection upgrades have been completed at the intersection of Eyre Highway/Bond Street in accordance with Concept Plan [Figure R/1](#)

Land division in Area A where the total number of allotments in Area A exceeds 1200 allotments except where intersection upgrades have been completed at the intersection of Eyre Highway/Addison Street in accordance with Concept Plan [Figure R/1](#)

Land division in Area A where the total number of allotments in Area A exceeds 2150 allotments except where intersection upgrades have been completed at the intersection of Eyre Highway/Addison Street in accordance with Concept Plan [Figure R/1](#)

Land division in Area A where the total number of allotments in Area A exceeds 1200 allotments except where intersection upgrades have been completed at the intersection of Eyre Highway/Caroona Road/Burgoyne Street in accordance with Concept Plan [Figure R/1](#)

Land division in Area A where the total number of allotments in Area A exceeds 2150 allotments except where intersection upgrades have been completed at the intersection of Eyre Highway/Caroona Road/Burgoyne Street in accordance with Concept Plan [Figure R/1](#)

Motor repair station

Office, except where either (a) or (b) is satisfied:

- (a) it is located within Area A as defined within Concept Plan [Figure R/1](#);
- (b) the:
 - (i) gross leasable area is less than 100 square metres;
 - (ii) site does not front an arterial road.

Petrol filling station

Public service depot

Restaurant
Road transport terminal
Service trade premises

Shop or group of shops, except where either (a) or (b) is satisfied:

- (a) it is located within Area A as defined within Concept Plan [Figure R/1](#);
- (b) the:
 - (i) gross leasable area is less than 80 square metres;
 - (ii) site does not front an arterial road.

Stock sales yard
Stock slaughter works
Store
Warehouse
Waste reception, storage, treatment or disposal
Wrecking yard

Public Notification

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

Further, the following forms of development are designated:

Category 2

Child care facility
Consulting room
Health and welfare service
Home business
Office
Primary and secondary school
Shop
Supported accommodation.

RESIDENTIAL (STABLES) ZONE

Introduction

The objective and principles of development control that follow apply in the Residential (Stables) Zone shown on [Maps PtAu/25 and 26](#). They are additional to those expressed for the whole of the council area.

OBJECTIVE

Objective 1: A zone primarily accommodating dwellings at low densities and horse stables in conjunction with the residential use of the land.

The zone is characterised by the existence of many stables in the Stirling North area as well as detached dwellings on larger than average sized residential allotments. A continuing demand for stabling in the area makes it appropriate that the zone be maintained for the stabling of horses. At the same time, the residential function of the zone should continue and be maintained for those people who wish to reside in the area.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development undertaken in the Residential (Stables) Zone should be primarily dwellings at low densities with associated horse stables for persons who wish to keep horses for hobby or recreational purposes.
- 2 Allotments should be at least 1800 square metres in area for stabling and horse keeping. Allotments less than 3000 square metres in area should have a maximum of 4 horses.
- 3 Stables and horse yards should only be developed in association with an existing dwelling and should be sited at least four metres from the boundary of another allotment; such area being landscaped with trees, shrubs and groundcover to form an effective screen for the stables and horse yards from other properties.
- 4 Dwellings should be designed in a manner ensuring privacy, safety and convenience for the occupants and be situated at least eight metres from any existing stables.
- 5 Stables and horse yards should be located at least 8 metres from any road, street or dwelling.
- 6 A parking area for the use of horse transport vehicles should be established on the site where the horses are kept.
- 7 An area should be provided on site where horses are kept for the loading and unloading of horses, fodder and other goods, materials or wastes brought to or removed from the site.
- 8 A waste receptacle for the storage of manure should be provided on the site where the horses are kept.
- 9 Floors of stables should be constructed with concrete or similar material.
- 10 All areas used for storage of fodder should be designed to prevent infestation by rodents.
- 11 A permanent water supply should be available to the site before development occurs.

Complying Development

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

Non-complying Development

13 The following kinds of development are **non-complying** in the Residential (Stables) Zone:

- Abattoir
- Auction room
- Bank
- Builder's yard
- Bus station
- Caravan park
- Dance hall
- Educational establishment
- Exhibition hall
- Fire station
- Fun fair
- Hospital
- Hotel
- Indoor recreation centre
- Industry
- Junk yard
- Major public service depot
- Motor repair station
- Multiple dwelling
- Petrol filling station
- Plant nursery
- Radio or tv studio
- Residential club
- Residential flat building
- Road transport terminal
- Row dwelling
- Semi-detached dwelling
- Service trade premises
- Shop or group of shops with a gross leasable floor area exceeding 150 square metres
- Stock saleyard
- Store
- Theatre
- Timber yard
- Tourist accommodation
- Tourist accommodation
- Warehouse
- Welfare institution

Public Notification

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

RESIDENTIAL (DAVENPORT) ZONE

Introduction

The objective and principles of development control that follow apply in the Residential (Davenport) Zone shown on [Maps PtAu/11 and 12](#). They are additional to those expressed for the whole of the council area.

OBJECTIVE

Objective 1: A zone primarily accommodating residential development and associated community facilities.

The zone is characterised by the Aboriginal settlement at Davenport with its residential and community facilities. It allows for a wide range of uses to encourage a degree of self-sufficiency and sustainability, allowing recreation, small scale light industry and community facilities to be established.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development undertaken in the Residential (Davenport) Zone should be dwellings, recreational and community facilities, and small scale light industrial activities.

Complying Development

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

Non-complying Development

- 3 The following kinds of development are **non-complying** in the Residential (Davenport) Zone:

- Abattoir
- General industry
- Petrol filling station
- Service trade premises
- Shop or group of shops with a gross leasable floor area exceeding 150 square metres
- Special industry
- Stock saleyard

Public Notification

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

Further, the following forms of development are designated:

Category 2 Development

- Boarding house
- Child-care centre
- Community centre
- Educational establishment
- Meeting hall
- Nursing home
- Retirement village

COASTAL HOLIDAY SETTLEMENT ZONE

Introduction

The objectives and principles of development control that follow apply in the Coastal Holiday Settlement Zone shown on [Maps PtAu/37, 40, 43 and 44](#). They are additional to those expressed for the whole of the council area. This zone abuts the coast and is affected by coastal flooding and or coastal erosion. Development proposals within this zone should be referred to the Coast Protection Board.

DESIRED FUTURE CHARACTER

The Zone should continue to develop a unique residential character and physical form from:

- (a) a waterfront which encourages public use but without overuse or damage to the environment
- (b) buildings which are of a good standard but with a mass and scale, achieved by articulated plan forms, which are compatible with the natural features
- (c) buildings which have a strong relationship to each other and the waterfront itself
- (d) buildings of individual designs but which also contribute to a consistent architectural theme through external building colours which blend with the natural environs, absence of fussy architectural detailing, inclusion of verandahs, appropriate pitch and forms of roof, limits on building heights and appropriate use of materials
- (e) informal landscaping and finishes
- (f) minimal fencing.

OBJECTIVES

- Objective 1:** Protection of coastal features from development, including mining, liable to permanently impair its scenic attractiveness or adversely affect its conservation significance.
- Objective 2:** Restriction of access to defined locations where the potential impact as a result of such access can not be minimised.
- Objective 3:** Low-intensity recreational uses in suitable locations where environmental impacts on the coast will be minimised.
- Objective 4:** The upgrading by alteration, addition to or replacement, of existing dwellings to assist amenity and environmental improvements.

Upgrading of existing dwellings is appropriate subject to meeting various criteria in order to assist environmental improvements, including: the provision of approved waste control systems and effluent disposal; building set-backs and site coverage requirements; the raising of living areas above the level of hazard risk or to reduce the level of hazard risk; and other environmental considerations like water pollution control.

- Objective 5:** Boat ramps and jetties limited in number and designed to serve a locality without impacting on the environment.
- Objective 6:** Land division enabling security of tenure for existing dwellings.

The creation of an allotment to accommodate an existing dwelling and enable completion of development of existing shack areas, whether located on Crown land or Private land, is acceptable subject to meeting various criteria, including upgrading of waste control systems and effluent disposal, land division requirements, access to a public road, public access to the waterfront, the creation of waterfront reserves for conservation and water quality purposes, other environmental considerations, and acceptance of liability in respect of flooding.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be consistent with the Desired Future Character of the Zone.
- 2 No land should be divided unless the division is:
 - (a) for the purpose of creating an allotment to accommodate an existing dwelling; or
 - (b) for the purpose of creating a public road or a public reserve; or
 - (c) for a minor adjustment of allotment boundaries to remove an anomaly in the current boundaries.
- 3 Holiday house development should only occur in the township of Miranda or on freehold land within the Blanche Harbor area.
- 4 Where applicable, a buffer area should be provided between the seaward extent of the development and high water mark. The width of this buffer should be sufficient to accommodate erosion during storms and also long-term erosion. On stable coasts, development should be designed to avoid any problems due to spray or wave overwash.
- 5 Development should be designed having regard to natural coastal processes. Where applicable, it should incorporate suitable protective works.
- 6 Development should not be undertaken where it will create or aggravate coastal erosion, or if it will require coast protection works which will cause or aggravate coastal erosion.
- 7 Development should not be undertaken on coastal dune systems.
- 8 Development involving the reclamation of swamp land and/or the removal of mangroves or the restriction of tidal flows should not be undertaken.
- 9 Development involving the removal of shellgrit, sand or the disposal of domestic and industrial waste should not be undertaken.
- 10 Buildings and structures should be designed, sited, clustered, constructed, and landscaped to ensure that their appearance is in harmony with coastal landscape.
- 11 Development (including land division where relevant) should:
 - (a) be visually compatible with the area in which it is located;
 - (b) not impair the environmental significance of the area;
 - (c) not adversely impact upon the ability to maintain the coastal frontage in a stable and natural condition;
 - (d) minimise vehicle access to the area the subject of the development;
 - (e) avoid adverse impact on the environment by the appropriate location of vehicle access means to the coast;
 - (f) provide the maximum possible waterfront reserve between buildings and the water;
 - (g) provide or maintain public access routes to waterfront reserves;
 - (h) be undertaken in a manner which minimises the effect on natural features, flora and fauna, land adjoining water or scenic routes or scenically attractive areas;
 - (i) not impair the use or management of natural resources for the best interests of the community;

- (j) be designed to minimise potential risk from bushfire hazard;
- (k) not detract from the value or significance within the locality of items, land, buildings and structures of exceptional beauty or aesthetic, architectural, scientific, cultural, historic or other heritage value, including Aboriginal sites of anthropological, archaeological or historic significance; and
- (l) be landscaped with locally indigenous species in order to enhance the amenity of the area and to screen buildings from public view.

Waste

12 Sewage and sullage shall be disposed through any of the following options:

- (a) a sewerage scheme;
- (b) into a septic tank connected to a septic tank effluent disposal scheme; and
- (c) in all cases there is no land based disposal in the Zone.

13 The alteration of, addition to, or replacement of an existing dwelling should not occur unless the requirements of the Department of Human Services and Local Government for waste water and effluent disposal for permanent occupation of dwellings are met. In this regard, the alteration of or addition to a dwelling does not include:

- (a) a carport; or
- (b) a verandah or a pergola; or
- (c) external decking; or
- (d) a garage or a shed; or
- (e) building work (but excluding alterations to existing toilet, bathroom, or laundry areas) not resulting in a change to the total floor area of the dwelling.

Dwellings

14 Not more than one dwelling should be erected on an allotment.

15 Where there is an existing dwelling on an allotment, the number of residential outbuildings should be limited to:

- (a) one garage and one shed;
- (b) rainwater tank(s) and tank stand(s); and
- (c) open sided garden structures, eg pergola, gazebo.

16 Dwellings generally should not exceed one-storey in height (3.0 metres), excluding the elevation to minimise the potential for personal or property damage as a result of inundation.

17 Development, in the form of the alteration of, addition to, or replacement of an existing dwelling should be sited and designed to minimise obstruction to, or loss of views from, other dwellings.

18 The alteration of, addition to, or replacement of an existing dwelling should not occur closer to the waterfront than any part of the existing dwelling.

19 The alteration of or addition to an existing dwelling should:

- (a) not impair the amenity of the area; and

- (b) where the proposed development would increase the existing living area beyond 90 square metres – result in floor levels that are above the 3.65 3.90 metre Australian Height Datum (AHD) level unless the development is or can be protected by approved coast protection works.

20 The replacement of an existing dwelling should:

- (a) not impair the amenity of the area; and
- (b) result in floor levels that are above the 3.65 3.90 metre Australian Height Datum (AHD) level unless the development is or can be protected by approved coast protection works; and
- (c) result in dwellings being sited to minimise potential damage or hazard from sea level rise or coastal erosion.

21 Garages and sheds should:

- (a) be of a size and scale appropriate to an accessory use to a dwelling; and
- (b) be of a design and size not to impair the amenity of the area.

22 Fencing should generally be minimised but where necessary, should be of an open design (not solid) so as to not impede water flow and be of neutral colours which blend in with the natural colours of the landscape.

23 Development should display a built form consistent with the Desired Future Character so as to provide visual interest through building elements which include wide verandahs, balconies, integrated roof designs and pitches and building materials and finishes which complement each other and the waterfront character of the locality.

24 Caravans or garages or sheds of any type or structure should not be used as a self-contained residence.

25 Residential outbuildings (garages or sheds) should only be constructed in association with an existing dwelling and should not exceed 54 square metres in total floor area.

26 Rainwater tanks and associated stands should only be erected in association with an existing dwelling.

Complying Development

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

Non-complying Development

28 The following kinds of development are **non-complying** in the Coastal Holiday Settlement Zone:

- (1) Amusement hall
- Builder's yard
- Camping area (excluding the Winninowie Conservation Park)
- Caravan park
- Education establishment
- Farm building
- Fuel depot
- Horse keeping
- Hotel
- Industry
- Intensive animal keeping
- Junk yard
- Motor repair station

Multiple dwelling
 Office
 Petrol filling station
 Public service depot
 Residential flat building
 Road transport terminal
 Row dwelling
 Semi-detached dwelling
 Shop or group of shops with a gross leasable floor area exceeding 150 square metres
 Stock saleyard
 Stock slaughter works
 Store
 Timber yard
 Tourist accommodation
 Tourist accommodation
 Warehouse
 Waste disposal depot

- (2) Alteration of, addition to, or replacement of a dwelling existing as at 12 December 1994 on Crown land, or land owned by the Crown or a Minister of the Crown, unless the requirements of principle of development control numbered 13 are in place or provided for in the development application.
- (3) Land division, except:
- (a) for the creation of each allotment to accommodate an existing lawfully erected dwelling where:
 - (i) the requirements of the Department of Human Services and the Council for waste water and effluent disposal for permanent occupation of each dwelling are met or provided for in the development application; and
 - (ii) direct frontage to a public road is available or provided for in the development application for each allotment; or
 - (b) for the purpose of creating a public road or a public reserve; or
 - (c) for an adjustment of allotment boundaries where there are no new allotments created wholly or partly in the zone.

Public Notification

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

RURAL LIVING ZONE

Introduction

The objectives and principles of development control that follow apply in the Rural Living Zone shown on [Maps PtAu/3, 9, 12, 13, 16, 17, 20, 23, 24, 31, 32 and 38](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

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

DESIRED CHARACTER

The Rural Living Zone will primarily accommodate dwellings on large allotments within a semi-rural setting. In addition, small scale, low impact business activities associated with the use of the land will operate within the area in a manner that does not detract from the rural-residential character. Residential development will achieve generous setbacks and landscaped buffers will be established to provide some interface treatment to adjoining industrial areas. Allotments will be larger in that part of the zone located south of National Highway One in recognition of the proximity of the power station.

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

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

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

Development in that portion of the zone to the north and east of the Port Augusta Racecourse will provide appropriate buffers/separation distances to:

- (a) the high voltage transmission corridors (existing and proposed) that run north-south through the area;
- (b) any sites identified as being of Aboriginal heritage significance;
- (c) the potential use of the Footner Road continuation (north of the railway line) as a future alignment for the Yorkey Crossing bypass route.

Access for development within this area will be from Racecourse Road, Winton Road or Depot Creek Road, with direct access from Footner Road being limited to protect this alignment for a potential bypass route.

Development in that portion of the zone to the south of the Racecourse will need to provide appropriate buffers/separation distances to the railway line to the south. In addition, the land immediately to the east of the Racecourse, across Footner Road, is owned by SA Water for the future development of a waste water treatment plant. This land is situated within the Infrastructure Policy Area of the Industry Zone. Development of rural living areas adjacent to the Infrastructure Policy Area will not prejudice the future operation of the waste water treatment plant and will be located, designed and developed having regard to the potential environmental impacts associated with the treatment plant.

PRINCIPLES OF DEVELOPMENT CONTROL

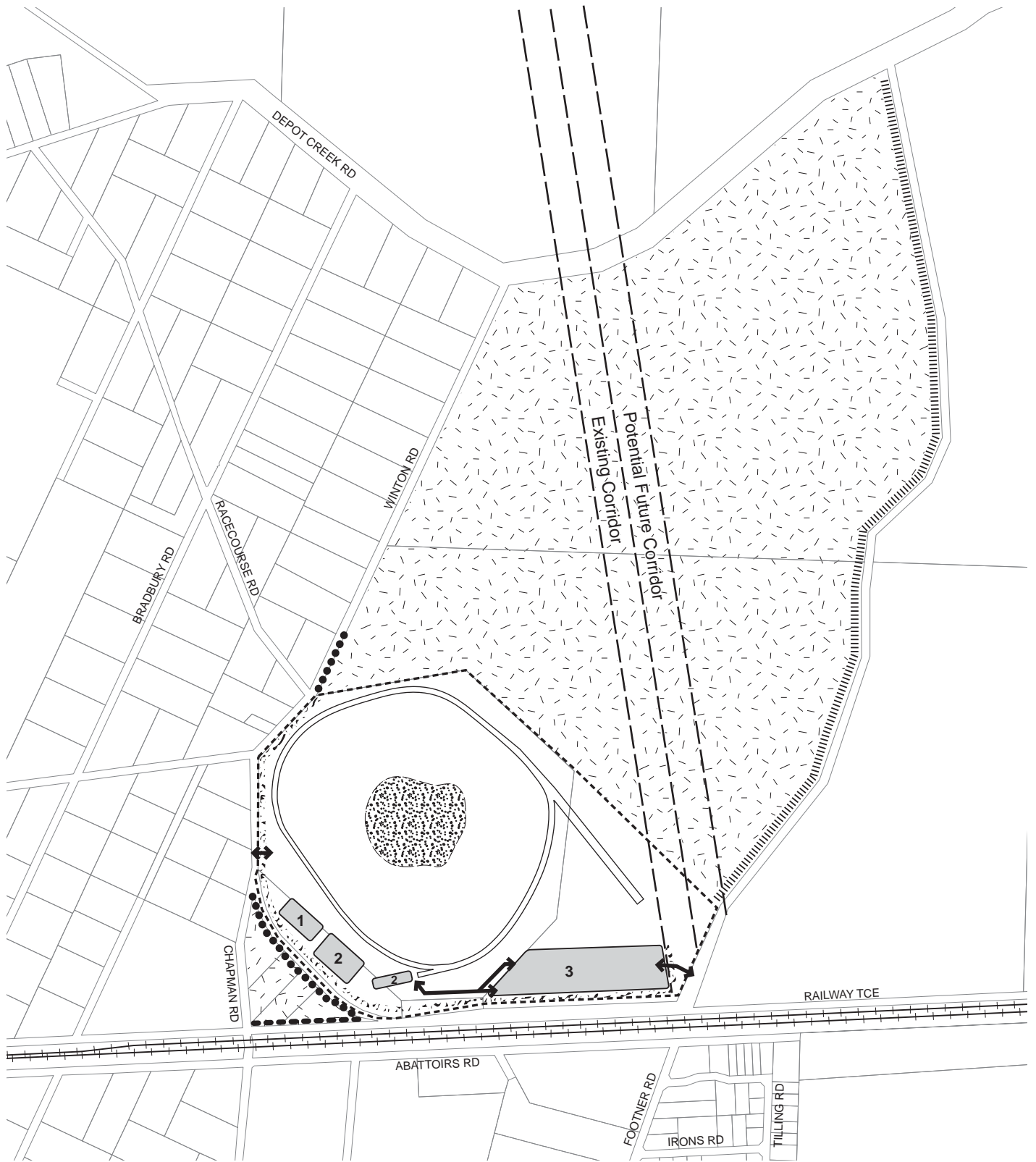
Land Use

- 1 The following forms of development are envisaged in the zone:
 - Detached dwelling
 - Domestic outbuilding in association with a detached dwelling
 - Domestic structure
 - Dwelling addition
 - Farming
 - Farm building
 - Stable.
- 2 Development listed as non-complying is generally inappropriate 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 accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Development in that portion of the zone at Port Augusta East should be undertaken in accordance with the Equine Recreation/Rural Living Concept Plan [Figure RuL/1](#).
- 8 Dwellings should be designed within the following parameters:

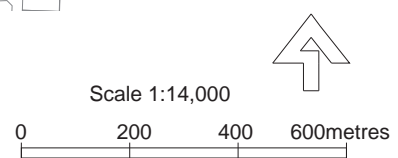
Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	4 metres
Minimum setback from side boundaries	2 metres
Minimum setback from rear boundary	8 metres
Maximum site coverage	40 per cent
Maximum building height (from natural ground level)	8 metres
Minimum number of on site car parking spaces (One of which should be covered)	2



- Equine Recreation Area Boundary
- 1 Grandstand / Function Centre / Tote shed / Recreation area
- 2 Horse stabling and storage
- 3 Short or long term horse stabling

- Stormwater retention
- Landscaping
- Rural Living

- Access
- Buffer to Rail Line
- Railway
- High Voltage Transmission Corridor
- Buffer to future Yorkey Crossing road realignment and SA Water waste water treatment plant
- Buffer to Road



PORT AUGUSTA (CITY) PORT AUGUSTA EAST EQUINE RECREATION/RURAL LIVING CONCEPT PLAN Figure RuL/1

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

Parameter	Value
Maximum floor area	200 square metres
Maximum building height (from natural ground level)	6 metres
Maximum wall height (from natural ground level)	4 metres
Minimum setback from side and rear boundaries	1 metre
Minimum setback from a public road or public open space area	4 metres

- 10 A dwelling should have an allotment area of at least 1200 square metres and a frontage to a public road not less than 25 metres.
- 11 Incompatible uses should not encroach upon the easements of infrastructure corridors for existing and proposed transmission lines.
- 12 Land division for the purpose of residential and other sensitive land uses should not occur within electricity line corridors or existing electricity easements unless the resultant allotments are large enough to enable accommodation of safe clearances and expected structures.
- 13 Development should not compromise the viability of transmission line corridors.
- 14 Noise and air quality sensitive development located adjacent to high noise and/or air pollution sources should:
- (a) shield sensitive uses and areas through one or more of the following measures:
 - (i) placing buildings containing less sensitive uses between the emission source and sensitive land uses and areas;
 - (ii) within individual buildings, place rooms more sensitive to air quality and noise impacts (e.g. bedrooms) further away from the emission source;
 - (iii) erecting noise attenuation barriers provided the requirements for safety, urban design and access can be met;
 - (b) use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants provided wind impacts on pedestrian amenity are acceptable;
 - (c) locate ground level private open space, communal open space and outdoor play areas within educational establishments (including childcare centres) away from the emission source.

Land Division

- 15 Land division should create allotments with an area of at least:
- (a) 1 hectare where south of Augusta Highway;
 - (b) 2000 square metres elsewhere.
- 16 The depth of an allotment (including the head of a battle-axe allotment) should not exceed 3 times its average width.
- 17 Land division should not result in the creation of allotments having direct access to Footner Road.

Water Supply

- 18** In addition to any other water storage requirements for bushfire fighting purposes and/or stormwater management purposes, a detached dwelling, where wholly reliant on a potable water supply consisting of on-site rainwater capture and storage, should be provided with a minimum total capacity of 150 000 litres of water storage.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Advertisement and/or advertising hoarding, except where the development achieves at least one of (a) or (b):

- (a) is adjacent to a road with a speed limit of less than 80 km/h
- (b) has an advertisement area of 2 square metres or less and achieves all of the following:
 - (i) the message contained thereon relates entirely to a lawful use of land
 - (ii) the advertisement is erected on the same allotment as the use it seeks to advertise
 - (iii) the advertisement will not result in more than two advertisements on the allotment

Amusement machine centre

Crematorium

Dairy

Dwelling, except detached dwelling

Fuel depot

General industry

Hotel

Intensive animal keeping

Land division, except where all allotments resulting from the division are over:

- (a) 1 hectare in area where south of Augusta Highway
- (b) 2000 square metres in area elsewhere

Major public service depot

Motor repair station

Petrol filling station

Residential flat building

Restaurant

Road transport terminal

Service trade premises

Shop or group of shops, except where the gross leasable area is less than 80 square metres

Special industry

Stock sales yard

Stock slaughter works

Store

Warehouse

Waste reception, storage, treatment or disposal

Wrecking yard

Public Notification

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

Further, the following forms of development are designated:

Category 2

Home business
Shop

DISTRICT CENTRE ZONE

Introduction

The objectives and principles of development control that follow apply in the District Centre Zone shown on [Maps PtAu/14 and 15](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A zone primarily accommodating retail, business, community, entertainment and residential development.
- Objective 2:** The district centre to include shopping facilities that provide mainly 'convenience' goods and a sufficient range of 'comparison' goods to serve the major weekly shopping trips, as well as a comparable range of other community facilities.
- Objective 3:** Development protected from the risk of tidal inundation.

Portions of the District Centre Zone are low-lying and subject to inundation by tidal water during extreme storm tidal surges. To address the risk to property from this natural hazard, Council has devised a coastal flooding protection strategy. Implementation of the protection strategy has commenced, however the risk of tidal inundation of low-lying property in an extreme tidal-surge event remains until the strategy is completed. Council wide Principles 169 to 178 apply to development which may be at risk of tidal inundation.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The following list indicates those facilities which are appropriate in a fully developed District Centre:
 - Ambulance station
 - Bank
 - Child minding/child care centre
 - Church
 - Cinema
 - Civic centre
 - Club/meeting hall
 - Commercial development
 - Community health centre
 - Consulting room
 - Day care centre
 - Discount department store
 - Further education
 - Hospital
 - Hotel/tavern
 - Indoor recreation centre
 - Library
 - Office (general, professional, governmental)
 - Park
 - Personal service establishments
 - Playing fields
 - Police station
 - Pre-school
 - Primary school
 - Residential development
 - Restaurant
 - Secondary school
 - Service station
 - Special school
 - Speciality shop

Supermarket
Swimming pool

- 2 Business, community, entertainment and residential development should be located in this zone.
- 3 Development which reinforces this zone as the major shopping centre in the Port Augusta and Stirling North area, should occur in this zone.
- 4 Development should provide sheltered pedestrian pathways between the development and adjacent roadways and car parking areas.

Residential Development

- 5 Medium to high-density residential development, and development containing a variety of residential and non-residential uses may be undertaken provided such development does not impair the amenity or character of the zone or prejudice the operation of existing or future retail activity within the zone.
- 6 Residential development within the District Centre Zone should not occur in the area bounded by:
 - (a) El Alamein Road/Tassie Street to the north;
 - (b) Marryatt Street to the east;
 - (c) Flinders Street to the south; and
 - (d) Gibson Street to the west.

Non-Residential Development

- 7 All non-residential buildings in this zone should provide an awning or other suitable form of shelter, at least three metres wide, along the total ground floor frontage of the buildings.
- 8 Welfare institutions, including alcohol and drug rehabilitation centres and shelters should be located in this zone.
- 9 Development should be of a high standard of design appropriate to the locality with respect to the external appearance, building materials, colours, siting, scale, landscaping and character of any proposed buildings.
- 10 Development should provide additional opportunities to encourage public access to the wharf and beach areas.
- 11 Development should encourage pedestrian and cycle movement within and beyond the zone through the provision of linked pedestrian and cycle paths.
- 12 Development should utilise formal shared use car parking arrangements to maximise the use of the land.
- 13 Where possible, large-scale retail development should include toilets available to the general public.
- 14 Advertisements should be designed to complement the architectural style of the building to which they are associated.

Complying Development

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

Further, the following kinds of development are **complying** in the District Centre Zone, subject to compliance with the conditions prescribed in [Table PtAu/1](#), where applicable:

Bank
Community hall
Consulting room
Library
Office
Retail showroom
Service trade premises
Shop

Non-complying Development

16 The following kinds of development are **non-complying** in the District Centre Zone:

Horse keeping
Industry
Intensive animal keeping
Junk yard
Road transport terminal
Stable

Public Notification

17 All kinds of development, except **non-complying**, are assigned as Category 1 Development in the District Centre Zone, except where the site of the proposed development is adjacent to a residential zone boundary, in which case it is assigned as Category 2 Development.

NEIGHBOURHOOD CENTRE ZONE

Introduction

The objectives and principles of development control that follow apply in the Neighbourhood Centre Zone shown on [Maps PtAu/10, 14, 19, 25 and 33](#). They are additional to those expressed for the whole of the council area.

OBJECTIVE

Objective 1: Neighbourhood centres to include shopping facilities that provide mainly 'convenience' goods to serve the day-to-day needs of the neighbourhood, and a limited range of more frequently required 'comparison' goods as well as a narrow range of facilities. There are not likely to be administrative facilities in neighbourhood centres.

The size of a neighbourhood centre and the range of facilities within it may vary within the council area but it should be related to the size and characteristics of the population it serves.

Objective 2: Development protected from the risk of tidal inundation.

Portions of the Neighbourhood Centre Zone are low-lying and subject to inundation by tidal water during extreme storm tidal surges. To address the risk to property from this natural hazard, Council has devised a coastal flooding protection strategy. Implementation of the protection strategy has commenced, however the risk of tidal inundation of low-lying property in an extreme tidal-surge event remains until the strategy is completed. Council wide Principles 169 to 178 apply to development which may be at risk of tidal inundation.

PRINCIPLES OF DEVELOPMENT CONTROL

1 The following list indicates those facilities which are appropriate in a fully developed Neighbourhood Centre:

- Bank
- Branch library
- Child minding/child care centre
- Church
- Club/meeting hall
- Commercial development
- Community welfare local office
- Consulting room
- Local health centre
- Office (to serve nearby residents)
- Park
- Personal service establishment
- Playing field
- Pre-school
- Primary school
- Residential development
- Restaurant
- Service station
- Speciality shop
- Squash court
- Supermarket

2 Business, community and residential development should be located in this zone.

3 Development should provide sheltered pedestrian pathways between the development and adjacent roadways and car parking areas.

- 4 Medium to high-density residential development, and development containing a variety of residential and non-residential uses may be undertaken provided such development does not impair the amenity or character of the zone or prejudice the operation of existing or future retail activity within the zone.
- 5 All non-residential buildings in this zone should provide an awning or other suitable form of shelter, at least three metres wide, along the total ground floor frontage of the buildings.
- 6 Development should be of a high standard of design appropriate to the locality with respect to the siting, scale and character of any proposed buildings.

Complying Development

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

Further, the following kinds of development are **complying** in the Neighbourhood Centre Zone, subject to compliance with the conditions prescribed in [Table PtAu/1](#), where applicable:

Bank
Consulting room
Office
Shop

Non-complying Development

- 8 The following kinds of development are **non-complying** in the Neighbourhood Centre Zone:

General industry
Horse keeping
Intensive animal keeping
Junk yard
Road transport terminal
Special industry
Stable

Public Notification

- 9 All kinds of development, except **non-complying**, are assigned as Category 1 Development in the Neighbourhood Centre Zone, except where the site of the proposed development is adjacent to a residential zone boundary, in which case it is assigned as Category 2 Development.

LOCAL CENTRE ZONE

Introduction

The objective and principles of development control that follow apply in the Local Centre Zone shown on [Maps PtAu/9, 10 and 15](#). They are additional to those expressed for the whole of the council area.

OBJECTIVE

Objective 1: Local centres to include shopping and local community facilities to service the day-to-day needs of the local community.

Local centres on arterial, or primary, roads should comply with the same criteria as those for other centres.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The zone should accommodate shops or small groups of shops and local community facilities which serve the day-to-day needs of the local community.
- 2 Development should not have an adverse impact on adjacent residential properties.
- 3 Development should promote the use of shared access points and shared car parks to minimise congestion and traffic conflicts.

Complying Development

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

Further, the following kinds of development are **complying** in the Local Centre Zone, subject to compliance with the conditions prescribed in [Table PtAu/1](#), where applicable:

Bank
 Consulting room
 Office
 Shop

Non-complying Development

- 5 The following kinds of development are **non-complying** in the Local Centre Zone:

Amusement hall
 Amusement park
 Billiard saloon
 Bowling alley
 Builder's yard
 Caravan park
 Fire station
 Fun fair
 Industry
 Junk yard
 Major public service depot
 Motor repair station
 Road transport terminal
 Theatre
 Timber yard
 Welfare institution

Public Notification

- 6 All kinds of development except **non-complying** are assigned as Category 1 Development in the Local Centre Zone, except where the site of the proposed development is adjacent to a residential zone boundary, in which case it is assigned as Category 2 Development.

INDUSTRY ZONE

Introduction

The objectives and principles of development control that follow apply in the Industry Zone shown on [Maps PtAu/5, 8 to 11, 13 to 19, 22 to 25, 30 to 32, 37 and 38](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A zone primarily accommodating a wide range of industrial, warehouse, storage and transport land uses.
- Objective 2:** Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The Industry Zone will be an intensively developed, high quality, landscaped industrial area. The zone will accommodate a wide range of industrial, commercial and business activities including manufacturing, warehousing, transport and distribution. A portion of the zone north of Railway Terrace at Port Augusta East will be developed by SA Water for a waste water treatment plant. The zone will be protected from the intrusion of residential and other inappropriate uses which will reduce the land resource for industrial uses or create potential for land use conflicts. High impact industrial uses will be located well away from residential areas.

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

Development north of Eyre Highway in Port Augusta West will proceed in a coordinated manner once appropriate levels of essential infrastructure have been provided. In addition, development will ensure that any impact on the efficient operation of Eyre Highway is minimised while also reducing the potential for negative impacts on the Residential Zone to the south.

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - Industry
 - Public infrastructure in the form of a waste water treatment plant
 - 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.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Development in Port Augusta West should be in accordance with the Port Augusta West Structure Plan [Map PtAu/1 \(Overlay 1\) Enlargement C](#) and should:
 - (a) proceed in a coordinated manner once appropriate levels of essential infrastructure have been provided;
 - (b) ensure that future stages of development are able to be effectively and efficiently serviced by essential infrastructure;
 - (c) protect identified sites of Aboriginal Heritage significance;
 - (d) limit the number of additional access points to the Eyre Highway while also ensuring that any new intersections operate on a left-in/left-out basis only;
 - (e) create drainage lines and detention basins to manage stormwater flows both within and outside the zone;
 - (f) ensure that a minimum 100 metre separation distance is achieved to existing or future residential development to the south of Eyre Highway.
- 5 Development should be set back at least 8 metres from any road frontage, except where fronting a Primary or Secondary Arterial Road in which case development should be set back at least 20 metres.
- 6 In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):
 - (a) buildings up to a height of 6 metres should be sited at least 8 metres from the primary street alignment;
 - (b) buildings exceeding a height of 6 metres should be sited at least 10 metres from the primary street alignment;
 - (c) where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.
- 7 Building facades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise that would adversely affect the residential amenity.
- 8 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.
- 9 Development on land adjoining a residential zone should ensure that a 50 metre vegetated buffer is provided along the zone boundary.
- 10 Advertisements and advertising hoardings should not include any of the following:
 - (a) flashing or animated signs;
 - (b) bunting, streamers, flags, or wind vanes;
 - (c) roof-mounted advertisements projected above the roofline;

- (d) parapet-mounted advertisements projecting above the top of the parapet.

Land Division

11 Land division should create allotments that:

- (a) are of a size and shape suitable for the intended use;
- (b) have an area of not less than 2000 square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated;
- (c) have a frontage to a public road of at least 25 metres.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Amusement machine centre
Community centre
Consulting room

Dwelling, except where the development is:

- (a) ancillary to and in association with industrial development
- (b) located on the same allotment

Educational Establishment, except where the development is:

- (a) ancillary to and in association with industrial development
- (b) located on the same allotment

Horticulture
Hospital
Hotel
Intensive animal keeping
Motel
Nursing home

Office, except where the development is:

- (a) ancillary to and in association with industrial development
- (b) located on the same allotment

Pre-school
Place of worship
Residential flat building
Shop or group of shops, except where the gross leasable area of the development is less than 80 square metres
Tourist accommodation

Public Notification

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

Further, the following forms of development are designated:

Category 2

Dwelling ancillary to, and in association with, industrial development
 Educational establishment ancillary to, and in association with, industrial development
 Office ancillary to, and in association with, industrial development
 Shop or group of shops with a gross leasable area of less than 80 square metres

Infrastructure Policy Area

OBJECTIVES

- Objective 1:** Primarily a policy area for the provision of infrastructure.
- Objective 2:** Infrastructure facilities and land required for infrastructure facilities preserved from the encroachment of incompatible land uses.
- Objective 3:** Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area comprises the land that has been set aside specifically to accommodate new SA Water waste water treatment works required to service Port Augusta East and the surrounding areas.

Development will be designed and sited in a suitable location to minimise potential impacts and to be compatible with the surrounding locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - Drainage system, including stormwater detention basin
 - Sewerage infrastructure
 - Waste water treatment plant.
- 2 Development should be of a high standard of appearance, and be designed and sited in a location to minimise potential impacts on the amenity of the locality.
- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.

PRIMARY INDUSTRY ZONE

Introduction

The objective and principles of development control that follow apply in the Primary Industry Zone shown on [Maps PtAu/3 to 13, 15 to 20, 25 to 28, 33 to 36, 38, 39, 41, 42 and 44 to 48](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

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

DESIRED CHARACTER

Development in the primary production areas will include a range of different types of farming activities, as well as appropriate value-adding uses. Large allotments of greater than 40 hectares in size will be maintained in the Primary Industry Zone to prevent the reduced viability of primary production and to acknowledge the semi-arid landscape.

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

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

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - Bulk handling and storage facility
 - Farming
 - Intensive animal keeping
 - Tourist accommodation (including through the diversification of existing farming activities and conversion of farm buildings)
 - Wind farm and ancillary development
 - Wind monitoring mast and ancillary development.
- 2 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:
 - (a) in visually prominent locations
 - (b) closer to roads than envisaged by generic setback policy.
- 3 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 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 Tourist accommodation should not be converted to dwellings and should be designed to preclude the conversion of buildings into dwellings such as through shared facilities, common utility services, grouped accommodation and/or shared parking.

- 8** A dwelling should only be developed if:
- (a) there is a demonstrated connection with farming or other primary production
 - (b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone
 - (c) it is located more than 500 metres from an existing intensive animal keeping operation unless used in association with that activity
 - (d) it does not result in more than one dwelling per allotment.
- 9** Development involving major infrastructure, such as a desalination plant, should be located, constructed and operated to ensure that:
- (a) the visual impact from arterial roads is minimised through a combination of separation distances, siting, design techniques and landscaping
 - (b) it has been demonstrated that all potential environmental impacts will be minimal
 - (c) local infrastructure such as roads have been upgraded to accommodate increased traffic movements.

Flood Plain

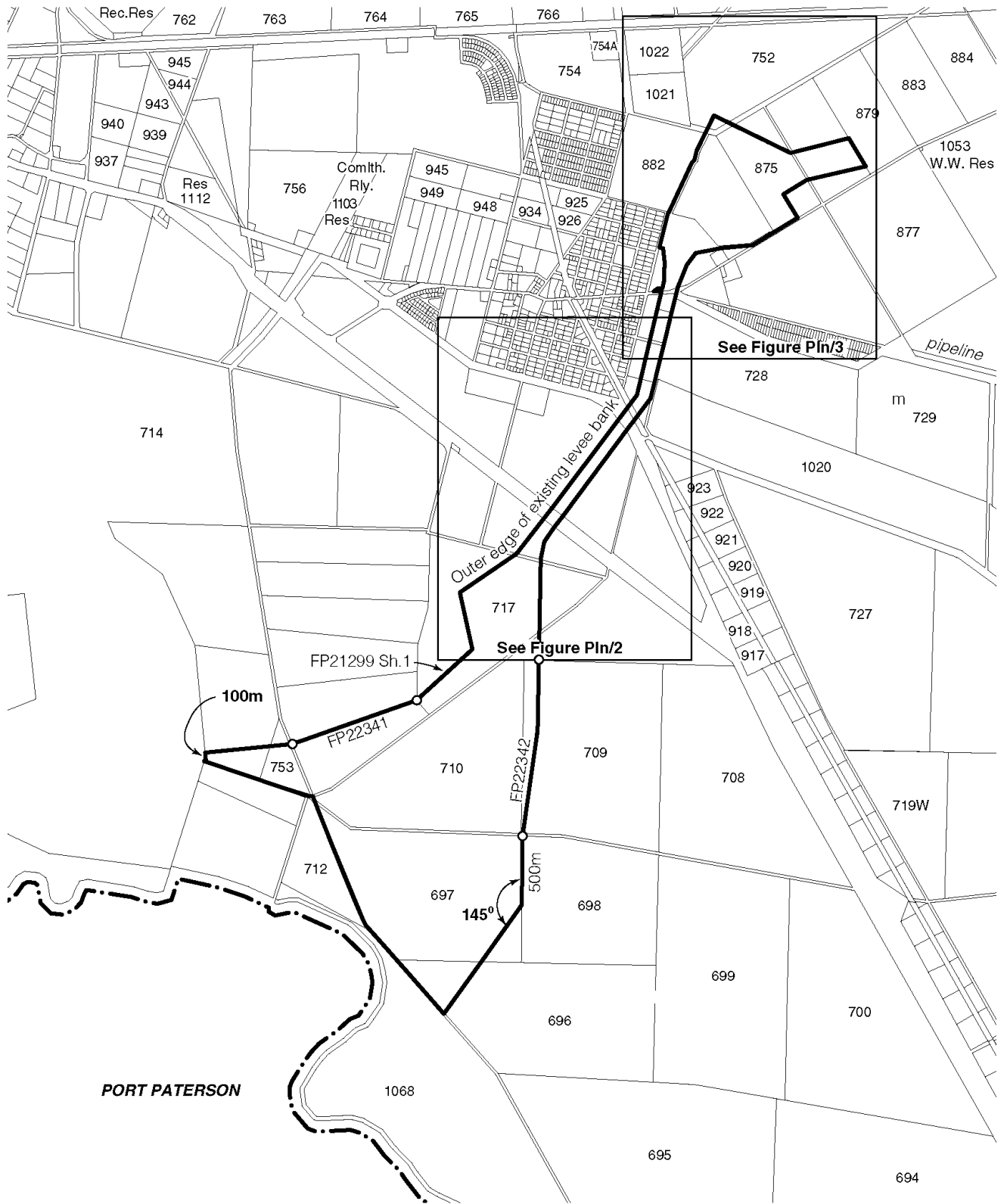
- 10** Those rural areas to the east of and adjacent to the defined flood prone areas, are subject to inundation from floods which exceed the capacity of the Stirling North Deviation Drain works. These areas should be kept free of development including land division, buildings or intensive animal keeping.
- 11** Land within the flood plain area shown on [Figures Pln/1 to 3](#) should not be further divided.
- 12** Development within the flood plain area shown on [Figures Pln/1 to 3](#) should not occur unless specific and substantial evidence can be provided by the applicant that such development is unlikely to affect the efficient operation of the drain and that such development is unlikely to be detrimentally affected by the operation of the drain.

Form and Character

- 13** Development should not be undertaken unless it is consistent with the desired character for the zone.
- 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.
- 15** Development adjoining the Quorn to Stirling North Road should be designed and sited so as to maintain the area as a scenic foreground to the Flinders Ranges.
- 16** Buildings should be sited, designed and constructed of materials which blend with the natural features of the landscape.

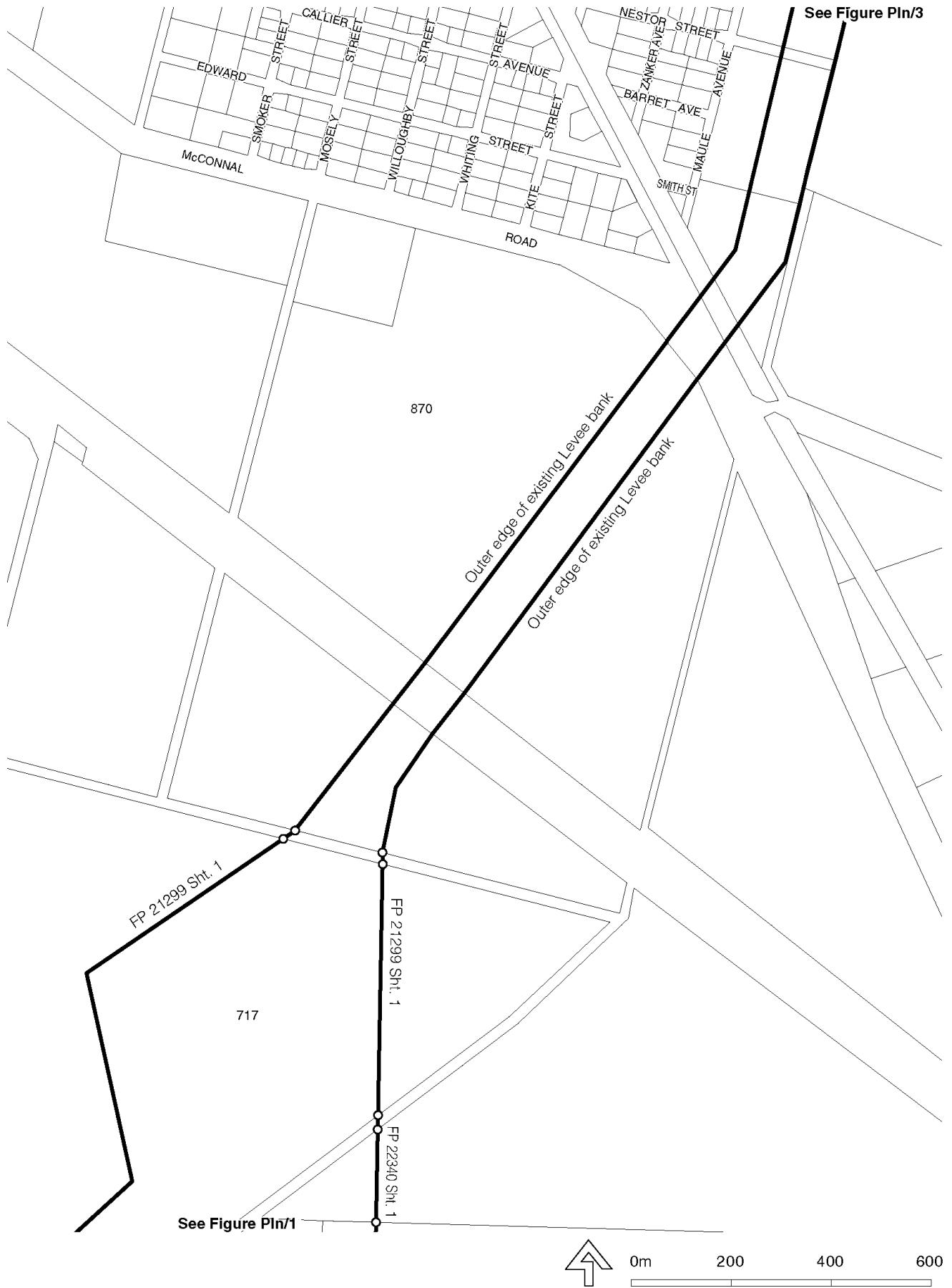
Land Division

- 17** Land division, including boundary realignments, should only occur where it will promote economically productive, efficient and sustainable primary production and not create any allotment less than 40 hectares in area.
- 18** Land division involving boundary realignments should only occur where the number of resulting allotments of less than 40 hectares is not greater than the number that existed prior to the realignment.



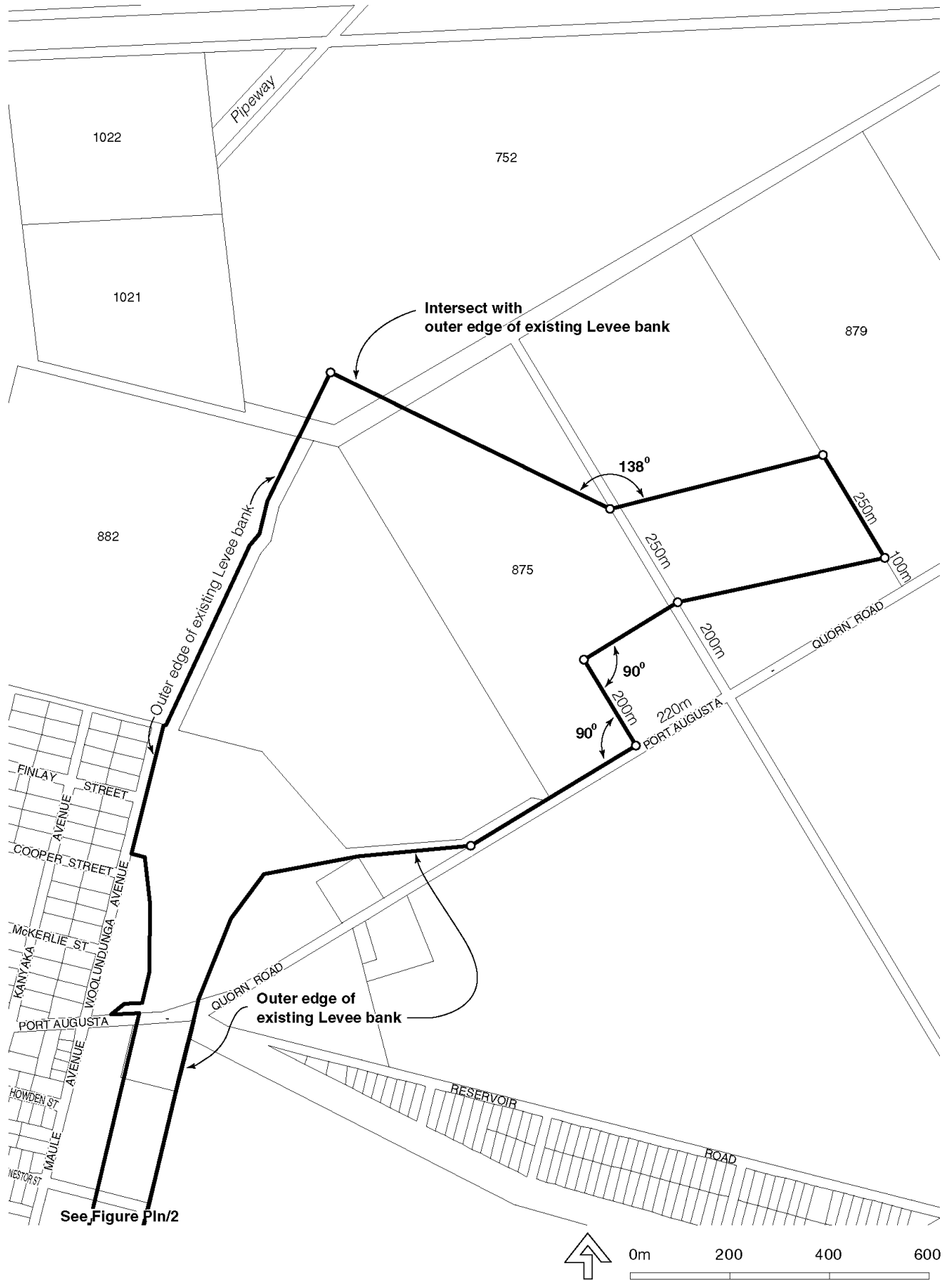
- Boundary of Flood Plain Area
- - - Local Government Area Boundary

**PORT AUGUSTA (CITY)
STIRLING NORTH
FLOOD PLAIN AREA
Figure Pln/1**



— Boundary of Flood Plain Area

**PORT AUGUSTA (CITY)
STIRLING NORTH
FLOOD PLAIN AREA
Figure Pln/2**



See Figure Pln/2

PORT AUGUSTA (CITY) STIRLING NORTH FLOOD PLAIN AREA Figure Pln/3

— Boundary of Flood Plain Area

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Advertisement and/or advertising hoarding, except where the development achieves at least one of (a) or (b):

- (a) is adjacent to a road with a speed limit of less than 80 km/h
- (b) has an advertisement area of 2 square metres or less and achieves all of the following:
 - (i) the message contained thereon relates entirely to a lawful use of land
 - (ii) the advertisement is erected on the same allotment as the use it seeks to advertise
 - (iii) the advertisement will not result in more than two advertisements on the allotment

Community centre

Consulting room

Dwelling, except where the development achieves all of the following:

- (a) it is a detached dwelling
- (b) it will not result in more than one dwelling on the allotment
- (c) it is located on an allotment of at least 20 hectares in area

Educational establishment

Hospital

Hotel

Indoor recreation centre

Land division, except where it achieves any of the following:

- (a) all allotments resulting from the division are at least 40 hectares in area
- (b) no additional allotments are created, and the number of resulting allotments of less than 40 hectares in area is not more than the number that existed prior to rationalisation

Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the *Environment Protection Act 1993*

Motor repair station

Nursing home

Office, except where ancillary to and in association with primary production, *aquaculture* or tourism development

Petrol filling station

Place of worship

Pre-school

Primary school

Residential flat buildings

Service trade premises

Shop or group of shops, except where:

- (a) ancillary to and in association with primary production or tourism development; and
- (b) the gross leasable area is less than 80 square metres

Wrecking Yard

Public Notification

- 21** 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 2

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

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

Wind monitoring mast and ancillary development

HIGHWAY SERVICES ZONE

Introduction

The objective and principles of development control that follow apply in the Highway Services Zone shown on [Maps PtAu/9, 10, 15 and 22 to 23](#). They are additional to those expressed for the whole of the council area.

DESIRED FUTURE CHARACTER

A zone providing attractive service facilities and areas for those persons travelling along the National Highway One route through Port Augusta. New tourist, entertainment, restaurant and recreation facilities are appropriate in the zone, providing short term services to travellers and to encourage visitors to explore and seek out the range of other services and tourist opportunities in Port Augusta and surrounding environs.

All development should exhibit a high standard of visual amenity achieved by appropriate building design, form and scale and complementary landscaping. Noise attenuation measures should be adopted commensurate with the land use's sensitivity to noise.

OBJECTIVES

- Objective 1:** A zone for the provision of well designed, attractive and welcoming range of small, smart businesses which can provide short term services to travellers and locals.
- Objective 2:** A zone accommodating development catering for tourists and travellers together with suitable entertainment and recreation facilities.

PRINCIPLES OF DEVELOPMENT CONTROL

General

- 1 Development undertaken in the Highway Services Zone should be in accordance with the Desired Future Character and include a range of well designed, attractive and welcoming small, smart businesses which can provide short term services to travellers and locals.
- 2 Development undertaken in the Highway Services Zone should cater for tourists and travellers together with suitable entertainment and recreation facilities.
- 3 No new dwellings should be developed in the zone although minor additions and alterations to existing dwellings are appropriate.
- 4 Entertainment facilities should only be developed where it is ancillary to compatible forms of development or is a minor component associated with a new development where there is a negligible impact on adjoining uses.
- 5 The set-back of development from public roads or the boundary of the zone should increase dependent upon the bulk, height and intensity of development to minimise adverse impacts on the amenity of adjoining land and in accordance with any other prescribed set-back.

Traffic and Parking

- 6 Development should provide for the proper circulation and parking of vehicles, enhancement by landscaping, and unsightly materials should be screened from public view.
- 7 Development should be designed and sited with regard to the primary arterial function of the highway and the potential for noise nuisance from traffic, and the operating hours and use of adjoining development.

- 8 Development with frontage to the highway or other public road should be designed to a high standard, with good quality material, appropriate siting and layout, with provision for low maintenance ground cover or similar landscaping to road boundaries and adequate areas for car and vehicle parking, manoeuvring, loading and unloading on site.
- 9 All surfaces which may be accessed by vehicles should have surface sealing.
- 10 All access driveways and manoeuvring areas within car park, service areas and loading/unloading areas should be line marked, and designed to enable all vehicle entry/exit from the development site to occur in a forward direction.
- 11 Development fronting primary arterial roads should incorporate shared access and car parking areas to minimise congestion and traffic conflict.
- 12 Screened car parking, appropriate in extent for the particular development, should be provided on the site with suitable provision for access, which will not affect the amenity of the locality adversely or interfere with the free flow of traffic on the adjoining roads.

Environmental

- 13 Development design, construction and the use of land should take place in a manner which:
 - (a) minimises interference with native vegetation, biodiversity and water quality on the site and in surrounding localities;
 - (b) promotes natural or cultural values (where appropriate);
 - (c) enhances the longer term protection and management of biodiversity and water quality;
 - (d) provides linkages and corridors between key areas of native vegetation; and
 - (e) rehabilitates degraded areas that are an intrinsic component of the nature conservation network.
- 14 Tourism development should be designed and sited so that it is compatible with the predominant character of the locality within which it is proposed and should:
 - (a) incorporate suitable landscaping for screening and aesthetic purposes (preferably of native species which require less water);
 - (b) include measures to promote water conservation eg water reuse systems;
 - (c) install solar hot water heaters and collectors to minimise the dependency on fossil fuels; and
 - (d) use building materials with good thermal performance.
- 15 Roof run-off should be separated from run-off from hard surfaces and should be stored on site and recycled or used for maintaining landscaping.

Land Division

- 16 Land division should create allotments:
 - (a) where the size and shape is suitable for the intended use;
 - (b) which provide suitable areas for landscaping including areas between buildings and adjacent allotment boundaries with public road frontage;
 - (c) where there is frontage to an existing or proposed public road in the plan of division; and

(d) where safe and convenient road access is available.

- 17 Caravan parks and camping grounds should incorporate a high standard of layout, facilities and appearance, with extensive landscaping and be located so as to preserve and enhance the appearance of the locality.

Complying Development

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

Further, the following kinds of development are **complying** in the Highway Services Zone, subject to compliance with the conditions prescribed in [Table PtAu/1](#), where applicable:

Light industry
Motor repair station
Petrol filling station
Recreation area

Non-complying Development

- 19 The following kinds of development are **non-complying** in the Highway Services Zone:

Community centre
Consulting room
Dwelling (other than alterations to an existing dwelling)
Educational establishment
General industry
Health centre
Hospital
Intensive animal keeping
Junk yard
Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the *Environment Protection Act 1993*
Meeting hall
Nursing home
Place of worship
Pre-school
Prescribed mining operations
Primary school
Refuse destructor
Residential flat building
Shop or group of shops with a gross leasable area greater than 250 square metres
Special industry
Stock saleyard
Stock slaughter works
Welfare institution

Public Notification

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

Further, the following forms of development are designated:

Category 1

Shop or group of shops with a gross leasable area less than 250 square metres
Telecommunications facility up to 30 metres in height

RECREATION ZONE

Introduction

The objective and principles of development control that follow apply in the Recreation Zone shown on [Maps PtAu/9, 10, 13 to 17, 22 to 24 and 26](#), and where relevant, to the Equine Recreation Policy Area shown on [Map PtAu/49](#). They are additional to those expressed for the whole council area.

OBJECTIVE

Objective 1: Provision for community, sporting, recreational and leisure uses of land for the local and visiting population.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development of community, sporting, recreational and leisure activities should be undertaken in this zone.
- 2 Development should promote the use of shared services, car parking areas and buildings.
- 3 Development including buildings, should retain the semi-rural and open character of the zone.

Horse Keeping

- 4 Stables and horse yards should be located at least 8 metres from any road, street or dwelling.
- 5 A parking area for the use of horse transport vehicles should be established on the site where the horses are kept.
- 6 An area should be provided on site where horses are kept for the loading and unloading of horses, fodder and other goods, materials or wastes brought to or removed from the site.
- 7 A waste receptacle for the storage of manure should be provided on the site where the horses are kept.
- 8 Floors of stables should be constructed with concrete or similar material.
- 9 All areas used for storage of fodder should be designed to prevent infestation by rodents.
- 10 A permanent water supply should be available to the site before development occurs.

Complying Development

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

Further, the following kinds of development are **complying** in the Recreation Zone, subject to compliance with the conditions prescribed in [Table PtAu/1](#), where applicable:

Amusement park
Clubrooms
Community hall
Fun fair
Recreation area

Non-complying Development

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

Bank
Builder's yard
Bus depot

Fire station
 Fuel depot
 Hotel
 Industry
 Intensive animal keeping in the Equine Recreation Policy Area
 Junk yard
 Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the
Environment Protection Act 1993
 Motor repair station
 Motor showroom
 Petrol filling station
 Plant nursery
 Prescribed mining operations
 Road transport terminal
 Semi-detached dwelling

 Shop or group of shops, except where either (a) or (b) is achieved:

- (a) it is located outside of the Equine Recreation Policy Area and the gross leasable area is less than 200 square metres
- (b) it is located within the Equine Recreation Policy Area and the total gross leasable area of all shops in the Policy Area is less than 80 square metres (excluding a restaurant)

Store
 Timber yard
 Used car lot

Public Notification

- 13 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 or Category 2 within the Equine Recreation Policy Area:

Category 1 Development

Car parking
 Caretaker's dwelling
 Clubrooms associated with recreational and horse activities
 Grazing
 Horse agistment
 Horse trails and tracks
 Office associated with horse related activities
 Playground
 Race course
 Swimming pool/area for horses

Category 2 Development

Conference and reception centre
 Educational establishment for horse related training
 Emergency services facility
 Equine training centre
 Lighting for night use of facilities
 Shop in the form of a restaurant
 Shop or group of shops where the total gross leasable area of all shops in the policy area is less than 80 square metres (excluding a restaurant)
 Short term accommodation associated with horse racing activities
 Spectator, administrative, bar and betting facilities ancillary to horse racing industry activities
 Sports ground and associated facilities
 Stables (for both short and long term use)
 Stormwater retention/detention facilities.

Equine Recreation Policy Area

OBJECTIVE

- Objective 1:** A policy area accommodating equine and racing, sporting, entertainment, cultural and recreational activities and associated visitor, spectator and administrative facilities.
- Objective 2:** Development of integrated equine recreational areas and ancillary facilities accessible to the community.
- Objective 3:** Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area is focussed around activities associated with the Port Augusta Racecourse and the longer term development of the area to accommodate a range of equine interests.

Development within the policy area will provide new function facilities below the existing grandstand, that meet the needs of major race days while being able to be reconfigured for a range of other functions and events. The facility will also be available for broader community use. Facilities in the policy area will also be designed to cater for special events, such as concerts.

Upgrading of the current facilities will occur, including provision of a new 'front entrance' and outdoor facilities such as informal eating areas and a children's play area. Perimeter and internal landscaping will be increased and upgraded, as will car parking areas and on-site caretaker accommodation.

Short term accommodation, to be occupied on a temporary basis by persons engaged in employment relating to the Racecourse activities, may be provided on site. This could be in such forms as cabins, caravan sites or 'rooms' attached to stable facilities to cater for horse industry workers. These facilities will be supplied with service infrastructure such as power, water, and effluent disposal sufficient to satisfy the living requirements of workers. A common amenities building could also be provided if required. Landscaping will be provided in association with the development of accommodation (including caravan sites) to both screen the development and enhance the amenity of the area for users and viewers.

Day/night horse stalls will be provided in the southern section of the policy area, with connections to the existing track for training and exercise of horses.

Stormwater retention/detention opportunities will be provided, particularly within the area inside the Racecourse.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- Car parking
- Caretaker's dwelling
- Clubrooms associated with recreational and horse activities
- Conference and reception centre
- Educational establishment for horse related training
- Emergency services facility
- Equine training centre
- Grazing
- Horse agistment
- Horse trails and tracks
- Hotel ancillary to horse racing industry activities
- Licensed premises ancillary to horse racing industry activities
- Lighting for night use of facilities

Office associated with horse related facilities
 Playground
 Racecourse
 Shop or group of shops ancillary to horse racing facilities
 Short term accommodation associated with horse racing activities
 Special events
 Spectator, administrative, bar and betting facilities ancillary to horse racing industry activities
 Sports grounds and associated facilities
 Stables (for both short and long term use)
 Swimming pool/area for horses
 Tourist accommodation
 Wastewater treatment facilities.

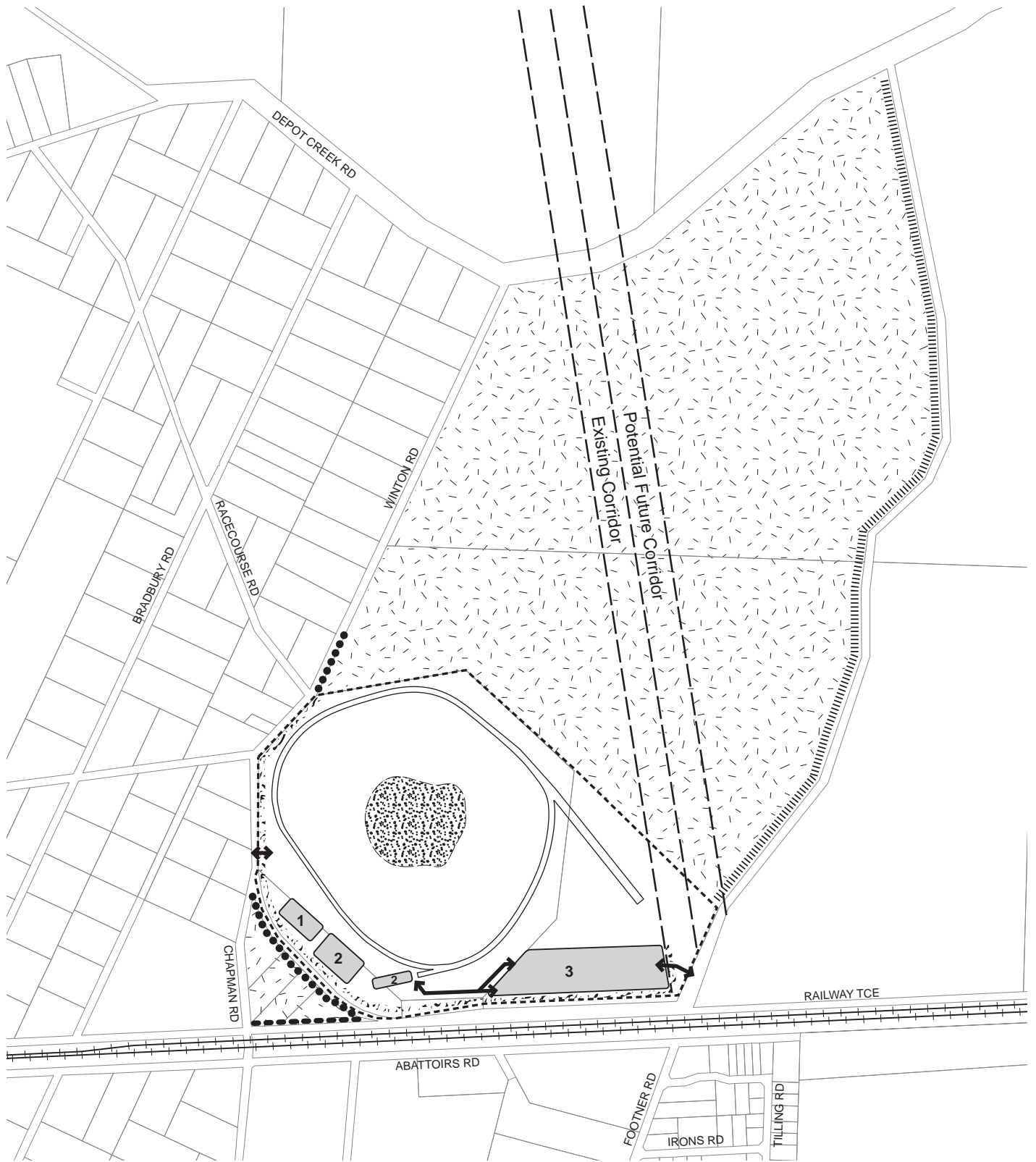
- 2 Development listed as non-complying is generally inappropriate.
- 3 A shop or group of shops should only be developed in the policy area where:
 - (a) it is ancillary to horse racing facilities;
 - (b) the total gross leasable area of all shops in the policy area is less than 80 square metres (excluding a restaurant).

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 Development should be undertaken in accordance with the Equine Recreation / Rural Living Concept Plan [Figure Rec/1](#).
- 6 Where fences are required for safety or security purposes, or to contain horses, excluding the Racecourse area, they should be constructed of open mesh, post and wire or other materials which are compatible with the open character of the recreation area.
- 7 Public parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 8 Horse trails and development for equine purposes should avoid areas of existing native vegetation.

Land Division

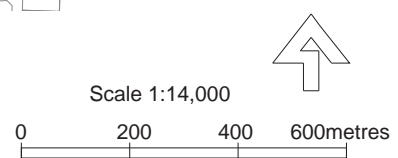
- 9 Additional allotments should only be created within the policy area for purposes ancillary to horse racing, horse training or horse keeping activities.



- Equine Recreation Area Boundary
- 1 Grandstand / Function Centre / Tote shed / Recreation area
- 2 Horse stabling and storage
- 3 Short or long term horse stabling

- Stormwater retention
- Landscaping
- Rural Living

- Access
- Buffer to Rail Line
- Railway
- High Voltage Transmission Corridor
- Buffer to future Yorkey Crossing road realignment and SA Water waste water treatment plant
- Buffer to Road



PORT AUGUSTA (CITY) PORT AUGUSTA EAST EQUINE RECREATION/RURAL LIVING CONCEPT PLAN Figure Rec/1

PUBLIC PURPOSES ZONE

Introduction

The objective and principles of development control that follow apply in the Public Purposes Zone on [Maps PtAu/8, 9, 12, 15, 16, 18, 24 and 25](#). They are additional to those expressed for the whole of the council area.

OBJECTIVE

Objective 1: A zone accommodating special public or private land uses of an institutional or open character.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development undertaken in the Public Purposes Zone should be special public or private development of an institutional or open character.
- 2 Development should be of a high standard of layout, design, and appearance and sited in a location compatible with the locality with extensive landscaping which will preserve and enhance the amenity of the locality.

Complying Development

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

Further, the following kinds of development are **complying** in the Public Purposes Zone, subject to compliance with the conditions prescribed in [Table PtAu/1](#), where applicable:

Recreation Area

Non-complying Development

- 4 The following kinds of development are **non-complying** the Public Purposes Zone:

Bank
 Consulting rooms
 Fuel depot
 Junk yard
 Motor showroom
 Petrol filling station
 Pig keeping
 Prescribed mining operations
 Road transport terminal
 Shop
 Stock saleyard
 Stock slaughter works
 Used car lot

Public Notification

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

Further, the following forms of development are designated:

Category 1

Telecommunications facility up to 30 metres in height (except where the site of the proposed development is adjacent to a residential zone boundary, in which case it is assigned as Category 2 Development)

AIRPORT ZONE

The objective and principles of development control that follow apply in the Airport Zone on [Map PtAu/19](#). They are additional to those expressed for the whole of the council area.

OBJECTIVE

Objective 1: A zone developed for airport and aviation related light industrial, service industrial, warehousing and storage purposes.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development undertaken in the zone should be for airport and aviation related light industry, service industry, warehousing or storage purposes.
- 2 Buildings and structures should not occupy more than 60 percent of the site on which they are erected and should not be more than ten metres in overall height.
- 3 Buildings should have noise attenuation measures to protect occupants from aircraft noise in compliance with Australian Standard 2021 - 1994.
- 4 Lighting associated with any development should not impair the safe operation of aircraft.

Complying Development

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

Further, the following kinds of development are **complying** in the Airport Zone, subject to compliance with the conditions prescribed in [Table PtAu/1](#), where applicable:

Light industry
Office
Service industry
Store
Warehouse

Non-complying Development

- 6 The following kinds of development are **non-complying** in the Airport Zone:

Abattoir
Amusement park
Boarding house
Caravan park
Cemetery
Concert hall
Crematorium
Dance hall
Detached dwelling
Dog track
Fun fair
General industry
Group dwelling
Hospital
Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the *Environment Protection Act 1993*
Multiple dwelling
Place of worship
Police station

Prescribed mining operations
Primary school
Refuse destructor
Residential flat building
Row dwelling
Semi-detached dwelling
Shop or groups of shops with a gross leasable area of greater than 250 square metres
Special industry
Stadium
Theatre
Welfare institution

Public Notification

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

Further, the following forms of development are designated:

Category 1

Telecommunications facility up to 30 metres in height

DEFENCE ZONE

Introduction

The objectives and principles of development control that follow apply in the Defence Zone on. They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A zone accommodating defence installations, activities and buildings.
- Objective 2:** A zone accommodating a range of agricultural activities with emphasis on conserving the rural character, natural resources and scenic landscape.
- Objective 3:** Accommodation of wind farms and ancillary development.

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development undertaken in the Defence Zone should be primarily for defence installations activities and buildings.
- 2 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:
 - (a) in visually prominent locations;
 - (b) closer to roads than envisaged by generic setback policy.
- 3 Agricultural and pastoral development undertaken in this zone should have regard for the need to conserve the zone's natural resources.
- 4 No land division should be undertaken in this zone.
- 5 Development in this zone should be designed, and sited, and be of such external materials and finishes so as to conserve the rural character of the zone.
- 6 Natural and man-made features in this zone should be protected against mismanagement and more intensive development which may degrade the quality of the landscape.
- 7 Trees and remnants of indigenous vegetation in the rural areas should be preserved.
- 8 Buildings should be sited, designed and constructed of materials which blend with the natural features of the landscape.

Complying Development

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

Further, the following kinds of development are **complying** in the Defence Zone, subject to compliance with the conditions prescribed in [Table PtAu/1](#), where applicable:

Commercial forestry
 Defence establishment
 Farming
 Horticulture (excluding olive orchards)

Non-complying Development

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

Junk yard
 Land division resulting in the creation of additional allotments of less than 40 hectares in area
 Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the *Environment Protection Act 1993*
 Shop
 Special industry
 Stock slaughter works
 Tourist accommodation
 Used car lot

Public Notification

- 11 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 2

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

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

Wind monitoring mast and ancillary development

CONSERVATION ZONE

Introduction

The objectives and principles of development control that follow apply in the Conservation Zone shown on [Maps PtAu/6, 7, 9 to 12, 15, 16, 19, 22, 23 and 31](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A zone in which land and features of major conservation significance including areas of natural vegetation, wildlife habitat, wilderness qualities and sites containing features of significance to the earth sciences are conserved in their natural state.
- Objective 2:** A zone comprising land which has significant landscape qualities, and is to continue in use as natural open space to retain the qualities and amenity of the zone.
- Objective 3:** Conservation and enhancement of natural systems and areas of conservation significance including native vegetation, reserves, the coast, mangroves, wetlands and rivers.

This zone has an extremely high landscape and environmental value. Consistent with its scenic natural environment containing little evidence of human impact.

- Objective 4:** Protection of the landscape from the adverse effects of mining operations, prospecting and exploration of new resources.

This zone includes the immediate foreground of the most prominent ranges and contains many features of outstanding natural beauty. The land needs to be kept free of development that is not a necessary part of pastoral activity.

It is intended that mining operations not take place in the Conservation Zone unless the deposits are of such importance, and their exploitation is in the National or State interest, that all other environmental, heritage, or conservation considerations may be overridden.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The Conservation Zone should be conserved in its natural state and should not impair the natural and scenic features of the zone.
- 2 Natural drainage channels should not be altered.
- 3 Development should have regard to water conservation, preservation of bushland and landscape quality, and minimise environmental problems such as noxious weeds and bushfire hazards.
- 4 New roads or tracks should not be constructed in this zone except within the area bordered by the Stuart Highway and Old Tarcoola Road where an access road providing a link to the Transport Policy Area of the Industry Zone may be constructed.
- 5 Activities should be compatible with conservation of areas of natural vegetation, wildlife habitat, wilderness qualities and sites containing features of significance to the earth sciences.
- 6 Recreation areas and any other recreational and visitor facilities should be compatible with the character of the zone.
- 7 Linkages should be identified and established between areas of conservation significance.
- 8 Development should not result in the introduction or spread of noxious weeds or scheduled pest plants.

Mining

- 9 Mining operations should not take place in the zone unless:
- (a) precise and delineation of the deposit concerned has been undertaken;
 - (b) the deposits are of such paramount significance that all other environmental, heritage, or conservation considerations are overridden;
 - (c) exploitation of the deposits is in the national or state interest;
 - (d) investigation has shown that alternative economic deposits are not available on other land outside the zone; and
 - (e) the operations are subject to stringent safeguards to protect the landscape and natural environment, and ensure minimum impairment of the scenic and natural qualities of the zone.

Buildings

- 10 Buildings should not be erected in this zone, other than associated with, and ancillary to, conservation and pastoral activities in the zone.
- 11 Buildings and structures, including pipelines, transmission line towers and antennae, should not be erected in this zone unless investigation has shown that no alternative site is practicable, other than minor structures and buildings associated with the dominant rural use of the land.
- 12 Buildings and structures should be for essential purposes such as shelter or water supply. Such buildings or structures should be of a high standard of design with particular emphasis on the external appearance, choice of materials and colours and siting of the buildings, to ensure that they blend with the surroundings having regard to the particular conservation significance of the zone.
- 13 Buildings and structures should be of a high standard of design, with particular emphasis on external appearance, choice of materials and colours and siting of the buildings so as to blend with and preserve and enhance the character and amenity of the locality.

Complying Development

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

Further, the following kinds of development are **complying** in the Conservation Zone, subject to compliance with the conditions prescribed in [Table PtAu/1](#), where applicable:

Development associated with the Arid Lands Botanic Garden

Non-complying Development

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

Abattoir
 Airfield
 Amusement hall
 Bank
 Builder's yard
 Consulting rooms
 Detached dwelling unless associated with a desired use
 Fuel depot
 Group dwelling
 Horse keeping
 Hotel

Industry
Intensive animal keeping
Junk yard
Land division, except for the provision of a road in accordance with principle 4
Motor repair station
Motor showroom
Multiple dwelling
Petrol filling station
Pig keeping
Poultry keeping
Prescribed mining operations
Refuse disposal site
Residential flat building
Residential flat building
Retail plant nursery
Road transport terminal
Row dwelling
Semi-detached dwelling
Service station
Shop or group of shops with a gross leasable area greater than 200 square metres
Stock saleyard
Stock slaughter works
Timber yard
Tourist accommodation
Used car lot
Warehouse
Waste disposal depot

Public Notification

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

COASTAL CONSERVATION ZONE

Introduction

The objectives and principles of development control that follow apply in the Coastal Conservation Zone shown on [Maps PtAu/3, 4, 7, 10, 13 to 15, 20 to 23, 28 to 30, 37, 38, 41, 43, 44 and 47](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** Protection of coastal features from development, including mining, liable to permanently impair its scenic attractiveness or adversely affect its conservation significance.
- Objective 2:** Restriction of access to defined locations where the potential impact as a result of such access can not be minimised.
- Objective 3:** Low-intensity recreational uses in suitable locations where environmental impacts on the coast will be minimised.
- Objective 4:** The preservation and management of coastal land and features, environmentally important natural features, including lakes, wetlands, dunes, stands of native vegetation, wild life habitat, estuarine areas, exposed cliffs, headlands, hilltops and areas which form an attractive background to urban and tourist developments.
- Objective 5:** The preservation and management of sites of heritage, cultural, scientific, environmental or educational importance.
- Objective 6:** Development only undertaken on land which is subject to, or can be appropriately protected from, coastal hazards and does not adversely affect the natural processes.
- Objective 7:** The avoidance of development which is likely to adversely affect the coast by pollution, erosion, damage or depletion of physical or biological resources.
- Objective 8:** Development which will not require now, or in the future, public expenditure on protection of the development or the environment.

The Coastal Conservation Zone recognises the need to preserve and sensitively manage the limited coastal resources for current and future coastal and marine environmental health, landscape and scenery values, education, unstructured recreation and tourism, and open space opportunities. Some development, such as provision of public facilities may be suited to the zone, however the provision of such facilities should be secondary to the conservation and management of the environmental, landscape and wilderness values of the coastline.

This zone includes all the coastal land in the council area with the exception of the Port Augusta City locality and the Coastal Holiday Settlement Zone.

In general terms, the northern most reaches of Spencer Gulf have been kept free of development however it has suffered from the effects of uncontrolled vehicular access and human activities.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development should be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.
- 2 Holiday house development should not occur in the zone.

- 3 Buildings and structures should mainly be for essential purposes such as shelters and toilet facilities, associated with public recreation, and for navigation or necessary minor public works.
- 4 Development involving the removal of shellgrit, sand or the disposal of domestic and industrial waste should not be undertaken.
- 5 Buildings and structures should be designed, sited, clustered, constructed, and landscaped to ensure that their appearance is in harmony with the coastal landscape.
- 6 Development (including land division where relevant) should:
 - (a) be visually compatible with the area in which it is located;
 - (b) not impair the environmental significance of the area;
 - (c) not adversely impact upon the ability to maintain the coastal frontage in a stable and natural condition;
 - (d) minimise vehicle access to the area the subject of the development;
 - (e) avoid adverse impact on the environment by the appropriate location of vehicle access means to the coast;
 - (f) provide the maximum possible waterfront reserve between buildings and the water;
 - (g) provide or maintain public access routes to waterfront reserves;
 - (h) be undertaken in a manner which minimises the effect on natural features, flora and fauna, land adjoining water or scenic routes or scenically attractive areas;
 - (i) not impair the use or management of natural resources for the best interests of the community;
 - (j) be designed to minimise potential risk from bushfire hazard;
 - (k) not detract from the value or significance within the locality of items, land, buildings and structures of exceptional beauty or aesthetic, architectural, scientific, cultural, historic or other heritage value, including Aboriginal sites of anthropological, archaeological or historic significance; and
 - (l) be landscaped with locally indigenous species in order to enhance the amenity of the area and to screen buildings from public view.

Conservation

- 7 Development should not be undertaken unless the appearance and character of land in the zone within view from the foreshore is retained.
- 8 Development should not be undertaken on coastal dune systems, tidal wetlands, sand dunes or other environmentally significant areas.
- 9 Development should not detract from the natural features, scenic qualities, landscape qualities or amenity of the locality.
- 10 Development should not contribute to the degradation of any fragile or potentially fragile landform.
- 11 Development should not be undertaken that may adversely affect coastal features, prevent public access or despoil native vegetation, wildlife habitats or significant views.
- 12 Development should not result in pollution or other damage to the coast, seabed or coastal waters.

Public Access

- 13 Access to beaches and reserves should be by means of walkways and roads suitably designed and constructed to meet the environmental objectives and principles of development control for the zone. Access roads should be located back from the coast and only where the road will not detract from the amenity of the area or lead to management problems.
- 14 In sensitive locations where public access is necessary, the construction of walkways and appropriate fencing should be provided for effective access control.
- 15 Development should not prevent public access to the coast.

Coastal Hazards

- 16 Development should not be undertaken where there is a risk of flooding, erosion or sand drift.
- 17 Development should not be undertaken where it will create or aggravate coastal erosion, or if it will require coast protection works which will cause or aggravate coastal erosion.
- 18 Development should be designed having regard to natural coastal processes. Where applicable, it should incorporate suitable protective works.
- 19 Where applicable, a buffer area should be provided between the seaward extent of the development and high water mark. The width of this buffer should be sufficient to accommodate erosion during storms and also long-term erosion. On stable coasts, development should be designed to avoid any problems due to spray or wave overwash.

Complying Development

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

Non-complying Development

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

- Amusement hall
- Builder's yard
- Camping area (excluding the Winninowie Conservation Park)
- Caravan park
- Dwelling
- Fuel depot
- Hotel
- Industry
- Intensive animal keeping
- Junk yard
- Motor repair station
- Office
- Petrol filling station
- Road transport terminal
- Shop
- Stock saleyard
- Stock slaughter works
- Timber yard
- Tourist accommodation
- Tourist accommodation
- Waste disposal depot

Public Notification

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

URBAN COASTAL ZONE

Introduction

The objectives and principles of development control that follow apply in the Urban Coastal Zone shown on [Maps PtAu/10 and 14](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

Objective 1: Low-intensity urban uses in suitable locations where environmental impacts on the coast will be minimised.

This zone includes the coastal land in the urban area adjacent to the District Centre on the south side of the Gulf, and the boat ramp on the north side.

Objective 2: Restriction of access to defined locations where the potential impact as a result of such access can not be minimised.

Objective 3: Development protected from the risk of tidal inundation.

Portions of the Urban Coastal Zone are low-lying and subject to inundation by tidal water during extreme storm tidal surges. To address the risk to property from this natural hazard, Council has devised a coastal flooding protection strategy. Implementation of the protection strategy has commenced, however the risk of tidal inundation of low-lying property in an extreme tidal-surge event remains until the strategy is completed. Council wide Principles 169 to 178 apply to development which may be at risk of tidal inundation.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development (including land division where relevant) should:

- (a) be visually compatible with the area in which it is located;
- (b) not impair the environmental significance of the area;
- (c) not adversely impact upon the ability to maintain the coastal frontage in a stable and natural condition;
- (d) minimise vehicle access to the area the subject of the development;
- (e) avoid adverse impact on the environment by the appropriate location of vehicle access means to the coast;
- (f) provide the maximum possible waterfront reserve between buildings and the water;
- (g) provide or maintain public access routes to waterfront reserves;
- (h) be undertaken in a manner which minimises the effect on natural features, flora and fauna, land adjoining water or scenic routes or scenically attractive areas;
- (i) not impair the use or management of natural resources for the best interests of the community;
- (j) be designed to minimise potential risk from bushfire hazard;
- (k) not detract from the value or significance within the locality of items, land, buildings and structures of exceptional beauty or aesthetic, architectural, scientific, cultural, historic or other heritage value, including Aboriginal sites of anthropological, archaeological or historic significance; and

- (l) be landscaped with locally indigenous species in order to enhance the amenity of the area and to screen buildings from public view.
- 2 Development should be designed having regard to natural coastal processes. Where applicable, it should incorporate suitable protective works.
- 3 Where applicable a buffer zone should be provided between the seaward extent of the development and high water mark. The width of this buffer should be sufficient to accommodate erosion during storms and also long-term erosion. On stable coasts development should be designed to avoid any problems due to spray or wave overwash.
- 4 Development should not be undertaken where it will create or aggravate coastal erosion, or if it will require coast protection works which will cause or aggravate coastal erosion.
- 5 Development should not be undertaken on coastal dune systems.
- 6 Development involving the reclamation of swamp land and/or the removal of mangroves or the restriction of tidal flows should not be undertaken.
- 7 Development involving the removal of shellgrit, sand or the disposal of domestic and industrial waste should not be undertaken.
- 8 Buildings and structures should be designed, sited, clustered, constructed, and landscaped to ensure that their appearance is in harmony with coastal landscape.

Complying Development

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

Non-complying Development

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

- Builder's yard
- Fuel depot
- Industry
- Intensive animal keeping
- Junk yard
- Motor repair station
- Petrol filling station
- Road transport terminal
- Stock saleyard
- Stock slaughter works
- Timber yard
- Waste disposal depot

Public Notification

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

BULKY GOODS ZONE

Introduction

The objectives and principles of development control that follow apply in the Bulky Goods Zone shown on [Maps PtAu/22, 23 and 24](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A zone accommodating a range of buildings used for bulky goods outlets and service trade premises.
- Objective 2:** Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The Bulky Goods Zone will be developed with buildings displaying a high quality of presentation and architectural standard, with car parking adjacent which is complemented by landscape plantings and fencing. While large structures are appropriate within this zone, their appearance will be enhanced through the incorporation of planting and fencing, with suitable set backs to National Highway One to allow for car parking.

Built form will display a high level of presentation, with elevation treatments that contain articulated facades, so as to provide visual interest and variety in form, scale and appearance. The visual bulk of larger buildings will be minimised through the use of a variety of elevations and landscaping.

Developments comprising multiple tenancies will be undertaken in an integrated manner that assists in achieving a high level of presentation and efficient operation in terms of traffic movement. Loading and unloading areas will be screened from public view. Street trees of appropriate scale will be planted to improve amenity and to provide pedestrian shelter.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - Bulky goods outlet
 - Service trade premises that comprise only indoor displays or are for the sale, rental or display of building materials, landscaping materials, sheds, domestic garages or outbuildings.
- 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 Bulky goods outlets and service trade premises should have a gross leasable area of 500 square metres or more for each individual tenancy.
- 4 Restaurants and cafes should only be located in bulky goods outlets or service trade premises that are larger than 2000 square metres, and should not have a gross leasable area of 150 square metres or more.
- 5 Warehouses and stores should only be developed if they are ancillary to and in association with a bulky goods outlet or service trade premises.
- 6 A childcare facility should not be developed unless it is ancillary to and in association with a bulky goods outlet or service trade premises.

Form and Character

- 7 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 8 Pick-up areas should be provided to avoid the necessity for customers to carry large items to vehicles.
- 9 Development on land adjoining a residential or rural living zone should ensure that buildings, loading bays and other activities relating to the development, which are likely to generate significant levels of noise, are located at least 50 metres away from the zone boundary.

Land Division

- 10 Land division should create allotments that:
 - (a) are of a size and shape suitable for the intended use
 - (b) have an area of not less than 2000 square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated
 - (c) have a frontage to a public road of at least 30 metres.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Amusement machine centre
 Cemetery
 Community centre
 Consulting room
 Crematorium
 Dwelling
 Educational establishment
 Fuel depot
 General industry
 Horse keeping
 Horticulture
 Hospital
 Hotel
 Indoor recreation centre
 Nursing home
 Place of worship
 Residential flat building
 Road transport terminal

Shop or group of shops, except where it achieves one of the following:

- (a) the shop is a bulky goods outlet with a gross leasable area of 500 square metres or more
- (b) the shop is a restaurant

Special industry
 Stock slaughter works

Waste reception, storage, treatment or disposal, except where in the form of a recycling collection depot
Wrecking yard

Public Notification

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

Further, the following forms of development are designated:

Category 1

Bulky goods outlet

Service trade premises that comprise only indoor displays or are for the sale, rental or display of building materials, landscaping materials, sheds, domestic garages or outbuildings

Category 2

Motel

Motor repair station

Petrol filling station

Tourist accommodation

COMMERCIAL ZONE

Introduction

The objectives and principles of development control that follow apply in the Commercial Zone shown on [Maps PtAu/11, 13, 15, 19, 20 and 22 to 24](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

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

DESIRED CHARACTER

The Commercial Zone will be developed to accommodate a variety of activities to service the local community including service industry, service trade premises, petrol filling stations and local offices. Development will be of a high standard and incorporate land scaping to soften the impact of buildings and provide visual relief to car parking areas.

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - 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 should have a gross leasable area less than 250 square metres.

Form and Character

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

- 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
- 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
- Stadium
- Stock sales yard
- Stock slaughter works
- Waste reception, storage, treatment, or disposal
- Winery
- Wrecking yard

Public Notification

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

Further, the following forms of development are designated:

Category 2

The following uses where they are located on sites adjoining the Residential Zone:

- 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

DEFERRED URBAN ZONE

Introduction

The objectives and principles of development control that follow apply in the Deferred Urban Zone shown on [Map PtAu/11](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 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.
- Objective 2:** A zone comprising land to be used primarily for broad-acre cropping and grazing purposes until required for future urban expansion.
- Objective 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:
 - Broad-acre 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.

Form and Character

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

Land Division

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

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
 Residential flat building
 Road transport terminal
 Service trade premises
 Shop
 Stock sales yard
 Stock slaughter works
 Store
 Tourist accommodation
 Warehouse
 Waste reception, storage, treatment or disposal
 Wrecking yard

Public Notification

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

RURAL LANDSCAPE PROTECTION ZONE

Introduction

The objectives and principles of development control that follow apply in the Rural Landscape Protection Zone shown on [Maps PtAug/3, 34 and 35](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

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

DESIRED CHARACTER

The Rural Landscape Protection Zone includes the immediate foreground to sections of the Flinders Ranges. It is comprised of relatively uniform vegetation throughout, predominantly Chenopod Shrubland. Farming activities are currently undertaken on the land, and evidence of human modification is present in the form of homesteads and other infrastructure, vehicle tracks and a railway. An ephemeral creekline runs roughly east-west through the zone, along the northern side of Quorn Road. The creekline is lined with River Red Gums and forms an important scenic element in the zone.

The area is part of a larger tract of land comprising native vegetation of a similar condition which provides connectivity with the surrounding landscape. This is also reflected in the fact that the area forms part of the Flinders-Olary NatureLink. Maintaining and restoring large areas of habitat within biodiversity corridors such as the NatureLink will help native flora and fauna species to withstand and adapt to environmental change.

Within this context, development will preserve the rural character and scenic features of the zone, as well as protecting habitat for native flora and fauna. Low intensity farming will continue, with opportunity for some forms of tourist accommodation.

Land division creating additional allotments will not occur, while detached dwellings and associated structures, farm buildings, and small-scale tourist facilities will be developed.

Mining activities will not occur unless it can be demonstrated that the mineral deposits are of paramount importance, or their exploitation is in the National or State interest. In the event that mining proceeds, it will be carried out with minimum impact on the environment and the natural or rural characteristics of the landscape.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:

Detached dwelling and a building associated with farming activities

Low intensity farming and grazing

Recreation and tourist infrastructure for the interpretation and appreciation of the natural features of the zone

Supplementation of existing farming activities through small scale tourist accommodation:

- within an existing building, or
- in the form of farm stay, guesthouse, rural or nature retreat or bed and breakfast accommodation as an integral part of a group of farm buildings.

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

- 3** A dwelling should only be developed if:
- (a) there is a demonstrated connection with farming, other primary production or a tourist related use;
 - (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.
- 4** A shop should:
- (a) be ancillary to primary production or processing uses or tourist accommodation or other tourist development;
 - (b) be located on the same site as the primary use;
 - (c) have a gross leasable area that does not exceed 20 square metres, excluding a restaurant.
- 5** Mining operations should only take place where:
- (a) the deposits are of such paramount significance that all other environment, heritage or conservation considerations may be over-ridden;
 - (b) the exploitation of the deposits is in the National or State interest;
 - (c) the operations are subject to stringent safeguards to protect the landscape and natural environment.

Form and Character

- 6** Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7** Buildings should be:
- (a) grouped together on the allotment and set back from the 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.
- 8** Buildings and structures should be of a high standard of design, with particular emphasis on external appearance, choice of material and colours and siting of the buildings so as to complement the natural and rural character and amenity of the locality.
- 9** The excavation and/or filling of land should:
- (a) be no greater than 1.5 metres from natural ground level;
 - (b) only be undertaken in order to reduce the visual impact of buildings or structures or to construct water storage facilities for use on the allotment;
 - (c) result in stable scree slopes that are covered with topsoil and landscaped so as to preserve or assist in the re-establishment of the natural or rural character of the locality.
- 10** Re-vegetation and screen planting proposed as part of a development should use locally indigenous native species.

Land Division

- 11 Land division should not be undertaken except where it will facilitate the retention of native vegetation on a single allotment or result in improved management of farming activities and provided no additional allotments are created.

Complying Development

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

Non-complying Development

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

Advertisement and/or advertising hoarding, except where the development achieves at least one of (a) or (b):

- (a) is adjacent to a road with a speed limit of less than 80 km/h
- (b) has an advertisement area of 2 square metres or less and achieves all of the following:
 - (i) the message contained thereon relates entirely to a lawful use of land
 - (ii) the advertisement is erected on the same allotment as the use it seeks to advertise
 - (iii) the advertisement will not result in more than two advertisements on the allotment

Community centre
Consulting room

Dwelling, except for a detached dwelling that:

- (a) is on an allotment greater than 40 hectares
- (b) will not result in more than one dwelling on the allotment

Educational establishment

Fuel depot

Horticulture involving the growing of olives

Hospital

Hotel

Indoor recreation centre

Land division, except where no additional allotments are created partly or wholly within the zone, and the number of resulting allotments of less than 40 hectares in area is not more than the number that existed prior to the rationalisation

Motor repair station

Nursing home

Office, except where associated with primary production or tourism development

Petrol filling station

Place of worship

Pre-school

Primary school

Residential flat building

Retail plant nursery

Road transport terminal

Service trade premises

Shop or group of shops (excluding a restaurant), except where the gross leasable area is less than 20 square metres

Stock sales yard

Stock slaughter works

Warehouse

Waste reception, storage, treatment or disposal

Wrecking yard

Public Notification

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

TABLE PtAu/1**Conditions Applying to Complying Development****All Development**

- 1 Parking for vehicles shall be provided on each site in accordance with the standards set out in [Table PtAu/2](#).
- 2 Development other than landscaping and open space shall not be located closer to the coast, any watercourse or within a 1-in-100 year floodplain than the following minimum distances or heights:
 - (a) 25 metres for sewered developments;
 - (b) 50 metres for unsewered development;
 - (c) finished floor level 300 millimetres above the natural surface; and
 - (d) minimum site and floor levels to development of 3.65 and 3.90 Australian Height Datum respectively.
- 3 No building being elevated on posts or lacking a solid brick, stone, concrete block base or timber slats upon the perimeter footings enclosing the space between the floor of the building and the ground surface.

All Types of Development Adjacent to the Coast (Except where standards for set-back and elevation of buildings are specified)

- 1 No part of the site of the development lying within 100 metres of:
 - (a) mean water mark;
 - (b) the highest visible tidal debris or seaweed line;
 - (c) seaward toe of any sand dunes that abut the beach; and
 - (d) the top of any high seacliff or erosion escarpment that abuts the beach or sea,whichever applies at the location and whichever provides the furthest distance from the sea.
- 2 Where development can be protected against future sea level rise, minimum building site and floor levels are at least 3.65 metres Australian Height Datum and 3.9 metres Australian Height Datum respectively. Where future protection would not be practical, buildings either have floor levels at least 4.6 metres Australian Height Datum or should be designed so that they can be raised.
- 3 There are practical measures available to the developer and to subsequent owners to protect the development to withstand a further 0.7 metre sea level rise.

TABLE PtAu/2**Car Parking**

KIND OF DEVELOPMENT	REQUIRED NUMBER OF CAR PARKING SPACES
Aged Persons' home	(a) One parking space for every ten residents; and also (b) one parking space for every two staff; and also (c) for visitor parking, one parking space for every five residents.
Amusement Machine Centre	Seven car parking spaces for each 100 square metres of floor area
Auction Depot	One car parking space for each 100 square metres plus two spaces
Bank Radio or TV Station	One car parking space for each 20 square metres of total floor area.
Billiard Saloon Bowling Alley Clubroom Gymnasium Skating Rink	One car parking space for each ten square metres of total floor area.
Bowling Club	Ten spaces for every bowling green
Bulky Goods Retail Showroom	Four car parking spaces for each 100 square metres of total floor area
Theatre	One car parking space for every 4 seats
Bowling Alley	See "Billiard Saloon".
Child Care Centre	One car parking space for every 4 children
Cinema Complex	One car parking space per 4 seats
Concert Hall	One parking space for every five seats.
Clubroom	See "Billiard Saloon".
Community Centre	Ten car parking spaces for each 100 square metres of floor area
Community Hall Meeting Hall	See "Billiard Saloon".
Consulting Room	One car parking space for each ten square metres of total floor area
Group Dwelling	Two on-site parking spaces, one of which is covered (the second space can be tandem).
Gymnasium	See "Billiard Saloon".
Hardware and other Retail Showrooms	Four car parking spaces for each 100 square metres of total floor area
Hospital	2.5 car parking space per bed

KIND OF DEVELOPMENT	REQUIRED NUMBER OF CAR PARKING SPACES						
Hotel	(a) One car parking space for every two square metres of total floor area available to the public; and also (b) One car parking space for each six square metres of lounge or beer garden available to the public. (c) One car parking space for each 3 seats in a dining room (d) One car parking space for every two gaming machines						
Industry Store Warehouse	3 car parking space for every 100 square metres of total floor of the office component plus the following rates for the non-office components: <table data-bbox="624 622 1225 748"> <tr> <td>Up to 200m²</td> <td>2 spaces per 100m²</td> </tr> <tr> <td>Plus 200 – 2000m²</td> <td>1.33 per 100m²</td> </tr> <tr> <td>Plus greater than 2000m²</td> <td>0.67 per 100m²</td> </tr> </table> OR for labour intensive industries, 0.75 car parking spaces per employee (which ever produces the greater number of car parking spaces).	Up to 200m ²	2 spaces per 100m ²	Plus 200 – 2000m ²	1.33 per 100m ²	Plus greater than 2000m ²	0.67 per 100m ²
Up to 200m ²	2 spaces per 100m ²						
Plus 200 – 2000m ²	1.33 per 100m ²						
Plus greater than 2000m ²	0.67 per 100m ²						
Library	See "Office".						
Light Industry	See "Industry".						
Medical Centre/Day Surgery	Ten car parking spaces for each 100 square metres of floor area						
Motel	(a) One car parking space for each motel unit plus one car parking space per employee; and also (b) one car parking space for every six seats in a restaurant which is provided in the motel and which is open to the public.						
Motor Repair Station	Two car parking spaces for each 100 square metres of total floor area						
Motor Showroom	One car parking space for each 75 square metres of total floor area.						
Multiple Dwelling	(a) One roofed car parking space for every part of the multiple dwelling; and also (b) for visitor parking, one car parking space for every two parts of the multiple dwelling.						
Nursing Home	One car parking space per 4 beds						
Office Library	One car parking space for each 25 square metres of total floor area						
Petrol Filling Station	Six car parking spaces per service bay plus one car parking space for every 20 square metres of retail floor space						
Place of Worship	One car parking space for each five seats.						
Post Office	Seven car parking spaces for each 100 square metres of total floor area						
Pre-school	One space per employee plus one per 2 children						
Primary School	One car parking space plus 1 per 6 children						

KIND OF DEVELOPMENT	REQUIRED NUMBER OF CAR PARKING SPACES						
Residential Flat Building	(a) One roofed car parking space for every dwelling contained in the residential flat building; and also (b) for visitor parking, one car parking space for every two dwellings contained in the residential flat building.						
Restaurant (traditional)	One car parking space for every three seats						
Restaurant (fast food/family)	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Without dine-in and drive-through facilities</td> <td style="width: 50%;">12 spaces per 100m²</td> </tr> <tr> <td>With dine-in facilities but no drive through</td> <td>The greater of 1 space per 5 seats (internal and external seating) or 1 space per 2 seats (internal seating)</td> </tr> <tr> <td>With dine-in and drive through facilities</td> <td>The greater of 1 space per 3 seats (internal and external seating) or 1 space per 2 seats (internal seating)</td> </tr> </table>	Without dine-in and drive-through facilities	12 spaces per 100m ²	With dine-in facilities but no drive through	The greater of 1 space per 5 seats (internal and external seating) or 1 space per 2 seats (internal seating)	With dine-in and drive through facilities	The greater of 1 space per 3 seats (internal and external seating) or 1 space per 2 seats (internal seating)
Without dine-in and drive-through facilities	12 spaces per 100m ²						
With dine-in facilities but no drive through	The greater of 1 space per 5 seats (internal and external seating) or 1 space per 2 seats (internal seating)						
With dine-in and drive through facilities	The greater of 1 space per 3 seats (internal and external seating) or 1 space per 2 seats (internal seating)						
Secondary School	1.2 car parking spaces per employee plus 1 per 20 students						
Serviced Apartments	One car parking space for each motel unit plus one car parking space per employee						
Service Trade Premises	Three car parking spaces for each 100 square metres of total floor area						
Shop	Seven car parking spaces for each 100 square metres of total floor area.						
Skating Rink	See "Billiard Saloon".						
Special Industry	See "Industry".						
Store	See "Industry".						
Squash/Tennis Courts	Four car parking spaces per court						
TAB Facility	Eight car parking spaces for each 100 square metres						
Tertiary Institution	0.6 car parking spaces per full time student plus 0.2 per part time student						
Used Car Lot	Two car parking spaces for every 100 square metres of display yard.						
Video Store	Six car parking spaces for each 100 square metres of total floor area.						
Warehouse	See "Industry".						
Welfare Institution	(a) One car parking space for every three residents; and also (b) one car parking space for every two employees (not being residents) who are likely to be on the land at any one time.						

TABLE PtAu/3**Values for Determining Variable Separation Requirements for Piggeries and Cattle Feedlots****Piggeries – Standard Pig Units Conversion Table**

Type of Pig	Approximate Weight Range (kg)	Number of Standard Pig Units
Boar	100 – 250	1.6
Gestating Sow/Gilt	160 – 250/100 – 160	1.8
Lactating Sows	160 – 250	2.5
Suckers/Early Weaners	1.4 – 8	0.1
Weaners	8 – 25 (16)	0.5
Grower	26 – 60 (40)	1.0
Finisher	61 – 100 (75)	1.6

Piggeries – Odour Potential Factor S1**Value of S1**

	Odour Potential factors	Value
A	Type of building	
	(1) Slatted floor and deep pit	1.0
	(2) Partly slatted floor and shallow pit or open drain with regular flushing	0.9
	(3) Partly slatted floor and sloping floor and regular flushing	0.8
	(4) Partly slatted floor and “pull plug” and recharge system	0.6
B	Ventilation of buildings	
	(1) Limited ridge and side-ventilators (or side only) or limited forced (fan) ventilation	1.0
	(2) Ridge ventilators which are at least 90 percent of the length and are at least 10 percent of the width wide, and side ventilators are at least 90 percent of the length of the two long sides and at least 30 percent of the wall height, with roof and walls insulated or	0.9
	(3) Fan forced ventilated shed with well designed uniform ventilation throughout shed	0.9
C	Effluent collection frequency within all pig buildings	
	Faeces, urine and other biological material removed from the confines of the buildings	
	(1) Greater than 24 hours	1.0
(2) While essentially aerobic but in no case greater than 24 hours	0.9	

	Odour Potential factors	Value
D	Effluent treatment system (within the piggery compound)	
	(1) Anaerobic lagoon(s) (including all inlet pipes/channels)	1.0
	(2) Series lagoons anaerobic/aerobic (or facultative) and evaporation lagoons	1.0
	(3) Facultative lagoon(s) (including all inlet pipes/channels)	0.95
	(4) Aerated lagoon(s) (aerobic surface layer over entire lagoon)	0.75
	(5) Aerobic lagoon(s)	0.6
	(6) No effluent storage within at least 500 metres of the piggery	0.6
E	Feeding	
	(1) Conventional feeding	1.0
	(2) Phase feeding	0.9
	(3) Phase feeding with optimal protein	0.8

Note 1 $S1 = A \times B \times C \times D \times E$

Note 2 These guidelines call for a reasonably high standard at all piggeries, which is achieved by good management and control of odour generating procedures. The above table gives factors which relate to the odour potential for different shed types and effluent management systems. Generally the factors would be 1.0 and lower. Hence if 1.0 is used in this Table the buffer distances will be the maximum and would be less for developments with lower potential odour emissions.

Note 3 The S1 factor can be no lower than 0.5.

Note 4 The S1 factor could be adjusted if there is a new technology which can be demonstrated and quantified to reduce the odour.

Note 5 The S1 factor for Eco-huts stocked at recommended rates with good management practices is 0.5. Where stocked at higher rates and/or without good management the S1 factor is 0.75.

Note 6 Where different production systems, as defined above, apply within the piggery complex the S1 factors will be weighted according to the SPU within each system.

Piggeries - Value of S2

Receptor type¹	Value
Large towns greater than 2000 persons	1.6
Towns greater than 100 persons	1.2
Small towns greater than 20 persons	1.0
Schools and similar with high institutional usage	0.8
Three (3) or more house on separate allotments within a single radius of 250m	0.6
Neighbouring rural residence	0.3
Public area (occasional use)	0.05

¹ It may be necessary to apply different values of S2 where the subject land is in the vicinity of more than one receptor. This will enable the calculation of different separation requirements from different receptors.

Piggeries - Value of S3

Terrain	Value
Flat (less than 10 percent upslope and less than 5 percent downslope)	1.0
Undulating country between piggery and receptor	0.9
High relief (greater than 10 percent upslope from site) or significant hills and valleys between piggery and receptor	0.7
Low relief (greater than 5 percent downslope from site)	1.2
Valley drainage zone	2.0

Piggeries - Value of S4

Vegetation	Value
No tree cover	1.0
Light tree cover	0.9
Heavy tree cover	0.7

Piggeries - Value of S5

Wind Factor	Value
High frequency towards receptor (greater than 60 percent)	1.5
Normal wind conditions	1.0
Low frequency towards receptor (less than 5 percent)	0.7

Cattle Feedlots – Standard Cattle Units Conversion Table

Approximate Weight of Beast (kg) at Turnoff	Number of Standard Cattle Units
750	1.18
700	1.12
650	1.06
600	1.00
550	0.94
500	0.87
450	0.81
400	0.74
350	0.68
300	0.59

Cattle Feedlot – Value of S1

Stocking Density (m ² /standard cattle unit)	Feedlot Class 1 (refer below)	Feedlot Class 2 (refer below)	Feedlot Class 3 & 4 (refer below)
10	95	128	158
11	92	123	152
12	88	118	146
13	85	113	140
14	82	108	133
15	78	103	127
16	74	98	121
17	70	93	115
18	67	88	109
19	62	83	102
20	58	78	96

Cattle Feedlots – Description of Feedlot Classes

Class	Permitted Stock Numbers	Design Standard	Construction Standard	Operation Standard	Pen Floor Construction	Effluent Handling System	Operating Season
1	Limited by buffer zones	High May be close to impact locations	High	High	Graded & compacted hard pen floor	Essential	All year
2	Limited by buffer zones	High Removed from impact locations	High	Less stringent than class 1	Graded & compacted hard pen floor	Essential	All year
3	Up to 100 head depending on buffer zones	Basic Well removed from impact locations	Basic	Basic	Graded pen floor	Essential	All year
4	Up to 1000 head depending on buffer zones	Basic Well removed from impact locations	Basic	Basic	No special preparation	Optional	Opportunity feedlot for dry season operation only. Annual rainfall less than 500 mm, permitted operation from 1 October to 31 May. Annual rainfall over 500 mm, permitted operation from 1 November to 30 April.

Cattle Feedlots – Value of S22

Receptor Type	Value
Large Towns > 2000 persons	1.6
Towns > 100 persons	1.2
Small Towns > 20 persons	1.0
Rural Farm Residence	0.3
Public Area (Minimum Value)	0.05

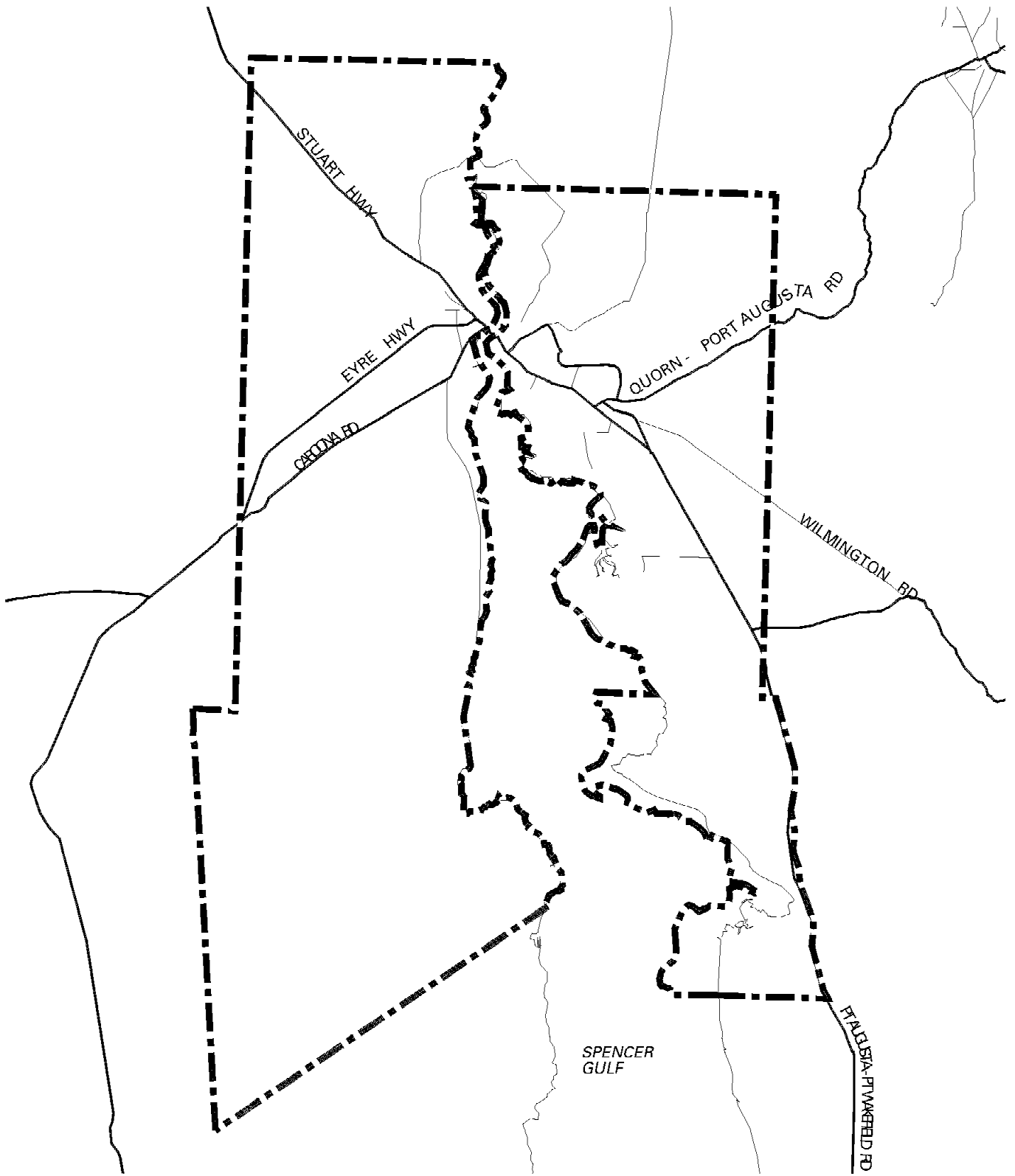
Cattle Feedlots – Value of S3

Topography	Value
High relief at > 10 percent from site	0.7
Low relief at > 5 percent from site	1.2
Valley drainage zone	2.0
Flat	1.0

Cattle Feedlots – Value of S4

Vegetation	Value
No tree cover	1.0
Light tree cover	0.9
Heavy tree cover	0.7

² It may be necessary to apply different values of S2 where the subject land is in the vicinity of more than one receptor. This will enable the calculation of different separation requirements from different receptors.



To identify the precise location of the Development Plan boundary refer to Map PtAu/2 then select the relevant Zone Map

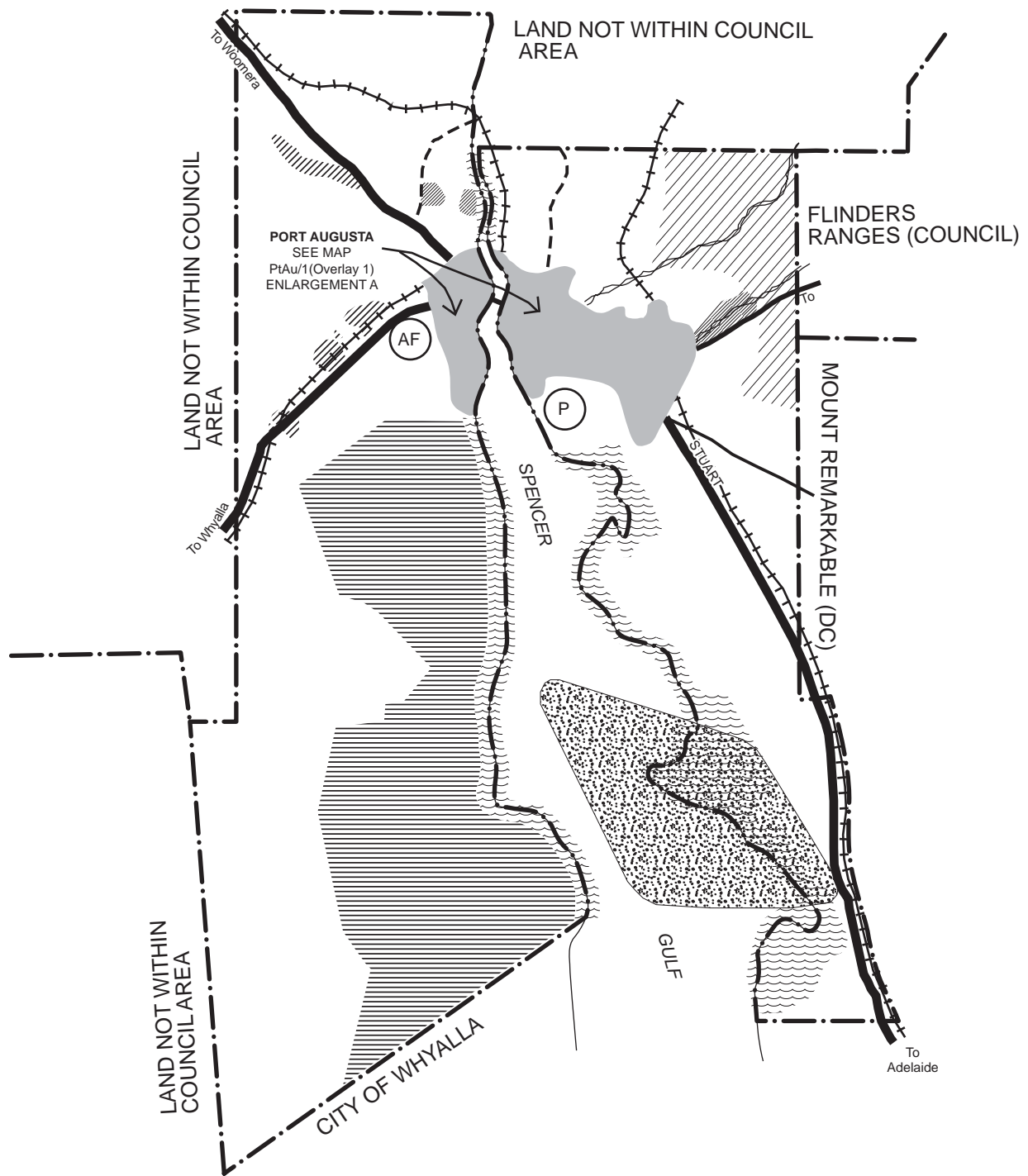



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



PORT AUGUSTA (CITY) MAP PtAu/1

--- Development Plan Boundary



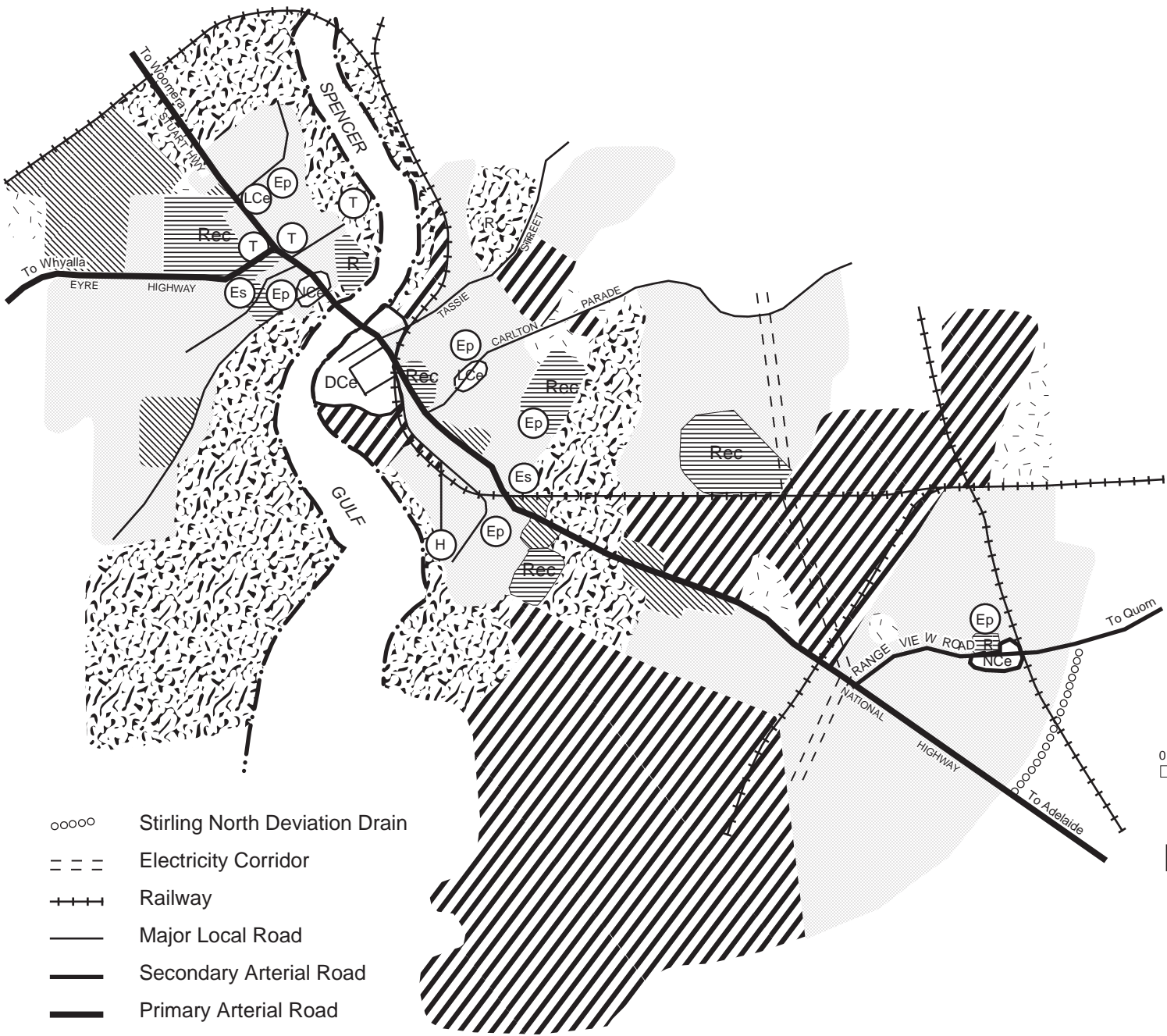
-  Rural
-  Rural Landscape
-  Defence Land
-  Airfield
-  Power Station
-  Mineral Resource
-  Coastal
-  Geological Monument
-  Community Use
-  Creek
-  Primary Arterial Road















-  Secondary Arterial Road
-  Proposed Bypass
-  Railway
-  Development Plan Boundary



0 km 5 10 15 20

PORT AUGUSTA (CITY) STRUCTURE PLAN MAP PtAu/1(Overlay 1)



-  Living/Rural Living
-  Commercial/Industrial
-  Industrial
-  Conservation
-  Rural
-  Recreation
-  Special Uses
-  Tourist Accommodation
-  Public Purpose - Hospital
-  Education - Primary
-  Education - Secondary
-  District Centre
-  Neighbourhood Centre
-  Local Centre

-  Stirling North Deviation Drain
-  Electricity Corridor
-  Railway
-  Major Local Road
-  Secondary Arterial Road
-  Primary Arterial Road
-  Development Plan Boundary



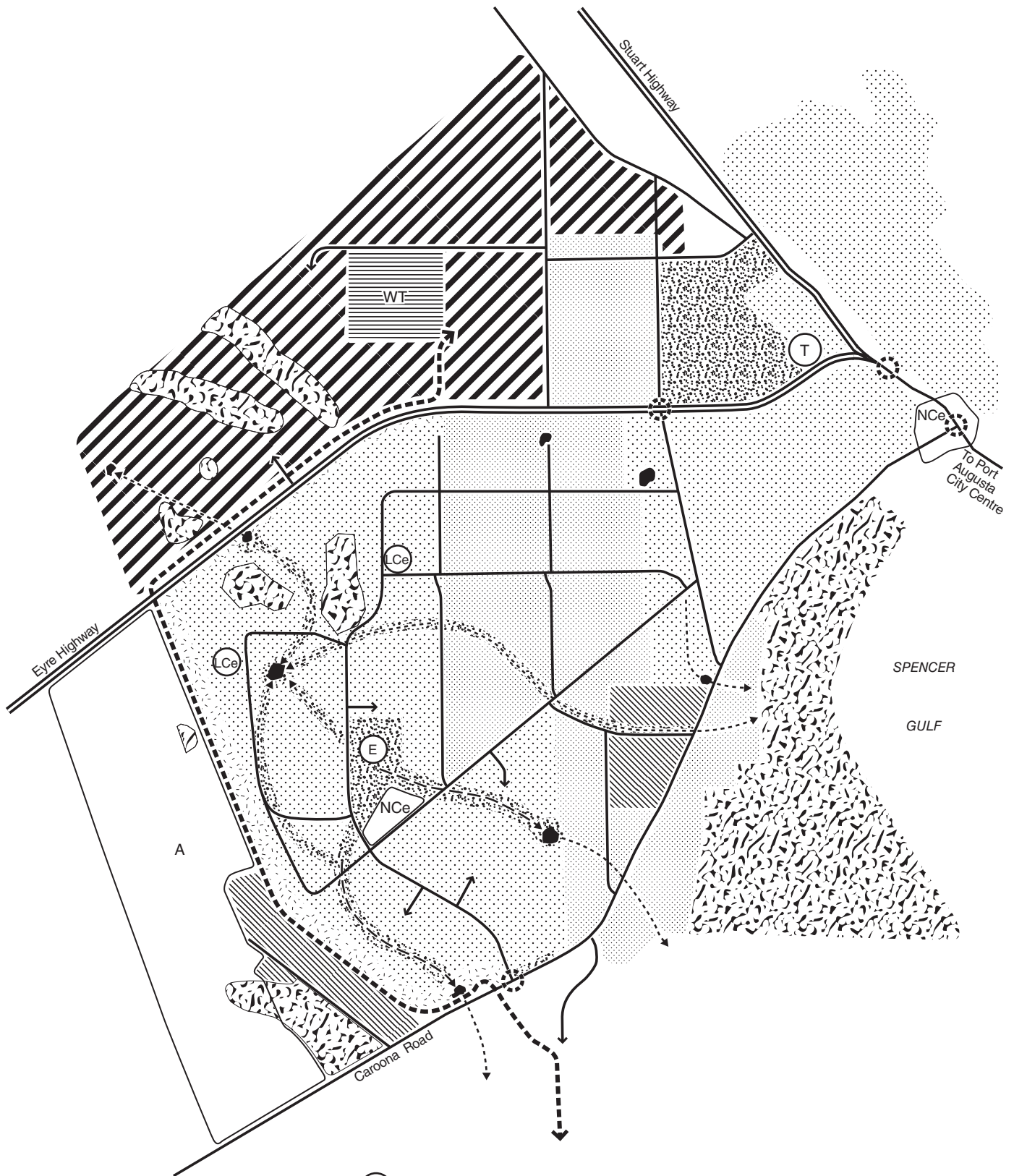
**PORT AUGUSTA (CITY)
 PORT AUGUSTA (URBAN)
 STIRLING NORTH
 STRUCTURE PLAN
 MAP PtAu/1(Overlay 1)
 ENLARGEMENT A**










- | | | | |
|--|---|------------|-------------------------------------|
| | Living | GC | Golf Course |
| | Rural Living | NCE | Neighbourhood Centre |
| | Primary Industry | Rec | Recreation |
| | Industrial | W | Waste Depot |
| | Open Space | WT | Upgraded Wastewater Treatment Plant |
| | Vegetated Buffer
– no vehicular access | | School (Primary) |
| | Main Access Point | | |
| | Intersection Upgrade | | |
| | Railway | | |
| | High Voltage Powerlines | | |
| | Primary Arterial Road | | |
| | Secondary Arterial Road | | |
| | Local Road | | |



**PORT AUGUSTA (CITY)
STIRLING NORTH
STRUCTURE PLAN
MAP PtAu/1 (Overlay 1)
ENLARGEMENT B**



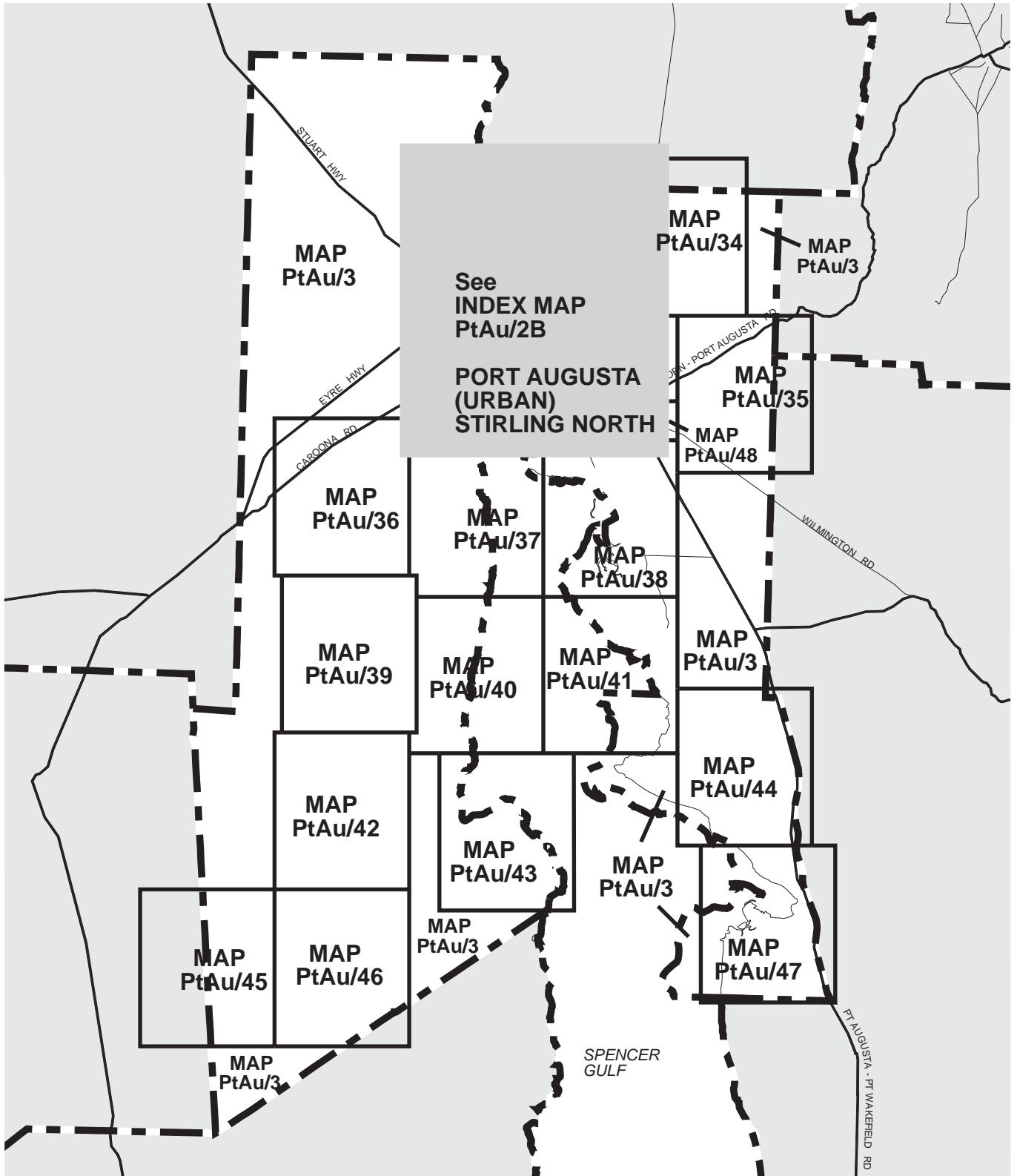
-  Living
-  Rural Living
-  Commercial
-  Industrial
-  Conservation
-  Open Space
-  Wastewater Treatment Plant
-  Buffer
-  Haul Road
-  Highway
-  Collector Road
-  Drainage Channel
- Minor Drainage Channel

-  Tourist Accommodation
-  Neighbourhood Centre
-  Local Centre
-  Wetland / Drainage Collection
-  Airport
-  School Site
-  Intersection Upgrade

0metres 500 1000



PORT AUGUSTA (CITY) PORT AUGUSTA WEST STRUCTURE PLAN MAP PtAu/1 (Overlay 1) ENLARGEMENT C



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps PtAu/3 to PtAu/49 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area boundaries are shown or otherwise as indicated.

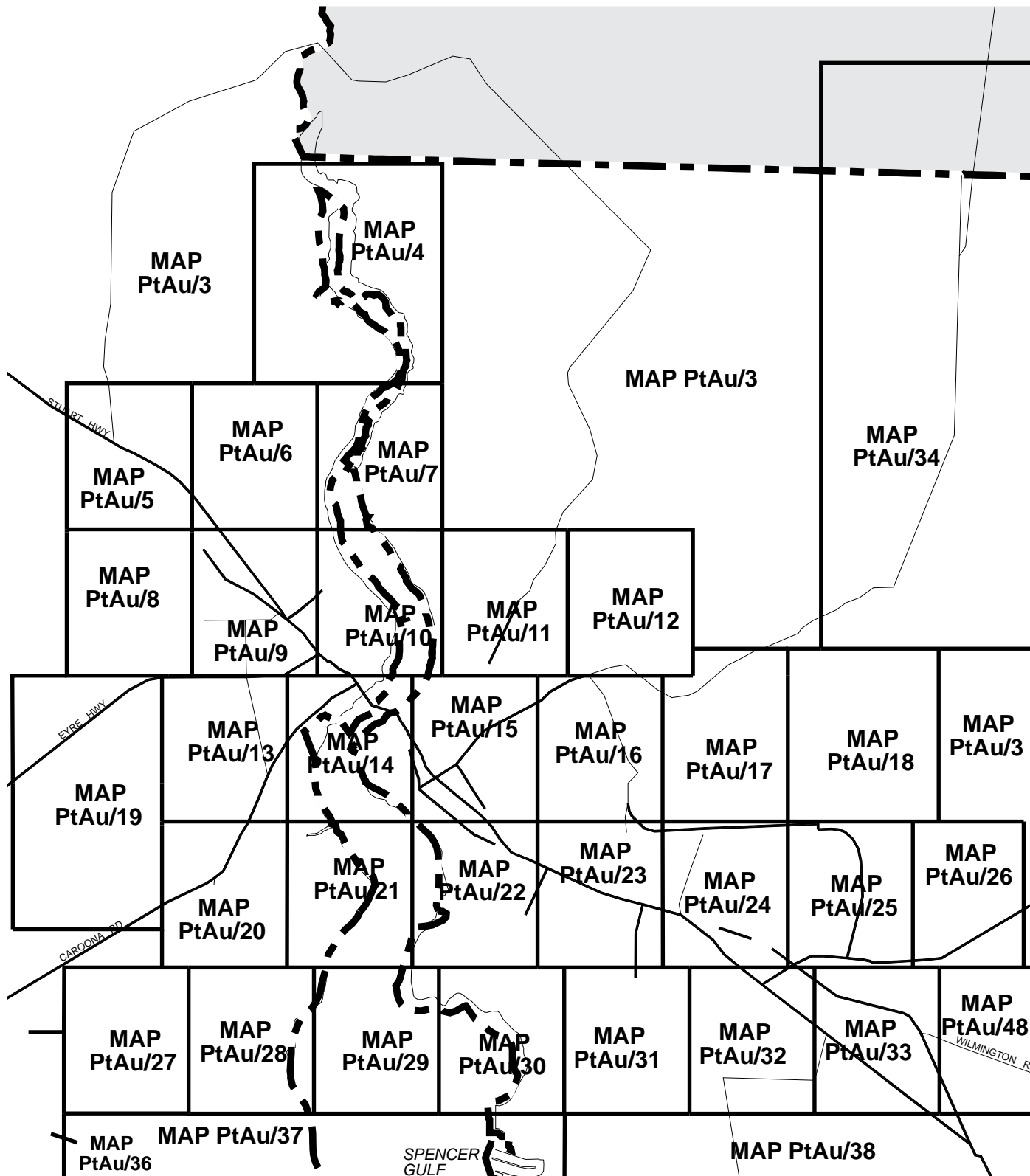


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PORT AUGUSTA (CITY) INDEX MAP PtAu/2A

— — — — — Development Plan Boundary



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps PtAu/3 to PtAu/49 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area boundaries are shown or otherwise as indicated.

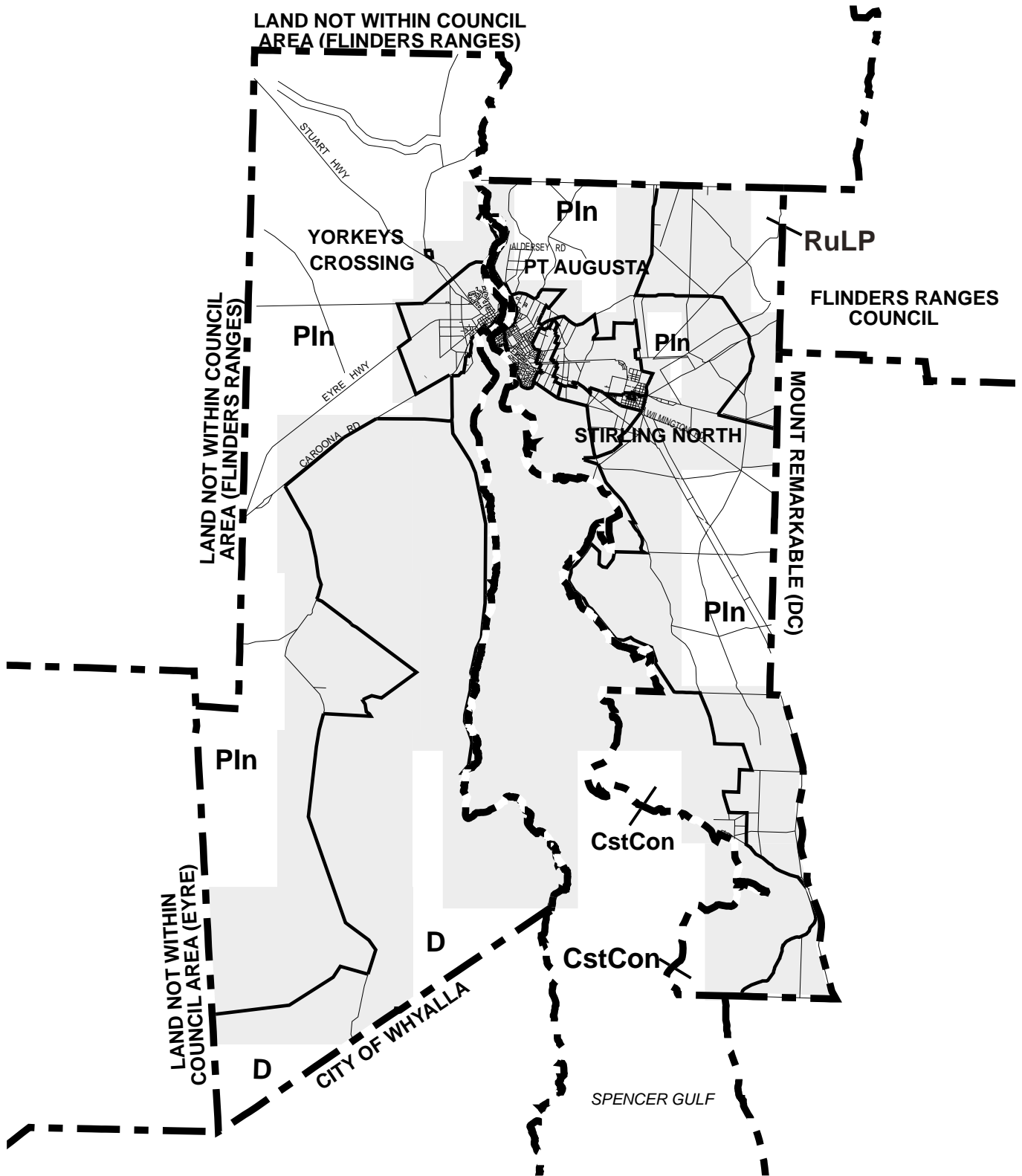


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PORT AUGUSTA (CITY) INDEX MAP PtAu/2B

— — — — — Development Plan Boundary



NOTE : See Index Maps PtAu/2A & PtAu/2B for shaded areas

CstCon	Coastal Conservation
D	Defence
PIn	Primary Industry
RuLP	Rural Landscape Protection



Scale 1:300000



PORT AUGUSTA (CITY) ZONES MAP PtAu/3

	Zone Boundary
	Development Plan Boundary

MAP PtAu/3 ADJOINS

Pln

976

CstCon

214

1209

1047

Pln

MAP PtAu/3 ADJOINS

MAP PtAu/3 ADJOINS

808

SPENCER GULF

CstCon

MAP PtAu/6 ADJOINS

MAP PtAu/7 ADJOINS

CstCon
Pln

Coastal Conservation
Primary Industry



Scale 1:15000



PORT AUGUSTA (CITY) ZONES MAP PtAu/4

———— Zone Boundary
- - - - - Development Plan Boundary

MAP PtAu/3 ADJOINS

YORKEYS CROSSING

Pln

326

In

STUART HWY

MAP PtAu/3 ADJOINS

MAP PtAu/6 ADJOINS

STUART HWY



Pln

204

MAP PtAu/8 ADJOINS

YORKEYS CROSSING

In	Industry
Pln	Primary Industry

	Zone Boundary
	Development Plan Boundary



Scale 1:10000



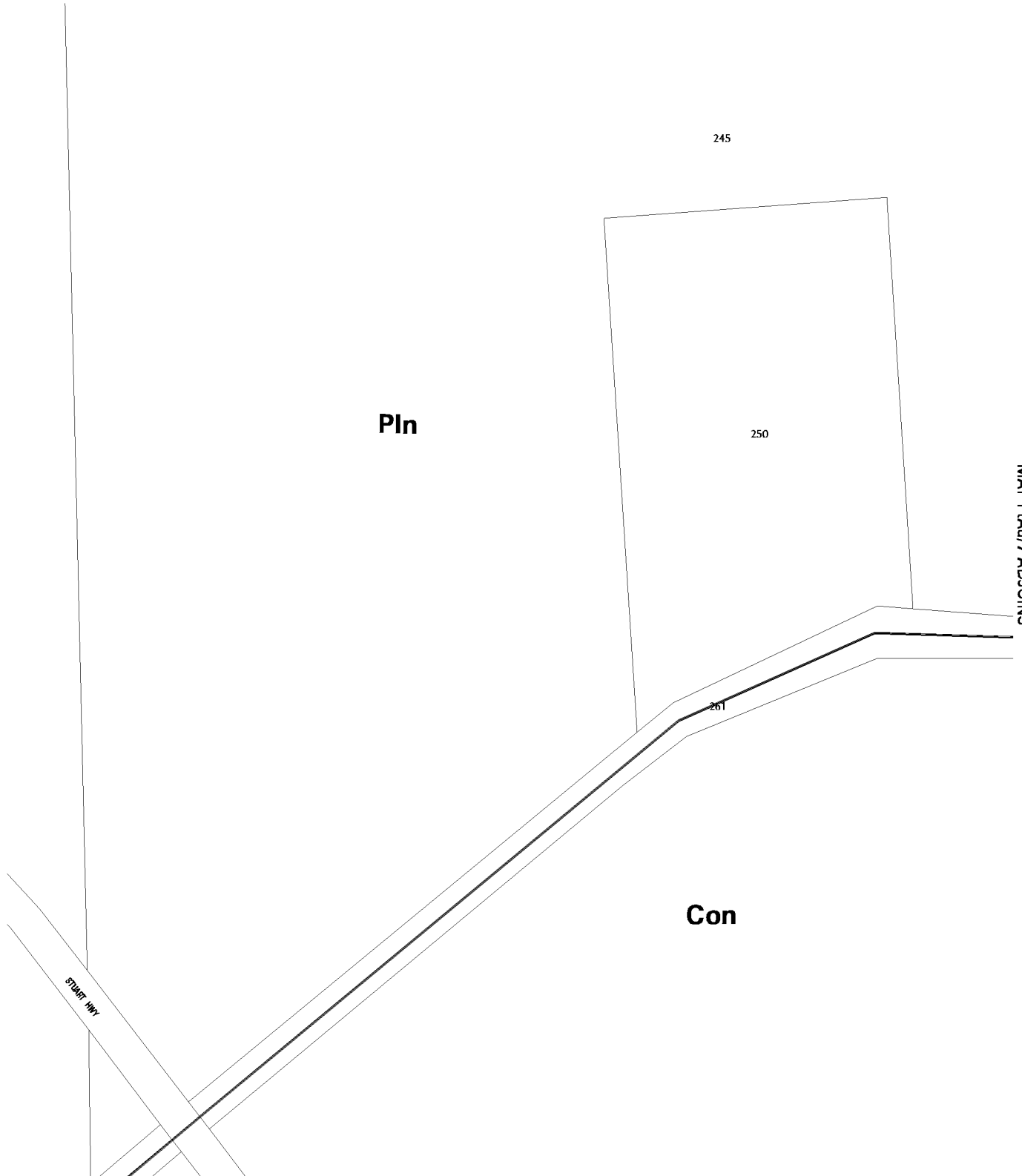
**PORT AUGUSTA (CITY)
ZONES
MAP PtAu/5**

MAP PtAu/3 ADJOINS

MAP PtAu/4 ADJOINS

MAP PtAu/5 ADJOINS

MAP PtAu/7 ADJOINS



MAP PtAu/9 ADJOINS

Con
Pln

Conservation
Primary Industry

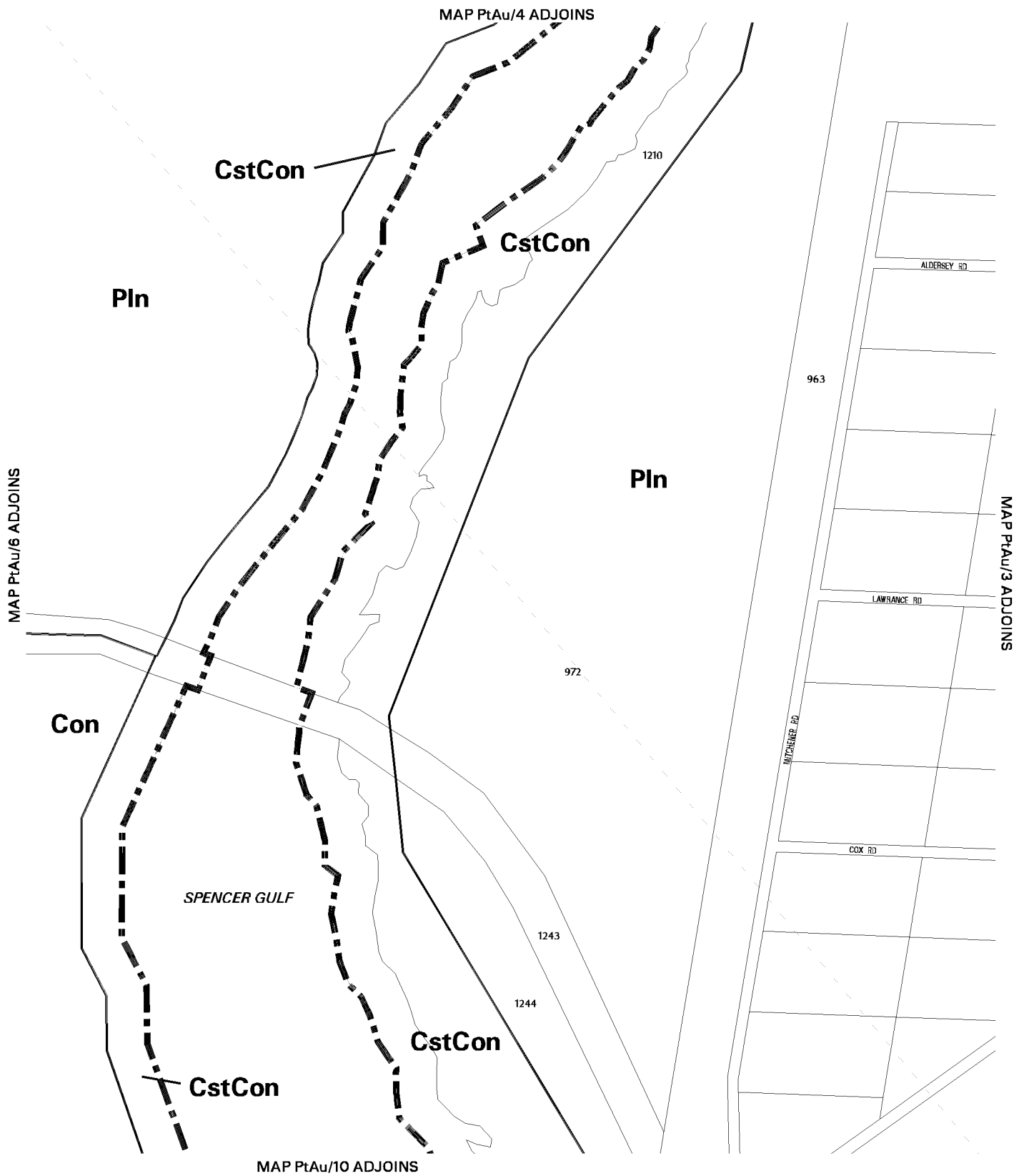


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PORT AUGUSTA (CITY)
ZONES
MAP PtAu/6

————— Zone Boundary



Con Conservation
CstCon Coastal Conservation
Pln Primary Industry

——— Zone Boundary
 - - - - - Development Plan Boundary



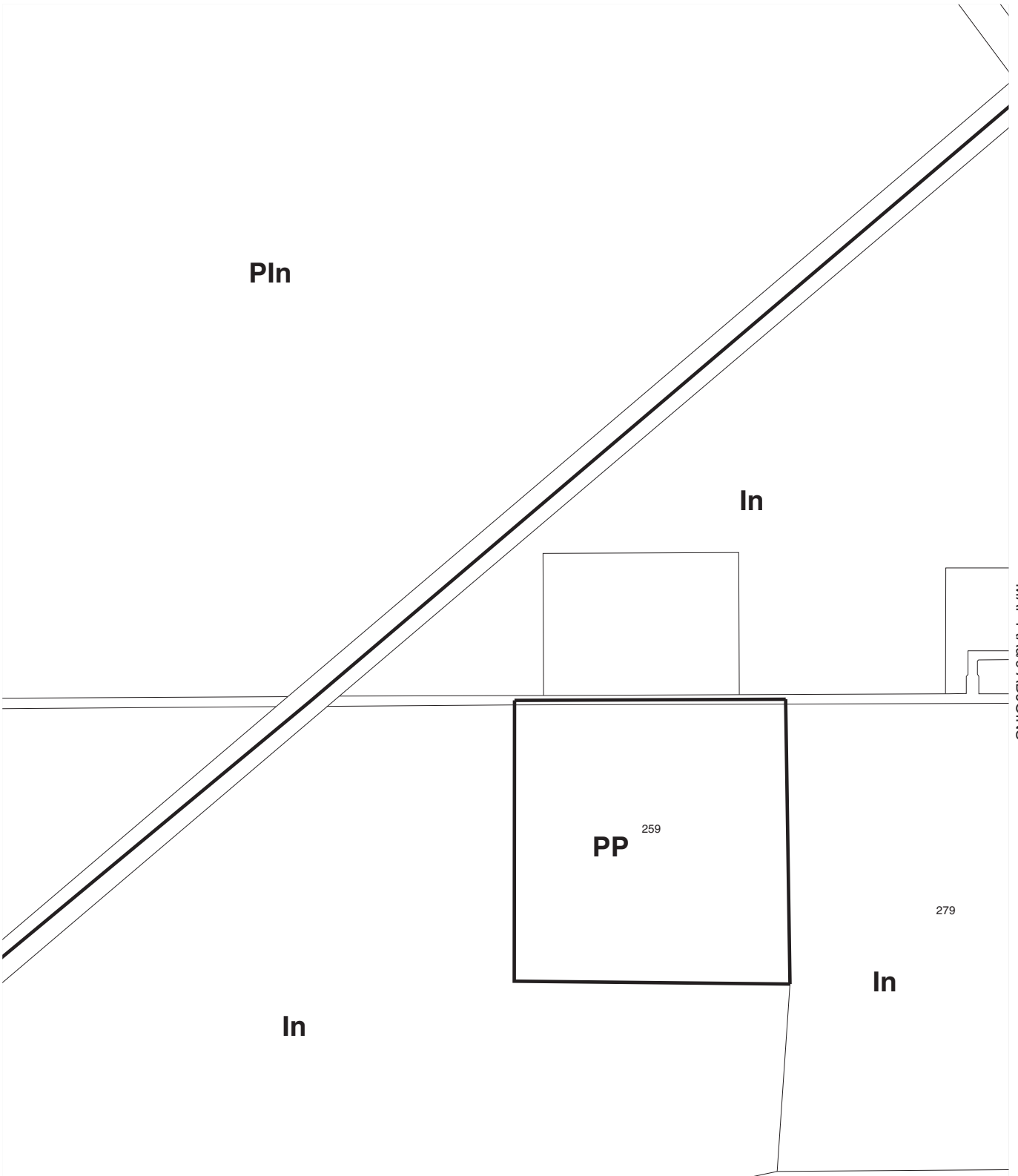
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PORT AUGUSTA (CITY) ZONES MAP PtAu/7

MAP PtAu/3 ADJOINS

MAP PtAu/9 ADJOINS



In
PIn
PP

Industry
Primary Industry
Public Purpose



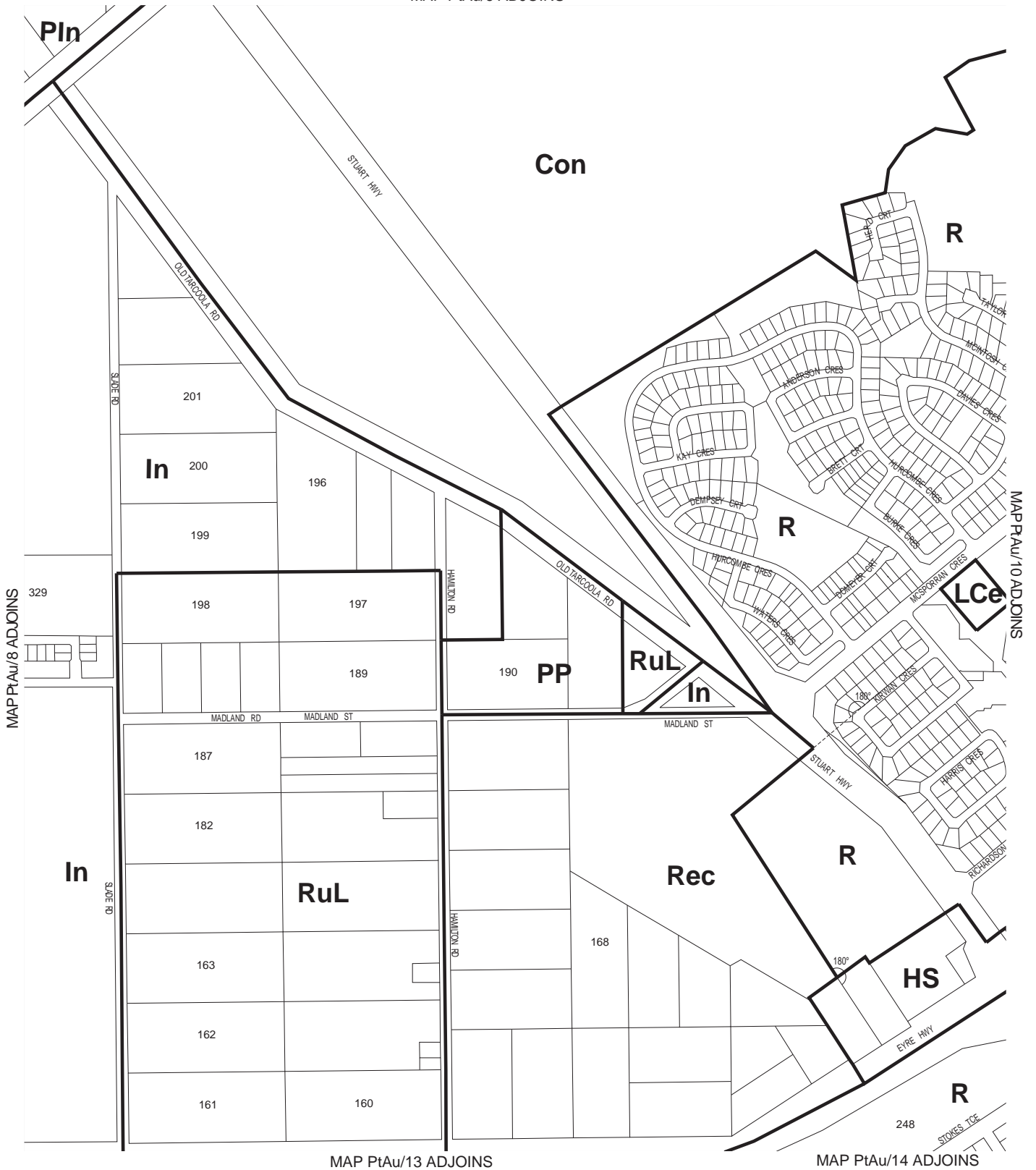
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**PORT AUGUSTA (CITY)
ZONES
MAP PtAu/8**



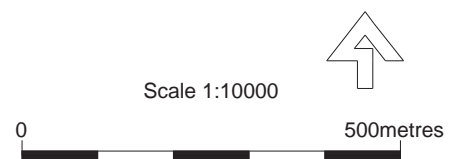
Zone Boundary
Development Plan Boundary



PORT AUGUSTA

- Con** Conservation
- HS** Highway Services
- In** Industry
- LCe** Local Centre
- Pln** Primary Industry
- PP** Public Purpose
- R** Residential
- Rec** Recreation
- RuL** Rural Living

- Zone Boundary
- Development Plan Boundary



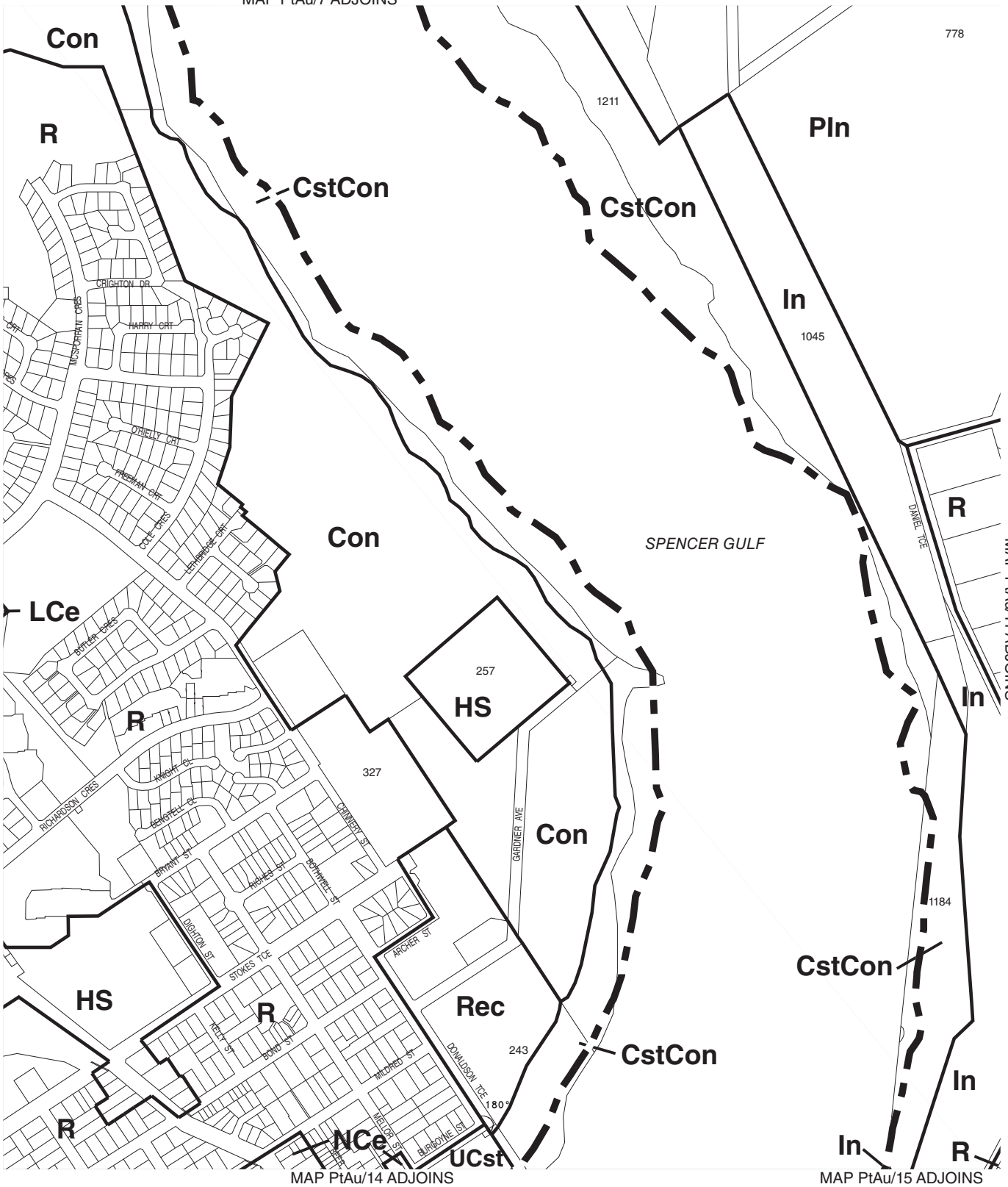
**PORT AUGUSTA (CITY)
ZONES
MAP PtAu/9**

MAP PtAu/9 ADJOINS

MAP PtAu/11 ADJOINS

MAP PtAu/14 ADJOINS

MAP PtAu/15 ADJOINS



PORT AUGUSTA

- Con** Conservation
- CstCon** Coastal Conservation
- HS** Highway Services
- In** Industry
- LCe** Local Centre
- NCe** Neighbourhood Centre
- Pln** Primary Industry
- R** Residential
- Rec** Recreation
- UCst** Urban Coastal

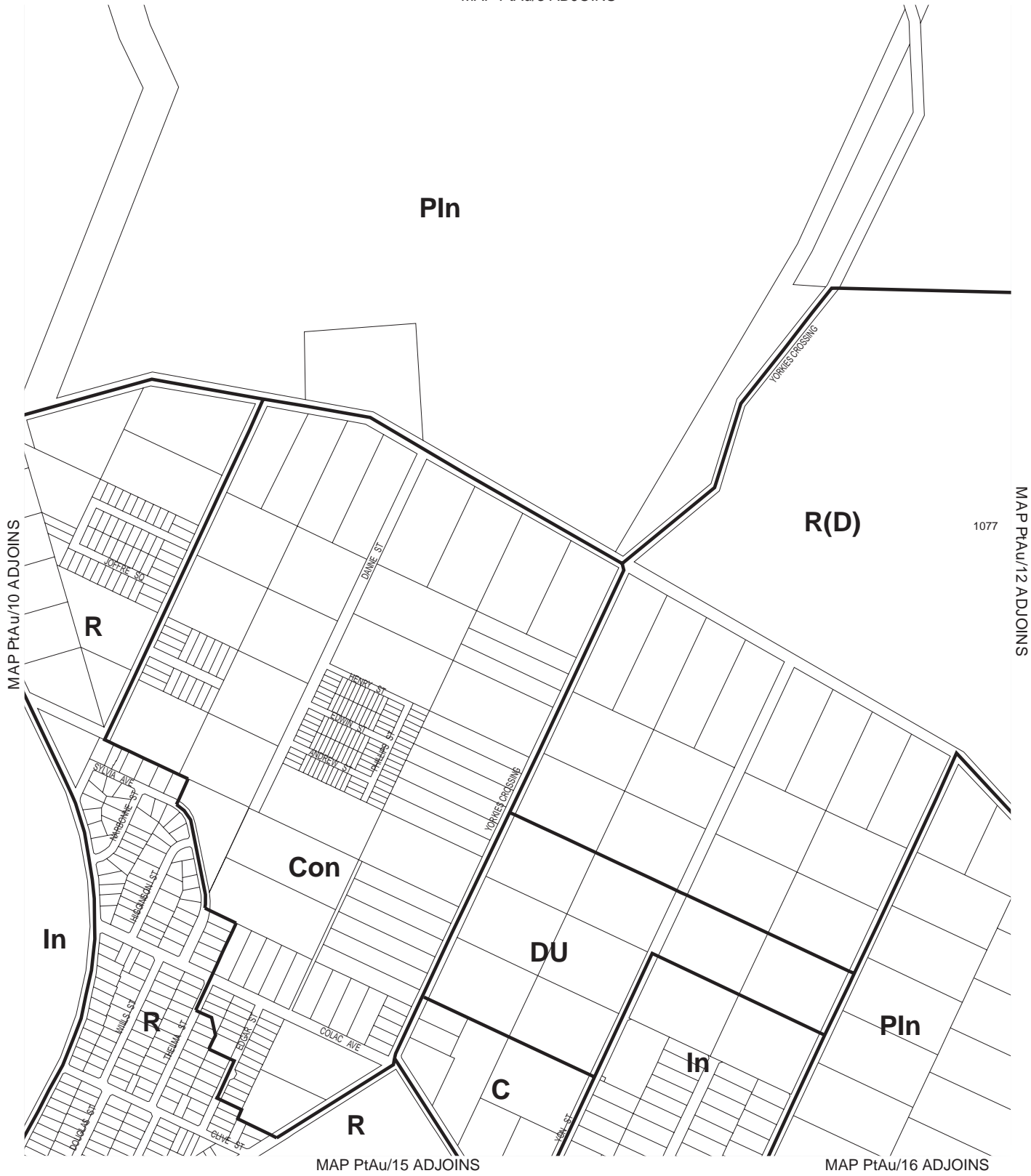
- Zone Boundary
- Development Plan Boundary



Scale 1:10000




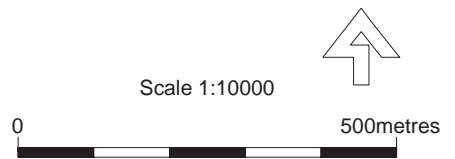
**PORT AUGUSTA (CITY)
ZONES
MAP PtAu/10**



PORT AUGUSTA

C	Commercial
Con	Conservation
DU	Deferred Urban
In	Industry
Pln	Primary Industry
R	Residential
R(D)	Residential (Davenport)

	Zone Boundary
	Development Plan Boundary



**PORT AUGUSTA (CITY)
ZONES
MAP PtAu/11**

PIn

R(D)

PIn

774

775

PP

Con

RuL

HOOKINA - PORT AUGUSTA RD

MAP PtAu/16 ADJOINS

MAP PtAu/17 ADJOINS

MAP PtAu/11 ADJOINS

MAP PtAu/3 ADJOINS

PORT AUGUSTA

- Con Conservation
- PIn Primary Industry
- PP Public Purpose
- R(D) Residential (Davenport)
- RuL Rural Living

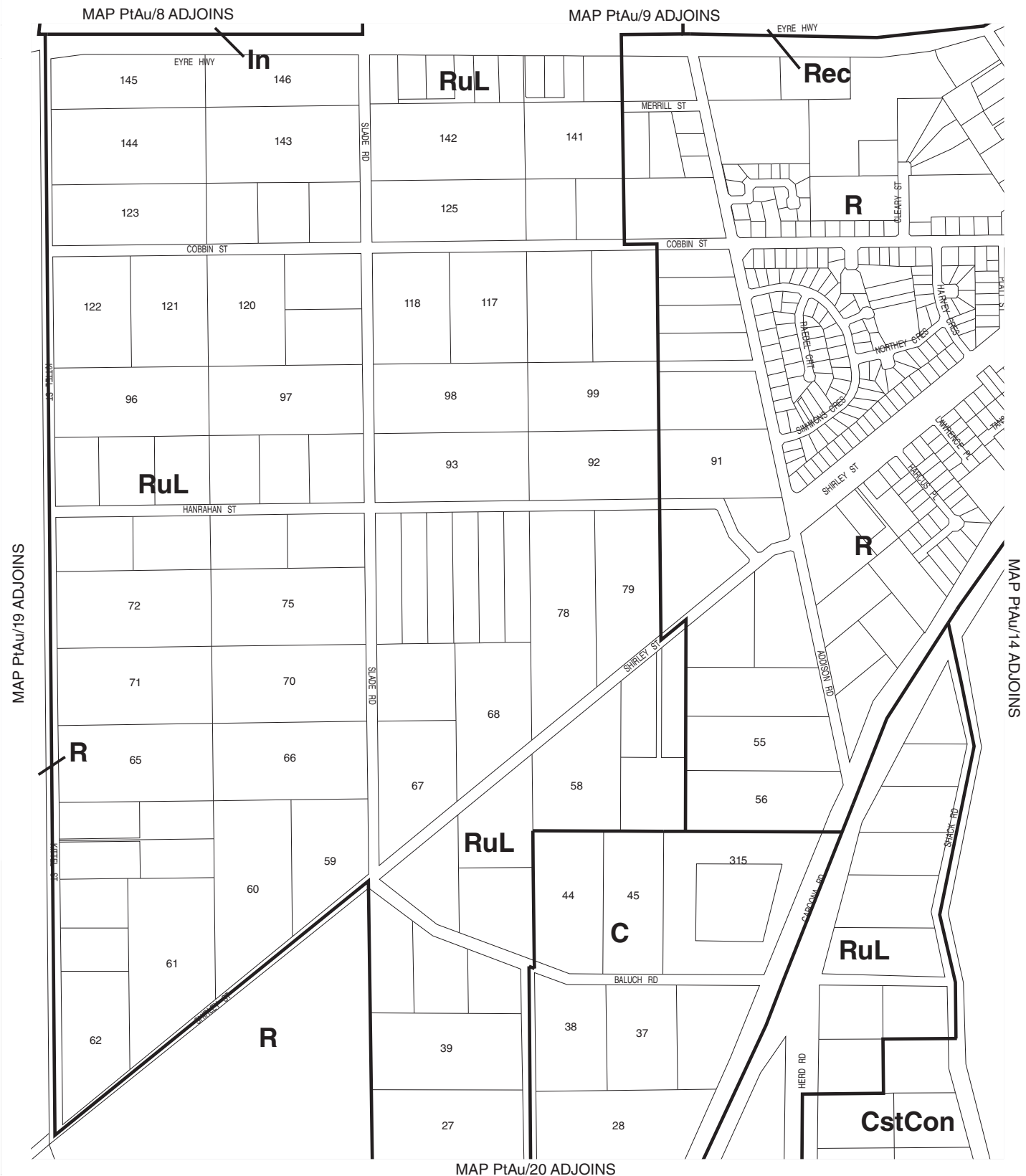
-  Zone Boundary
-  Development Plan Boundary



Scale 1:10000

0 500metres

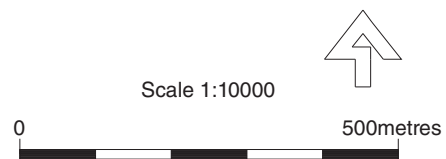
**PORT AUGUSTA (CITY)
ZONES
MAP PtAu/12**



PORT AUGUSTA

- C** Commercial
- CstCon** Coastal Conservation
- In** Industry
- R** Residential
- Rec** Recreation
- RuL** Rural Living

- Zone Boundary
- Development Plan Boundary



**PORT AUGUSTA (CITY)
ZONES
MAP PtAu/13**

MAP PtAu/9 ADJOINS

MAP PtAu/10 ADJOINS

MAP PtAu/13 ADJOINS



MAP PtAu/15 ADJOINS

MAP PtAu/21 ADJOINS



PORT AUGUSTA

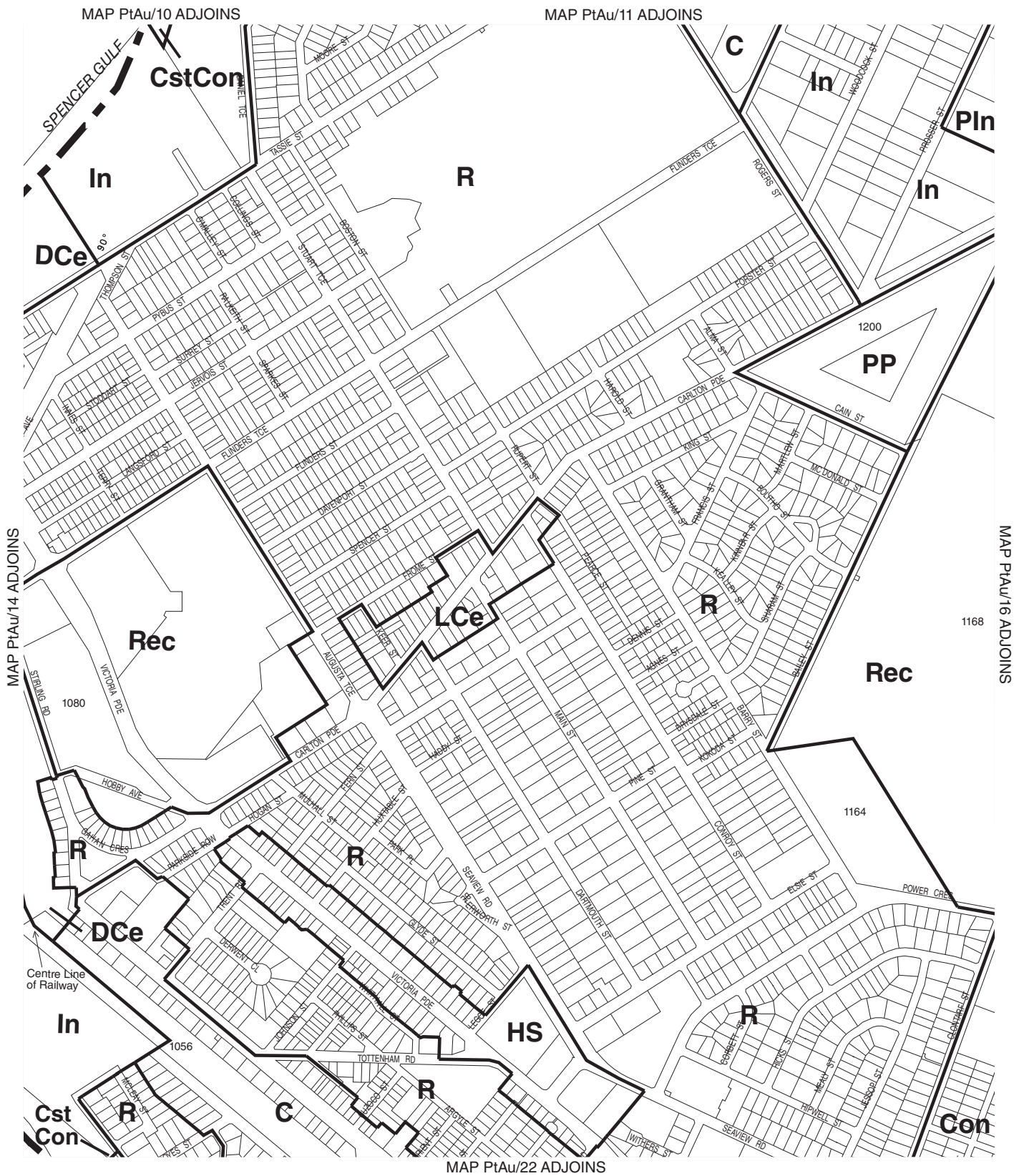
- CstCon** Coastal Conservation
- DCe** District Centre
- In** Industry
- NCe** Neighbourhood Centre
- R** Residential
- Rec** Recreation
- UCst** Urban Coastal

-  Zone Boundary
-  Development Plan Boundary

Scale 1:10000



**PORT AUGUSTA (CITY)
ZONES
MAP PtAu/14**



PORT AUGUSTA

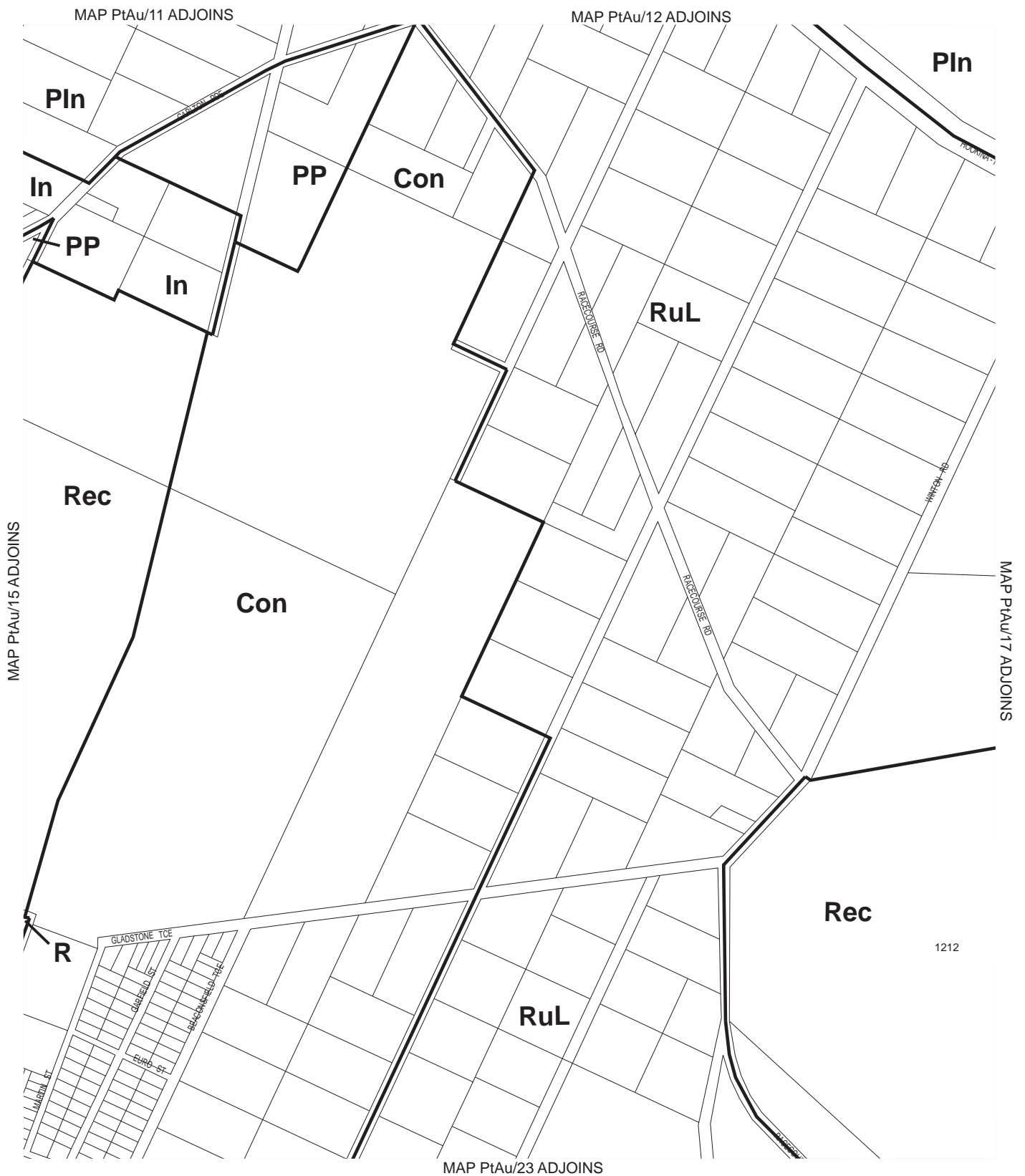
- C** Commercial
- Con** Conservation
- CstCon** Coastal Conservation
- DCe** District Centre
- HS** Highway Services
- In** Industry
- LCe** Local Centre
- Pln** Primary Industry
- PP** Public Purpose
- R** Residential
- Rec** Recreation

- Zone Boundary
- Development Plan Boundary

Scale 1:10000





**PORT AUGUSTA (CITY)
ZONES
MAP PtAu/15**

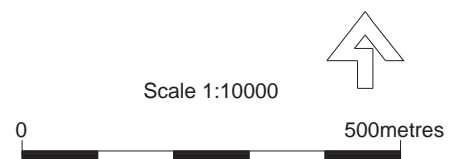


PORT AUGUSTA

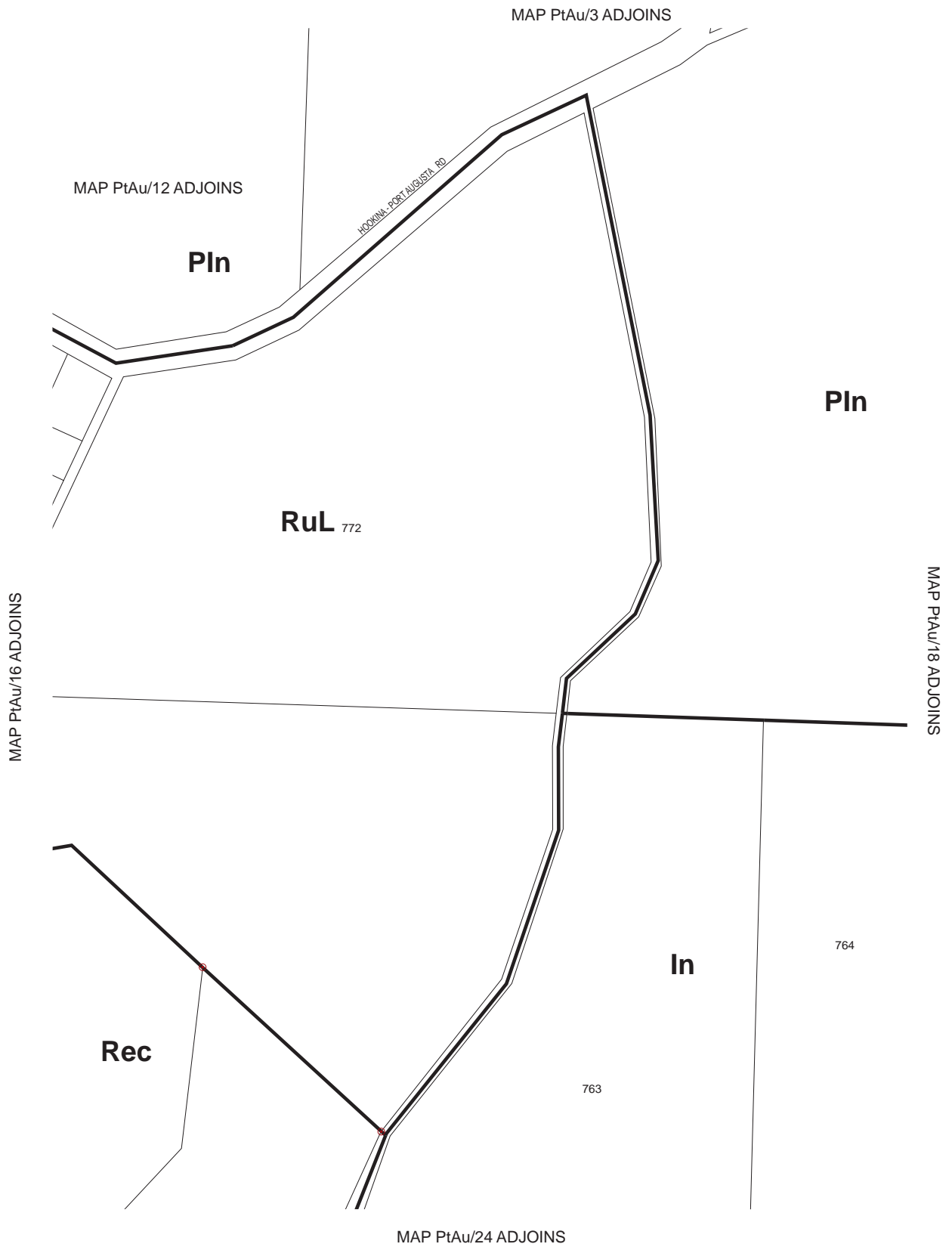
Note: For Policy Areas See MAP PtAu/49

- Con Conservation
- In Industry
- Pln Primary Industry
- PP Public Purpose
- R Residential
- Rec Recreation
- RuL Rural Living

-  Zone Boundary
-  Development Plan Boundary



**PORT AUGUSTA (CITY)
ZONES
MAP PtAu/16**



Note: For Policy Areas See MAP PtAu/49

- In Industry
- Pln Primary Industry
- Rec Recreation
- RuL Rural Living

Scale 1:12000



PORT AUGUSTA (CITY) ZONES MAP PtAu/17

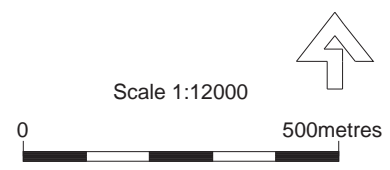
- Zone Boundary
- Development Plan Boundary



NOTE: For Policy Areas See MAP PtAu/49

In Industry
Pln Primary Industry
PP Public Purpose

— Zone Boundary
 - - - Development Plan Boundary

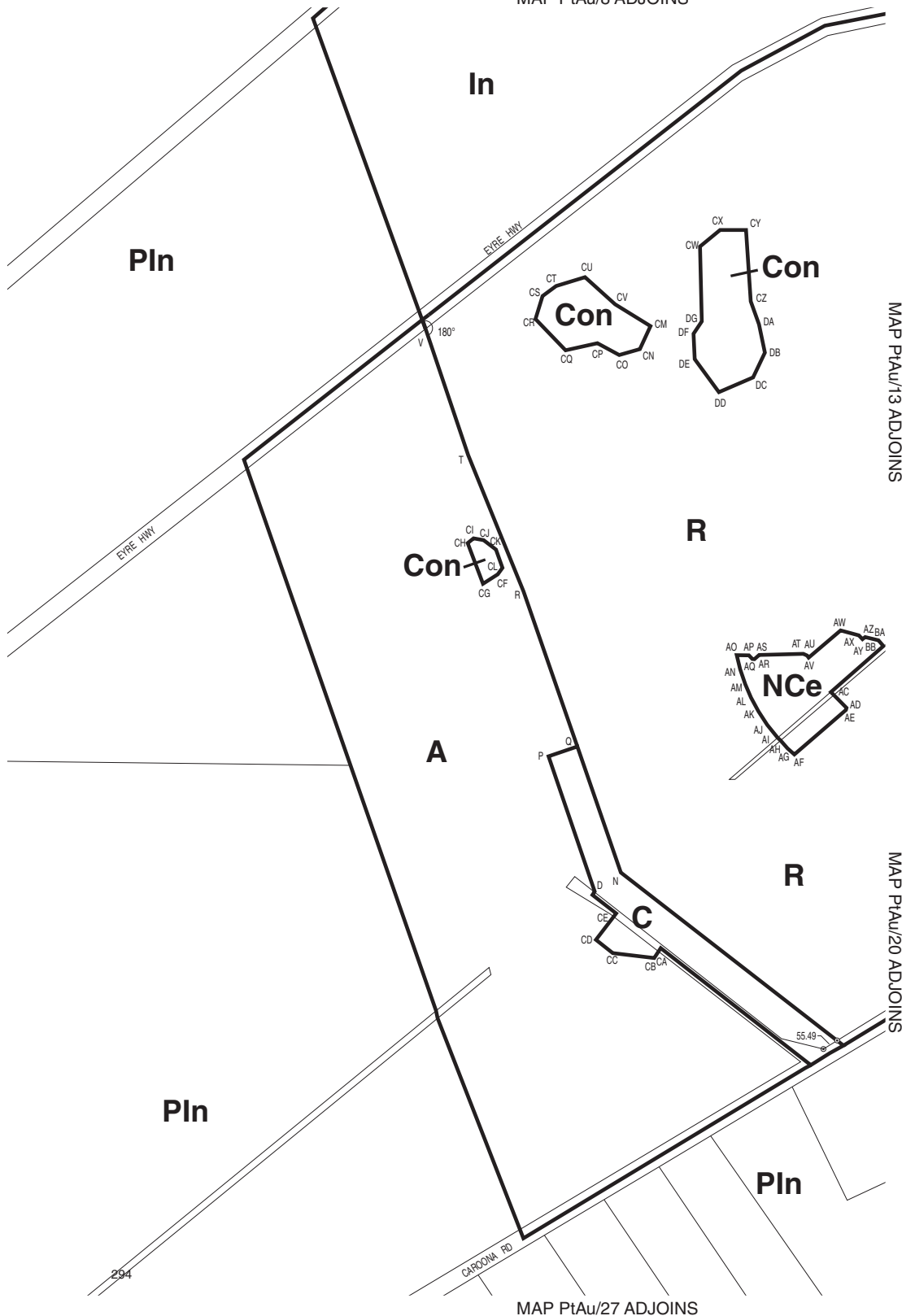


PORT AUGUSTA (CITY) ZONES MAP PtAu/18

COORDINATE CORNERS

Ref	Latitude	Longitude
D	-32° 30' 33.14"	137° 43' 11.11"
N	-32° 30' 31.10"	137° 43' 14.32"
P	-32° 30' 18.81"	137° 43' 04.83"
Q	-32° 30' 17.67"	137° 43' 08.42"
R	-32° 30' 01.17"	137° 43' 01.17"
T	-32° 29' 46.94"	137° 42' 53.88"
V	-32° 29' 33.77"	137° 42' 48.27"
AC	-32° 30' 11.82"	137° 43' 40.58"
AD	-32° 29' 13.31"	137° 43' 42.25"
AE	-32° 29' 13.47"	137° 43' 42.24"
AF	-32° 29' 18.24"	137° 43' 35.71"
AG	-32° 30' 17.62"	137° 43' 34.89"
AH	-32° 30' 16.72"	137° 43' 33.87"
AI	-32° 30' 16.49"	137° 43' 33.60"
AJ	-32° 30' 15.04"	137° 43' 32.25"
AK	-32° 30' 13.62"	137° 43' 31.14"
AL	-32° 30' 12.21"	137° 43' 30.24"
AM	-32° 30' 10.69"	137° 43' 29.48"
AN	-32° 30' 09.19"	137° 43' 28.87"
AO	-32° 30' 07.70"	137° 43' 28.44"
AP	-32° 30' 07.68"	137° 43' 29.97"
AQ	-32° 30' 08.11"	137° 43' 30.42"
AR	-32° 30' 08.13"	137° 43' 30.61"
AS	-32° 30' 07.67"	137° 43' 31.24"
AT	-32° 30' 07.55"	137° 43' 36.81"
AU	-32° 30' 07.74"	137° 43' 37.27"
AV	-32° 30' 07.96"	137° 43' 37.49"
AW	-32° 30' 05.04"	137° 43' 41.48"
AX	-32° 30' 05.55"	137° 43' 43.79"
AY	-32° 30' 05.98"	137° 43' 44.20"
AZ	-32° 30' 05.72"	137° 43' 44.56"
BA	-32° 30' 06.05"	137° 43' 46.23"
BB	-32° 30' 06.74"	137° 43' 46.92"
CA	-32° 30' 39.41"	137° 43' 19.54"
CB	-32° 30' 40.18"	137° 43' 18.86"
CC	-32° 30' 39.69"	137° 43' 13.58"
CD	-32° 30' 38.34"	137° 43' 11.42"
CE	-32° 30' 35.74"	137° 43' 13.70"
CF	-32° 29' 59.52"	137° 42' 58.34"
CG	-32° 30' 00.59"	137° 42' 56.65"
CH	-32° 29' 56.18"	137° 42' 54.62"
CI	-32° 29' 55.67"	137° 42' 55.34"
CJ	-32° 29' 55.82"	137° 42' 56.66"
CK	-32° 29' 56.85"	137° 42' 68.17"
CL	-32° 29' 58.75"	137° 42' 59.01"
CM	-32° 29' 32.81"	137° 43' 17.41"
CN	-32° 29' 35.33"	137° 43' 16.02"
CO	-32° 29' 35.87"	137° 43' 13.43"
CP	-32° 29' 34.63"	137° 43' 10.77"
CQ	-32° 29' 35.57"	137° 43' 06.77"
CR	-32° 29' 32.18"	137° 43' 02.80"
CS	-32° 29' 29.64"	137° 43' 03.69"
CT	-32° 29' 28.55"	137° 43' 05.27"
CU	-32° 29' 27.60"	137° 43' 08.99"
CV	-32° 29' 30.48"	137° 43' 12.84"
CW	-32° 29' 24.15"	137° 43' 23.55"
CX	-32° 29' 22.39"	137° 43' 25.88"
CY	-32° 29' 22.31"	137° 43' 29.26"
CZ	-32° 29' 30.03"	137° 43' 30.07"
DA	-32° 29' 32.47"	137° 43' 31.20"
DB	-32° 29' 35.43"	137° 43' 31.91"
DC	-32° 29' 38.06"	137° 43' 30.46"
DD	-32° 29' 39.78"	137° 43' 26.25"
DE	-32° 29' 36.14"	137° 43' 23.06"
DF	-32° 29' 33.44"	137° 43' 22.91"
DG	-32° 29' 32.01"	137° 43' 23.87"

(Datum MGA94)



PORT AUGUSTA WEST

- A** Airport
- C** Commercial
- Con** Conservation
- In** Industry
- LCe** Local Centre
- NCe** Neighbourhood Centre
- Pln** Primary Industry
- R** Residential

- Zone Boundary
- Development Plan Boundary

Scale 1:20000

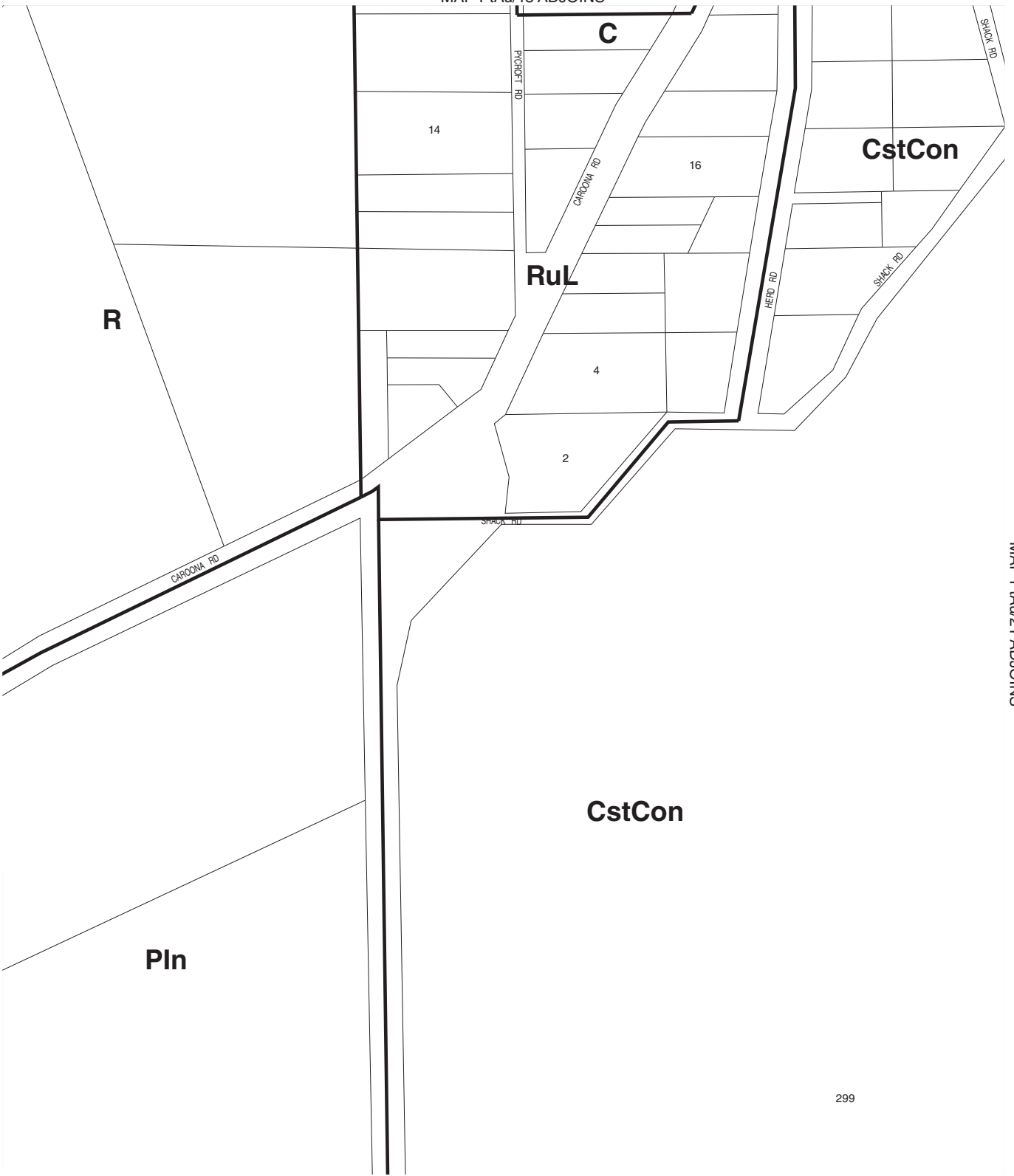


**PORT AUGUSTA COUNCIL
ZONES
MAP PtAu/19**

MAP PtAu/13 ADJOINS

MAP PtAu/19 ADJOINS

MAP PtAu/21 ADJOINS



MAP PtAu/27 ADJOINS

MAP PtAu/28 ADJOINS

PORT AUGUSTA

- C** Commercial
- CstCon** Coastal Conservation
- Pln** Primary Industry
- R** Residential
- RuL** Rural Living

- Zone Boundary
- Development Plan Boundary



Scale 1:10000



PORT AUGUSTA (CITY) ZONES MAP PtAu/20

MAP PtAu/14 ADJOINS

MAP PtAu/20 ADJOINS

CstCon

SPENCER GULF

MAP PtAu/28 ADJOINS

MAP PtAu/29 ADJOINS

MAP PtAu/22 ADJOINS

CstCon

CstCon

Coastal Conservation

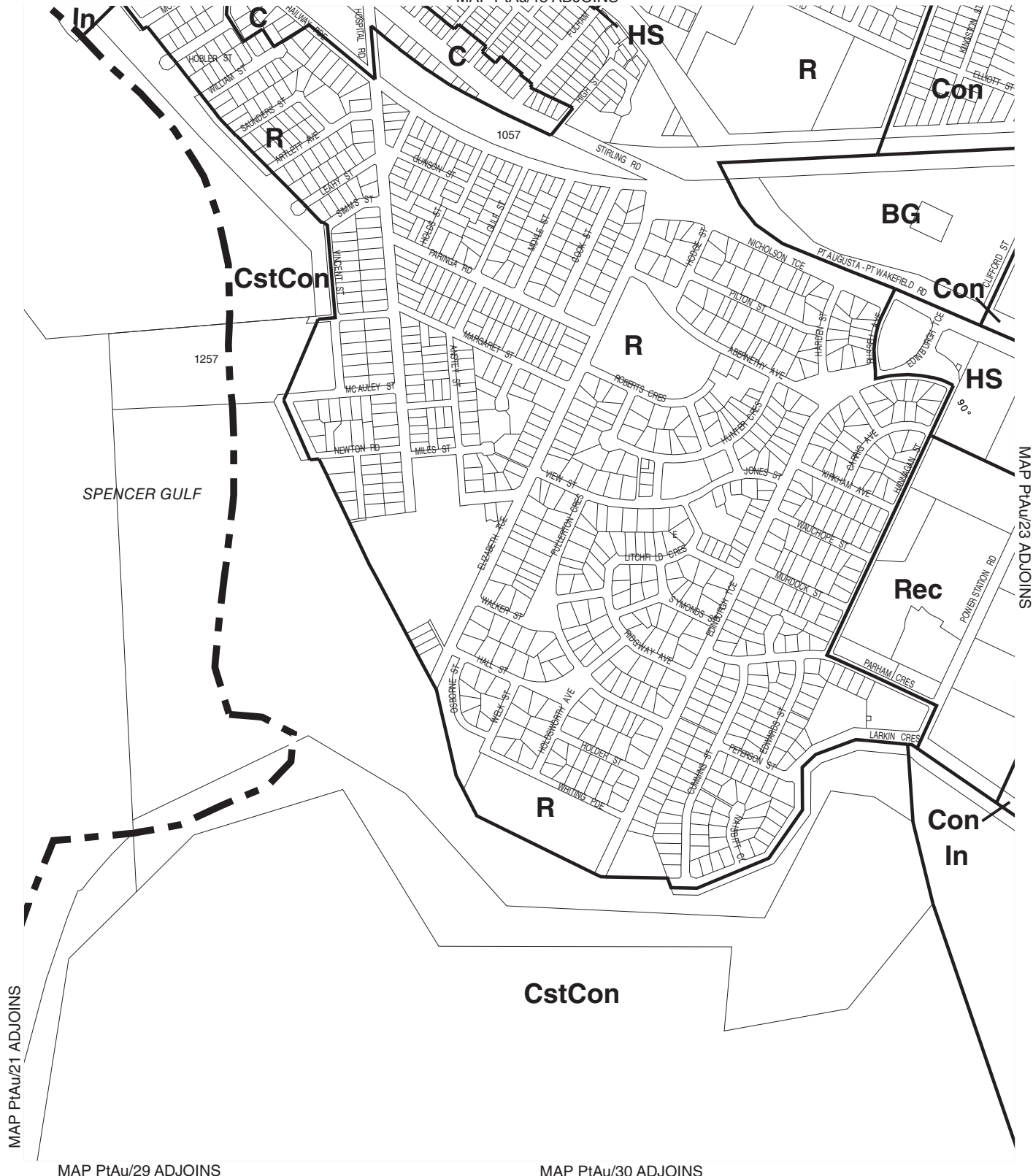


Scale 1:10000



**PORT AUGUSTA (CITY)
ZONES
MAP PtAu/21**

-  Zone Boundary
-  Development Plan Boundary



PORT AUGUSTA

- BG** Bulky Goods
- C** Commercial
- Con** Conservation
- CstCon** Coastal Conservation
- HS** Highway Services
- In** Industry
- R** Residential
- Rec** Recreation

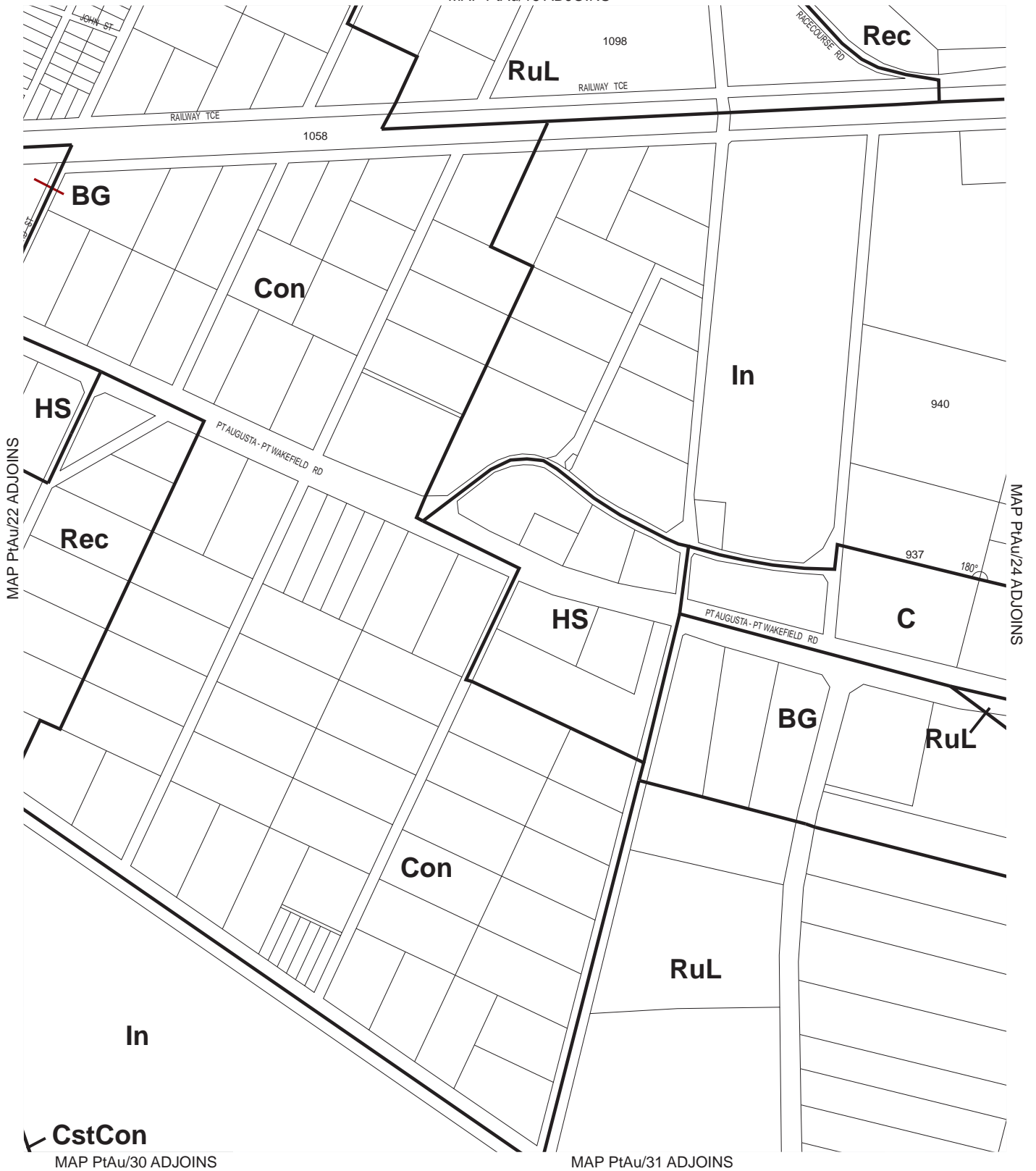
-  Zone Boundary
-  Development Plan Boundary



Scale 1:10000





**PORT AUGUSTA (CITY)
ZONES
MAP PtAu/22**




PORT AUGUSTA

Note: For Policy Areas See MAP PtAu/49

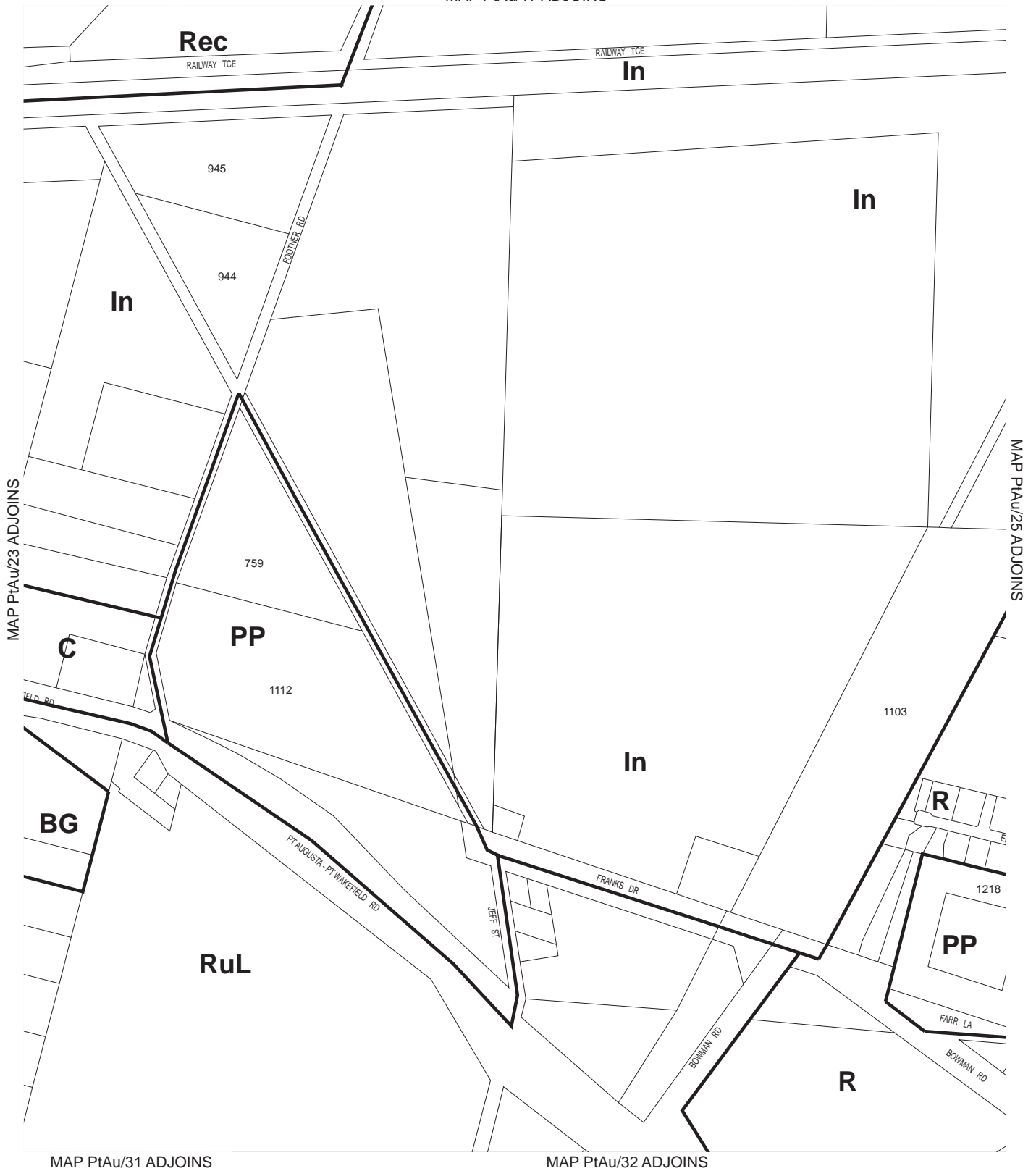
- BG** Bulky Goods
- C** Commercial
- Con** Conservation
- CstCon** Coastal Conservation
- HS** Highway Services
- In** Industry
- Rec** Recreation
- RuL** Rural Living

-  Zone Boundary
-  Development Plan Boundary

Scale 1:10000

0  500metres


PORT AUGUSTA (CITY)
ZONES
MAP PtAu/23



STIRLING NORTH

Note: For Policy Areas See MAP PtAu/49

- BG Bulky Goods
- C Commercial
- In Industry
- PP Public Purpose
- R Residential
- Rec Recreation
- RuL Rural Living

-  Zone Boundary
-  Development Plan Boundary

Scale 1:10000



**PORT AUGUSTA (CITY)
ZONES
MAP PtAu/24**



Note: For Policy Areas See MAP PtAu/49

STIRLING NORTH

- In Industry
- NCe Neighbourhood Centre
- Pln Primary Industry
- PP Public Purpose
- R Residential
- R(S) Residential (Stables)
- Rec Recreation

- Zone Boundary
- Development Plan Boundary

Scale 1:10000



**PORT AUGUSTA (CITY)
ZONES
MAP PtAu/25**

MAP PtAu/18 ADJOINS

MAP PtAu/3 ADJOINS



STIRLING NORTH

- Pln Primary Industry
- R Residential
- Rec Recreation
- R(S) Residential (Stables)

- Zone Boundary
- Development Plan Boundary



Scale 1:10000



**PORT AUGUSTA (CITY)
ZONES
MAP PtAu/26**

MAP PtAu/3 ADJOINS

MAP PtAu/20 ADJOINS

MAP PtAu/3 ADJOINS

Pln

MAP PtAu/28 ADJOINS

MAP PtAu/36 ADJOINS

D

MAP PtAu/37 ADJOINS

D
Pln

Defence
Primary Industry



Scale 1:10000

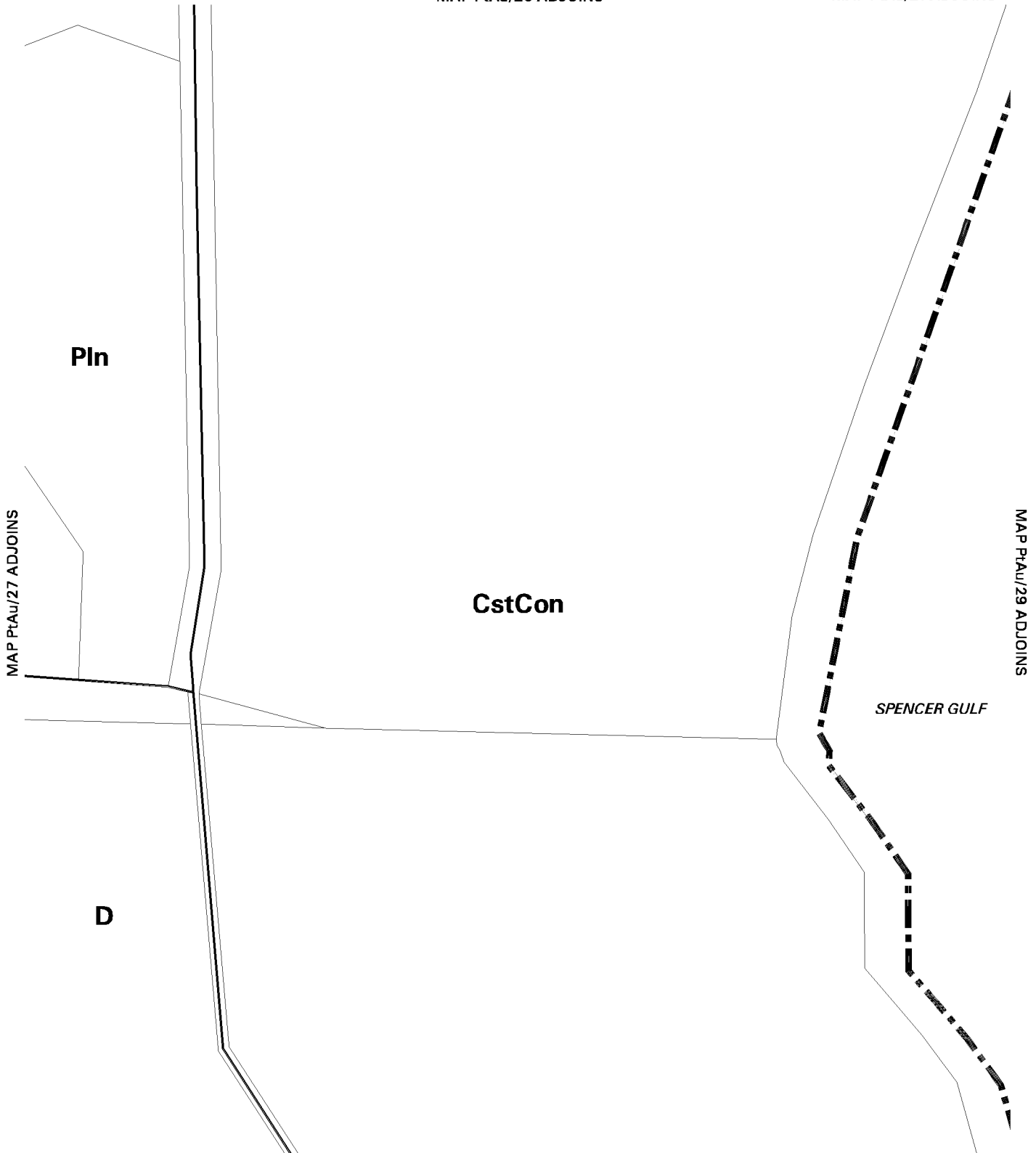
0 500metres

PORT AUGUSTA (CITY)
ZONES
MAP PtAu/27

————— Zone Boundary

MAP PtAu/20 ADJOINS

MAP PtAu/21 ADJOINS



MAP PtAu/27 ADJOINS

MAP PtAu/29 ADJOINS

MAP PtAu/37 ADJOINS

CstCon Coastal Conservation
D Defence
Pln Primary Industry



Scale 1:10000



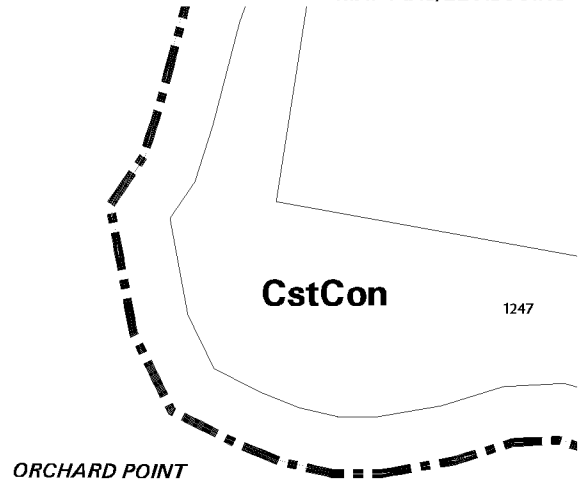
**PORT AUGUSTA (CITY)
 ZONES
 MAP PtAu/28**

— Zone Boundary
 - - - - - Development Plan Boundary



MAP PtAu/21 ADJOINS

MAP PtAu/22 ADJOINS



MAP PtAu/28 ADJOINS

MAP PtAu/30 ADJOINS

SPENCER GULF



MAP PtAu/37 ADJOINS

CstCon Coastal Conservation



**PORT AUGUSTA (CITY)
ZONES
MAP PtAu/29**

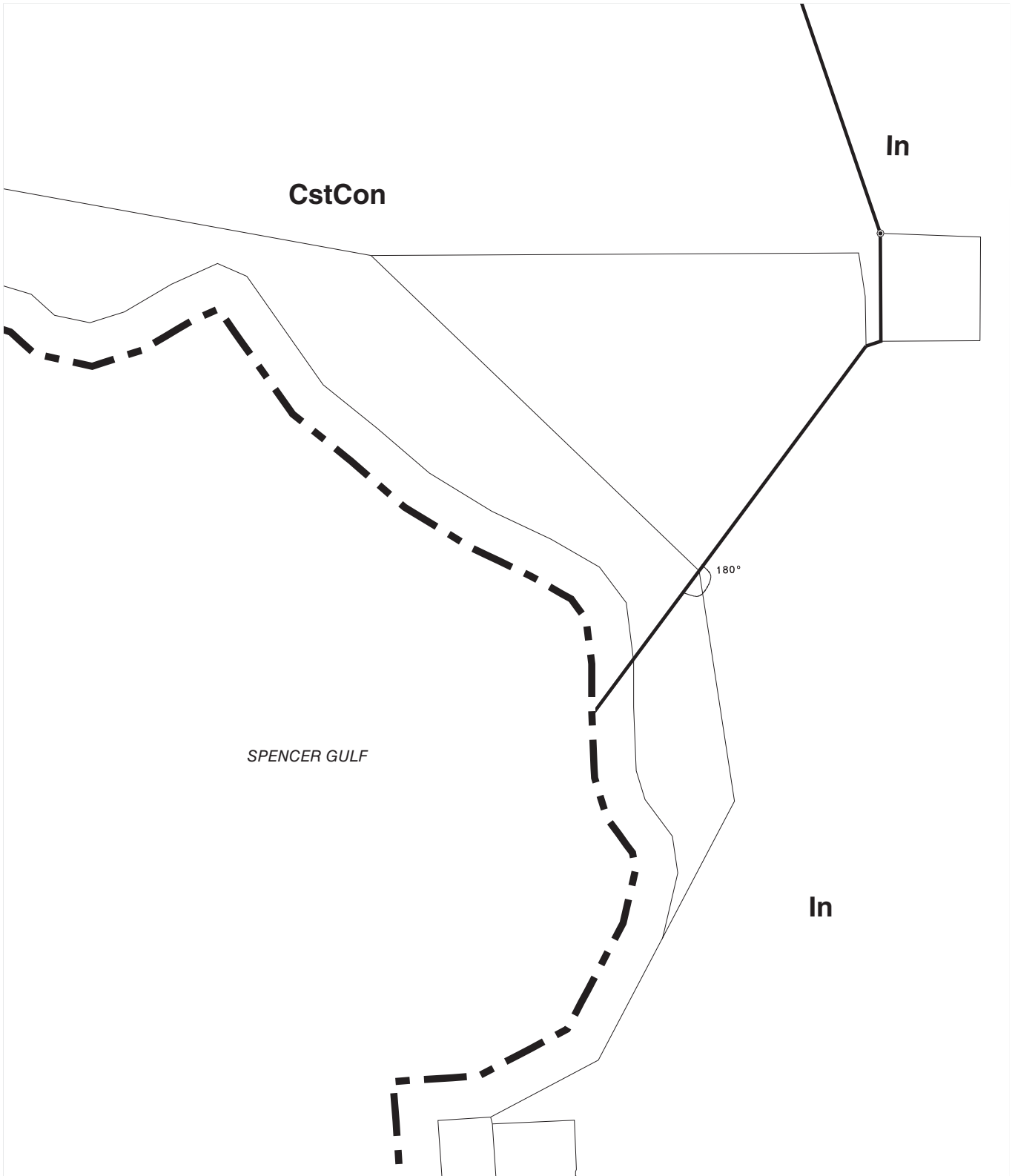
———— Zone Boundary
 - - - - - Development Plan Boundary

MAP PtAu/22 ADJOINS

MAP PtAu/23 ADJOINS

MAP PtAu/29 ADJOINS

MAP PtAu/31 ADJOINS



CstCon
In

Coastal Conservation
Industry



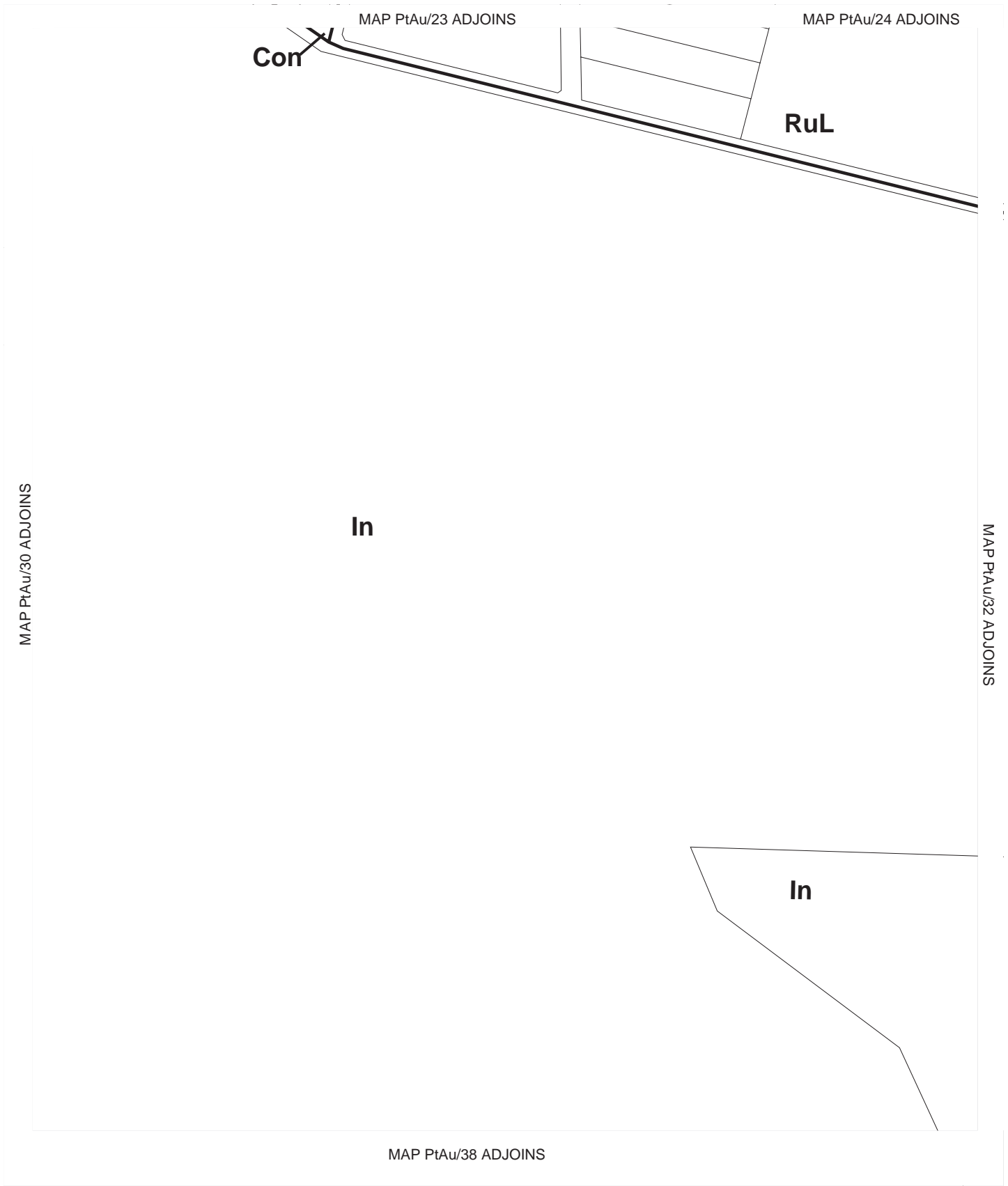
Scale 1:10000



PORT AUGUSTA (CITY)
ZONES
MAP PtAu/30



Zone Boundary
Development Plan Boundary



Con Conservation
In Industry
RuL Rural Living

 Zone Boundary
 Development Plan Boundary

Scale 1:10000



PORT AUGUSTA (CITY)
ZONES
MAP PtAu/31

Consolidated - 7 July 2016



In Industry
R Residential
RuL Rural Living



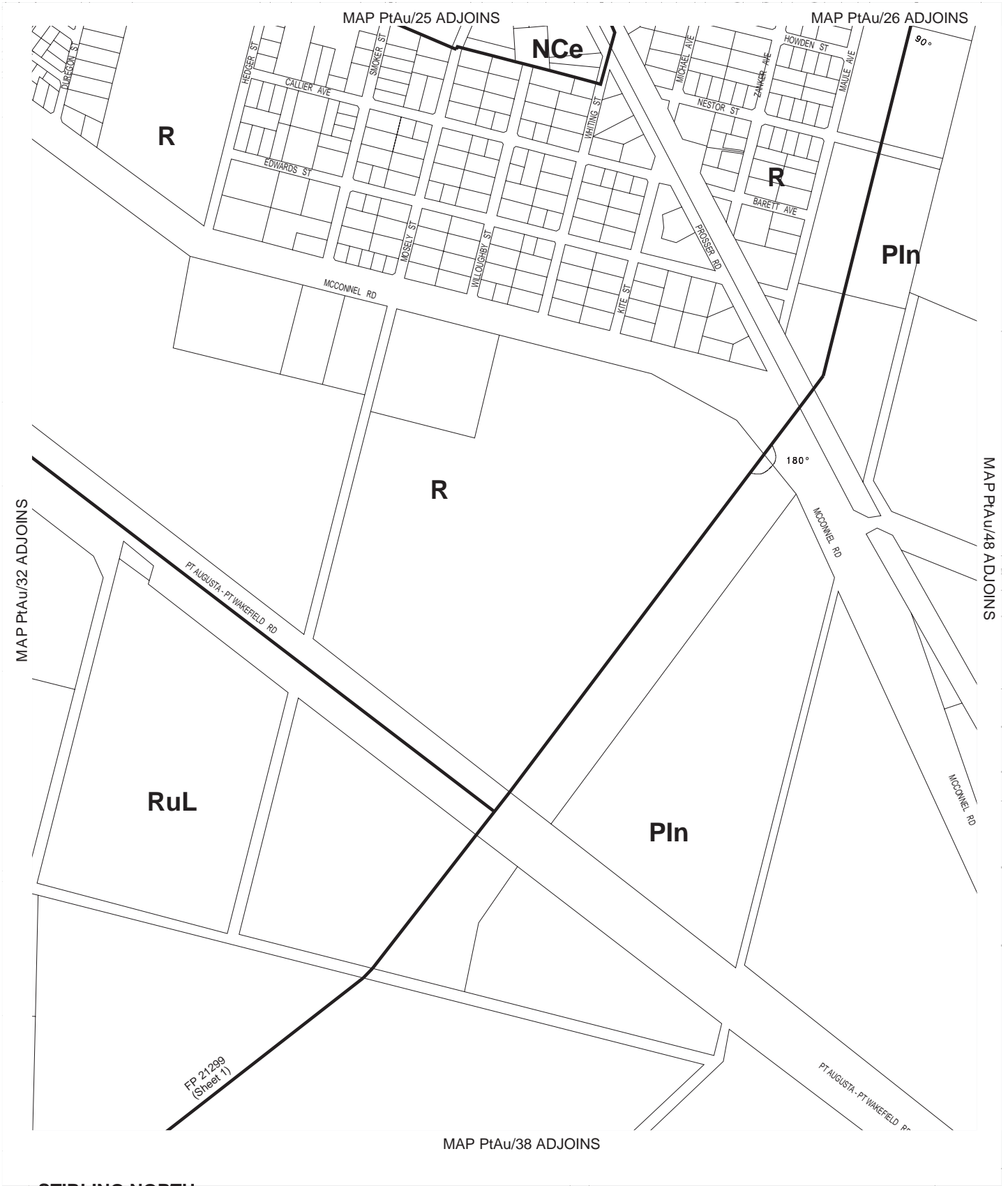
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PORT AUGUSTA (CITY) ZONES MAP PtAu/32

— Zone Boundary
- - - Development Plan Boundary

Consolidated - 7 July 2016



STIRLING NORTH

- NcE** Neighbourhood Centre
- Pln** Primary Industry
- R** Residential
- RuL** Rural Living

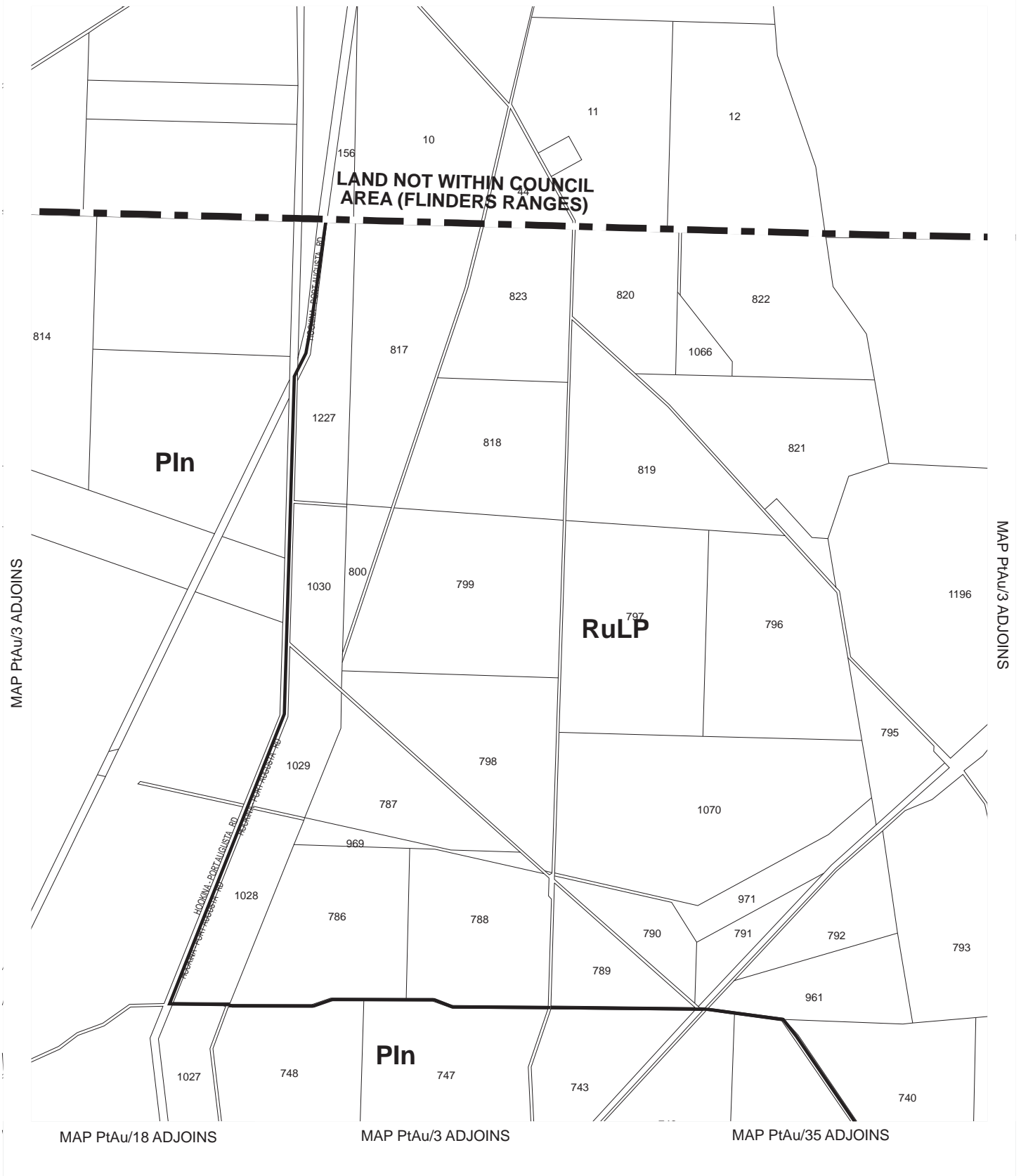
-  Zone Boundary
-  Development Plan Boundary

Scale 1:10000



**PORT AUGUSTA (CITY)
ZONES
MAP PtAu/33**

Consolidated - 7 July 2016



Pln
RuLP

Primary Industry
Rural Landscape Protection

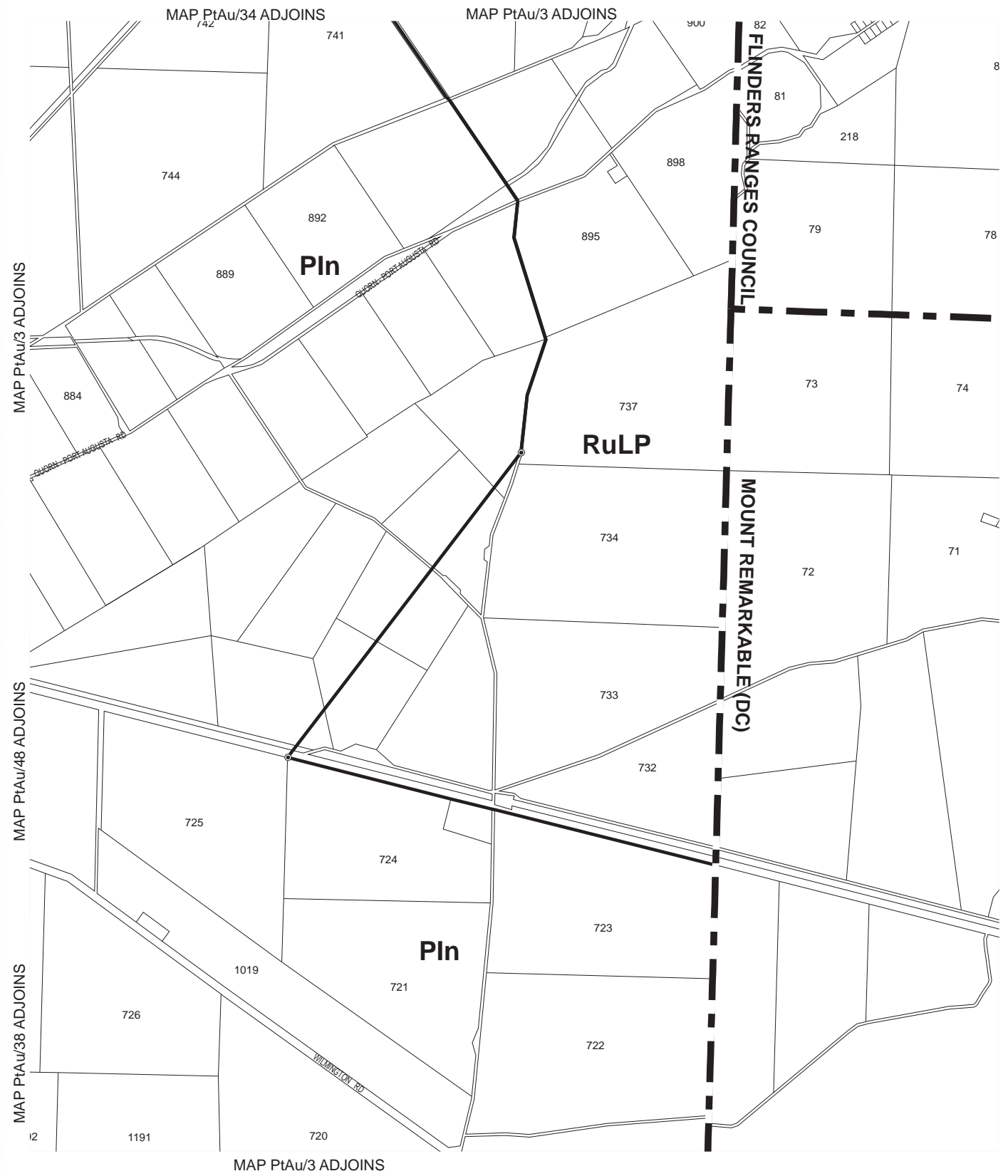


Scale 1:40000





PORT AUGUSTA (CITY) ZONES MAP PtAu/34

— Zone Boundary
- - - Development Plan Boundary



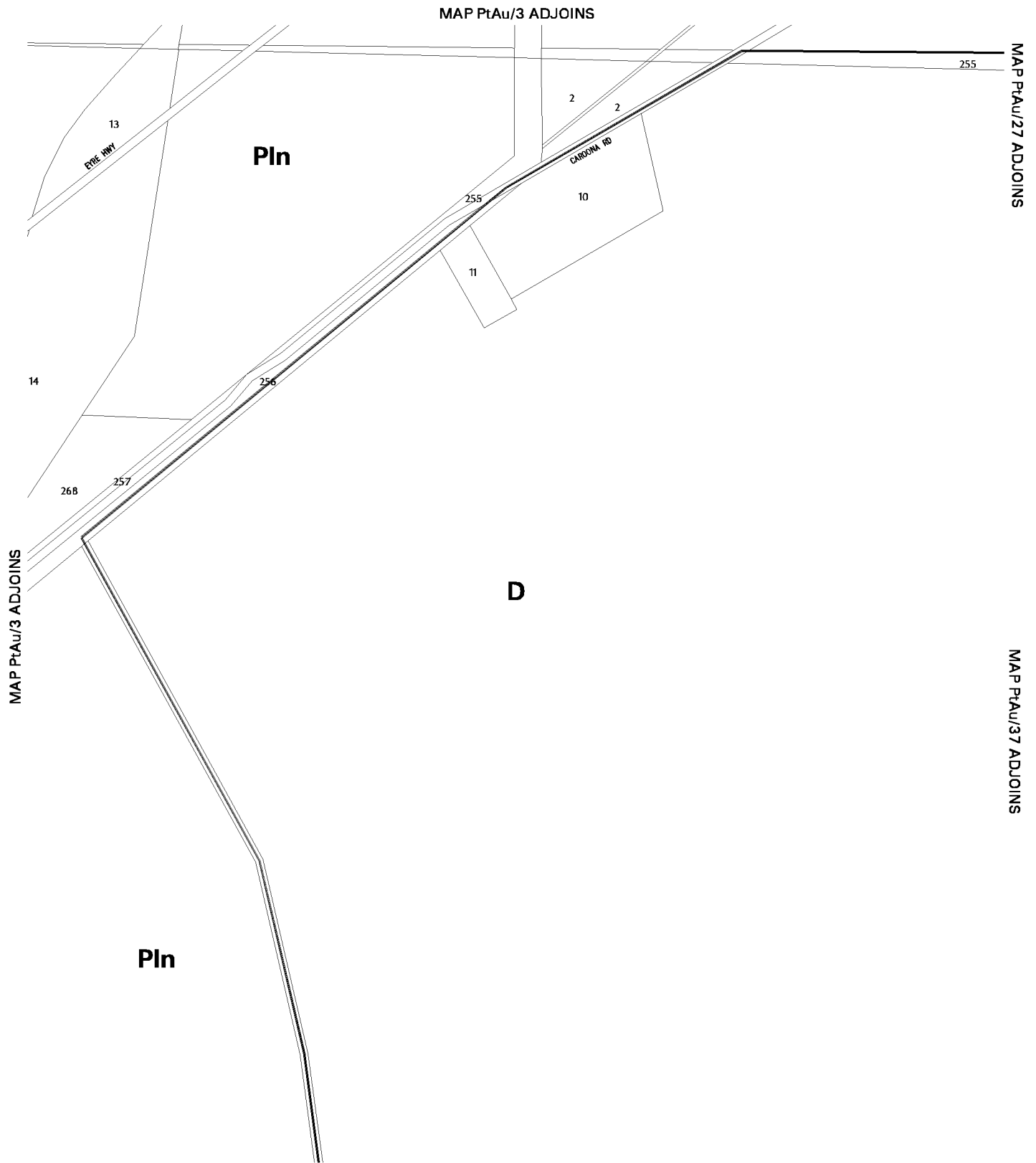
PIn Primary Industry
RuLP Rural Landscape Protection

 Zone Boundary
 Development Plan Boundary

Scale 1:40000



PORT AUGUSTA (CITY) ZONES MAP PtAu/35



D Defence
Pln Primary Industry

— Zone Boundary

Scale 1:40000



PORT AUGUSTA (CITY) ZONES MAP PtAu/36

MAP PtAu/27 ADJOINS

MAP PtAu/28 ADJOINS

MAP PtAu/29 ADJOINS

MAP PtAu/30 ADJOINS

MAP PtAu/36 ADJOINS

MAP PtAu/38 ADJOINS

MAP PtAu/39 ADJOINS

MAP PtAu/40 ADJOINS

CHS
CstCon
D
In

Coastal Holiday Settlement
Coastal Conservation
Defence
Industry



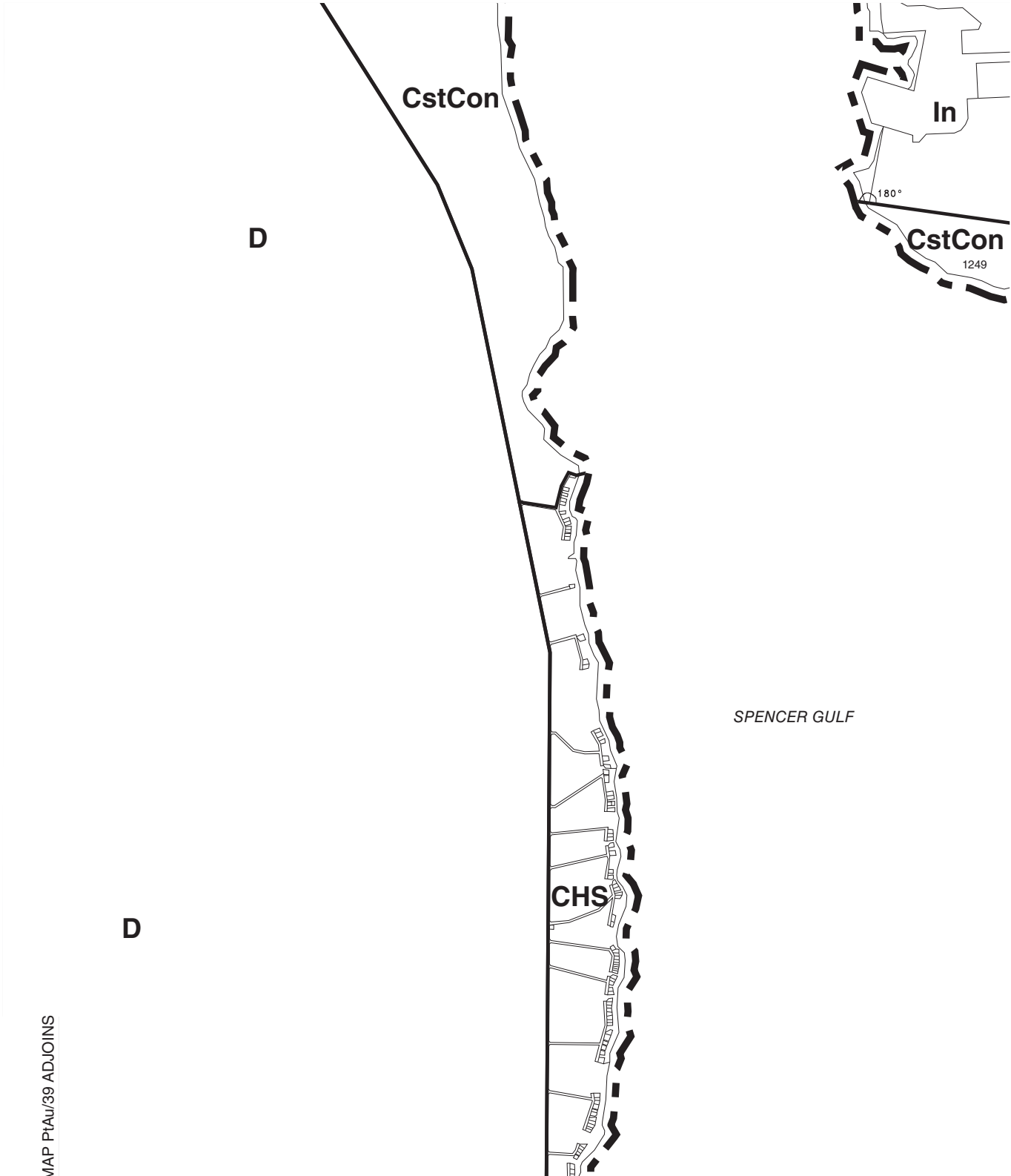
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PORT AUGUSTA (CITY) ZONES MAP PtAu/37



Zone Boundary
Development Plan Boundary



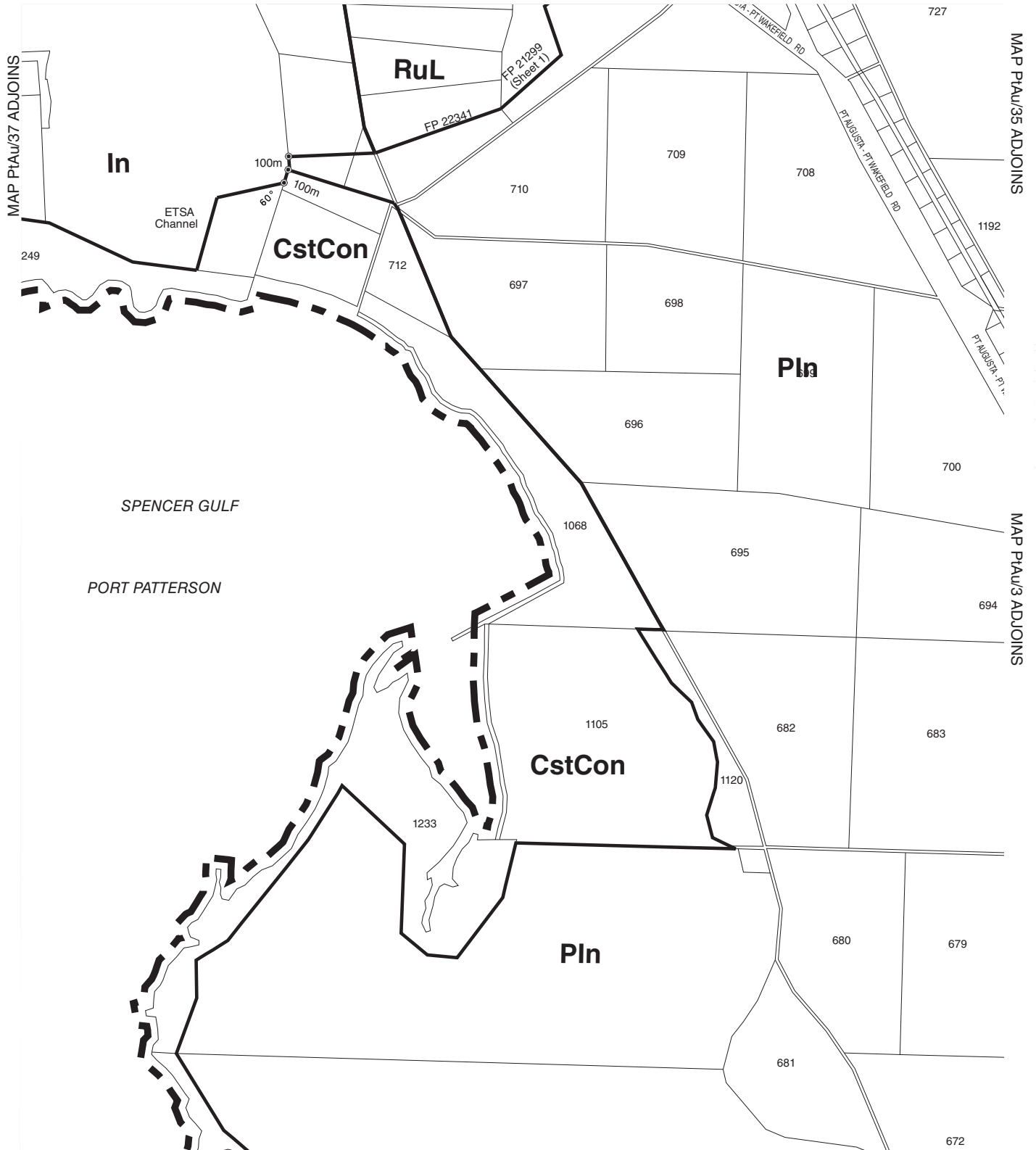
SPENCER GULF

MAP PtAu/31 ADJOINS

MAP PtAu/32 ADJOINS

MAP PtAu/33 ADJOINS

MAP PtAu/48 ADJOINS



CstCon
In
Pln
RuL

Coastal Conservation
 Industry
 Primary Industry
 Rural Living



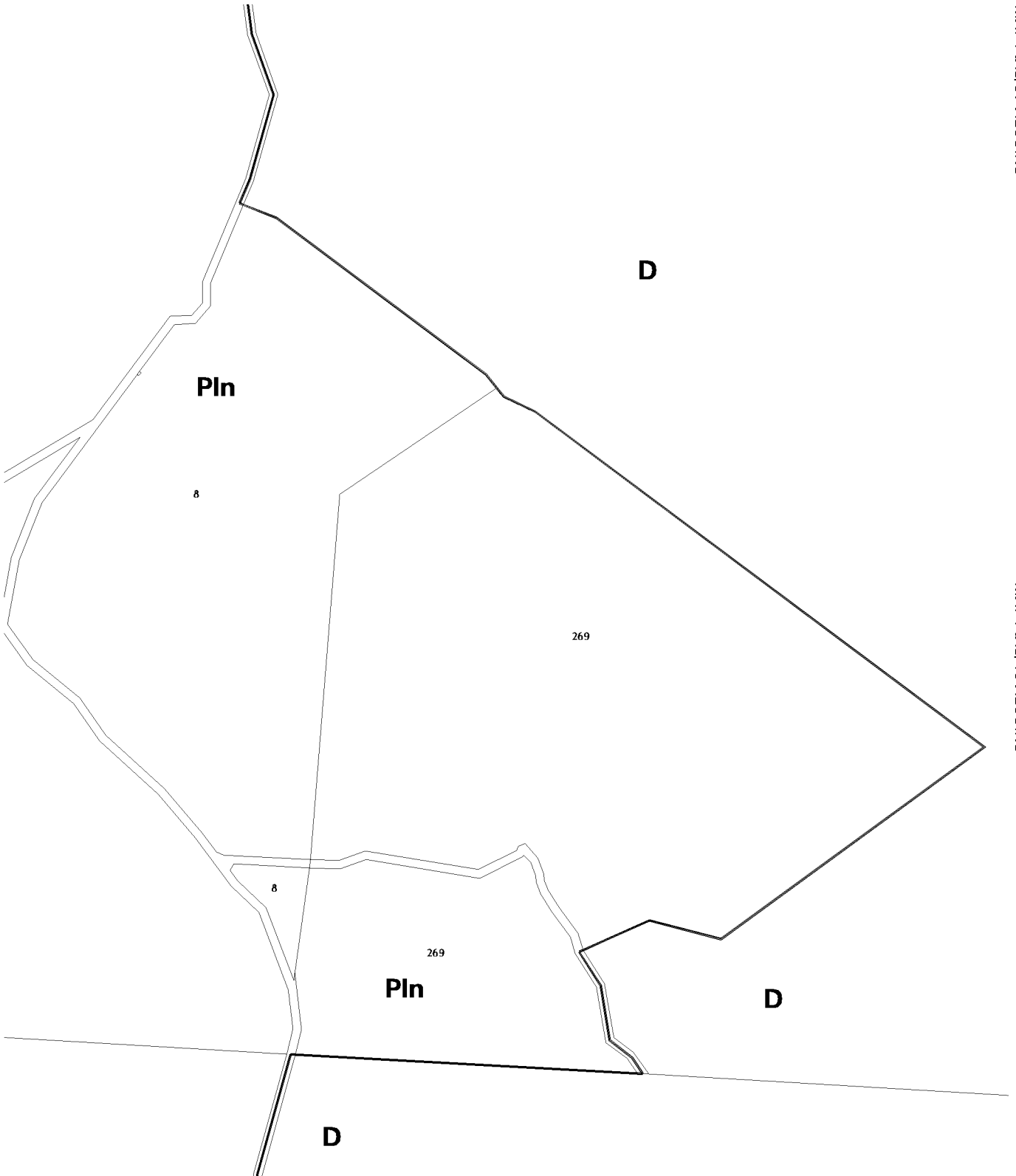
Zone Boundary
 Development Plan Boundary



Scale 1:40000



PORT AUGUSTA (CITY) ZONES MAP PtAu/38



D Defence
Pln Primary Industry

— Zone Boundary



Scale 1:40000



**PORT AUGUSTA (CITY)
 ZONES
 MAP PtAu/39**

MAP PtAu/37 ADJOINS

D

CHS

SPENCER GULF

MAP PtAu/41 ADJOINS

MAP PtAu/39 ADJOINS

D

MAP PtAu/42 ADJOINS

MAP PtAu/3 ADJOINS

MAP PtAu/43 ADJOINS

CHS
D

Coastal Holiday Settlement
Defence



Scale 1:40000

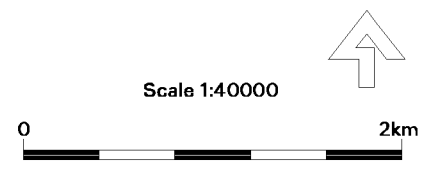
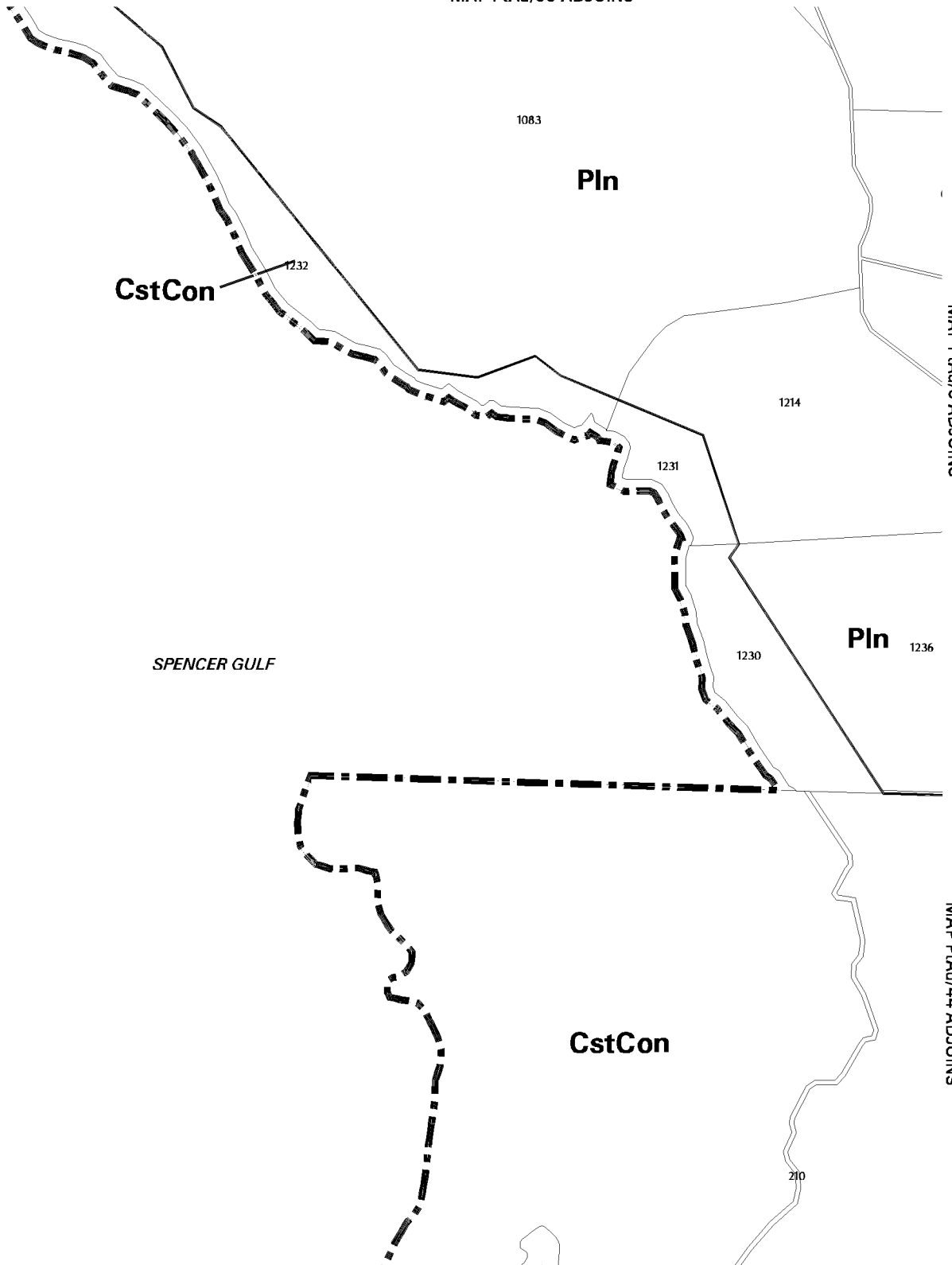


PORT AUGUSTA (CITY) ZONES MAP PtAu/40

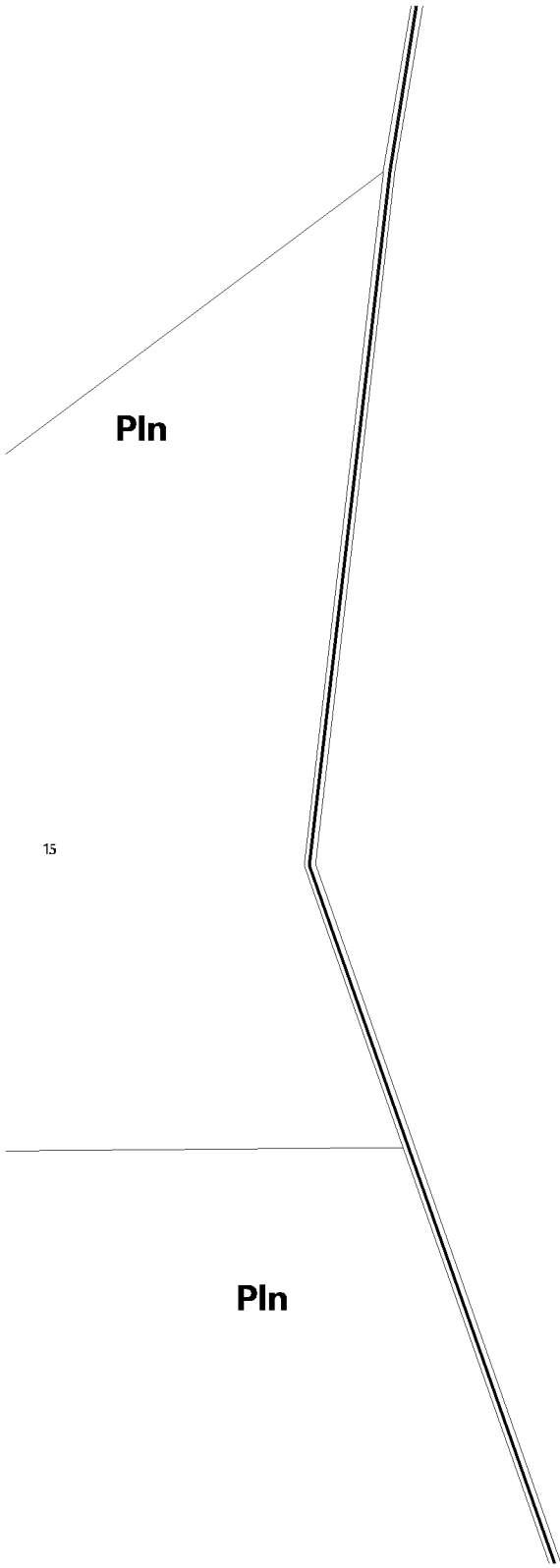
-  Zone Boundary
-  Development Plan Boundary

CstCon Coastal Conservation
Pln Primary Industry

———— Zone Boundary
 - - - - - Development Plan Boundary



**PORT AUGUSTA (CITY)
 ZONES
 MAP PtAu/41**

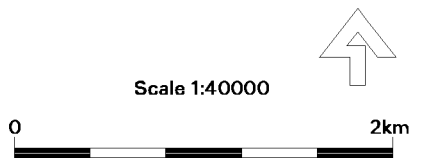


D
Pln

Defence
Primary Industry



Zone Boundary



PORT AUGUSTA (CITY)
ZONES
MAP PtAu/42

D

CHS

SPENCER GULF

CstCon

D

CstCon

MAP PtAu/3 ADJOINS

MAP PtAu/3 ADJOINS

MAP PtAu/3 ADJOINS

CHS
CstCon
D

Coastal Holiday Settlement
Coastal Conservation
Defence



Scale 1:40000



PORT AUGUSTA (CITY) ZONES MAP PtAu/43

———— Zone Boundary
- - - - - Development Plan Boundary

MAP PtAu/3 ADJOINS

MAP PtAu/41 ADJOINS

MAP PtAu/3 ADJOINS

MAP PtAu/47 ADJOINS



CHS
CstCon
Pln

Coastal Holiday Settlement
Coastal Conservation
Primary Industry



Zone Boundary
Development Plan Boundary



Scale 1:40000



PORT AUGUSTA (CITY) ZONES MAP PtAu/44

MAP PtAu/3 ADJOINS

LAND NOT WITHIN
COUNCIL AREA (EYRE)

PI

MAP PtAu/46 ADJOINS

D

MAP PtAu/3 ADJOINS

D
PI

Defence
Primary Industry

Scale 1:40000



0 2km

PORT AUGUSTA (CITY) ZONES MAP PtAu/45

— Zone Boundary
- - - Development Plan Boundary

MAP PtAu/42 ADJOINS

D

Pln

4

MAP PtAu/45 ADJOINS

MAP PtAu/3 ADJOINS

D

WHYALLA (CITY)

125

8

MAP PtAu/3 ADJOINS

D
Pln

Defence
Primary Industry



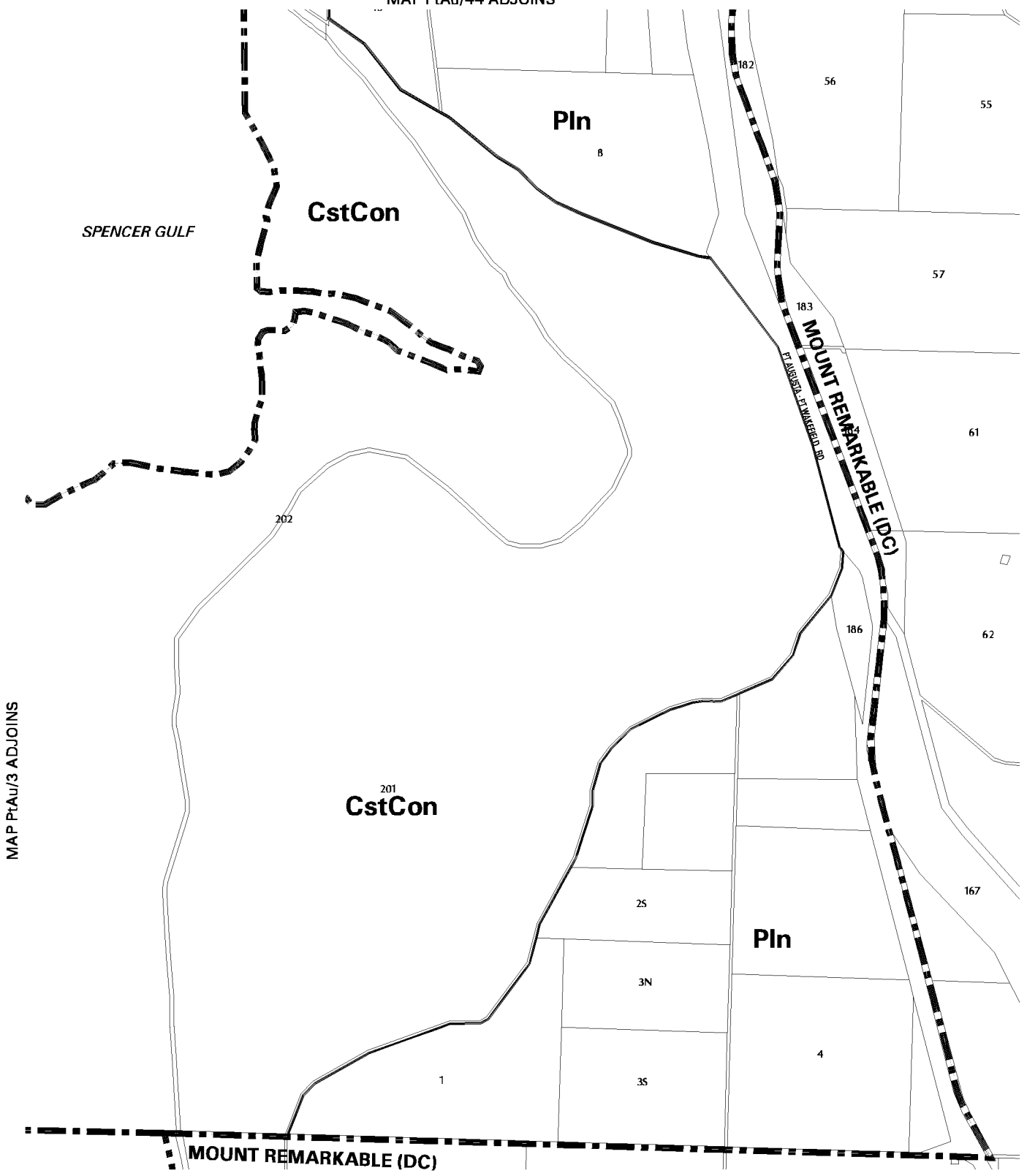
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PORT AUGUSTA (CITY) ZONES MAP PtAu/46

-  Zone Boundary
-  Development Plan Boundary

MAP PtAu/44 ADJOINS



CstCon
Pln

Coastal Conservation
Primary Industry



Scale 1:40000



PORT AUGUSTA (CITY)
ZONES
MAP PtAu/47

— Zone Boundary
- - - Development Plan Boundary

MAP PtAu/26 ADJOINS

MAP PtAu/3 ADJOINS

RESERVOIR

Pln

MAP PtAu/35 ADJOINS

MAP PtAu/33 ADJOINS

924

923

922

1088

921

920

920

919

WILMINGTON RD

Pln

727

MAP PtAu/38 ADJOINS

STIRLING NORTH

Pln

Primary Industry



Scale 1:10000



**PORT AUGUSTA (CITY)
ZONES
MAP PtAu/48**

— Zone Boundary



PORT AUGUSTA

- 1 Equine Recreation
- 2 Infrastructure

— Policy Area Boundary



1:20,000



**PORT AUGUSTA (CITY)
POLICY AREAS
MAP PtAu/49**