

Development Plan

Alexandrina Council

Consolidated – 11 February 2021

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



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Table of Contents

Introduction Section 1

Amendment Record Table	3
Introduction to the Development Plan	5
Council Preface Map	10

General Section 11

Advertisements.....	13
Safety	14
Freestanding Advertisements	14
Flags, Bunting and Streamers	15
Advertising along Arterial Roads	15
Animal Keeping	16
Horse Keeping	16
Dairies	17
Intensive Animal Keeping	17
Building near Airfields	19
Bulk Handling and Storage Facilities.....	20
Centres and Retail Development.....	21
Arterial Roads	22
Retail Development.....	22
Coastal Areas	23
Environmental Protection.....	23
Maintenance of Public Access.....	24
Hazard Risk Minimisation	25
Erosion Buffers	26
Land Division	26
Protection of Economic Resources.....	27
Development in Appropriate Locations.....	27
Community Facilities.....	28
Crime Prevention.....	29
Design and Appearance.....	30
Building Setbacks from Road Boundaries	31
Energy Efficiency	32
On-site Energy Generation	32
Forestry.....	33

Goolwa State Heritage Area	35
Hazards	38
Flooding	38
Bushfire	39
Salinity.....	40
Acid Sulfate Soils	40
Site Contamination.....	41
Containment of Chemical and Hazardous Materials	41
Landslip.....	41
Heritage Places	42
Historic Conservation Area	44
Area 1 Dawson Street.....	45
Area 2 High Street.....	46
Area 3 Northern.....	46
Area 4 Western	46
Area 5 Central	46
Industrial Development	49
Small-scale agricultural industries, home-based industries, mineral water extraction and processing plants, and wineries in rural areas.....	50
Infrastructure	54
Interface between Land Uses	56
Noise Generating Activities.....	56
Air Quality.....	57
Rural Interface.....	57
Land Division	59
Design and Layout.....	60
Roads and Access	62
Land Division in Rural Areas.....	63
Landscaping, Fences and Walls	64
Marinas and Maritime Structures	66
Mineral Extraction	67
Separation Treatments, Buffers and Landscaping	68
Natural Resources	69
Water Sensitive Design.....	70
Biodiversity and Native Vegetation	73
Soil Conservation.....	75
Ramsar Wetlands and Habitat.....	75
Open Space and Recreation	76
Orderly and Sustainable Development	79
Renewable Energy Facilities	81

Wind Farms and Ancillary Development	81
Residential Development	83
Design and Appearance	83
Overshadowing	84
Garages, Carports and Outbuildings	84
Street and Boundary Setbacks	84
Site Coverage	85
Private Open Space.....	86
Site Facilities and Storage	87
Visual Privacy	87
Noise	87
Car Parking and Access	87
Dependent Accommodation	88
Swimming Pools and Outdoor Spas	89
Temporary Accommodation.....	89
Short-Term Workers Accommodation	90
Siting and Visibility	91
Sloping Land.....	93
Supported Accommodation, Housing for Aged Persons and People with Disabilities	94
Telecommunications Facilities	96
Tourism Development.....	97
Tourism Development in Association with Dwelling(s).....	97
Tourism Development Outside Townships	98
Residential Parks and Caravan and Tourist Parks.....	99
Transportation and Access.....	100
Land Use.....	100
Movement Systems	100
Cycling and Walking	101
Access	102
Access for People with Disabilities	102
Vehicle Parking	103
Waste.....	104
Wastewater	105
Waste Treatment Systems	105
Waste Management Facilities	107
Zone Section	111
Airport Zone.....	113
Commercial Airpark Policy Area 1	116
Residential Airpark Policy Area 2	118

Caravan and Tourist Park Zone	122
Coastal Conservation Zone	126
Coastal Settlement Zone	130
Conservation Zone	135
Deferred Urban Zone	142
District Centre Zone	145
Goolwa Centre Policy Area 3	147
Precinct 1 Bulky Goods	148
Precinct 2 Civic Focus	149
Precinct 3 Goolwa Village	149
Precinct 4 Main Street	149
Strathalbyn Centre Policy Area 4	150
Precinct 5 Angas River and Soldiers Memorial Garden	153
Precinct 6 Dawson Street	153
Precinct 7 High Street	154
Precinct 8 High Street South	154
Precinct 9 South Terrace	154
Industry Zone	159
Strathalbyn Enterprise Policy Area 5	162
Light Industry Zone	165
Open Space Zone	168
Goolwa Wharf and Surrounds Policy Area 6	170
Strathalbyn Recreation and Community Policy Area 33	172
Primary Production Zone	176
Precinct 46 Wind Farms	181
Flood Policy Area 7	182
Precinct 10 Langhorne Creek Flood Area	185
Hindmarsh Island Rural Policy Area 8	186
Precinct 11 Hindmarsh Island North	188
Precinct 12 Hindmarsh Island South	190
Mount Lofty Ranges Policy Area 9	191
Precinct 13 Currency Creek	195
Precinct 14 Landscape	195
Precinct 15 Horticulture	195
Port Elliot West Rural Policy Area 10	196
Port Elliot West Community Policy Area 32	198
Residential Zone	214
Southern Policy Area 11	217
Precinct 16 Boomer Beach	219
Precinct 17 Chiton Rocks	220
Precinct 18 Goolwa Beach	220
Precinct 19 Middleton	220
Precinct 20 Port Elliot Residential	220
Precinct 21 South Lakes	221

Precinct 22 Surfers Beach	221
Goolwa Central Policy Area 12.....	222
Goolwa Historic Policy Area 13	224
Goolwa North Policy Area 14.....	226
Hindmarsh Island North Policy Area 15.....	228
Hindmarsh Island West Policy Area 16	231
Home Industry Policy Area 17	234
Marina Policy Area 18.....	236
Milang Policy Area 19	239
Mount Compass Golf Course Policy Area 20	241
Mount Compass Policy Area 21	243
Port Elliot Drive-in Policy Area 22.....	245
Port Elliot Historic Policy Area 23	247
Port Elliot West Policy Area 24	248
Strathalbyn Residential Policy Area 25.....	250
Precinct 23 Strathalbyn Historic Central	253
Precinct 24 Strathalbyn Historic Northern	253
Precinct 25 Strathalbyn Historic Western	253
Strathalbyn North Policy Area 26.....	254
Strathalbyn Southwest Policy Area 27.....	258
Residential Park Zone	265
Rural Living Zone	269
Precinct 26 Agistment	271
Precinct 27 Burnside North	271
Precinct 28 Burnside South.....	272
Precinct 29 Clayton	272
Precinct 30 Finniss.....	272
Precinct 31 Goolwa East, Middleton and Mount Compass.....	272
Precinct 32 Highland Valley	272
Precinct 33 Milang Rural Living.....	272
Precinct 34 Port Elliot North and Goolwa Central	272
Precinct 35 Port Elliot South	272
Precinct 36 Strathalbyn	273
Precinct 37 Willyaroo North.....	273
Precinct 38 Willyaroo South	273
Currency Creek Rural Living Policy Area 31	274
Hindmarsh Island Central Policy Area 28.....	275
Hindmarsh Island West Policy Area 29	278
Settlement Zone.....	283
Tourist Accommodation Zone	287
Precinct 39 Goolwa South.....	288
Precinct 40 Port Elliot Tourist Accommodation.....	288
Goolwa Little Scotland Policy Area 30.....	289
Town Centre Zone	293
Precinct 41 Milang.....	295
Precinct 42 Mount Compass	296

Precinct 43 Port Elliot Main Street.....	296
Water Protection Zone	299
Watershed Protection (Mount Lofty Ranges) Zone	306
Precinct 44 Watershed Area 1	314

Table Section 323

Table Alex/1 - Building Setbacks from Road Boundaries.....	325
Table Alex/2 - Off Street Vehicle Parking Requirements.....	327
Table Alex/3 - Conditions for Complying Development.....	329
Table Alex/4 - Contributory Items.....	332
Table Alex/5 - Local Heritage Places.....	334
Table Alex/6 - State Heritage Places	356

Mapping Section 361

Map Reference Tables.....	363
Spatial Extent Map.....	369
Council Index Map	371
Bushfire Risk BPA Maps.....	687
Concept Plan Maps.....	709

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Introduction

Section

Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for the Alexandrina Council Development Plan since its inception on 18 May 2000. Further information on authorised amendments prior to this date may be researched through the Planning and Land Use Services Division of the Attorney-General's Department or by viewing Gazette records.

CONSOLIDATED	AMENDMENT – [Gazetted Date]
18 May 2000	Alexandrina Council - Strathalbyn (DC), Port Elliot and Goolwa (DC) and Willunga (DC) (Outer Metropolitan) Development Plans – Consolidation PAR – Incorporating the Alexandrina Council – Strathalbyn (DC) – Flood Prone Areas PAR – [18 May 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) (<i>Ministerial</i>) – [31 August 2000]
5 October 2000	Small Scale Tourist Accommodation in Rural Areas of the Mount Lofty Ranges PAR (<i>Ministerial</i>) – [21 September 2000] Small Scale Rural/Agricultural and Home Based Industries PAR (<i>Ministerial</i>) – [21 September 2000]
14 December 2000	Section 29 (2)(b) Amendment – [14 December 2000]
5 July 2001	Mount Lofty Ranges Watershed Amendment PAR (<i>Ministerial</i>) – [28 June 2001]
8 November 2001	Telecommunications Facilities State-wide Policy Framework PAR (<i>Ministerial</i>) – [30 August 2001] Bushfire Management PAR (<i>Ministerial</i>) – [6 September 2001] Goolwa Centre PAR – [8 November 2001]
7 February 2002	Organic Waste Processing (Composting) PAR (Interim) (<i>Ministerial</i>) – [20 December 2001]
29 May 2003	Residential and Country Living – Hindmarsh Island (West) PAR – [22 May 2003] Section 29(2)(a) Amendment – Bushfire Prone Area Mapping – [29 May 2003]
31 July 2003	Organic Waste Processing (Composting) PAR (<i>Ministerial</i>) – [5 December 2002] Wind Farms PAR (<i>Ministerial</i>) – [24 July 2003]
23 October 2003	Port Elliot Drive-in PAR – [23 October 2003]
18 November 2004	Rural Living & Agistment Zone PAR – [18 November 2004]
1 September 2005	Strathalbyn Local Heritage PAR (Interim) – [1 September 2005] Editorial amendments to Table Alex/4
24 November 2005	Joint Residential Review PAR – [10 November 2005] Strathalbyn Local Heritage (Updated September 2005) PAR (Interim) – [24 November 2005]
22 June 2006	Mount Lofty Ranges Watershed Wineries and Ancillary Development PAR (<i>Ministerial</i>) – [8 June 2006]
23 November 2006	Strathalbyn Township Local Heritage (Updated September 2005) PAR – [23 November 2006]
20 September 2007	Section 27(5): Ministerial Mount Lofty Ranges Watershed Wineries and Ancillary Development PAR – [25 January 2007] Section 29(2)(b) Amendment – [6 September 2007]
17 January 2008	Strathalbyn General Residential PAR – [8 November 2007] Bushfire Management (Part 3) PAR (<i>Ministerial</i>) – [29 November 2007] Section 29(2)(b)(ii) Amendment – [6 December 2007] Residential Parks and Caravan and Tourist Parks DPA (<i>Ministerial</i>) (Interim) – [13 December 2007]
20 March 2008	Commercial Forestry DPA (Interim) (<i>Ministerial</i>) – [21 February 2008]
15 January 2009	Residential Parks and Caravan and Tourist Parks DPA (<i>Ministerial</i>) – [11 December 2008]

Alexandrina Council
Introduction Section
Amendment Record Table

CONSOLIDATED	AMENDMENT – [Gazetted Date]
2 July 2009	Cessation of Interim Operation of the 'Commercial Forestry DPA' on 21 February 2009 and its removal from the Alexandrina Council Development Plan – [5 March 2009] Hindmarsh Island – Kumarangk DPA – [2 July 2009]
8 October 2009	Strathalbyn General Commercial and Industrial DPA – [8 October 2009]
11 February 2010	Bushfire (Miscellaneous Amendments) DPA (Interim) (<i>Ministerial</i>) – [10 December 2009] Section 27(5) Amendment – Hindmarsh Island – Kumarangk DPA – [11 February 2010]
3 June 2010	Statewide Bulky Goods DPA (<i>Ministerial</i>) (Interim) – [1 June 2010]
24 November 2011	Bushfires (Miscellaneous Amendments) DPA (<i>Ministerial</i>) – [9 December 2010] Statewide Bulky Goods DPA (<i>Ministerial</i>) – [13 January 2011] Statewide Wind Farms DPA (Interim) (<i>Ministerial</i>) – [19 October 2011]
3 May 2012	Section 29(2)(b)(i) Amendment – [3 May 2012]
29 November 2012	Termination of the Statewide Wind Farms DPA (<i>Ministerial</i>) and its removal from the Alexandrina Council Development Plan – [18 October 2012] Statewide Wind Farms DPA (<i>Ministerial</i>) – [18 October 2012] Currency Creek Rural Living DPA – [1 November 2012] Section 29(2)(c) Amendment – [29 November 2012]
27 June 2013	Goolwa Airport DPA – [27 June 2013]
1 May 2014	Better Development Plan (BDP) and General DPA – [1 May 2014] Port Elliot West Community Policy Area DPA (Interim) – [1 May 2014]
12 February 2015	Port Elliot West Community Policy Area DPA – [12 February 2015]
7 May 2015	Section 29(2)(b)(ii) Amendment – 19 March 2015 Rural Areas DPA – [7 May 2015]
12 May 2016	Existing Activity Centres Policy Review DPA (<i>Ministerial</i>) – [21 April 2016]
24 November 2016	Section 29(2)(b)(i) Amendment – [20 October 2016] Integrated Water Management Regional DPA – [24 November 2016]
27 September 2018	Strathalbyn Township and Environs DPA – [27 September 2018] Editorial correction to item 10338 within Table Alex/6 - State Heritage Places
11 February 2021	Strathalbyn Deferred Urban DPA – [11 February 2021]

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

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

Introduction to the Development Plan

Welcome to the Development Plan for Alexandrina Council.

This introduction has been prepared by the Attorney-General's Department as a guide to assist you in understanding this Development Plan.

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

A number of guides and additional information regarding South Australia's Planning and Development Assessment System are available via the website plan.sa.gov.au or by contacting the Planning and Land Use Services Division, Attorney-General's Department at Level 5, 50 Flinders Street, Adelaide, SA 5000.

Overview of the Planning System

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

- Legislation
- The Planning Strategy
- Development Plans.

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

The State Government's broad vision for sustainable land use and the built development of the state is outlined in the **Planning Strategy**. The relevant volume of the Planning Strategy for this Development Plan is The 30-Year Plan for Greater Adelaide (February 2010).

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

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

What is Development?

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

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

- cutting, damaging or felling of significant trees
- specific work in relation to State and Local heritage places
- prescribed mining operations
- other acts or activities in relation to land as declared by the *Development Regulations 2008*.

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

How does the Development Plan relate to other legislation?

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

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

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

What doesn't a Development Plan do?

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

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

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

When do you use the Development Plan?

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

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

How to read the Development Plan

Development Plans are comprised of several sections as described below.

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

Development Plans use three text font colours:

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

Development Plan Structure Overview

Advisory Section	Function
Table of Contents	Navigational aid to reference sections within the Development Plan by name and page number.
Amendment Record Table	Tabled information recording previously-authorized Development Plan amendments and their consolidation dates.
Introduction Overview of the Planning System What is Development? How does the Development Plan relate to other legislation? What doesn't a Development Plan do? When do you use the Development Plan? How to read the Development Plan?	A general overview of the context, purpose and way a Development Plan is set out (this section is advisory only and not used for development assessment purposes).
Strategic Setting State Strategic Setting <i>(30-Year Plan for Greater Adelaide/Regional Planning Strategy)</i> Council Strategic Setting <i>(Council Strategy)</i>	To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council's own local strategic investigations.
Council Preface Map	Map of the entire Development Plan boundary and its spatial relationship to other Development Plans' boundaries.
Assessment Section	Function
General Section Provisions Objectives Principles of Development Control	<p>These policies apply across the whole council area and relate to a range of social, environmental, and economic development issues such as:</p> <ul style="list-style-type: none"> ▪ site and design criteria ▪ access and vehicle parking requirements ▪ heritage and conservation measures ▪ environmental issues ▪ hazards ▪ infrastructure requirements ▪ land use specific requirements. <p>They establish the development standards that apply to all forms of development and provide a yardstick against which the suitability of development proposals is measured.</p> <p>Many policies include a number of subclauses. All subclauses should be met, unless otherwise stated.</p>
Overlay Section Provisions	These policies are spatially located through the application of specific overlay mapping where there is an envisaged land use outcome or application of appropriate design requirements determined by the locality of the proposed development.

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

Assessment Section	Function
Extent Map Series Location Maps	Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and 'drill down' through relevant extent maps affecting that location. <i>Note: the entire council area will always be represented as the first map in the extent map series and will commence as Map 1.</i>
Overlay Maps	Used to show issue areas or features that run across a number of zones, and are spatially defined to a cadastre, for example: <ul style="list-style-type: none"> ▪ Transport ▪ Development Constraints ▪ Heritage ▪ Natural Resources ▪ Affordable Housing ▪ Noise and Air Emissions ▪ Strategic Transport Routes. <i>Note: issues that are not spatially defined to a cadastre can appear in this section; however they will be presented as illustrative maps only.</i>
Zone Maps	Used to determine which zone applies to which land.
Policy Area Maps	Used to depict the presence and location of any applicable policy area.
Precinct Maps	Used to depict the presence and location of any applicable precincts.
Bushfire Maps <i>(where applicable)</i> Bushfire Protection Area BPA Maps - Bushfire Risk	Bushfire Protection Area - BPA Maps are used to determine the potential bushfire risk (high, medium or general), associated with an allotment located within an area prone to bushfires.
Concept Plan Maps	Concept Plans are used to depict graphically key features and conceptual layouts of how specific areas should be developed. Concept Plans appear at the end of the extent map series as a separate section. Concept Plans are consecutively numbered, commencing with number 1.

Further info

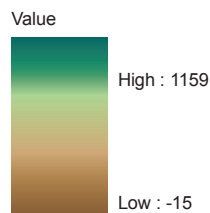
Contact the [Alexandrina Council](#).

Visit the Planning and Land Use Services website: www.plan.sa.gov.au.

Discuss your matter with your planning consultant.



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



Council Preface Map

General Section

Advertisements

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Safety

- 13 Advertisements and/or advertising hoardings should not create a hazard by:
 - (a) being so highly illuminated as to cause discomfort to an approaching driver, or to create difficulty in the driver's perception of the road or persons or objects on the road
 - (b) being liable to interpretation by drivers as an official traffic sign, or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals
 - (c) distracting drivers from the primary driving task at a location especially where the demands on driver concentration are high
 - (d) obscuring a driver's view of other road or rail vehicles at/or approaching level crossings, or of pedestrians or of features of the road that are potentially hazardous (eg junctions, bends, changes in width, traffic control devices).
- 14 Any internally illuminated advertising signs and/or advertising hoardings which utilise LED, LCD or other similar technologies should be located a minimum of 80 metres from traffic signals, level crossings and other important traffic control devices.

Freestanding Advertisements

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

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

Flags, Bunting and Streamers

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

Advertising along Arterial Roads

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

Animal Keeping

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Horse Keeping

- 3 Stables, horse shelters or associated yards should be sited:
 - (a) at least 50 metres from a watercourse
 - (b) on land with a slope no greater than 1-in-10 metres
 - (c) in unobtrusive locations on the land
 - (d) at least 10 metres from any boundary of the allotment.
- 4 A concrete drainage apron should be provided along the front of stables directing water from wash-down areas onto a suitably vegetated area that can absorb all the water, or into a constructed drainage pit.
- 5 Stables should comprise a three- or four-sided, roofed structure with direct connecting access to a holding yard or paddock.
- 6 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.
- 7 All areas accessible to horses should be separated from septic tank drainage areas and confined by fencing and secure gates of not less than 1.5 metres in height.
- 8 Stables and associated holding yards should have:
 - (a) a minimum dimension of 3.7 metres by 3.7 metres per stable, per horse
 - (b) a minimum roof height of 2.75 metres

- (c) an associated holding yard not less than 45 square metres in area which is directly adjoining and accessible from the stable.

Dairies

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

Intensive Animal Keeping

- 11 Intensive animal keeping operations and their associated components, including holding yards, temporary feeding areas, movement lanes and similar, should not be located on land within any of the following areas:
 - (a) 800 metres of a public water supply reservoir
 - (b) the 1-in-100 year average return interval flood event area of any watercourse
 - (c) 200 metres of a major watercourse (third order or higher stream)
 - (d) 100 metres of any other watercourse, bore or well used for domestic or stock water supplies
 - (e) 2000 metres of a defined and zoned township, settlement or urban area (except for land based aquaculture)
 - (f) 500 metres of a dwelling (except for a dwelling directly associated with the intensive animal keeping facility).
- 12 Intensive animal keeping operations in uncovered situations should incorporate:
 - (a) a controlled drainage system which:
 - (i) diverts runoff from external areas, and
 - (ii) directs surface runoff into an effluent management system that has sufficient capacity to hold 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.
- 13 Intensive animal keeping facilities and associated wastewater lagoons and liquid/solid waste disposal areas should be sited, designed, constructed and managed to avoid adverse odour impacts on nearby sensitive land uses.

Kennels

- 14 The keeping of dogs and the erection of kennels should not be undertaken unless:
- (a) an adequate exercise yard area, fenced to a height of at least 1.5 metres and with secure gates, is provided
 - (b) the proposed kennels and associated yards are at least 10 metres from any boundary of the allotment
 - (c) the land is screened extensively by landscaping around the perimeters of the allotment
 - (d) not more than 5 dogs are kept on the premises
 - (e) a permanently occupied dwelling exists on the land.
- 15 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.
- 16 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.

Land Based Aquaculture

- 17 Land-based aquaculture and associated components should not be located on land within 500 metres of a defined and zoned township, settlement or urban area.
- 18 Land-based aquaculture ponds should be sited and designed to:
- (a) prevent surface flows from entering the ponds in a 1-in-100 year average return interval flood event
 - (b) prevent pond leakage that would pollute groundwater
 - (c) prevent the farmed species escaping and entering into any waters
 - (d) minimise the need for intake and discharge pipes to traverse sensitive environments.
- 19 Buildings associated with land-based aquaculture should provide enclosed storage areas to accommodate all equipment associated with aquaculture operations in a manner which is integrated with the use of the land.
- 20 Development should ensure that pipe inlet and outlets associated with land-based aquaculture are located to minimise the risk of disease transmission.

Building near Airfields

OBJECTIVES

- 1 Development that ensures the long-term operational, safety, commercial and military aviation requirements of airfields (airports, airstrips and helicopter landing sites) continue to be met.
- 2 Development of a nature and location, and having an overall height and operational features compatible with the operations of airfields and its associated land uses, including recreational aviation activity, and the affiliated business and residential airpark needs of Goolwa Airport.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The height and location of buildings and structures should not adversely affect the long-term operational, safety, commercial and military aviation requirements of airfields.
- 2 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:
 - (a) lighting glare
 - (b) smoke
 - (c) air turbulence
 - (d) storage of flammable liquids
 - (e) attraction of birds
 - (f) electrical and other transmissions that interfere with aircraft navigational aids.
- 3 Outdoor lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 4 Development that is likely to increase the attraction of birds and thereby heighten the risk to aircraft of bird strike should not be located close to an airfield. Where such a development is located closer than 3 kilometres to an airfield bird control and deterrent measures should be incorporated.
- 5 Dwellings, schools, child care facilities, and other activities sensitive to noise nuisance should not be located within areas affected by airport noise.
- 6 Development within areas affected by aircraft noise should be consistent with *Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.

Bulk Handling and Storage Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Centres and Retail Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Arterial Roads

- 7 Centres should develop on one side of an arterial road or in one quadrant of an arterial road intersection.
- 8 Centre development straddling an arterial road should:
- (a) concentrate on one side of the arterial road or one quadrant of the arterial road intersection
 - (b) minimise the need for pedestrian and vehicular movement from one part of the centre to another across the arterial road.

Retail Development

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

Coastal Areas

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Environmental Protection

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

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

Maintenance of Public Access

- 9 Development should maintain or enhance public access to and along the foreshore.
- 10 Development should provide for a public thoroughfare between the development and any coastal reserve.
- 11 Private or public access to coastal areas should not result in ecological harm, including but not limited to:
 - (a) vehicular and pedestrian access to sensitive or vulnerable areas being limited and controlled to minimise adverse impacts
 - (b) structures such as jetties being restricted and constructed only for public or shared use.
- 12 Other than small-scale infill development in a predominantly urban zone, development adjacent to the coast should not be undertaken unless it incorporates an existing or proposed public reserve, not including a road or erosion buffer, of at least 50 metres width between the development and the landward toe of the frontal dune or the top edge of an escarpment.
- 13 If an existing reserve is less than 50 metres wide, the development should incorporate an appropriate width of reserve to achieve a total 50 metres wide reserve.
- 14 Except where otherwise specified in a particular zone or policy area, buildings on land abutting coastal reserves should be set back either a distance of 8 metres from any boundary with the reserve or in line with adjacent development, whichever is the greater distance.
- 15 Development that abuts or includes a coastal reserve should be sited and designed to be compatible with the purpose, management and amenity of the reserve, as well as to prevent inappropriate access to the reserve.
- 16 Development, including marinas and aquaculture, should be located and designed to ensure convenient public access along the waterfront to beaches and coastal reserves is maintained, and where possible enhanced through the provision of one or more of the following:

- (a) pedestrian pathways and recreation trails
 - (b) coastal reserves and lookouts
 - (c) recreational use of the water and waterfront
 - (d) safe public boating facilities at selected locations
 - (e) vehicular access to points near beaches and points of interest
 - (f) car parking.
- 17 Where a development such as a marina creates new areas of waterfront, provision should be made for public access to, and recreational use of, the waterfront and the water.
- 18 Public access through sensitive coastal landforms, particularly sand dunes, wetlands and cliff faces, should be restricted to defined pedestrian paths constructed to minimise adverse environmental impact.
- 19 Access roads to the coast and lookouts should preferably be spur roads rather than through routes, other than tourist routes where they:
- (a) do not detract from the amenity or the environment
 - (b) are designed for slow moving traffic
 - (c) provide adequate car parking.

Hazard Risk Minimisation

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

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

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

Erosion Buffers

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

- (a) the development incorporates appropriate private coastal protection measures to protect the development and public reserve from the anticipated erosion.
- (b) the council is committed to protecting the public reserve and development from the anticipated coastal erosion.

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

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

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

Land Division

28 Land in coastal areas should only be divided if:

- (a) it or the subsequent development and use of the land will not adversely affect the management of the land, adjoining land or the coast
- (b) sand dunes, wetlands and substantially intact strata of native vegetation are maintained or consolidated within single allotments.

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

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

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

Protection of Economic Resources

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

Development in Appropriate Locations

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

Community Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Crime Prevention

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Design and Appearance

OBJECTIVES

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

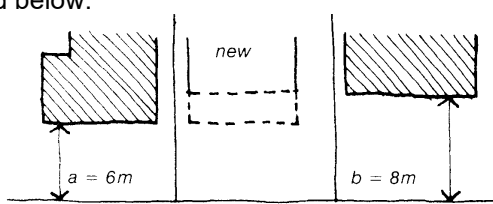
PRINCIPLES OF DEVELOPMENT CONTROL

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

- 10 Development should provide clearly recognisable links to adjoining areas and facilities.
- 11 Buildings, landscaping, paving and signage should have a coordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 12 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.
- 13 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.
- 14 Development should be designed and sited so that outdoor storage, loading and service areas are screened from public view by an appropriate combination of built form, solid fencing and/or landscaping.
- 15 Outdoor lighting should not result in light spillage on adjacent land.
- 16 Balconies should:
 - (a) be integrated with the overall architectural form and detail of the building
 - (b) be sited to face predominantly north, east or west to provide solar access.

Building Setbacks from Road Boundaries

- 17 The setback of buildings from public roads should:
 - (a) be compatible with setbacks of buildings on adjoining land and other buildings in the locality
 - (b) contribute positively to the streetscape character of the locality
 - (c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.
- 18 Except where specified in a particular zone, policy area or precinct, the main face of a building should be set back from the primary road frontage in accordance with the following table:

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

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

Energy Efficiency

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

On-site Energy Generation

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

Forestry

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

- (c) that are aligned to provide straight through access at junctions, or if they are a no through access track they are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles
- (d) that partition the plantation into units not exceeding 40 hectares in area.

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

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

7 Forestry plantations should not:

- (a) adversely impact on sustainable water limits at the catchment, sub-catchment and property level
- (b) unreasonably impact on the water needs of downstream users
- (c) be established on high value agricultural land.

8 Forestry plantations for carbon sequestration should:

- (a) be compatible with the biodiversity of the local landscape
- (b) use vegetation communities appropriate to the soil type and location, in particular:
 - (i) using native species of local provenance
 - (ii) providing a suitable, biodiverse mix of overstorey, understorey and ground layer
- (c) provide habitat connectivity along wildlife corridors, in particular considering the needs of threatened flora and fauna species in the local area
- (d) enhance local biodiversity by providing buffers to existing remnant vegetation
- (e) provide for adequate access and fire breaks to promote appropriate bushfire management (i.e. mosaic burns)
- (f) be used to address other land management issues (such as salinity and soil erosion) and should not occur on land with a high capability for farming or horticulture
- (g) be accompanied by management plans such that practices to manage populations of both native and feral species can be enacted
- (h) where required demonstrate evidence of compliance with the Australian Government's Carbon Farming Initiatives.

Goolwa State Heritage Area

Refer to the [Map Reference Tables](#) for a list of the *Overlay Maps - Heritage* that relate to this Goolwa State Heritage Area.

OBJECTIVES

- 1 Promotion and enhancement of the role of the State Heritage Area as representative of the traditional town centre of Goolwa.
- 2 The conservation and enhancement of buildings, areas, landmarks, vegetation and vistas that contribute to the heritage significance of the area.
- 3 Enhancement of streets, public areas, land and development through appropriate tree planting and other landscaping works.

DESIRED CHARACTER

Goolwa has developed since the 1840's from an important river port and commercial centre to a popular tourist and holiday resort. The township is rich in historic associations. Goolwa was the first major shipping port to be established in South Australia being the southern terminal for trade on the River Murray. The first public iron-track railway in Australia was constructed in 1854 between Goolwa and Port Elliot, the seaport for trade on the river. Goolwa has played an important role in the development and subsequent decline of inland trade on the River Murray.

The township consists of several distinct areas in terms of historic settlement. The first area to be surveyed was Town on the Goolwa. The survey was carried out in January 1840, and the first land grants for allotments were issued one year later. The blocks in this survey fronting the river were long and narrow, running from the water's edge in a similar pattern in some English port areas, an early indication of the trading hopes for the town.

The Port Elliot and Goolwa railway, together with the activities associated with the river trade, attracted an influx of settlers to the district. The new government town of Goolwa was surveyed during 1853, south of the 1840 surveyed Town on the Goolwa, with an interesting layout comprising quarter-acre blocks. Adjoining sections were also privately subdivided, including Goolwa Extension (Hutchinson's Township now known as Little Scotland) and the private subdivision of North Goolwa.

With the river opened to traffic, the railway working, and wharfs established at Goolwa and Port Elliot, the volume of trade increased enormously after 1853. Goolwa's industries included breweries, a saw mill and a flour mill. Goolwa was also the first Australian river port where vessels were built, and became the second most productive after Echuca (Victoria). By the mid 1880's trade had fallen away rapidly, mainly as a result of the steam railway connections between Adelaide and Morgan and later, Murray Bridge. The slow turn around of vessels caused by the inability of the horse operated railway link to Victor Harbor to cope with the cargo, also brought about the decline in the port. Goolwa then began its change from being an important river trading port to the resort town that it has become today.

Recent development of the town has take place primarily on the outskirts of the original town surveys, with the greatest amount of development taking place toward the coast at South Lakes. Goolwa's modern day role is now threefold. Firstly, it is a centre for the local resident community providing an increasing range of convenience and essential services. A significant proportion of the permanent population comprises aged persons as retirees occupying newly established retirement homes and villages. Secondly, the town offers a popular base for holiday makers and second home owners and accommodates a substantial semi-permanent population. Finally, Goolwa's favourable proximity to Adelaide and the south coast make it a popular tourist destination for day and overnight visitors.

The character of the Goolwa Historic Area is primarily derived from its unusual pattern of streets, its stock of nineteenth Century heritage buildings, the introduced pine trees and other exotic species, the river frontage, and the influence which the various railway alignments and river trade has had on building forms and open space in the township.

The three major subdivisions of Town on the Goolwa (1840), government town of Goolwa (1853) and the Goolwa Extension, commonly referred to as the private subdivision of Goolwa Extension of "Little Scotland" (c 1857) are of quite different character in respect of the disposition of streets, allotment sizes, and shapes.

The 1853 government township is essentially a grid street plan similar to the original 1840 township but differs notably with regard to:

- (a) the introduction of a potentially grander streetscape in the form of Goolwa Terrace
- (b) the use of a regular street grid forming a series of 2 acre allotments
- (c) the further subdivision of the '2 acre' allotments into a series of square 'quarter acre' lots generally throughout the central township
- (d) the seemingly random and poorly resolved relationship of the street pattern to the original historical railway alignment
- (e) a curious and undisciplined relationship between the township and the waterfront/wharf area
- (f) the absence of any major public square or parkland (the Town on the Goolwa subdivision containing two squares and a triangular central space and presumably a strip of public parkland along Lindsay Parade).

The latter Goolwa Extension subdivision also has a grid street pattern but differs from both of the previous township layouts due to its use of narrower roadways, service lanes and a small central square, and close pattern of small and narrow frontage allotments.

Virtually all of the buildings within the area are relatively small in scale; single storey; of masonry (limestone or brick walls, often rendered) with corrugated iron roofing (usually hip or gable roofs), often with low pitch 'lean-to' additions and timber joinery and trim; and set in from property boundaries (ie buildings set in space rather than defining street edges). The main exceptions to these predominant characteristics are:

- (a) the historical two storey hotels, shops, the police station/court house, Freemasons Hall and the Town Hall along Cadell Street and around Goolwa Terrace (which are notable landmarks of considerable interest and tourist attraction)
- (b) other isolated historical buildings, such as the former station superintendent's house, and the wharf and railway station buildings
- (c) historical attached housing and small cottages in the Goolwa Extension subdivision (known also as the private subdivision of 'Little Scotland' due to the proliferation of small-scale dwellings characterised by simple facades, window treatments and pitched roofs with buildings set on or close to street frontages)
- (d) twentieth Century retail, commercial, and community buildings of varying architectural styles, siting and materials
- (e) most twentieth Century residential buildings which vary from rude timber frame cottages to large brick dwellings with Roman tile roofs.

New development which will consolidate rather than dissipate the historical character and image of the township should be encouraged. Matters such as development density, allotment shape and dimensions, building scale and height, the shape and siting of buildings, building materials, fencing and walling are important considerations in attaining and enhancing the desired townscape and landscape character.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development undertaken in the Goolwa State Heritage Area should promote and enhance the role of the area as the traditional town centre for Goolwa.
- 2 Development should not be undertaken unless it is consistent with the desired character for the Goolwa State Heritage Area.
- 3 Development should be designed and sited so as to maintain and enhance the area's historic character and landscape features, and should avoid the removal, topping or pruning of significant stands of vegetation.
- 4 Development should be constructed of materials which are in visual harmony with materials used in those buildings of historic and/or townscape significance. Appropriate materials include limestone, bluestone, or rendered masonry walling, corrugated iron roofing, or shingle roofing, and timber for joinery and trim with muted earth colours.
- 5 The bulk, height or scale of large buildings should be minimised through the careful articulation and composition of building forms and facades.
- 6 Buildings should be robust, simple or orthogonal in form and incorporate gable, hip or hip-gable combination roofs, parapets or cornices and, where appropriate, wide balconies and/or verandas with simple eaves and window details.
- 7 Roof pitches should be from 30 to 40 degrees and lower pitched roofs should be restricted to 'lean to' additions to existing buildings or behind appropriately designed parapets.
- 8 Development should incorporate fences, walls or hedgerows along property boundaries in a manner compatible with the prevailing character of the locality.

Hazards

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.
- 2 Development located on land subject to hazards as shown on the *Overlay Maps - Development Constraints* should not occur unless it is sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.
- 3 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.

Flooding

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

- 6 Development, including earthworks associated with development, should not do any of the following:
 - (a) impede the flow of floodwaters through the land or other surrounding land
 - (b) increase the potential hazard risk to public safety of persons during a flood event
 - (c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
 - (d) cause any adverse effect on the floodway function
 - (e) increase the risk of flooding of other land
 - (f) obstruct a watercourse.
- 7 Buildings and structures should not be erected on land which is less than 0.3 metres above the River Murray 1956 flood level or on land prone to inundation caused by wind or high tide, unless they are required for public works, navigation, passive public recreation or shared use non-commercial boat moorings.

Bushfire

- 8 The following bushfire protection principles of development control apply to development of land identified as General, Medium and High bushfire risk areas as shown on the *Bushfire Protection Area BPA Maps - Bushfire Risk*.
- 9 Development in a Bushfire Protection Area should be in accordance with those provisions of the *Minister's Code: Undertaking development in Bushfire Protection Areas* that are designated as mandatory for Development Plan Consent purposes.
- 10 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:
 - (a) vegetation cover comprising trees and/or shrubs
 - (b) poor access
 - (c) rugged terrain
 - (d) inability to provide an adequate building protection zone
 - (e) inability to provide an adequate supply of water for fire-fighting purposes.
- 11 Residential, tourist accommodation and other habitable buildings should:
 - (a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect
 - (b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing hazardous vegetation
 - (c) have a dedicated water supply available at all times for fire fighting which:
 - (i) is sited adjacent to the building or in another convenient location on the allotment accessible
 - (ii) to fire fighting vehicles
 - (iii) comprises a minimum of 5000 litres in areas shown as General or Medium Bushfire Risk on the *Bushfire Protection Area BPA Maps – Bushfire Risk*
 - (iv) comprises a minimum of 22 000 litres in areas shown as High Bushfire Risk on *Bushfire Protection Area BPA Maps – Bushfire Risk*.

- 12 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to residential, tourist accommodation and other habitable buildings in the event of bushfire.
- 13 Buildings and structures should be designed and configured to reduce the impact of bushfire through using simple designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
- 14 Land division for residential or tourist accommodation purposes within areas of high bushfire risk should be limited to those areas specifically set aside for these uses.
- 15 Where land division does occur it should be designed to:
 - (a) minimise the danger to residents, other occupants of buildings and fire fighting personnel
 - (b) minimise the extent of damage to buildings and other property during a bushfire
 - (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire
 - (d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.
- 16 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to:
 - (a) facilitate safe and effective operational use for fire-fighting and other emergency vehicles and residents
 - (b) provide for two-way vehicular access between areas of fire risk and the nearest public road.
- 17 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

Salinity

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

Acid Sulfate Soils

- 21 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.

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

Site Contamination

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

Containment of Chemical and Hazardous Materials

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

Landslip

- 26 Development, including associated cut and fill activities, should not lead to an increased danger from land surface instability or to the potential of landslip occurring on the site or on surrounding land.
- 27 Development on steep slopes should promote the retention and replanting of vegetation as a means of stabilising and reducing the possibility of surface movement or disturbance.
- 28 Development in areas susceptible to landslip should:
- (a) incorporate split level designs to minimise cutting into the slope
 - (b) ensure that cut and fill and heights of faces are minimised
 - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
 - (d) control any erosion that will increase the gradient of the slope and decrease stability
 - (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
 - (f) provide drainage measures to ensure surface stability is not compromised
 - (g) ensure natural drainage lines are not obstructed.

Heritage Places

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 A heritage place spatially located on *Overlay Maps - Heritage* and more specifically identified in [Table Alex/6 - State Heritage Places](#) or in [Table Alex/5 - Local Heritage Places](#) should not be demolished, destroyed or removed, in total or in part, unless either of the following apply:
 - (a) that portion of the place to be demolished, destroyed or removed is excluded from the extent of the places identified in the Tables
 - (b) the structural condition of the place represents an unacceptable risk to public or private safety.
- 2 Development of a State or local heritage place should retain those elements contributing to its heritage value, which may include (but not be limited to):
 - (a) principal elevations
 - (b) important vistas and views to and from the place
 - (c) setting and setbacks
 - (d) building materials
 - (e) outbuildings and walls
 - (f) trees and other landscaping elements
 - (g) access conditions (driveway form/width/material)
 - (h) architectural treatments
 - (i) the use of the place.
- 3 Development of a State or local heritage place should be compatible with the heritage value of the place.
- 4 Original unpainted plaster, brickwork, stonework, or other masonry of existing State or local heritage places should be preserved, unpainted.
- 5 New buildings should not be placed or erected between the front street boundary and the façade of existing State or local heritage places.
- 6 Development that materially affects the context within which the heritage place is situated should be compatible with the heritage place. It is not necessary to replicate historic detailing, however design elements that should be compatible include, but are not limited to:

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

Historic Conservation Area

Refer to the [Map Reference Tables](#) for a list of the *Overlay Maps - Heritage* that relate to this Historic Conservation Area.

OBJECTIVES

- 1 The conservation of areas of historical significance.
- 2 Development that promotes, conserves and enhances the cultural significance and historic character of identified places and areas.
- 3 Development that complements the historic significance of the area.
- 4 The retention and conservation of places such as land, buildings, structures and landscape elements that contribute positively to the historic character of the area.
- 5 Development that contributes to desired character.

DESIRED CHARACTER

It is expected that development will retain the historic character and cultural significance of the area through the retention of historic buildings and sensitively located and designed new development. All buildings identified to be of heritage significance or contributing to the character of this area will be carefully maintained and conserved. Work to these buildings will be undertaken in a manner so as to preserve historic fabric and be undertaken in a manner appropriate to the style and period of the building. The continued use of historic buildings is important and appropriately scaled tourism accommodation involving the restoration and re-use of historic buildings is encouraged.

The sensitive redevelopment of sites that are presently incompatible with the historic character of the area is encouraged. Building forms for new development will relate to surrounding existing building forms as identified for each of the townships.

The original patterns of land division will be retained as far as is possible. The creation of new sites through land division and amalgamation will be limited to where it facilitates appropriate infill development that is complementary to and compatible with adjoining development of historic character and significance.

Existing mature vegetation and boundary structures, such as walls and fences form an important landscape element within the character of the area. Where possible, existing mature trees, hedges, walls and fences that contribute to the historic character will be retained and incorporated into development proposals. Within public spaces, mature trees will be progressively replaced with the same species.

Development will protect and be complementary to the character elements identified within each township location below:

Port Elliot

The attraction of Port Elliot as a holiday destination has been a feature of the town from its early days. The area contains a significant number of buildings of historic significance, as shown within [Concept Plan Map Alex/1 - Streetscape Elevations \(Port Elliot and Goolwa\)](#), [Concept Plan Map Alex/2 - Streetscape Elevations \(Port Elliot and Goolwa\)](#), [Concept Plan Map Alex/3 - Streetscape Elevations \(Port Elliot and Goolwa\)](#) and [Concept Plan Map Alex/4 - Streetscape Elevations \(Port Elliot and Goolwa\)](#), many of which remain in their original form although insensitive redevelopment and additions have reduced the integrity of some of them. The area contains the site of the Vice Regal summer residence along with several buildings whose original function was to accommodate holiday makers such as Arcadia and Trafalgar House.

Similarly, early commercial and civic buildings are in the area, including Arnella, built in 1852, originally the first licensed house in the town, the court house built in 1866 and the original Council Chambers. Beyond the township core, other elements that play an important historical role and display many features of the towns earlier days include the breakwater and obelisk located on Freeman Knob, which serve as a reminder of the importance that shipping played in the early development of the town, as well as more recent features of the foreshore area such as the Centenary Steps and Soldiers Memorial Gardens which also contribute to the historical legacy of the town.

Less visual but nonetheless as historically significant, is Horseshoe Bay itself, where several shipwrecks exist below the water line. It is these historical connections which sets the framework for future development of the area and in particular the continued use of the coast for recreational activities whilst still preserving the historical features.

Within the residential parts of the township, the area is characterised by two distinct precincts. The Murray Terrace precinct contains both historically significant buildings of the nineteenth Century and more recent dwellings which nonetheless give the area a unique character, particularly the bungalow style dwellings located south of the railway line. 'Glengarry' which was originally built as a shop and residence dates back to 1853, whilst the St Judes Hall constructed of travertine limestone dates back to 1895. In addition, the wide road reserve adds to the character of the area.

The North Terrace residential precinct contains few dwellings of historical importance, however, as the area provides the entrance to the township and does contain historically significant buildings, namely, the School and Hotham Memorial Church it is important to ensure that new development is compatible and that existing historically significant development retains its integrity.

Strathalbyn

The area within Strathalbyn represents part of the first subdivision that created the private town of Strathalbyn. The area features early representations of the stages of development of the town and forms an overall outstanding example of an early settler township. It demonstrates important aspects of the evolution of the State's history and a representation of the historic settlement pattern of Scottish settlers.

The specific character of the commercial core comprising the early town centre derives from:

- (a) consistency and high quality of buildings, many featuring local quarry face stone
- (b) complimentary mix of offices, banks, shops and hotels with a primary focus on retail
- (c) one and two storey buildings constructed on the frontage to the main streets that reinforces the grid road pattern
- (d) the area south of Albyn Terrace with the distinctive 'circus' plan known as Gollan Crescent
- (e) the landscape value of the Soldiers Memorial Gardens and Angas River
- (f) early streetscape elements including stone walls and terracotta kerbing in some streets
- (g) the range of Local Heritage places and contributory items within the area.

Area 1 Dawson Street

It is expected that buildings will comprise either parapets, or visible roof lines with pitches that match existing historic buildings of a similar scale and bulk in the area. Public places and streetscapes will be improved to enhance the heritage character and pedestrian environment with the use of traditional street tree planting such as Ash trees and the use of timber bollards and fencing. Non traditional materials such as metal posts and concrete walls are inappropriate and will not be used.

Area 2 High Street

Buildings and streetscapes will be retained and enhanced through the removal of inappropriate additions, restoration and careful use of signage. New development is expected to be in the form of veranda additions to improve pedestrian comfort, or redevelopment of buildings to allow new uses that do not detract from the character, nor remove or alter significant features.

It is expected that development will be of a low scale in the centre of High Street with buildings of greater bulk and scale at the corners, creating landmarks. However, any new corner site development will not dominate current corner landmarks such as the hotels and London House. Single large structures are not appropriate in this location.

Landscaping is less of a significant feature in the streetscape with foot path treatments, verandas, bollards, seating and kerbing being the dominant features.

Area 3 Northern

The specific residential character of the area derives from:

- (a) irregular pattern of diagonal streets and narrow allotments
- (b) large number of early residences many of which date from the original period of settlement during the 1860's
- (c) the location as a focal entry point into the subdivision through Melville Street of the State Heritage listed dollar cottage and butchers shop on the corner of Melville Street and North Parade
- (d) presence of a large amount of native vegetation in gardens in sections of the subdivision creating a densely planted well-treed environment
- (e) range of Local heritage places and Contributory items within the area.

Area 4 Western

This area is important in the overall character of Strathalbyn as it reflects the period at the turn of the century which was one of consolidation and prosperity for the town. The specific residential character of the area derives from:

- (a) the consistent character of the circa 1910 residences which display typical characteristics of domestic architecture at the time including face stone, brick quoins, verandas with cast iron trim and other elements
- (b) the regular settlement pattern of single modest dwellings on large allotments particularly along Sandergrove Road and the south side of Coronation Road
- (c) the association of the subdivision with the open spaces of the show grounds and the entrance gates of Coronation Road.

Area 5 Central

The specific residential character of the area derives from:

- (a) the large number of early residences which remain within the original subdivision boundary
- (b) the association of these residences with the commercial development in the district centre
- (c) the construction of the churches to the east of the town centre on Murray and Chapel Streets
- (d) the association of the early subdivision with later subdivision surrounding the town centre

- (e) retention of early kerbing and other streetscape elements such as the street planting in West Terrace
- (f) the range of Local Heritage Places and Contributory Items within the area.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken unless it is consistent with the desired character for the Historic Conservation Area.
- 2 Places such as land, buildings, structures and landscape elements that contribute to the historic character of the area identified on the *Overlay Maps - Heritage* and more specifically identified in the respective [Table Alex/4 - Contributory Items](#), should be retained and conserved.
- 3 Development of a contributory item should:
 - (a) not compromise its value to the historic significance of the area
 - (b) retain its present integrity or restore its original design features
 - (c) maintain or enhance the prominence of the original street facade
 - (d) ensure additions **form compact extensions to buildings and** are screened by, and/or located to the rear of the building
 - (e) ensure original unpainted plaster, brickwork, stonework, or other masonry is preserved, unpainted.
- 4 New buildings should not be placed or erected between the front street boundary and the facade of contributory items.
- 5 Buildings and structures should not be demolished in whole or in part, unless they are:
 - (a) structurally unsafe and/or unsound and cannot reasonably be rehabilitated
 - (b) inconsistent with the desired character for the Historic Conservation Area
 - (c) associated with a proposed development that supports the desired character for the Historic Conservation Area.
- 6 Development should take design cues from the existing historic built forms. In doing this, it is not necessary to replicate historic detailing; however design elements for consideration should be compatible with building and streetscape character and should include but not be limited to:
 - (a) scale and bulk
 - (b) width of frontage
 - (c) boundary setback patterns
 - (d) proportion and composition of design elements such as roof lines, pitches, openings, verandas, fencing and landscaping
 - (e) colour and texture of external materials
 - (f) visual interest.
- 7 **Non-traditional materials such as rendered sheet, prodeck, metal posts and concrete walls should not be used.**

- 8 New residential development should include landscaped front garden areas that complement the desired character.
- 9 Second storey additions to single storey dwellings should achieve one or more of the following:
 - (a) a sympathetic two-storey addition that uses existing roof space or incorporates minor extensions to the roof space at the rear of the dwelling
 - (b) a second storey within the roof space, where the overall building height, scale and form is compatible with existing single-storey development in the policy area
 - (c) second storey windows having a total length less than 30 per cent of the total roof length along each elevation.
- 10 Front fences and gates should:
 - (a) reflect and conserve the traditional period, style and form of the associated building
 - (b) generally be of post and rail, post and wire low stone and rendered walls.
 - (c) be no more than 1.2 metres in height.
- 11 Rear and side boundary fences located behind the front dwelling alignment should be no more than 1.8 metres in height.
- 12 Advertisements and/or advertising hoardings associated with places and areas of heritage significance should:
 - (a) be limited in number and of a size, colour, shape, materials and font that enhances the character of the locality
 - (b) not dominate or detract from the prominence of any place and/or area of historic significance
 - (c) not be located above roof lines unless located upon parapet walls and comprises of simple lettering and design that is compatible with the character of the locality.
- 13 Development should respect the existing topography and the relationship of sites to street levels and to adjoining land and not involve substantial cut and/or fill or sites.
- 14 Roof mounted mechanical plant and equipment, and their support structures, should be located such that it is not visible from public places.
- 15 The division of land should occur only where it will maintain the traditional pattern and scale of allotments.
- 16 Land division should occur only where it supports appropriate infill development and it can be demonstrated that it will satisfactorily accommodate new development and sufficient landscaping of mature trees of a form which will reinforce and complement the heritage character of the area.
- 17 Land division should not create allotments in the form of a battleaxe configuration.

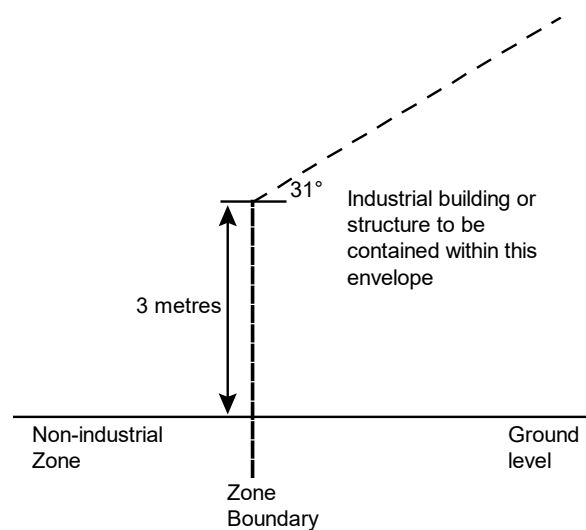
Industrial Development

OBJECTIVES

- 1 Industrial, warehouse, storage and transport distribution development on appropriately located land, integrated with transport networks and designed to minimise potential impact on these networks.
- 2 The development of small scale agricultural industries, wineries, mineral water extraction and processing plants, and home based industries in rural areas.
- 3 Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.
- 4 Industrial development occurring without adverse effects on the health and amenity of occupiers of land in adjoining zones.
- 5 Compatibility between industrial uses within industrial zones.
- 6 The improved amenity of industrial areas.
- 7 Co-location of industries in townships to enable promotion and implementation of innovative waste recovery practices, methods of power generation and reuse of by-products.

PRINCIPLES OF DEVELOPMENT CONTROL

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



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

- 5 Building facades facing a non-industrial zone, public road, or public open space should:
- (d) use a variety of building finishes
 - (e) not consist solely of metal cladding
 - (f) contain materials of low reflectivity
 - (g) incorporate design elements to add visual interest
 - (h) avoid large expanses of blank walls.
- 6 Industrial development should minimise significant adverse impact on adjoining uses due to hours of operation, traffic, noise, fumes, smell, dust, paint or other chemical over-spray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance-creating impacts.
- 7 Industrial development likely to produce liquid wastes with a high pollution potential should be set-back at least 100 metres from a watercourse.
- 8 Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.
- 9 Fencing (including colour-coated wire mesh fencing) adjacent to public roads should be set back in one of the following ways:
- (a) in line with the building facade
 - (b) behind the building line
 - (c) behind a landscaped area that softens its visual impact.
- 10 Marine aquaculture onshore storage, cooling and processing facilities should not impair the coastline and its visual amenity and should:
- (a) be sited, designed, landscaped and developed at a scale and using external materials that minimise any adverse visual impact on the coastal landscape
 - (b) be sited and designed with appropriate vehicular access arrangement
 - (c) include appropriate waste treatment and disposal.

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

- 11 Agricultural industries, home based industries, mineral water extraction and processing plants, and wineries in rural areas should:
- (a) use existing buildings and, in particular, buildings of heritage value, in preference to constructing new buildings
 - (b) (except for wineries in the **Water Protection (Mount Lofty Ranges) Zone**) 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.
- 12 Agricultural industries, home-based industries, mineral water extraction and processing plants, and wineries in rural areas should not:
- (a) necessitate significant upgrading of public infrastructure including roads and other utilities
 - (b) generate traffic beyond the capacity of roads necessary to service the development
 - (c) result in traffic and/or traffic volumes that would be likely to adversely alter the character and amenity of the locality
 - (d) be located on land with a slope greater than 20 per cent (1-in-5).
- 13 Agricultural industries (except for wineries) 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 Mount Lofty Ranges Region
 - (e) should occur only on an allotment where a habitable dwelling exists.
- 14 Agricultural industries, wineries (except wineries in the **Watershed Protection (Mount Lofty Ranges) Zone**) and mineral water extraction and processing plants should not be located:
- (a) on land that is classified as being poorly drained or very poorly drained

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

15 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.

16 Mineral water extraction and processing plants in rural areas:

- (a) should include at least one of the following activities normally associated with the extraction and processing of mineral water:
 - (i) extraction
 - (ii) bottling
 - (iii) packaging
 - (iv) storage
 - (v) distribution
- (b) may include ancillary activities of administration and sale and/or promotion of mineral water product
- (c) should have a total combined area for one or any combination of these activities (including ancillary sale and/or promotion areas) not exceeding 350 square metres (or 450 square metres in the **Watershed Protection (Mount Lofty Ranges) Zone**) per allotment with a maximum building area of 250 square metres, including a maximum area of 50 square metres for ancillary sale and/or promotion of mineral water product.

17 Wineries in rural areas should:

- (a) include at least one of the following activities normally associated with the making of wine:
 - (i) crushing
 - (ii) fermenting

- (iii) bottling
- (iv) maturation/cellaring of wine
- (v) ancillary activities of administration, sale and/or promotion of wine product and restaurant
- (b) be located within the boundary of a single allotment which adjoins or is on the same allotment as a vineyard
- (c) process primary produce that is primarily sourced within the Mount Lofty Ranges Region
- (d) only include a restaurant as an ancillary use to the winery
- (e) be located not closer than 300 metres to a dwelling or tourist accommodation (that is not in the ownership of the winery applicant) where the crush capacity is equal to or greater than 500 tonnes per annum.

Infrastructure

OBJECTIVES

- 1 Infrastructure provided in an economical and environmentally sensitive manner.
- 2 The visual impact of infrastructure facilities minimised.
- 3 The efficient and cost-effective use of existing infrastructure.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should only occur where it has access to adequate utilities and services, including:
 - (a) electricity supply
 - (b) water supply
 - (c) drainage and stormwater systems
 - (d) effluent disposal systems
 - (e) formed all-weather public roads
 - (f) telecommunications services
- 2 Development should incorporate any relevant and appropriate social infrastructure, community services and facilities.
- 3 Development should only occur where it provides, or has access to, relevant easements for the supply of infrastructure.
- 4 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 5 Development should not occur until adequate and coordinated drainage of the land is provided.
- 6 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 7 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system.
- 8 **Utility and service** infrastructure should be designed and located to minimise its visual and environmental impacts.
- 9 Utilities and services, including access roads and tracks, should be sited on areas already cleared of native vegetation. If this is not possible, their siting should cause minimal interference or disturbance to existing native vegetation and biodiversity.
- 10 Utility buildings and structures should be grouped with non-residential development, where possible.
- 11 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.

- 12 Incompatible uses should not encroach upon easements of infrastructure corridors for existing and proposed transmission lines.
- 13 In urban areas, electricity supply (except transmission lines) serving new development should be installed underground, excluding lines having capacity greater than or equal to 33kV.
- 14 Provision should be made for new transmission and distribution substations and overhead major electricity line corridors (having a capacity greater than or equal to 33kV) in areas which have the required buffer distance to protect people and allow adequate access.
- 15 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.
- 16 Development should not compromise the viability of transmission line corridors and substation sites identified on *Overlay Map(s) – Development Constraints*.

Interface between Land Uses

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Noise Generating Activities

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

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

Noise level assessment location	Desired noise level
<i>Adjacent existing noise sensitive development property boundary</i>	Less than 8 dB above the level of background noise (L90,15min) in any octave band of the sound spectrum and Less than 5 dB(A) above the level of background noise (LA90,15min) for the overall (sum of all octave bands) A-weighted level
<i>Adjacent land property boundary</i>	Less than 65dB(Lin) at 63Hz and 70dB(Lin) in all other octave bands of the sound spectrum or Less than 8 dB above the level of background noise (L90,15min) in any octave band of the sound spectrum and 5 dB(A) overall (sum of all octave bands) A-weighted level

Air Quality

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

Rural Interface

- 13 The potential for adverse impacts resulting from rural development should be minimised by:
 - (a) not locating horticulture or intensive animal keeping on land adjacent to townships
 - (b) maintaining an adequate separation between horticulture or intensive animal keeping and townships, other sensitive uses and, where desirable, other forms of primary production.
- 14 Traffic movement, spray drift, dust, noise, odour, and the use of frost fans and gas guns associated with primary production activities should not lead to unreasonable impact on adjacent land users.
- 15 Existing primary production uses and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.

- 16 Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.
- 17 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.
- 18 Development within 300 metres of facilities for the handling, transportation and storage of bulk commodities should:
 - (a) not prejudice the continued operation of those facilities
 - (b) be located, designed, and developed having regard to the potential environmental impact arising from the operation of such facilities and the potential extended operation of activities.

Land Division

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

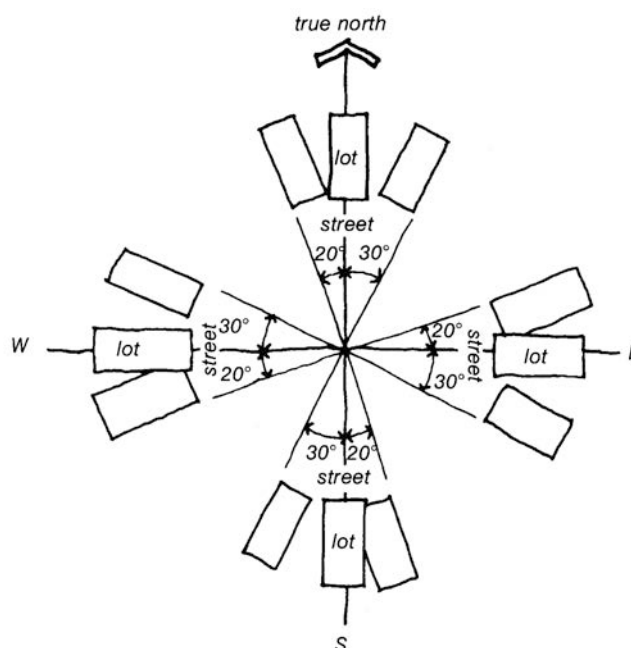
- 1 When land is divided:
 - (a) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an environmentally sensitive manner
 - (b) a sufficient water supply should be made available for each allotment
 - (c) provision should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

- (f) the area is unsewered and cannot accommodate an appropriate 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, policy area or precinct
- (h) the allotments unreasonably restrict access to publicly owned land such as recreation areas.

Design and Layout

- 3 Land divisions should be designed to ensure that areas of native vegetation and wetlands:
 - (a) are not fragmented or reduced in size
 - (b) do not need to be cleared as a consequence of subsequent development.
- 4 The design of a land division should incorporate:
 - (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities
 - (b) new road and allotment access points providing appropriate separation distances from existing road junctions or level crossings
 - (c) safe and convenient access from each allotment to an existing or proposed road or thoroughfare
 - (d) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
 - (e) suitable land set aside for useable local open space
 - (f) public utility services within road reserves and where necessary within dedicated easements
 - (g) the preservation of significant natural, cultural or landscape features including State and local heritage places
 - (h) protection for existing vegetation and drainage lines
 - (i) where appropriate, the amalgamation of smaller allotments to ensure coordinated and efficient site development.
- 5 Land division should result in allotments of a size suitable for their intended use.
- 6 Land division should facilitate optimum solar access for energy efficiency.

- 7 A land division creating more than 20 allotments should provide for at least 80 per cent of the proposed allotments being aligned so that their long axis conforms with the allotment orientation shown in the following diagram:



- 8 Land having a common boundary with an adjoining railway reserve should not be divided unless provision is made for a road or public reserve along such boundary.
- 9 Land division within an area identified as being an 'Excluded Area from Bushfire Protection Planning Provisions' as shown on *Bushfire Protection Area BPA Maps - Bushfire Risk* should be designed to make provisions for:
- emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it
 - a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads
 - 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.
- 10 Allotments in the form of a battleaxe configuration should:
- exclude the area required for the 'handle' of such an allotment from the minimum site area requirements
 - provide for an access onto a public road, with the driveway 'handle' being not less than 6 metres in width nor more than 50 metres in length
 - contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
 - 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
 - be avoided where their creation would be incompatible with the prevailing pattern of development
 - provide a suitable area for landscaping within the handle.

- 11 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.
- 12 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.
- 13 Within defined townships and settlements land division should make provision for a reserve or an area of open space that is at least 25 metres wide from the top of the bank of a watercourse and that incorporates land within the 1-in-100 year average return interval flood event area.
- 14 The layout of a land division should keep flood-prone land free from development.
- 15 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

- 16 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.
- 17 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.
- 18 Roads intended to service housing should follow the contours of the land where practically achievable.

- 19 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.
- 20 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.
- 21 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

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

Landscaping, Fences and Walls

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

- (c) introduce pest plants
 - (d) increase the risk of bushfire
 - (e) remove opportunities for passive surveillance
 - (f) increase leaf fall in watercourses
 - (g) increase the risk of weed invasion
 - (h) obscure driver sight lines
 - (i) create a hazard for train or tram drivers by obscuring sight lines at crossovers.
- 4 Fences and walls, including retaining walls, should:
- (a) not result in damage to neighbouring trees
 - (b) be compatible with the associated development and with existing predominant, attractive fences and walls in the locality
 - (c) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance
 - (d) incorporate articulation or other detailing where there is a large expanse of wall facing the street
 - (e) assist in highlighting building entrances
 - (f) be sited and limited in height, to ensure adequate sight lines for motorists and pedestrians especially on corner sites
 - (g) in the case of side and rear boundaries, be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land
 - (h) be constructed of non-flammable materials.
- 5 Landscaping between the road and dwellings should be provided to screen and protect the dwellings from dust and visual impacts of the road.
- 6 Retaining walls over one metre in height should be sited and designed to allow landscaping to be installed above and over the wall.

Marinas and Maritime Structures

OBJECTIVE

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Marina development should include one or more of the following:
 - (a) wet and dry berthing of boats
 - (b) launching and retrieval of recreational boats and associated trailer and car parking areas
 - (c) access ramps, landings, storage and other structures associated with a marina
 - (d) clubrooms for maritime organisations.
- 2 The design of marinas, berths, channels, fairways, gangways and floating structures should comply with:
 - (a) *Australian Standard AS 3962: Guidelines for Design of Marinas*
 - (b) *Australian Standard AS 4997: Guidelines for the Design of Maritime Structures.*
- 3 Development should not obstruct or impair:
 - (a) navigation and access channels
 - (b) maintenance activities of marine infrastructure including revetment walls
 - (c) the operation of wharves.
- 4 Safe public access should be provided or maintained to:
 - (a) the waterfront
 - (b) known diving areas
 - (c) jetties, wharves and associated activities.
- 5 Marinas should be designed to:
 - (a) facilitate water circulation and exchange
 - (b) maximise the penetration of sunlight into the water.
- 6 No jetty or landing should be erected within 30 metres of another.

Mineral Extraction

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Separation Treatments, Buffers and Landscaping

- 7 Mining development should be sited, designed and sequenced to protect the amenity of surrounding land uses from environmental nuisance such as dust or vibration emanating from mining operations.
- 8 Mining operations that are likely to impact upon the amenity of the locality should incorporate a separation distance and/or mounding/vegetation between the mining operations (including stockpiles) and adjoining allotments to help minimise exposure to those potential impacts.
- 9 Quarry faces should be orientated away from public view.
- 10 Screening of mining areas should occur in advance of extraction commencing.
- 11 An area of densely vegetated and/or mounded land should be established around the perimeter of mining sites in order to screen excavated land and mineral processing facilities from all of the following:
 - (a) residential areas
 - (b) tourist areas
 - (c) tourist routes
 - (d) scenic routes.
- 12 Screen planting around mining operations should incorporate a mixture of trees and shrubs that:
 - (a) contribute to an attractive landscape
 - (b) suit local soil and climatic conditions
 - (c) are fast growing and/or have a long life expectancy
 - (d) are locally indigenous species.
- 13 Borrow pits for road making materials should be sited so as to cause the minimum effect on their surroundings.

Natural Resources

OBJECTIVES

- 1 Retention, protection and restoration of the natural resources and environment.
- 2 Protection of the quality and quantity of South Australia's surface waters, including inland, marine and estuarine and underground waters.
- 3 The ecologically sustainable use of natural resources including soil and water resources, including underground water, surface water and watercourses (as defined in the current *Environment Protection (Water Quality) Policy*).
- 4 Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.
- 5 Development consistent with the principles of water sensitive design.
- 6 Development sited and designed to:
 - (a) protect natural ecological systems
 - (b) achieve the sustainable use of water
 - (c) protect water quality, including receiving waters
 - (d) reduce runoff and peak flows and prevent the risk of downstream flooding
 - (e) minimise demand on reticulated water supplies
 - (f) maximise the harvest and use of stormwater
 - (g) protect stormwater from pollution sources.
- 7 Storage and use of stormwater which avoids adverse impact on public health and safety.
- 8 Native flora, fauna and ecosystems protected, retained, conserved and restored.
- 9 Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.
- 10 Minimal disturbance and modification of the natural landform.
- 11 Protection of:
 - (a) wetland habitats in designated Ramsar Wetland Areas
 - (b) the migratory wading and shore bird species' habitats of The Coorong and Lower Lakes area
 - (c) the physical, chemical and biological quality of soil resources
 - (d) areas prone to erosion or other land degradation processes from inappropriate development
 - (e) the scenic qualities of natural and rural landscapes.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.
- 2 Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced.
- 3 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks, wetlands, estuaries and significant seagrass and mangrove communities.
- 4 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.
- 5 Development should not be undertaken on land where a detrimental impact on water quality and biodiversity values of The Coorong, River Murray, Lake Alexandrina and Lower Lakes will occur.

Water Sensitive Design

- 6 Development should be designed to maximise conservation, minimise consumption and encourage re-use of water resources.
- 7 Development should not take place if it results in unsustainable use of surface or underground water resources.
- 8 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.
- 9 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.
- 10 Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood.

- 11 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.
- 12 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.
- 13 Development should include stormwater management systems designed to achieve the following stormwater runoff outcomes:
 - (a) for up to but not including the 5 year average return interval flood event area:
 - (i) pre-development peak flows should not be exceeded
 - (ii) the time to peak should match that of the pre-development case, as far as practical, provided this does not exacerbate downstream flooding
 - (iii) runoff should be contained within designed flow paths that avoid unplanned nuisance flooding.
 - (b) for the 5 year to up to and including the 100 year average return flood event:
 - (i) flooding of residential, commercial, institutional, recreation and industrial buildings should be avoided
 - (ii) the time to peak and the peak flow should match that of the pre-development case, as far as practical (provided this does not exacerbate downstream flooding), unless catchment wide benefits can be demonstrated.
- 14 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.
- 15 Land division that results in the creation of more than 5 allotments should include stormwater management systems designed to achieve the following stormwater runoff quality outcomes:
 - (a) 80 per cent reduction in average annual total suspended solids
 - (b) 60 percent reduction in average annual total phosphorus
 - (c) 45 percent reduction in average annual total nitrogen.
- 16 Development likely to result in significant risk of export of litter, oil or grease should include stormwater management systems designed to achieve the following gross pollutant outcomes:
 - (a) 90 per cent reduction of litter / gross pollutants compared to untreated stormwater runoff
 - (b) no visible oils/grease for flows up to the 1-in-3 month average return interval flood peak flow.
- 17 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 18 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.
- 19 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.
- 20 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

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

- (g) damage, disturb or interfere with Aboriginal sites, objects and remains.
- 27 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 (e.g. wetlands and floodplain ecological communities, sediment basins and indigenous aquatic vegetation)
 - (g) protect ecosystems dependent on water resources
 - (h) ensure water capture is within sustainable limits, and consistent with the Water Allocation Plan.
- 28 Irrigated horticulture and pasture should not increase groundwater induced salinity.
- 29 Development should comply with the current *Environment Protection (Water Quality) Policy*.
- 30 Development within the Water Management Areas designated on [Concept Plan Map Alex/25A - Development Constraints - Water Management Areas](#) and [Concept Plan Map Alex/25B - Development Constraints - Water Management Areas](#) should not adversely affect the quality or quantity of the water resource.

Biodiversity and Native Vegetation

- 31 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 32 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna, including riparian, riverine and marine animals and plants, and their breeding grounds and habitats.
- 33 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:
- (a) provides an important habitat for wildlife or shade and shelter for livestock
 - (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities
 - (c) provides an important seed bank for locally indigenous vegetation
 - (d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views
 - (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture
 - (f) is growing in, or is characteristically associated with a wetland environment.
- 34 Native vegetation should not be cleared if such clearing is likely to lead to, cause or exacerbate any of the following:
- (a) erosion or sediment within water catchments

- (b) decreased soil stability
 - (c) soil or land slip
 - (d) deterioration in the quality of water in a watercourse or surface water runoff
 - (e) a local or regional salinity problem
 - (f) the occurrence or intensity of local or regional flooding.
- 35 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:
- (a) provision for linkages and wildlife corridors between significant areas of native vegetation
 - (b) erosion along watercourses and the filtering of suspended solids and nutrients from runoff
 - (c) the amenity of the locality
 - (d) bushfire safety
 - (e) the net loss of native vegetation and other biodiversity.
- 36 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure that there is not a net loss of native vegetation and biodiversity.
- 37 Development should be located and occur in a manner which:
- (a) does not increase the potential for, or result in, the spread of pest plants, or the spread of any non-indigenous plants into areas of native vegetation or a conservation zone
 - (b) avoids the degradation of remnant native vegetation by any other means including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water or change to groundwater levels
 - (c) incorporates a separation distance and/or buffer area to protect wildlife habitats and other features of nature conservation significance.
- 38 Development should promote the long-term conservation of vegetation by:
- (a) avoiding substantial structures, excavations, and filling of land in close proximity to the trunk of trees and beneath their canopies
 - (b) minimising impervious surfaces beneath the canopies of trees
 - (c) taking other effective and reasonable precautions to protect both vegetation and the integrity of structures and essential services.
- 39 Horticulture involving the growing of olives should be located at least:
- (a) 500 metres from:
 - (i) a national park
 - (ii) a conservation park
 - (iii) a wilderness protection area
 - (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area

- (b) 50 metres from the edge of stands of native vegetation 5 hectares or less in area.
- 40 Horticulture involving the growing of olives should have at least one locally indigenous tree that will grow to a height of at least 7 metres sited at least every 100 metres around the perimeter of the orchard.

Soil Conservation

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

Ramsar Wetlands and Habitat

- 45 Developments or activities should not lead to significant impacts on the 'Key Ramsar Habitat Area' as shown on *Overlay Maps – Natural Resources*, and developments or activities adjacent to this Area should aim to establish landform and vegetation corridors that link the 'Key Ramsar Habitat Area'.
- 46 Development within designated 'Ramsar Reserves' as shown on *Overlay Maps – Natural Resources* should not adversely impact upon the wetlands habitat.
- 47 Development should not cause a substantial and measurable change in the hydrological regime of the wetland, for example, a substantial change to the volume, timing, duration and frequency of ground and surface water flows to and within the wetland.
- 48 Developments and activities should take into account the cumulative impacts that they may cause within the Coorong and Lower Lakes Ramsar site and Ramsar wetlands from a number of separate successive and contributing activities including:
 - (a) frequent and repetitive effects, such as jetties, vegetation clearance and dredging
 - (b) effects occurring away from the source, such as stormwater
 - (c) significant secondary effects, such as invasive weeds and domestic animals
 - (d) interaction with other existing developments and uses.
- 49 Development should not have a detrimental impact on the habitat or lifecycle of a wetland, or the habitat or lifecycle of native species dependent upon the wetland, through the following:
 - (a) a substantial change in the level of salinity, pollutants, nutrients or water temperature which may adversely impact on biodiversity, ecological integrity, social amenity or human health
 - (b) result in the introduction of invasive species that are harmful to the ecological character of the wetland or area of important habitat to migratory species
 - (c) modify (including by fragmenting, altering fire regimes, altering nutrient cycles or altering hydrological cycles), destroy or isolate an area of important habitat off migratory species
 - (d) result in the disruption of the breeding, feeding, migration or resting behaviour of an ecologically significant proportion of the population of a migratory species.

Open Space and Recreation

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

- 5 District level parks should be at least 3 hectares in size, and provided within 2 kilometres of all households that they serve.
- 6 Neighbourhood parks should be at least 0.5 hectares and generally closer to 1 hectare in size, and provided within 500 metres of households that they serve.
- 7 Local parks should be:
 - (a) a minimum of 0.2 hectares in size
 - (b) centrally located within a residential area, close to schools, shops and generally within 300 metres of households that they serve.
- 8 No more than 20 per cent of land allocated as public open space should:
 - (a) have a slope in excess of 1-in-4
 - (b) comprise creeks or other drainage areas.
- 9 Signage should be provided at entrances to and within public open space to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes and park activities.
- 10 Buildings in open space, including structures and associated car parking areas, should be designed, located and of a scale that is unobtrusive and does not detract from the desired open space character.
- 11 Development in open space should:
 - (a) be clustered where practical to ensure that the majority of the site remains open
 - (b) where practical, be developed for multi-purpose use
 - (c) be constructed to minimise the extent of hard paved areas.
- 12 Open spaces and recreation areas should be located and designed to maximise safety and security by:
 - (a) ensuring that within urban areas, their edges are overlooked by housing, commercial or other development that can provide effective informal surveillance
 - (b) ensuring fenced parks and playgrounds have more than one entrance or exit when fenced
 - (c) locating play equipment where it can be informally observed by nearby residents and users during times of use
 - (d) clearly defining the perimeters of play areas
 - (e) providing lighting around facilities such as toilets, telephones, seating, litter bins, bike storage and car parks
 - (f) focusing pedestrian and bicycle movement after dark along clearly defined, adequately lit routes with observable entries and exits.
- 13 Landscaping associated with open space and recreation areas should:
 - (a) not compromise the drainage function of any drainage channel
 - (b) provide shade and windbreaks along cyclist and pedestrian routes, around picnic and barbecue areas and seating, and in car parking areas
 - (c) maximise opportunities for informal surveillance throughout the park

- (d) enhance the visual amenity of the area and complement existing buildings
 - (e) be designed and selected to minimise maintenance costs
 - (f) provide habitat for local fauna.
- 14 Development of recreational activities in areas not zoned for that purpose should be compatible with surrounding activities.
- 15 Recreation facilities development should be sited and designed to minimise negative impacts on the amenity of the locality.
- 16 Development which abuts or includes a coastal reserve or Crown land used 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 not encroach onto the reserve land.

Orderly and Sustainable Development

OBJECTIVES

- 1 Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.
- 2 Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.
- 3 Development that does not jeopardise the continuance of adjoining authorised land uses.
- 4 Development that does not prejudice the achievement of the provisions of the Development Plan.
- 5 Development abutting adjoining Council areas having regard to the policies of that Council's Development Plan.
- 6 Urban development contained within existing townships and settlements and located only in zones designated for such development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 3 The economic base of the region should be expanded in a sustainable manner.
- 4 Urban development should form a compact extension to an existing built-up area.
- 5 Rural areas should be retained primarily for horticultural, agricultural, pastoral and forestry purposes and other uses compatible with maintaining primary production productivity.
- 6 Ribbon development should not occur along the coast, water frontages or arterial roads shown in *Overlay Maps - Transport*.
- 7 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 8 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 9 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.
- 10 Development should be undertaken in accordance with the following Concept Plan Maps:
 - (a) [Concept Plan Map Alex/1 - Streetscape Elevations \(Port Elliot and Goolwa\)](#)
 - (b) [Concept Plan Map Alex/2 - Streetscape Elevations \(Port Elliot and Goolwa\)](#)
 - (c) [Concept Plan Map Alex/3 - Streetscape Elevations \(Port Elliot and Goolwa\)](#)
 - (d) [Concept Plan Map Alex/4 - Streetscape Elevations \(Port Elliot and Goolwa\)](#)

- (e) [Concept Plan Map Alex/5 - Airport Airpark \(Goolwa\)](#)
- (f) [Concept Plan Map Alex/6 - District Centre Expansion \(Strathalbyn\)](#)
- (g) [Concept Plan Map Alex/7 - Public Carparking Areas \(Goolwa\)](#)
- (h) [Concept Plan Map Alex/8 - Industry Expansion \(Strathalbyn\)](#)
- (i) [Concept Plan Map Alex/9 - Rural Dwelling Sites \(Hindmarsh Island North\)](#)
- (j) [Concept Plan Map Alex/10 - Residential \(Port Elliot West\)](#)
- (k) [Concept Plan Map Alex/10A - Port Elliot West Community Policy Area](#)
- (l) [Concept Plan Map Alex/11 - Residential \(Hindmarsh Island West\)](#)
- (m) [Concept Plan Map Alex/12 - Residential Marina \(Hindmarsh Island\)](#)
- (n) [Concept Plan Map Alex/13 - Golf Course Development \(Mount Compass\)](#)
- (o) [Concept Plan Map Alex/14 - Port Elliot Drive-in \(Port Elliot\)](#)
- (p) [Concept Plan Map Alex/15 - Residential Growth \(Strathalbyn\)](#)
- (q) [Concept Plan Map Alex/16 - Residential Growth \(Strathalbyn North\)](#)
- (r) [Concept Plan Map Alex/18 - Rural Living \(Hindmarsh Island West\)](#)
- (s) [Concept Plan Map Alex/19 - Rural Living \(Willyaroo South\)](#)
- (t) [Concept Plan Map Alex/20 - Rural Living \(Currency Creek\)](#)
- (u) [Concept Plan Map Alex/21 - Rural Living \(Currency Creek\)](#)
- (v) [Concept Plan Map Alex/22 - Langhorne Creek Region](#)
- (w) [Concept Plan Map Alex/23 - Langhorne Creek Region](#)
- (x) [Concept Plan Map Alex/24 - Langhorne Creek Region](#)
- (y) [Concept Plan Map Alex/25A - Development Constraints - Water Management Areas](#)
- (z) [Concept Plan Map Alex/25B - Development Constraints - Water Management Areas](#)

Renewable Energy Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Wind Farms and Ancillary Development

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

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

Residential Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Residential allotments and sites should have the appropriate orientation, area, configuration and dimensions to accommodate:
 - (a) the siting and construction of a dwelling and associated ancillary outbuildings
 - (b) the provision of landscaping and private open space
 - (c) convenient and safe vehicle access and off street parking
 - (d) passive energy design.
- 2 Buildings on battleaxe allotments or the like should be single storey and be designed to maintain the privacy of adjoining properties.
- 3 Residential allotments should be of varying sizes to encourage housing diversity.
- 4 Dwellings constituting affordable housing should be located to optimise access to shops, social services and facilities, or public transport.
- 5 A detached dwelling should have a minimum floor area, excluding garages, verandas and carports, of at least 60 square metres.

Design and Appearance

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

Overshadowing

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

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

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

Street and Boundary Setbacks

- 15 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.
- 16 Dwellings should be setback the following distances from side and rear boundaries:
 - (a) 1 metre for side walls with a maximum height of 3 metres
 - (b) 2 metres for side walls with a maximum height of 6 metres
 - (c) 2 metres plus the increase in wall height above 6 metres for side walls in excess of 6 metres in height
 - (d) a minimum of 3 metres from the rear boundary for single storey components of buildings (except where the rear boundary adjoins a service lane, in which case the distance may be reduced to 0 metres)

(e) a minimum of 8 metres from the rear boundary for two storey components of buildings.

17 Side boundary walls should:

- (a) not exceed the length or height of an existing or simultaneously constructed adjacent boundary wall
- (b) be constructed along one side of the allotment only and be sited within 14 metres of the front boundary
- (c) have a maximum height of 3 metres
- (d) have a maximum length of 8 metres.

18 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 by incorporating one of the following:
 - (i) 2 individual doors that are separated by a distance of at least 300 millimetres
 - (ii) double tilt-up doors with moulded door panels that, in total, are not more than 5 metres in width.

Site Coverage

19 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.

20 Other than where varied by a zone or policy area, development should not exceed the following:

Site area per dwelling (square meters)	Maximum site coverage (per cent)
300 or less	55
301 to 450	50
451 to 800	45
Greater than 800	40

Private Open Space

- 21 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.
- 22 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.
- 23 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.

- 24 Private open space should not include driveways, effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space in residential flat buildings and group dwellings, and should have a minimum dimension of:
- (a) 2.5 metres for ground level or roof-top private open space
 - (b) 2 metres for upper level balconies or terraces.
- 25 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.

Site Facilities and Storage

- 26 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
 - (e) where a dwelling or flat has no ground level private open space or less than 50 square metres of private open space, an area of at least 8 square metres per dwelling or flat should be provided for the storage of goods and chattels in either:
 - (i) the dwelling (but not including a habitable room)
 - (ii) a garage, carport or outbuilding
 - (iii) an on-site communal facility.

Visual Privacy

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

Noise

- 29 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.
- 30 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.
- 31 Residential development on sites abutting established collector or higher order roads should include front fences and walls that will supplement the noise control provided by the building facade.
- 32 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.
- 33 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

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

- 35 Driveway access servicing residential development should have:
- (a) a maximum gradient of no more than 1-in-5
 - (b) a minimum width of no less than:
 - (i) 4.5 metres for a driveway serving up to 3 dwellings
 - (ii) 5.5 metres for a driveway serving more than 3 dwellings.
- 36 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).
- 37 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.
- 38 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.
- 39 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.
- 40 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.

Dependent Accommodation

- 41 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 100 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
- (f) the building is attached to the associated main dwelling.

Swimming Pools and Outdoor Spas

- 42 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.

Temporary Accommodation

- 43 The use of a caravan or motor powered van for short-term residential purposes should only occur where the construction of an approved dwelling on the land is proceeding and:
- (a) the footings for the dwelling have been poured
 - (b) the habitation of the temporary dwelling is only for a period not exceeding 6 months
 - (c) the caravan or motor powered van is connected to a water supply and waste management system.

Short-Term Workers Accommodation

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Siting and Visibility

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Sloping Land

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Supported Accommodation, Housing for Aged Persons and People with Disabilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Supported accommodation (including nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses) and housing for aged persons and people with disabilities should be:
 - (a) located within walking distance of essential facilities such as convenience shops, health and community services and public and community transport
 - (b) located where on-site movement of residents is not unduly restricted by the slope of the land
 - (c) sited and designed to promote interaction with other sections of the community, without compromising privacy
 - (d) of a scale and appearance that reflects the residential style and character of the locality
 - (e) provided with public and private open space and landscaping.
- 2 Supported accommodation and housing for aged persons and people with disabilities should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents that include:
 - (a) internal communal areas and private spaces
 - (b) 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, caravans and specialised equipment
 - (e) mail boxes and waste disposal areas within easy walking distance of all units.
- 3 Access roads within supported accommodation and development incorporating housing for aged persons and people with disabilities should:
 - (a) not have steep gradients
 - (b) provide convenient access for emergency vehicles, visitors and residents
 - (c) provide space for manoeuvring cars and community buses
 - (d) include kerb ramps at pedestrian crossing points
 - (e) have level-surface passenger loading areas.

Supported Accommodation, Housing for Aged Persons and People with Disabilities

- 4 Car parking associated with supported accommodation and housing for aged persons and people with disabilities should:
 - (a) be conveniently located on site within easy walking distance of resident units
 - (b) be adequate for residents, service providers and visitors
 - (c) include covered and secure parking for residents' vehicles
 - (d) have slip-resistant surfaces with gradients not steeper than 1-in-40
 - (e) allow ease of vehicle manoeuvrability
 - (f) be designed to allow the full opening of all vehicle doors
 - (g) minimise the impact of car parking on adjacent residences owing to visual intrusion and noise
 - (h) be appropriately lit to enable safe and easy movement to and from vehicles.
- 5 Supported accommodation should include:
 - (a) ground-level access or lifted access to all units
 - (b) an interesting and attractive outlook from units and communal areas for all residents including those in wheelchairs
 - (c) adequate living space allowing for the use of wheelchairs with an attendant
 - (d) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles.
- 6 Car parking associated with supported accommodation should:
 - (a) have adequate identifiable provisions for staff
 - (b) include private parking spaces for independent living units
 - (c) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles.

Telecommunications Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Tourism Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Tourism Development in Association with Dwelling(s)

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

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

Tourism Development Outside Townships

- 9 Tourist developments 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.
- 10 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 **areas and / or buildings**
 - (b) the natural, cultural or historical setting of the area.
- 11 Tourism developments in rural areas should primarily be developed in association with one or more of the following:
 - (a) agricultural, 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.
- 12 Where appropriate, tourism developments in areas outside townships should:
 - (a) adapt and upgrade existing buildings of heritage value
 - (b) seek to improve conditions in disturbed or degraded areas on the site.
- 13 Advertisements associated with tourism developments should:
 - (a) not exceed 0.5 square metres in area for each display
 - (b) be limited to no more than two per site
 - (c) be located on the same site as the tourist development
 - (d) not be internally illuminated.
- 14 Tourism development in rural areas should occur only where it:
 - (a) incorporates a separation distance or buffers to avoid conflict with existing rural industries or agriculture or otherwise is designed to overcome the potential impacts associated with the adjoining land use (such as noise, dust, spray drift, odour and traffic)
 - (b) will not give rise to demands for infrastructure and services, especially on public lands, that are inappropriate to the primary purpose of the zone and/or policy area.

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

Residential Parks and Caravan and Tourist Parks

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

Transportation and Access

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Movement Systems

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

- 5 Land uses that generate large numbers of visitors such as shopping centres and areas, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by existing transport networks and encourage walking and cycling.
- 6 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, entertainment and sporting facilities, should incorporate passenger pick-up and set down areas. The design of such areas should ensure interference to existing traffic is minimised and give priority to pedestrians, cyclists and public and community transport users.
- 7 The location and design of public and community transport set-down and pick-up points should maximise safety and minimise the isolation and vulnerability of users.
- 8 Development should provide safe and convenient access for all anticipated modes of transport including cycling, walking, public and community transport, and motor vehicles.
- 9 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.
- 10 Driveway cross-overs affecting pedestrian footpaths should maintain the level of the footpath.
- 11 Development should discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses such as schools.
- 12 Industrial/commercial vehicle movements should be separated from passenger vehicle car-parking areas.
- 13 Development should make sufficient provision on site for the loading, unloading and turning of all traffic likely to be generated.
- 14 The type and volume of traffic likely to be generated by a development in rural areas, including a change in use from one form of primary production to another (e.g. cropping to commercial forestry) should not:
 - (a) unreasonably interfere with the flow of traffic on the external road network, both adjoining the site of the development and more widely
 - (b) result in the need for upgrading, or additional maintenance of, the road network compared to existing conditions
 - (c) result in uneconomic costs to the community for the provision of road services.

Cycling and Walking

- 15 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, public and community transport stops and activity centres.
- 16 Development should provide access, and accommodate multiple route options, for cyclists by enhancing and integrating with open space networks, recreational trails, parks, reserves and recreation areas.
- 17 Cycling and pedestrian networks should be designed to be permeable and facilitate direct and efficient passage to neighbouring networks and facilities.
- 18 New developments should give priority to and not compromise existing designated bicycle routes.
- 19 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.

- 20 Developments should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:
- (a) showers, changing facilities, and secure lockers
 - (b) signage indicating the location of bicycle facilities
 - (c) secure bicycle parking facilities.
- 21 Pedestrian facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 13*.
- 22 Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 14*.

Access

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

Access for People with Disabilities

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

Vehicle Parking

- 32 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with [Table Alex/2 - Off Street Vehicle Parking Requirements](#).
- 33 Development should be consistent with *Australian Standard AS 2890 Parking facilities*.
- 34 Vehicle parking areas should be sited and designed in a manner that will:
 - (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
 - (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network
 - (c) not inhibit safe and convenient traffic circulation
 - (d) result in minimal conflict between customer and service vehicles
 - (e) avoid the necessity to use public roads when moving from one part of a parking area to another
 - (f) minimise the number of vehicle access points to public roads
 - (g) avoid the necessity for backing onto public roads
 - (h) where reasonably possible, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points
 - (i) not dominate the character and appearance of a site when viewed from public roads and spaces
 - (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas.
- 35 Vehicle parking areas should be designed to reduce opportunities for crime by:
 - (a) maximising the potential for passive surveillance by ensuring they can be overlooked from nearby buildings and roads
 - (b) incorporating walls and landscaping that do not obscure vehicles or provide potential hiding places
 - (c) being appropriately lit
 - (d) having clearly visible walkways.
- 36 Where parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to customers.
- 37 Parking areas that are likely to be used during non daylight hours should provide floodlit entrance and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the car park.
- 38 Parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 39 To assist with stormwater detention and reduce heat loads in summer, vehicle parking areas should include soft (living) landscaping.
- 40 Parking areas should be line-marked to indicate parking bays, movement aisles and direction of traffic flow.

Waste

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Wastewater

- 7 The disposal of wastewater to land should only occur where methods of wastewater reduction and reuse are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.
- 8 Wastewater lagoons should not be sited in any of the following areas:
 - (a) within the flood plain known as the 1956 River Murray Flood Plain
 - (b) within land subject to a 1-in-100 year average return interval flood event
 - (c) within 50 metres of the top of the bank of a watercourse
 - (d) within 500 metres of the coastal high water mark
 - (e) where the base of the lagoon would be below any seasonal water table.
- 9 Artificial wetland systems for the storage of treated wastewater, such as wastewater lagoons, should be:
 - (a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts
 - (b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.

Waste Treatment Systems

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

- 15 The spreading or discharging of treated liquid or solid waste onto the ground should only occur where the disposal area consists of soil and vegetation that has the capacity to store and use the waste without contaminating soil or surface or ground water resources or damaging crops.
- 16 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works, waste or recycling depots and concrete batching works should have a wastewater management system that is designed so as not to discharge wastes generated by the premises:
- (a) into any waters
 - (b) onto land in a place where it is reasonably likely to enter any waters by processes such as:
 - (i) seepage
 - (ii) infiltration
 - (iii) carriage by wind, rain, sea spray, or stormwater
 - (iv) the rising of the watertable.
- 17 Winery waste management systems should be designed to ensure:
- (a) surface runoff does not occur from the wastewater irrigation area at any time
 - (b) wastewater is not irrigated onto waterlogged areas, land within 50 metres of a creek, or swamp or domestic or stock water bore, or land subject to flooding, steeply sloping land, or rocky or highly permeable soil overlaying an unconfined aquifer
 - (c) wastewater is not irrigated over an area which is within 50 metres of any residence on neighbouring land or 10 metres of any type of publicly owned land
 - (d) wastewater is released using low trajectory low pressure sprinklers, drip irrigators or agricultural pipe, and is not sprayed more than 1.5 metres into the air or in fine droplets if there is a potential for the spread of diseases from the wastewater
 - (e) stormwater run-off from areas which are contaminated with grape or grape products is drained to winery waste management systems during vintage periods
 - (f) stormwater from roofs and clean hard paved surfaces is diverted away from winery waste management systems and disposed of in an environmentally sound manner or used for productive purposes.

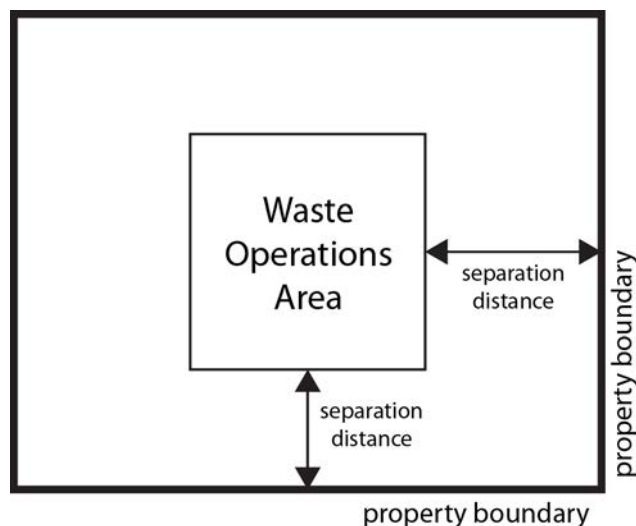
Waste Management Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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



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

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

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

Zone Section

Airport Zone

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

OBJECTIVES

- 1 A zone primarily accommodating aircraft operations, including the passenger terminal and associated convenience facilities and business / hospitality services. Airport and aviation-related industrial, (light and service) warehousing and storage purposes and residency by persons affiliated with the airport are also appropriate.
- 2 A zone accommodating a range of services and facilities providing for the safe, convenient and efficient operation of the Goolwa Airport.
- 3 Enhancement of visual and environmental quality and operational safety of the Goolwa Airport and surrounds through:
 - (a) a high standard of building design
 - (b) the provision of appropriate screen and amenity landscaping on the perimeter of the Goolwa Airport particularly its road frontages, between and around buildings and throughout and around car parking areas
 - (c) the establishment of landscaped, grassed swales, and detention basins for on-site stormwater management
 - (d) the continued safety of operation of motor vehicles and aircraft through the separation of vehicle movement areas and the airstrip and taxiways.
- 4 Development that conserves water resources by promoting the capture and reuse of water and minimises water consumption.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone seeks to ensure that the Goolwa Airport serves over the long term as a key transport hub for aviation activity for the lower Fleurieu region. It does so by providing for appropriate residential and commercial activity which will assist in underpinning the viability of the airport. This can be achieved without growing the airport business and generating excessive increases in flight traffic as would potentially impact on future urban growth areas. In this respect, it is expected that upon the undertaking of the residential airpark that externally-generated training activities (representing a significant share of movements) will reduce over time and ultimately cease. In this way, the total flight movement generated is likely to remain relatively constant.

Moreover, the zone gives formal acknowledgement of the Goolwa Airport and its aviation safety requirements, assisting to protect the airport against encroachment from the expanding township of Goolwa.

The zone provides guidance for the further development of aviation-related industrial and commercial uses and also for the residential airpark which will afford sought-after resident lifestyle opportunities for enthusiasts and persons affiliated in the aviation industry.

Development within the zone should be of a high standard with buildings set back from the internal roadway(s) to provide suitable space for landscaping. Buildings will generally be single storey and of a high design standard, and maintain the prevailing modest scale and low-key character of the airport and its surrounds. The external walls of buildings should be comprised of durable low maintenance materials and be low reflective so as to aid aviation safety.

Buildings for human habitation should incorporate appropriate noise attenuation measures in order to minimise disturbance to its occupants.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - aircraft related facility (flights, beacons, transmitting installations/station etc and their associated towers)
 - airport
 - clubrooms and other recreational activities serving primarily aviation enthusiasts
 - commercial development associated with, and ancillary to, aviation activities
 - fuel depot (for aviation and airport related purposes only)
 - light industry associated with, and ancillary to, aviation activities
 - passenger and/or air freight terminal and associated services and facilities
 - residential development within the Residential Airpark Policy Area 2
 - service industry associated with, and ancillary to, aviation activities
 - shop within the terminal building
 - store associated with, and ancillary to, aviation activities.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development that would be adversely affected by noise and other nuisances or hazards caused by airport activities should not be located in the zone where it would be undesirably exposed to such nuisance or hazards.
- 4 Development should not impact on the safe and efficient operation of the airport, nor pose a constraint on the existing airport use, or further expansion of services for aviation purposes in this zone, or activities provided for in the respective policy areas.

Form and Character

- 5 Development should be consistent with, and contribute positively to, the desired character of the zone and its particular policy areas and be limited to activities with an essential affiliation with aviation activities or businesses associated with the airport.
- 6 Development should maintain an open, low key, character particularly around the perimeter of the airport and along its public road frontages, and also as viewed from common land within the airport. Screen landscaping, internal service roads, front gardens and car parking areas should be placed between the nearest buildings and zone boundaries whilst service yard and storage areas should be located and screened from any public view.
- 7 All residential and commercial sites should be established and maintained with fencing, landscaping and site development features so as to regulate movement and activity onto taxiways and open runway corridors to avoid hazard or movement conflicts.
- 8 Buildings should be confined to the defined policy areas only and should be of a height and location that conforms with appropriate navigational safety clearances. Additionally, buildings should be set back in accordance with the following criteria:
 - (a) a building up to 6 metres in total height above natural ground level should be sited at least 6 metres from the boundary of the primary street alignment and 30 metres from any runway

- (b) a building of a total height exceeding 6 metres but of a maximum of 8 metres above natural ground level (in the **Residential Airpark Policy Area 2** only) should be sited increasingly further back from its road and runway boundaries as the height and bulk of the building increases, and should generally be sited no less than 8 metres from the primary boundary of the street alignment and 33 metres from any runway
 - (c) where an allotment has two street frontages, no building should be erected within 2 metres of the boundary of the secondary street alignment.
- 9 Development should incorporate landscaping and minimise hard paved surfaces in order to:
- (a) complement and frame larger buildings so as to reduce their apparent bulk and visual impact
 - (b) enhance the site appearance particularly as viewed from surrounding public roads, community spaces and runway and taxiway corridors
 - (c) minimise micro climatic impacts, as well as heat absorption and reflection or glare
 - (d) maximise stormwater absorption
 - (e) maintain views, minimise nesting and bird habitat, and avoid limb drop and the spread of leaf litter and branch debris, by having a predominance , generally, of appropriate tall slender canopy trees and groundcover and low maintenance screening specimens.

Advertisements

- 10 Advertisements and advertising hoardings other than compact discreet direction or identification signage should generally be limited to directory style signs of no more than 6m in height displaying airport business services and also tenancies of the **Commercial Airpark Policy Area 1**. Inappropriate signage includes:
- (a) flashing or animated signs
 - (b) bunting, streamers, flags, wind vanes and similar
 - (c) roof-mounted advertisements projecting above the roofline
 - (d) internal illumination or flood-lit signs where such lighting systems pose a potential hazard or risk to airport operations
 - (e) parapet-mounted advertisements projected above the top of the parapet.
- 11 Advertisements should be confined principally to the Boettcher Road frontage of the passenger and air freight terminal area of **Commercial Airpark Policy Area 1**, and convey information or advertise goods and services, relevant to the uses and activities of the airport and its businesses.

Water Sensitive Design

- 12 All development should be designed to optimise the capture and reuse of stormwater and should incorporate substantial water storage devices to meet all foreseeable water demands as an integral component of the site works and building design.
- 13 Development should minimise water consumption through suitable conservation measures, water re-use practices, and low-flow/water demand appliances and plumbing fittings, and low maintenance/water demand gardens.

Land Division

- 14 Land should not be divided for residential and industrial or commercial activities other than to give effect to the proposals as broadly set out in [Concept Plan Map Alex/5 - Airport Airpark \(Goolwa\)](#).

Commercial Airpark Policy Area 1

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

OBJECTIVES

- 1 A policy area accommodating a range of aviation-related commercial, warehouse and storage facilities comestible with the surrounding residential and airport-related uses within the zone.
- 2 Protection and enhancement of visual amenity, by ensuring a high standard of design and through use of landscaping, screen fencing, facade articulation, modelling / detailing of walls, use of materials and colours and by other means.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area accommodates the commercial (ie non-resident related) storage, workshop and business needs of the Goolwa **Airport Zone**. It is to cater for a wide range of aviation-related industries, services and associated activities. Development within the policy area will be of a low scale which complements the existing built form and provides low-key traffic movements and impacts. No industry, storage or business function should promote heavy vehicle movements on a regular basis (other than necessary refuelling at the aircraft fuel depot) nor generate noise, air emissions or other pollutants which would impact in its ear residential neighbours or the operational safety needs associated with the airport. Building setbacks and landscaping should promote a low-key and open development particularly as viewed from surrounding public roads.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - commercial development associated with, and ancillary to, aviation activities
 - fuel depot (for aviation and airport related purpose only)
 - light industry associated with, and ancillary to, aviation activities
 - passenger and/or air freight terminal and associated services and facilities
 - service industry associated with, and ancillary to, aviation activities
 - shop within a terminal building
 - store associated with, and ancillary to, aviation activities.
- 2 Development should only be undertaken where directly associated with aviation or an aviation support industry, or businesses undertaken at the Goolwa Airport.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Development should be designed and sited to enhance the visual character of localities and streetscapes.
- 5 Commercial storage activities and light or service industrial development, should be developed progressively in accord with the layout in the [Concept Plan Map Alex/5 - Airport Airpark \(Goolwa\)](#) so as to be:

- (a) located in a manner which will not interfere with the operational safety of the airport
 - (b) limited to activities and services associated with aircraft or the business of the airport
 - (c) be sited, scaled and operated so as to not adversely affect the amenity of nearby residents.
- 6 Any plant or equipment with potential to cause an environmental nuisance should be sited as far as possible from adjoining residential uses, and should be designed to minimise its effect on the amenity of the locality.
- 7 Development, including alterations and additions to terminal facilities, should provide for an improved pedestrian environment as far as is practicable, by means including covered walkways, seating, landscaping, and accessible conveniently located car parking areas.

Residential Airpark Policy Area 2

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

OBJECTIVES

- 1 A residential policy area comprising a low density housing estate of detached dwellings and associated aircraft hangars, served by and designed to integrate with the adjacent airfield and road network.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area is intended to provide low density residential development to accommodate persons with a close affiliation with the aviation industry and/or the activities of the Goolwa Airport. Dwellings are intended to be constructed only in association with outbuildings and activities for the storage, and or maintenance of light aircraft.

The policy area accommodates large residential allotments generally of between 2000 square metres and 3500 square metres in area. The allotments are to be developed with a single detached dwelling fronting the internal private roadway and with their associated hangars positioned generally to the rear of sites suitably set back from taxiways and runways for operational safety purposes but proximate for convenient access. A high standard of building design and site development is intended.

Residential sites are to be carefully disposed and well-designed given the highly exposed nature of these sites with their dual “public” frontages. Such properties are to be developed so as to avoid navigational safety hazards, including bird strike and glare, and also to provide suitable building clearances and avoiding excessively large or overbearing buildings. There are to be extensive open yard/garden areas, landscaped gardens and screened activity/storage areas to reduce headlight glare, buffer the housing estate from surrounding rural properties and screen the buildings from surrounding public roads. Hangars, including low key maintenance and workshop facilities may be developed and linked to the dwelling with which it is associated but must be positioned, designed and managed so as not to cause unreasonable nuisance to residents on nearby sites.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling together with a private aircraft hangar developed concurrently
 - private aircraft hangar for aircraft storage, maintenance and low-key workshop or servicing functions developed in association with a dwelling
 - domestic outbuilding in association with a dwelling.
- 2 Residential outbuildings should be limited in number, scale and use, such that they are ancillary and subservient to the dwelling.

Form and Character

- 3 Development should be constructed in non-reflective materials, textures and colours that blend with the natural environment and avoid light glare.

- 4 The housing estates should be progressively developed in accord with the layout in the [Concept Plan Map Alex/5 - Airport Airpark \(Goolwa\)](#) so as to:
 - (a) provide limited and safe points of vehicle access onto existing public roads and allow for appropriate traffic circulation
 - (b) promote the safe and efficient operation of the airport by allowing for emergency vehicle access only into runway and taxiway corridors and to separate vehicle and airway traffic movements
 - (c) restrict residential sites and associated buildings and site works to a safe operational distance from runways and taxiways
 - (d) allow for landscape screening and substantial residential building setbacks to the airport perimeter to assist in buffering impacts from surrounding farming activities and to promote an open, low-key character.
- 5 Residential development should be designed and insulated to minimise aircraft noise nuisance to its occupiers by adapting as appropriate the following design techniques:
 - (a) locating noise sensitive rooms such as bedrooms to face away from runways, flight paths or other noise sources
 - (b) incorporating design measures to minimise the entry of noise through sealed windows and doors and/or by screening openings with fences or other devices to reduce the line of sight entry of noise sources
 - (c) lining eaves and providing roof cavities with appropriate sarking and thermal/acoustic insulation.
- 6 Fences and walls, including retaining walls, should:
 - (a) be appropriate to the needs of the associated development and consistent with the materials, height and form of predominant, attractive fences and walls in the locality
 - (b) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance
 - (c) in the case of side and rear boundaries, be of sufficient height to maintain privacy and security without adversely affecting the visual amenity or access to sunlight of adjoining land
 - (d) in the case of a retaining wall, be modest in the overall ground level difference retained and minimised through terracing and contouring of the land.
- 7 The storage and maintenance of aircraft on residential sites should:
 - (a) be carried out only within fully enclosed hangars and/or workshops
 - (b) be limited to household-related storage and workshop activities, as well as the minor maintenance and servicing of aircraft only
 - (c) involve works and be undertaken at times so as not to unreasonably disturb resident neighbours.

- 8 Development should be designed and sited to minimise negative impact on existing and potential future land uses considered appropriate in the locality within the following parameters:

Parameter	Value
Minimum building setback from primary road frontage	6 metres
Minimum building setback from secondary road frontage	2 metres
Minimum building setback from side boundaries	1 metre
Minimum building setback from rear boundary	20 metres
Maximum total site coverage	35 per cent
Maximum total outbuilding (including hangar) floor area)	15 per cent of site or 350 square metres, whichever is the lesser amount
Maximum building height (from natural ground level)	8 metres (6 metres for hangars and outbuildings)
Minimum area of private open space	75 square meters
Minimum number of on site car parking space, one of which should be covered.	2 spaces

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Builder's yard	
Community centre	
Dwelling	Except where located within the Residential Airpark Policy Area 2 .
Educational establishment	
Hospital	
Horticulture	
Hotel	
Intensive animal keeping	
Junk yard	
Nursing home	
Place of worship	
Pre-school	
Residential flat building	
Shop	Except where it is located within the Commercial Airpark Policy Area 1 and is located within the terminal building.
Special Industry	

Public Notification

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

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

Category 1	Category 2
Light industry where it is located within the Commercial Airpark Policy Area 1	
Private aircraft hangar where it is in association with a dwelling and it is located within the Residential Airpark Policy Area 2	
Store where it is located within the Commercial Airpark Policy Area 1	
Warehouse where located within Commercial Airpark Policy Area 1	

Caravan and Tourist Park Zone

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

OBJECTIVES

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

DESIRED CHARACTER

This zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins.

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

Buildings will be a maximum height of two storeys and blend in with the natural environment. In rural and natural landscapes, the visual impact of the park will be minimal from scenic vantage points, public lookouts and tourist routes. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

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

- 4 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.
- 5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 6 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.
- 8 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

Car Parking and Access

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

Street and Boundary Setbacks

- 11 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
 - (a) 1 metre from an internal road
 - (b) 8 metres from a public road
 - (c) 2 metres from the boundary of the caravan park or camping ground.

Natural Hazards

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

Land Division

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Amusement machine centre	
Bus depot	

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

Form of Development	Exceptions
Restaurant	Except where it is both: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation.
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it is both: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

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

Coastal Conservation Zone

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

OBJECTIVES

- 1 To enhance and conserve the natural features of the coast including visual amenity, landforms, fauna and flora.
- 2 Low-intensity recreational uses located where environmental impacts on the coast will be minimal.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone comprises much the foreshore of the Council area within Encounter Bay and is dominated by the Murray mouth and associated Sir Richards Peninsula which have a major physical and biological influence on the region. The remainder of the zone comprises sandy beaches, dunes and coastal wetlands.

The River Murray estuary and its shores are a wetland of international significance, recognised under Ramsar convention for its outstanding national and international conservation value, particularly for its variety of wetland habitats and significance for migratory birds. The dune shrublands, coastal grasslands and wetlands in this zone provide important habitat for a diversity of fauna.

The land in this location is mostly in public ownership and is principally utilised for recreational pursuits for locals and the holiday makers and limited passive recreation and visitor interpretation facilities are appropriate. However, recognising the fragile habitats that make up the zone, it also is expected that development will be compatible with the conservation significance of the zone and its features and will be undertaken in a manner that preserves natural land forms, maintains native vegetation and prevents erosion of the sand dune system.

Development will primarily occur for public use rather than for private interests in order to maximise the ability of the public to use and enjoy the coast. Community facilities such as shelters, public conveniences and kiosks are appropriate in the zone. There are limited opportunities for other forms of development provided a need to be located near the coast can be demonstrated. Such development would also need to demonstrate that the ability of the public to use and enjoy the coast is not diminished.

The area is generally open in nature and allows for sweeping views across Encounter Bay from neighbouring development. As such, development in the zone is likely to be highly visible from surrounding areas and needs to be carefully considered. It is expected that development will be appropriately located to preserve the natural land form and avoid significant earthworks or loss of views from neighbouring development.

Development will contribute to the expansion of a continuous pedestrian and cycle network throughout the zone to complement the recreational function of the area. Community facilities will be sited in convenient and accessible locations linked with pedestrian paths and roadways.

The lands and waters of Hindmarsh Island/Kumarangk are very important and culturally sensitive to the Ngarrindjeri nation. They include burial grounds, wetlands and nurseries or breeding areas, midden/living areas, native vegetation, stone arrangements (fish traps), and places of spiritual significance to Ngarrindjeri women and men. The Alexandrina Council has a Kungan Ngarrindjeri Yunnan agreement with the Ngarrindjeri Nation that sets the framework for protection and management of these traditional lands and waters of the Ngarrindjeri. Any development will respect and protect the cultural significance of land and features within the zone.

Portion of the zone at Port Elliot, including Horseshoe Bay and Freeman Knob, are covered by a **Historic Conservation Area**, as shown on the *Overlay Maps - Heritage*, which introduces additional controls over development in order to protect important historic elements of the early settlement and development of the township. Reference must also be made to the objectives and principles of development control under 'Historic Conservation Area' in the General Section to have a full understanding of the policy framework affecting development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - conservation work
 - interpretive signage and facility
 - small scale tourism/visitor facility (excluding accommodation).
- 2 Development listed as non-complying is generally inappropriate.
- 3 Buildings and structures should mainly be for essential purposes, such as shelters and toilet facilities associated with public recreation, navigation purposes or necessary minor public works.
- 4 Development involving the removal of shell grit or sand, other than for coastal protection works purposes, or the disposal of domestic and industrial waste should not be undertaken.
- 5 Aquaculture inlet and outlet pipes should not be developed unless one or more of the following applies:
 - (a) the adjoining land is located in an aquaculture zone
 - (b) the environmental impacts will be minimal.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.
- 8 Development should:
 - (a) not adversely impact on the ability to maintain the coastal frontage in a stable and natural condition
 - (b) minimise vehicle access points to the area that is the subject of the development
 - (c) be landscaped with locally indigenous plant species to enhance the amenity of the area and to screen buildings from public view
 - (d) utilise external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.
- 9 Where public access is necessary in sensitive locations, walkways and fencing should be provided to effectively control access.
- 10 Development should not impede the safe movement and manoeuvring of boats and other waterborne craft.
- 11 Buildings and structures should not be located within sand dunes or on land subject to erosion.

Land Division

12 Land division should only occur where:

- (a) no additional allotments are created wholly or partly within the zone
- (b) there is no increase in the number of allotments with direct access to the coast or a reserve including by creation of land under rights of way or community titles.

PROCEDURAL MATTERS

Complying Development

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

No other forms of development are complying in the zone.

Non-complying Development

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

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

Form of Development	Exceptions
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where all of the following apply: <ul style="list-style-type: none"> (a) no additional allotments are created wholly or partly within the zone (b) there is no increase in the number of allotments with frontage or direct access to the coast.
Marina	
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Coastal Settlement Zone

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

OBJECTIVES

- 1 The protection of the natural coastal environment from inappropriate development.
- 2 Existing dwellings upgraded to enhance amenity and incorporating environmental improvements.
- 3 Land subject to inundation or susceptible to erosion kept free of development.
- 4 The protection of dwellings from inundation and the maintenance of access during times of extreme tide and anticipated sea level rise.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone comprises two distinct existing holiday house areas, one fronting Goolwa Channel and the other Mundoo Channel. Both areas have had allotments created through a lease arrangement with agreements being for 99 years, with a private land owner. However, the Goolwa Channel allotments have recently undergone the process of becoming freehold allotments and therefore some new dwellings have been constructed and renovations made to existing houses. The same process is underway for Mundoo Channel. Regardless of the type of allotment, whether leasehold or freehold, the same rules will apply when it comes to the type of development that can occur.

Given that the small-scale dwellings are located on two of the main boating channels in the area they are in highly visible locations and therefore any development needs to have regard to its potential impact and needs to be able to blend in with its surrounds. Dwelling designs need to complement the unique environment in which they are to be located as it is not a typical residential area, but rather a rare opportunity to have property on the waterfront within a conservation area that has international importance.

It is expected that dwellings will maintain a low profile by being of a small-scale, limited to single storey in form with low-profile rooflines and constructed with low reflective materials. Buildings and structures will be located to allow for any future coastal protection works and positioned on allotments to reduce the visual impact of buildings from roadways and waterways. In particular, outbuildings will be small in scale, positioned close to dwellings and not orientated across the block. Fencing will be limited with any form of fencing visible from a roadway or waterway not appropriate. Extensive landscaping comprising native vegetation will accompany all development so as to minimise the visual impact of such development when viewed from the Murray Mouth area and the **Conservation Zone**.

As all allotments are within 100 metres of the water, any new dwellings or renovations to existing dwellings will need to be provided with an appropriate waste water collection and treatment system as per the Prescribed Codes identified within the *Public and Environmental Health (Waste Control) Regulations 2010* that does not require land-based disposal of sewage or sullage.

A number of dwellings are located on land which is prone to inundation during periods of extreme tide and high winds. The anticipated sea level rise will subject more dwellings to infrequent inundation. Development will ensure the protection of dwellings from inundation and the maintenance of access during times of extreme tide and anticipated sea level rise.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - coastal protection work
 - detached dwelling
 - outbuilding associated with a dwelling.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Dwellings should be upgraded to assist environmental improvements, including by the provision of approved waste control systems and effluent disposal, building setbacks and site coverage requirements, and reduction of the level of hazard risk.
- 4 Not more than one dwelling should be erected on an allotment.
- 5 Where there is an existing dwelling on an allotment, ancillary buildings should be limited to:
 - (a) one garage and one shed
 - (b) rainwater tank(s) and tank stand(s)
 - (c) open-sided garden structures, eg pergolas and gazebos.
- 6 Outbuildings should only be constructed in association with an existing dwelling and should not exceed 54 square metres in total floor area.
- 7 Water tanks and associated stands should only be erected in association with an existing dwelling.

Form and Character

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 Development should:
 - (a) minimise vehicle access points to the area that is the subject of the development
 - (b) ensure access to the coast is sited to avoid adverse impact on the environment
 - (c) be sited so that views to the coast are maintained where possible.
- 10 Additions or alterations to or replacement of an existing dwelling should:
 - (a) not exceed one-storey in height other than where required to increase the elevation to minimise the potential for personal or property damage as a result of inundation
 - (b) not be sited closer to the waterfront than any part of the existing dwelling.
- 11 There should be no land-based disposal of sewage or sullage, with all sewage and sullage being disposed through a sewerage scheme or into a septic tank connected to a community wastewater management scheme.
- 12 Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:
 - (a) site levels are at least 2.05 metres Australian Height Datum
 - (b) building floor levels are at least 2.3 metres Australian Height Datum

- (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.
- 13 Development should be set back a minimum of 15 metres from the seaward allotment boundary to allow for future coast protection works if required.
- 14 Any upgrading of road access to the zone should not create flooding problems on adjoining land or alter the water regime of the **Conservation Zone**.
- 15 No jetty or landing should be erected within 30 metres of another jetty or landing.
- 16 Dwellings should be designed within the following parameters:

Parameter	Value
Maximum site coverage	40 per cent
Maximum wall height (one storey) For the purpose of this principle, the height of dwellings is not considered to include any elevation necessary to minimise the potential for personal or property damage as a result of flood.	3 metres
Maximum building height (from 2.30 metres AHD)	6 metres
Minimum setback from mean high water mark	15 metres

Land Division

- 17 Land should only be divided where it is required to achieve one or more of the following:
- (a) the creation of an allotment that will accommodate an existing dwelling on land, which is defined in and leased by a registered lease holder as at 2 July 2009
 - (b) the creation of a public road or a public reserve
 - (c) the transferring of land into public ownership
 - (d) the realignment of property boundaries to assist in the protection of a Ramsar habitat area
 - (e) a minor adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Amusement machine centre	
Caravan park	
Cemetery	
Commercial forestry	
Commercial mooring facility	
Community centre	
Consulting room	
Crematorium	
Dairy	
Development where it is located within 15 metres of the foreshore	Except where it is in the form of a jetty, landing or structure required for the stabilisation of the water's edge.
Dwelling	Except a detached dwelling that will not result in more than one dwelling on an allotment.
Educational establishment	
Excavation of the waterway and land adjacent the foreshore where it requires the removal of native vegetation	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	

Form of development	Exceptions
Land division	Except where the land division is required to achieve one or more of the following purposes: <ul style="list-style-type: none"> (a) the creation of an allotment that will accommodate an existing dwelling, which is on land defined in and leased by a registered lease holder as at 2 July 2009 (b) the creation of a public road or a public reserve (c) the transferring of land into public ownership (d) the realignment of property boundaries to assist in the protection of a Ramsar habitat area (e) a minor adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures.
Marina	
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop or group of shops	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	Except where required for residential development.
Wrecking yard	

Public Notification

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

Conservation Zone

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

OBJECTIVES

- 1 The conservation and enhancement of the natural environment and natural ecological processes for their historic, scientific, landscape, faunal habitat, biodiversity and cultural values.
- 2 Provision of opportunities for the public to experience and appreciate the significance of the native vegetation and original remnant natural habitat of the area through low impact recreational activities and interpretive facilities.
- 3 The maintenance of the water quality of Lake Alexandrina, the River Murray and associated waterways.
- 4 The retention of land in large allotments for rural uses that is consistent with the conservation value of the zone.
- 5 Minimise the impact of all land uses and activities upon the ecological character of Ramsar wetlands and significant habitats of the migratory wading and shore bird species of the Lower Lakes and Coorong area.
- 6 To respect and protect Hindmarsh Island/Kumarangk and surrounding waters in accordance with the traditions and laws of the Ngarrindjeri nation.
- 7 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone has a number of distinct areas including the Scott Conservation Park and Pullen Island located off-shore from Horseshoe Bay at Port Elliot. Scott Conservation Park and Pullen Island Conservation Park are protected by the *National Parks and Wildlife Act 1972* and, although part of the **Conservation Zone**, are not expected to be subject to any development pressure.

The land uses along the banks of the Currency Creek and the Finnis River have predominately been farming in the form of irrigated crops and cattle grazing, with vineyards being planted in recent years. Water frontage within the area is predominately private. The portion of the zone located on Hindmarsh Island is predominantly Government owned land (managed by Department of Environment, Water and Natural Resources) to the south of Randell Road and includes Mundoo Island and the waterways around Hindmarsh Island. This land is covered by the Coorong and Lakes Alexandrina and Albert Ramsar Management Plan that outlines the future directions for its development, protection and management. Part of this Management Plan is to investigate suitable interpretive and recreational opportunities in the vicinity of the Mundoo Channel boat ramp.

The remainder of the zone comprises the waterways and shores of Lake Alexandrina.

The majority of the zone will remain dedicated to conservation although it is recognised that farming activities are the predominant uses in the zone and will continue, however no additional opportunities for residential development or land division will be available.

Rather, environmental improvement of rural activities through revegetation, bird management initiatives and conservation is envisaged together with limited forms of tourism and visitor education facilities.

Development on land inundated by the River Murray 1956 flood will be avoided, particularly where that development could be damaged by flooding or which may impede the natural drainage of surface flow of waters, or may result in the pollution of the waterways in the event of flooding. Swamp reclamation will not be undertaken in the zone.

Limited passive recreation and visitor interpretation facilities may be appropriate provided no clearance of native vegetation is undertaken and the land is conserved in its natural state. Recreation areas and facilities for the needs of visitors will be compatible with the particular conservation significance of the zone or any of its features or sites. Small-scale tourist facilities in the form of the provision of a service, education or cultural awareness raising or accommodation may be undertaken. Development involving or generating intensive human vehicular, animal or boating activity is not appropriate.

In the vicinity of the Milang and Clayton settlements, the development of small-scale boating and recreation facilities are appropriate, although buildings will be limited only to those required for the establishment of recreation, tourist facilities or facilities for boat mooring, servicing or storage of boats.

While farming remains the predominant land use, there are still some quite significant tracts of native vegetation, particularly around the Black Swamp, that will require continued protection from clearance and adverse impacts from inappropriate land uses. The zone also incorporates some of the more significant wetland, waterway and estuary environments and is being recognised internationally as a place of great value for migratory water birds, wetland habitats and native fish.

Given the native vegetation and the significance of the water front areas, being part of the recognised wetland of international importance under the Ramsar convention, any rural development will ensure that it does not adversely impact on this important environment. Similarly, the foreshore and inland waterways will be protected from development unless required as part of an agreed land management improvement program.

The lands and waters of Hindmarsh Island/Kumarangk are very important and culturally sensitive to the Ngarrindjeri nation. They include burial grounds, wetlands and nurseries or breeding areas, midden/living areas, native vegetation, stone arrangements (fish traps), and places of spiritual significance to Ngarrindjeri women and men. The Alexandrina Council has a Kungan Ngarrindjeri Yunnan agreement with the Ngarrindjeri Nation that sets the framework for protection and management of these traditional lands and waters of the Ngarrindjeri. Any development will respect and protect the cultural significance of land and features within the zone.

Opportunities for additional buildings and structures will be limited and only be developed for purposes related to the uses envisaged within the zone. Where additional buildings, other than farm buildings, are demonstrated as being appropriate and necessary, they will not exceed 5 metres in height above natural ground surface level and will be constructed of materials that blend with the natural landscape, both in terms of finish and colour. All buildings will be located and designed so as to be visually inconspicuous from the surrounding locality. In particular, screening via landscaping that is indigenous to the locality will be incorporated into the development.

Access roads will be limited only to those necessary to serve agricultural development, public utility and recreation facilities. All access roads will be located, designed and constructed to enable all weather access, while minimizing disturbance to natural land form and preventing erosion or removal of native vegetation.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- 2 No new dwellings should be erected within the zone.
- 3 Shop development should be small in scale and limited to art, craft, souvenir, produce sales or other value-adding type developments rather than for general retailing purposes.
- 4 Development listed as non-complying is generally inappropriate.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Developments or activities should not lead to significant impacts of a 'Key Ramsar Habitat Area' as shown on **Overlay Maps - Natural Resources**.
- 7 Buildings or structures should not be located on land subject to inundation or identified as a 'Key Ramsar Habitat Area' as shown on **Overlay Maps - Natural Resources**.
- 8 Buildings and structures should not be erected within 1 kilometre of the waterfront unless:
 - (a) they are necessary for primary production, public works, public recreation, navigation or non-commercial boat mooring
 - (b) they are in the form of an addition to an existing building or structure.
- 9 Development which restricts public access to the waterfront or impedes the safe movement of boats and other waterborne craft should not be undertaken.
- 10 Additions or alterations to an existing dwelling on a leased portion of a freehold allotment should be minor.
- 11 A garage should only be erected on a leased portion of a freehold allotment if it is ancillary to an existing dwelling.
- 12 Existing farm buildings or associated buildings should only be used for small-scale tourist facilities such as tea rooms, historic displays, souvenir shops or small-scale accommodation for tourists where they achieve all of the following:
 - (a) new buildings are clustered with an existing dwelling or farm building
 - (b) the proposed uses will not have an adverse impact on the conservation values of the area or any features or sites of conservation importance
 - (c) buildings and additions to buildings are single storey in height and have a total height of no more than 5 metres above the natural ground level
 - (d) external materials and finishes are in keeping with the existing farm buildings and the open rural character of the land
 - (e) the uses are of a low traffic generating nature
 - (f) the development only incorporates one directional information signs on the property concerned
 - (g) the development includes appropriate native landscaping.
- 13 Development should be sited in such a way that sand dunes, wetlands, remnant vegetation and significant landforms are maintained in single parcel form.
- 14 Development which abuts or includes a coastal reserve or Crown land that is used 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 not encroach on to the reserve land.

- 15 Development should use the following measures to avoid impacting detrimentally on the natural environment, processes and/or conservation qualities of land in the zone:
- (a) minimising the extent of earthworks
 - (b) minimising the extent of vehicle access servicing that development
 - (c) minimising the extent of locally indigenous vegetation removal
 - (d) being sited in an unobtrusive manner preferably below hilltops or prominent ridgelines
 - (e) screening the visual impact by planting locally indigenous species having due regard to bushfire risk
 - (f) utilising external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.
- 16 Buildings and structures should not be erected on land which is less than 0.3 metres above the River Murray 1956 flood level or on land prone to inundation caused by wind or high tide, unless they are required for public works, navigation, passive public recreation or shared use non-commercial boat moorings.
- 17 Development should be designed and sited to retain a buffer between activity and habitat areas that will allow for the protection of the habitat functions and natural fluctuations of habitat location. The size of the buffer should be determined by:
- (a) the size, values and functions of the riparian area
 - (b) the nature of potential threats to its functions and integrity from the specific activity or land use
 - (c) the width required to maintain bank stability, existing water quality, aquatic and wildlife habitats and movement corridors for native animals, and the long term viability of existing isolated stands of vegetation.
- 18 Where public access is necessary in the zone, the construction of recreational trails and appropriate fencing such as post and wire should be provided to control the movement of the public whilst minimising the impact on biodiversity.
- 19 Dredging should be limited to that necessary for public works.
- 20 Development should not occur near mudflats that provide habitat for migratory bird species, in particular the mudflats along the estuary section of the Goolwa Channel within the Coorong National Park.
- 21 Signage should only be installed where it is relevant to the conservation values and promotion of the objectives of the zone, and should be:
- (a) restricted to those needed for direction, identification and interpretation
 - (b) discrete in design, colour and of a size of no more than 2 square metres.

Land Division

- 22 Boundary realignments should not occur unless they are required for one or more of the following:
- (a) to assist in the management of native vegetation
 - (b) to create a public road or a public reserve
 - (c) to transfer land into public ownership
 - (d) to assist in the protection of a Ramsar habitat area.

PROCEDURAL MATTERS

Complying Development

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

No other forms of development are complying in the zone.

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Except where in association with conservation works or tourist information purposes.
Amusement machine centre	
Aquaculture	
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Commercial mooring facility	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Development within 50 metres of the foreshore	
Dwelling	Except where used for the purposes of administering one or more of the following: (a) <i>National Parks and Wildlife Act 1972</i> (b) <i>Wilderness Protection Act 1992</i> .
Educational establishment	
Excavation of the waterway and land adjacent the foreshore	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	

Form of development	Exceptions
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	<p>Except where the land division is required for one or more of the following:</p> <ul style="list-style-type: none"> (a) to assist in the management of native vegetation (b) to create a public road or a public reserve (c) to transfer land into public ownership (d) to assist in the protection of a Ramsar habitat area.
Marina	
Motel	
Motor repair station	
Nursing home	
Office	<p>Except where used for the purposes of administering the <i>National Parks and Wildlife Act 1972</i>.</p>
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	<p>Except for a shop where all of the following apply:</p> <ul style="list-style-type: none"> (a) it is located within or it is ancillary to and in association with an existing dwelling or farm building (b) it is limited to the sale of art, craft and souvenir products or is in the form of a restaurant (c) it has a total floor area of 50 square metres or less (d) it is single storey and does not exceed 5 metres in height above natural ground level.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	

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

Public Notification

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

Deferred Urban Zone

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

OBJECTIVES

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

DESIRED CHARACTER

The zone is intended to accommodate farming development until such time as it is required to accommodate the future growth of the townships. Residential development will not take place until existing residential areas within townships are substantially developed with dwellings.

As much of the zone borders the townships, it is expected that development will consider the potential impacts of farming activities on adjacent sensitive uses such as housing. Similarly, the zone also provides a contrast from the built form of the townships and, in many cases, forms part of the approach into the built-up areas. Development will be carefully located and designed to maintain the attractive landscape and rural character of the arterial roads identified on the *Overlay Maps - Transport*. The natural land form, open nature and native vegetation are important elements that need to be retained by development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

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

Land Division

- 5 Land division should not occur unless it is in the form of an alteration to the boundaries of an allotment and no additional allotments are created in the zone.

- 6 The alteration of allotment boundaries should only occur in order to achieve one or more of the following:
- (a) correct an anomaly in the placement of allotment boundaries with respect to the location of existing buildings or structures
 - (b) improve the management of the land for the purpose of primary production
 - (c) enable the provision of public infrastructure.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table Alex/3 - Conditions for Complying Development](#):

- farming
- farm building.

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	
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	

Form of development	Exceptions
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

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

District Centre Zone

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

OBJECTIVES

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

DESIRED CHARACTER

It is expected that each of the townships of Goolwa and Strathalbyn will serve as the principal service centres for the surrounding districts, providing both the services and facilities for the day-to-day needs of residents, as well as cater for visitors and tourists to the district. Development will reinforce the perception of small-scale development that characterises each town centre, particularly reinforcing the Cittaslow status attained by Goolwa.

Industrial type land uses and higher order retail uses such as department stores and discount department stores are not compatible with the historic character of the zone and are inappropriate. The location of smaller scale commercial activities and new business enterprises is supported. Land uses not consistent with desired character should not establish or expand and relocation of non-compatible land uses is encouraged.

Residential development is expected to be limited to where it is required for the management of a business conducted on the same site, or where it involves the extension to an existing residential building.

The scale, type, design and location of advertisements need to reflect and be compatible with the integrity of buildings of historic character, as well as be compatible with the historic townscape character of the townships. Therefore, it is expected that development will rationalise and minimise signage by limiting advertisements to one primary advertisement or advertising display for a single or mixed tenancy site. Pylon signs, architecturally integrated roof signs, signs above verandas, large signs, flashing and animated signs, internally illuminated signs and hoardings or any signage above the roof ridge or parapet is not appropriate unless otherwise stated.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bank
 - child care centre
 - civic centre
 - consulting room
 - educational establishment
 - emergency services facility
 - entertainment facility
 - health facility
 - hospital

Alexandrina Council
Zone Section
District Centre Zone

- hotel
- indoor games centre
- library
- motor repair station
- office
- place of worship
- playing field
- pre-school
- primary school
- restaurant
- shop
- supermarket
- swimming pool.

2 Development listed as non-complying is generally inappropriate.

Form and Character

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

4 Development should be sited and designed to promote linkages between the various developments within the centre and adjoining main roads.

5 Facilities within the centre should be sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the district.

6 Dwellings should be located only behind or above non-residential uses on the same allotment.

Land Division

7 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone **and the policy areas** can be achieved.

Goolwa Centre Policy Area 3

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

OBJECTIVES

- 1 Conservation and enhancement of the 19th century townscape character, particularly along Cadell Street, Goolwa Terrace and in the vicinity of the Soldiers Memorial Gardens.
- 2 Conservation of significant stands of mature trees.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

It is envisaged that the revitalisation of the Goolwa centre will occur through the adaptation and reuse of places of heritage value, together with the consolidation of under-utilised or vacant sites in a manner that integrates existing and future facilities. The development of pedestrian paths, shared vehicle parking, consolidated access and movement points and the promotion of a coherent built form will be important in achieving this integration.

The provision of car parking to meet the needs of users of an area is a fundamental planning consideration. In new and developing areas, on site car parking is provided as part of any development site and is set aside in initial development plans to accommodate future car parking needs on a shared basis. In the case of Cadell Street, the Goolwa town centre and environs, the area was fully developed prior to the introduction of planning controls. Consequently, its efficiency is substantially hampered and redevelopment is often unable to meet on-site car parking requirements. Where it is demonstrated that car parking cannot reasonably be provided on site, contribution to the car parking fund may be appropriate. The development of public car parking areas in convenient locations in a coordinated manner is important to the future development and successful operation of the Goolwa centre.

It is important that development reinforces the continuity of building facades and the predominant townscape character of the frontages of Cadell Street, Goolwa Terrace, Hays Street and Soldiers Memorial Gardens, as well as corner sites. Development will be established with minimal building set-backs, particularly on corner sites, and by locating vehicle parking areas at the rear of development thereby avoiding their intrusion on to the street frontages.

It is expected that buildings adjacent or in proximity to Cadell Street will address the street or outdoor public spaces and incorporate verandas that are complementary to existing heritage buildings and which extend across footpaths in order to provide shelter for pedestrians where appropriate. Street furniture, including lighting, signs, litter bins, seats and bollards, will be designed and located so as to complement the townscape character of the area and reflect the maritime heritage of Goolwa.

Development will, wherever possible, retain existing trees and include the establishment of canopy shade trees between and at the rear of buildings. Tree planting, including the planting of street trees, needs to be compatible with the heritage character of the Goolwa centre.

Part of the policy area is covered by a **Goolwa State Heritage Area**, as shown on the *Overlay Maps - Heritage*, which introduces additional controls over development in order to protect important historic elements of Goolwa's early settlement. Reference must also be made to the objectives and principles of development control under 'Heritage Places' in the General Section to have a full understanding of the policy framework affecting development.

Precinct 2 Civic Focus

It is anticipated that development within this precinct will enhance the civic character and public focus of the area through the retention of public access, upgrading and landscaping of public streets and spaces, including the provision of public squares, and through promoting a range of cultural features.

The historic railway easement and embankment are both important features of the precinct and it is expected that this area will be strongly protected and retained as landscaped open space. Planting, pedestrian paths, public infrastructure and tourist interpretation displays will be provided and designed so as to reflect the heritage value of the easement.

Precinct 3 Goolwa Village

The nature and scale of retailing activities in this precinct is aimed at satisfying the estimated supportable retail floor space demands of the Goolwa trade area catchment, which primarily includes the town of Goolwa and Hindmarsh Island. Major expansion of the existing Goolwa shopping centre complex is to occur primarily in a southerly and westerly direction and integrate with the existing complex in respect to function, access, vehicle parking, built-form and landscaping.

Restaurants and fast food outlets are appropriate within the precinct, but only as part of a shopfront within an integrated building. Freestanding fast food and drive-through outlets are not appropriate within this precinct.

The provision of lesser amounts of vehicle parking spaces than that shown in [Table Alex/2 - Off Street Vehicle Parking Requirements](#) may be acceptable where it can be demonstrated that the shared use of parking areas or an increase in the retail centre size justifies a lesser parking provision than specified.

Existing vegetation located within the western portion of the precinct is expected to be incorporated within proposed new landscaping and vehicle parking areas, provided its retention does not interfere with the orderly expansion of retail facilities and such parking areas.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 The provision of public and private vehicle parking areas should be in accordance with the concepts shown on [Concept Plan Map Alex/7 - Public Carparking Areas \(Goolwa\)](#).
- 3 Development should provide for the creation of an efficient and convenient pedestrian network establishing linkages between buildings and other parts of the Goolwa centre.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 1 Bulky Goods

- 4 Development should be primarily for bulky goods outlets that have a gross leasable area of 500 square metres or more for each individual tenancy.
- 5 Development should not include premises used primarily for the sale, display or offer by retail of foodstuffs, clothing, sporting goods and personal effects goods.
- 6 Shade trees should be established adjacent to the frontage of Oliver Street to minimise the impact of development on the Goolwa State Heritage Area shown on [Overlay Maps - Heritage](#).

Precinct 2 Civic Focus

- 7 Development should primarily be limited to civic, public health, welfare, tourist, recreational and community administration facilities.
- 8 Advertisements and advertising displays should be limited to directional signs or signage that relates solely to cultural, recreation and civic activities or events.

Precinct 3 Goolwa Village

- 9 Development should primarily provide for large scale supermarket facilities with limited opportunities for specialty shops that complement the facilities located in **Precinct 4 Main Street**.

Precinct 4 Main Street

- 10 Development should be primarily for small-scale specialty goods shops, restaurants, offices, consulting rooms, business and community facilities.
- 11 The amalgamation of allotments for large-scale development that would threaten the intimate and restrained historic atmosphere and character of the precinct should not be undertaken.
- 12 Development which generates large volumes of traffic or requires expansive areas of vehicle parking should not be established.

Strathalbyn Centre Policy Area 4

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

OBJECTIVES

- 1 The focal point for economic, social, cultural and civic activity and community interaction.
- 2 Development that promotes the visual appeal and historic character of the Strathalbyn centre.
- 3 Conservation and enhancement of buildings and items of historical significance.
- 4 Connected main precincts of High Street and Dawson Street that promotes appropriate user and visitor activities.
- 5 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

It is envisaged that development within the policy area will provide for a mixture of retail, commercial, civic, community and tourist related facilities to meet the needs of the township and surrounding rural hinterland. Development for residential purposes is appropriate where it is required for the management of a business conducted on the same site, or where it involves the extension to an existing residential building.

Development that contributes to a vibrant and compact town centre, provides high quality public realm, and is harmonious with natural surroundings, character and heritage attributes is expected. Development should contribute to creating a welcoming feeling and sense of place. The provision of facilities to enhance the function and amenity of the policy area for pedestrians is encouraged. Land use intensification, active streetscapes and frontages, and new business enterprises are appropriate.

It is expected that development will be consistent with the established historic character of the township and be limited to a mix of one and two storey buildings designed to match the siting, scale and bulk of existing buildings. It is expected that buildings will be located close or on street frontages to reinforce the grid road pattern, and present to and activate streets and public spaces. Development located adjacent to the Angas River is expected to be designed, constructed, sited and landscaped to retain the existing open character of the gardens and open spaces associated with the Angas River.

Important viewsapes resulting from existing prominent commercial and institutional buildings will be protected and maintained by development, through the careful placement of new buildings and signage, as well as the removal or inappropriate additions. Veranda additions are encouraged to improve pedestrian comfort and reinforce the historic character established by buildings of heritage value.

Public spaces, streetscapes and street furniture will be used to improve the visual appeal and historic character of the town centre and to provide legible connections for High Street and Dawson Street.

The policy area also contains three precincts, namely **Precinct 5 Angas River and Soldiers Memorial Garden**, **Precinct 6 Dawson Street** and **Precinct 7 High Street**, that are covered by a **Historic Conservation Area**, as shown on the *Overlay Maps - Heritage*, which introduces additional controls over development in order to protect important historic elements of the Strathalbyn's early settlement and development. Reference must also be made to the objectives and principles of development control under 'Historic Conservation Area' in the General Section to have a full understanding of the policy framework affecting development.

Precinct 5 Angas River and Soldiers Memorial Gardens

The desired character is for an outstanding civic open space area that retains and enhances heritage values. It is important that the public space reflects traditional design and construction approaches with appropriate new development primarily of a civic, cultural or recreational nature being consistent with the existing heritage character. The public spaces and streetscapes will also be improved to support the heritage character through the replacement of mature trees prior to their decline, the continuation of recreation and limited built form. Predominant tree species will continue to be used in order to reinforce the existing character.

Precinct 6 Dawson Street

The desired character is for a vibrant retail and business area that retains and enhances the heritage items with some tourist uses, either independently or in association with a commercial use, to maintain vibrancy and activity after hours. A mix of retail uses is encouraged so that no one form of use excessively dominates. Development other than retailing, business, tourist, entertainment, or civic uses is not appropriate on Dawson Street or Albyn Terrace.

Precinct 7 High Street

The desired character is for commercial, tourist and residential uses, especially antiques, art and food businesses that feature the retention and enhancement of heritage character and that promotes appropriate new tourist and allied business development consistent with that heritage character. Development that is likely to impair the attractiveness of the approach into High Street and Sunter Street will be avoided. It is therefore envisaged that any commercial development will be established along Sunter Street, south of Grey Street.

Any new development will need to be of a low scale in the centre of High Street with buildings of greater bulk and scale at the corners and which create landmarks. Any new corner site development must not, however, dominate current corner landmarks such as the hotels and London House. Single large structures are not appropriate.

Landscaping in association with footpath treatments, verandas, bollards, seating and kerbing being dominating features in the streetscape. However, existing mature trees at the northern end of High Street and Sunter Street will be retained within any development.

Precinct 8 High Street South

The desired character is for a health and well-being precinct for residents of the Strathalbyn District, especially, community and professional services including hospital, doctors and other health professionals, consulting rooms, related government and community health offices as well as associated community facilities and small scale retail. Supported accommodation in the form of independent living units, and nursing home, as well as short-term tourist and visitor accommodation are also appropriate. Amalgamation of sites to accommodate housing for older people is appropriate where it is complementary to and compatible with adjoining development. New business enterprises of a complementary nature are appropriate in the precinct.

It is expected that buildings on land fronting the Angas River will be designed and developed to 'open up' and 'look out' onto the river valley. Path connections to the Angas Linear Park trail network will be provided to facilitate cycling and walking to the area as well as connect developments and landscaped spaces. Existing mature trees will become an integral part of development and landscape spaces.

On-site vehicle parking areas need to be designed to provide longer term parking with interconnection and shared use between adjacent car park areas. On-street parking provides for short-term vehicle parking for visitors. The footpaths would be improved to facilitate ease of pedestrian movement and the streetscape environment enhanced to improve the amenity and character of the area.

Advertising and other signage would be low in scale and designed and sited to complement the buildings to which they relate.

Precinct 9 South Terrace

This precinct is intended to accommodate a range of retail and service premises that require a main road location. Uses such as retail showrooms and service trades premises, with a capacity to also incorporate service stations, hardware supplies, plant nurseries or car sales yards are envisaged. The Laucke Mill site has the potential for redevelopment that has the capacity to accommodate the desired uses although other activities such as office, depot or warehousing may also be appropriate.

The Strathalbyn Grain Silos are to continue in operation to meet the needs of the district's farming community. An open space and recreation area is to be provided to the immediate north east in the adjoining **Residential Zone** to provide a buffer between the silos and housing development in accordance with [Concept Plan Map Alex/15 - Residential Growth](#). The owner and operators of the silos are expected to carry out environmental improvements to the site which will include noise abatement, dust control, storm water management and landscape improvements along the former railway line.

Vehicle parking areas, driveways, loading and unloading areas will be sealed and incorporate permeable pavers in low traffic areas, grass swales and landscaped stormwater detention areas. The footpaths will be improved to facilitate ease of pedestrian movement and the streetscape environment enhanced to improve the amenity and character of this main road location. Properties adjoining the railway line will incorporate fencing or landscaping to screen rear yards.

Advertising and other signage will be medium in scale and designed as part of the building and/or as a well designed stand alone sign structure at the front of the property to South Terrace.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 A shop having a floor area exceeding 250 square metres should generally not be undertaken in **Precinct 7 High Street**.
- 2 Large scale retail elements should preferably be located within the 'Concept Plan Boundary' shown on [Concept Plan Map Alex/6 - District Centre Expansion \(Strathalbyn\)](#).
- 3 Commercial development, such as a depot, motor repair station, petrol filling station, service industry, service trade premises, timber yard or warehouse, should not be undertaken on land located adjacent to High Street, north of Swale Street, adjacent to Sunter Street, north of Grey Street or within **Precinct 5 Angas River and Soldiers Memorial Garden**.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 Advertising signs and hoardings, except where located within **Precinct 9 South Terrace** or the area shown on [Concept Plan Map Alex/6 - District Centre Expansion \(Strathalbyn\)](#), should:
 - (a) contain a total face area not exceeding 1.5 square metres
 - (b) not be freestanding nor mounted above the roofline of the supporting building.
- 6 Within the area shown on [Concept Plan Map Alex/6 - District Centre Expansion \(Strathalbyn\)](#), advertising signs and hoardings should:
 - (a) have a maximum advertisement area of no more than 10 square metres on each face
 - (b) in the case of a freestanding sign, be not more than 6 metres in height above natural ground level.

- 7 Vehicle parking should be provided in accordance with the rates set out in [Table Alex/2 - Off Street Vehicle Parking Requirements](#).

Land Division

- 8 Land division should create allotments with an area of at least 450 square metres other than where an allotment is to contain a heritage place identified in [Table Alex/5 - Local Heritage Places](#) or in [Table Alex/6 - State Heritage Places](#), and it will result in the heritage place forming a separate premises with independent access, car parking and service yard area.
- 9 Land division should maintain the traditional pattern and scale of allotments in the area.
- 10 Land division which results in an increase in the number of allotments should only occur where it can be demonstrated that it will not be detrimental to the integrity of an item or heritage place identified in [Table Alex/4 - Contributory Items](#), [Table Alex/5 - Local Heritage Places](#) or in [Table Alex/6 - State Heritage Places](#), or an historic conservation area and the resulting allotment pattern will satisfactorily accommodate new development of a form which will reinforce and complement the heritage character of the area.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 5 Angas River and Soldiers Memorial Garden

- 11 Development should be primarily of a civic or recreational nature with minimal impact upon the existing layout and form of the precinct.
- 12 Non-traditional materials such as rendered sheet, metal posts, concrete walls and prodeck should not be used.
- 13 Existing mature trees should be retained.

Precinct 6 Dawson Street

- 14 Development should be primarily for retail and related business activities together with some tourist activities.
- 15 Development in the form of shops should not occur on the southern side of South Terrace.
- 16 Development should be carried out in accordance with the concepts shown on [Concept Plan Map Alex/6 - District Centre Expansion \(Strathalbyn\)](#) and should:
- (a) retain and be integrated with existing buildings of historic significance shown
 - (b) be designed to minimise the visual impact of a large building on the West, South and Albyn Terraces and the Dawson Street streetscapes
 - (c) utilise materials, colours and design elements to complement existing historic buildings.
- 17 Development other than retailing, business or civic uses should not be undertaken on Dawson Street or Albyn Terrace.
- 18 Development of land east of Rankine Street with frontage to the Angas River should provide a focus for mixed use development including tourist accommodation, offices and consulting rooms and/or small-scale retail outlets that incorporate frontage and linkage to the linear park.
- 19 Non-traditional materials such as rendered sheet, metal posts, concrete walls and prodeck should not be used.

- 20 Existing mature trees should be retained.
- 21 Development of the Mill property at the corner of Dawson Street and Mill Street, and the Strathalbyn Railway Station buildings south of South Terrace, should be a focus for tourist-related activities including art gallery, food and wine tasting, museum, accommodation and/or visitor centre.

Precinct 7 High Street

- 22 Development should be primarily for a range of small-scale retail, office, consulting room, commercial, tourist, community and cultural facilities.
- 23 Development fronting High Street should be of a commercial/service or tourist nature with some residential development, which may be in association with commercial functions, in order to maintain vibrancy and activity.
- 24 Tourism accommodation should preferably involve the restoration and re-use of existing heritage buildings, with any new development being of a scale and form sympathetic to the historic character of the locality.
- 25 Development should be low scale complementing the existing buildings with more significant structures fronting corners creating landmark development which should not overpower the existing development.
- 26 Non-traditional materials such as rendered sheet, metal posts, concrete walls and prodeck should not be used.
- 27 Existing mature trees should be retained.
- 28 Signage should incorporate simple fonts that are consistent with the early era and not include bright colours or internal illumination.
- 29 Signage should be limited and be designed to minimise the visual impact of the sign on the character of the locality.

Precinct 8 High Street South

- 30 Development should be primarily for a range of medical, community and professional services including consulting room, hospital, nursing home, supported and tourist accommodation and small scale retail and office.
- 31 Buildings should not exceed two storeys in height.

Precinct 9 South Terrace

- 32 Development should be primarily for a range of retail, commercial and services premises.
- 33 The area of the precinct east of East Terrace should be developed for commercial activities consistent with [Concept Plan Map Alex/15 - Residential Growth \(Strathalbyn\)](#).
- 34 Buildings should not exceed two storeys in height.
- 35 Buildings located within 8 metres of South Terrace should have a showroom component that incorporates glass display windows.
- 36 A landscape buffer or fencing should be provided along the railway line to screen rear storage areas.
- 37 Landscaping areas should be established in a manner that will enhance the appearance of the policy area when viewed from South Terrace or along the Railway Line.

38 Advertising signs and hoardings should:

- (a) not cover more than 20 per cent of the total surface area of a wall oriented towards a public road or public reserve
- (b) in the case of a freestanding sign, be not more than 6 metres in height above natural ground level.

PROCEDURAL MATTERS

Complying Development

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

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

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

- (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
- (b) the development is located inside any of the following area(s):
 - Precinct 3 Goolwa Village
 - Precinct 4 Main Street
 - Precinct 6 Dawson Street
 - Precinct 7 High Street
 - Precinct 9 South Terrace
- (c) the building is not a State heritage place
- (d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space
- (e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
 - (i) all of the following:
 - (A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
 - (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions
 - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
- (f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):
 - (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road
 - (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

- (g) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Alex/2 - Off Street Vehicle Parking Requirements](#) to the nearest whole number, except in any one or more of the following circumstances:
- (i) the building is a local heritage place
 - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved
 - (iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding where it is located within Goolwa Centre Policy Area 3 - Precinct 1 Bulky Goods or Precinct 2 Civic Focus and it includes one or more of the following: <ul style="list-style-type: none"> (a) it is flashing or animated (b) it is roof mounted and projects above the roof line (c) it is parapet mounted and projects above the top of the parapet. 	
Community centre where located within Goolwa Centre Policy Area 3 - Precinct 1 Bulky Goods or Precinct 3 Goolwa Village	
Dwelling	Except where (a) or (b) applies: <ul style="list-style-type: none"> (a) it is in conjunction with a non-residential development (b) it is an extension to an existing residential building.
Education establishment where located within Goolwa Centre Policy Area 3 - Precinct 1 Bulky Goods, Precinct 3 Goolwa Village or Precinct 4 Main Street	
Fuel depot	
Horticulture	
Hotel where located within Goolwa Centre Policy Area 3 - Precinct 1 Bulky Goods or Precinct 2 Civic Focus	
Indoor recreation centre where located within Goolwa Centre Policy Area 3 - Precinct 1 Bulky Goods, Precinct 3 Goolwa Village or Precinct 4 Main Street	

Form of development	Exceptions
Industry	
Major public service depot	
Motel where located within Goolwa Centre Policy Area 3 - Precinct 1 Bulky Goods, Precinct 3 Goolwa Village or Precinct 4 Main Street	
Motor repair station where located within Goolwa Centre Policy Area 3 - Precinct 2 Civic Focus, Precinct 3 Goolwa Village or Precinct 4 Main Street or within Strathalbyn Centre Policy Area 4	
Residential flat building	Except where (a) or (b) applies: (a) in conjunction with a non-residential development (b) it is located within Strathalbyn Centre Policy Area 4, Precinct 8 High Street South.
Road transport terminal	
Service trade premises where located within Goolwa Centre Policy Area 3 - Precinct 2 Civic Focus, Precinct 3 Goolwa Village or Precinct 4 Main Street	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Demolition of a contributory item or non-listed building within Strathalbyn Centre Policy Area 4 - Precinct 5 Angas River and Soldiers Memorial Garden, Precinct 6 Dawson Street or Precinct 7 High Street.	Demolition of a local heritage place within Strathalbyn Centre Policy Area 4 - Precinct 5 Angas River and Soldiers Memorial Garden, Precinct 6 Dawson Street or Precinct 7 High Street.

Industry Zone

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

OBJECTIVES

- 1 A zone primarily accommodating a wide range of industrial, warehouse, storage and transport related land uses.
- 2 Development that contributes to the desired character of the zone
- 3 Allotments of a size and configuration that promote the efficient use of land.

DESIRED CHARACTER

Industrial activities are vital to the long-term economic and social health of the Strathalbyn and Goolwa townships. The zone will accommodate a range of large to medium scale industrial uses and activities, including general, light and service industries that are required to service the towns and surrounding districts. The establishment and scale of office and retail development will be limited to that which complements and is ancillary to industrial activities.

The release of appropriate industrial land is important for accommodating the growth of existing industrial operations as well as providing for new businesses, particularly within the Strathalbyn area. The further division of land will be undertaken in a coordinated manner that maximises the use of land for industrial purposes and ensures that allotments are of adequate size and shape to cater for the variety of industrial activities anticipated within the zone.

The form of industrial use will be considered in the context of the expected impact on the surrounding amenity, particularly in those areas adjacent to residential and rural living zones. It is expected that general industry activities will be located away from the boundaries of the zone while other low impact industrial activities will be preferred towards the perimeter of the zone and at the interfaces with adjacent sensitive land uses.

The approaches to the township of Strathalbyn are visually attractive and play a key role in displaying the rural character of the area. It is envisaged that any development will be screened by a comprehensive landscaped buffer to enhance the appearance of the land from the primary approaches. This is particularly important adjacent to the boundaries of Dry Plains Road, Nine Mile Road and Callington Road at Strathalbyn. Similarly, the interface with residential land uses will also be carefully screened with densely planted trees and shrubs, particularly those properties with frontage to Gundagai Street at Goolwa.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - industry
 - motor repair station
 - office in association with and ancillary to industry
 - road transport terminal
 - store
 - transport depot
 - transport distribution
 - warehouse.

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

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Development should be undertaken in accordance with the concepts shown on [Concept Plan Map Alex/8 - Industry Expansion \(Strathalbyn\)](#).
- 5 Development should be set back at least 8 metres from any road frontage, except where fronting a road identified in [Table Alex/1 - Building Setbacks from Road Boundaries](#) or on *Overlay Maps - Transport*.
- 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 Industrial and commercial development located on land adjoining another zone should establish a buffer adjacent the zone boundary that is planted with trees and shrubs. The width of the buffer should be:
- (a) no less than 10 metres for land within the Strathalbyn township
 - (b) no less than 5 metres for land elsewhere.
- 8 Buildings should occupy no more than 50 per cent of the area of any allotment.
- 9 Retail and office development should not occupy more than 150 square metres and should only occur in association with an industrial development.
- 10 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.
- 11 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.
- 12 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
 - (e) an advertising display that covers more than 10 per cent of the total surface area of a wall orientated to a public road or reserve
 - (f) more than one freestanding structure per site, and provided it does not exceed 6 metres in height.

Land Division

13 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 20 metres
- (d) provide for large floor plate enterprises such as major logistics, high technology and/or research and development related uses.

Strathalbyn Enterprise Policy Area 5

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

OBJECTIVES

- 1 A policy area that provides a focus for commercial and light industrial businesses and support/value adding to primary industries in the Strathalbyn region.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area is intended to be the centre for new businesses of a commercial and light industrial nature with support and services to primary industries. The desired uses include education and training, laboratories and research facilities, farm equipment display sales and service, service trades premises, storage and warehousing, and motor vehicle related trade and services. The area is also intended to attract tourists and increase visitation with the making and sale of products by craft industries, the preparation and sale of food and other local produce. Moreover, the area will act as an events venue for farm machinery demonstration and field days. The Strathalbyn Greyhound and Harness Racing Track would continue as long as the venue and activities remain viable. The additional activities are intended to complement the track operations.

The development of the policy area is to be in accordance with an integrated plan covering land use activities areas, built form, vehicular access, movement, loading and unloading areas, car parking and landscaping.

Buildings will be up to two storeys in height with adaptable design solutions that utilise durable materials featuring steel, sheet metal, timber and masonry construction. The design and locations of buildings, outdoor activity areas, vehicular movement and landscaped areas will have regard to local climatic conditions by integrating energy, water and biodiversity conservation measures.

A 20 metre wide landscape strip featuring local endemic plant species is to be provided on the eastern and northern boundaries of the policy area to provide a visual screen between the commercial and light industrial activities and the adjoining residential areas. Co-ordinated promotional and directional signage would be important in unifying and presenting the policy area as an Enterprise Centre.

The location of larger scale commercial activities and new business enterprises are supported.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - car wash (including other machinery)
 - education and training establishment
 - farm equipment sales and services
 - farm and home produce market
 - laboratories
 - light industry
 - motor repair station
 - offices
 - petrol filling
 - public service depot
 - research facilities

- service industry
- service trade premises
- store
- warehouse.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should be undertaken in accordance with [Concept Plan Map Alex/8 - Industry Expansion \(Strathalbyn\)](#).

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dwelling	
Educational establishment	Except where: (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: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Pre-school	
Place of worship	
Shop or group of shops	Except where the gross leasable area is less than 150 square metres.
Special industry	
Tourist accommodation	

Public Notification

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

Light Industry Zone

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

OBJECTIVES

- 1 A zone accommodating a range of light industrial, storage and warehouse land uses.
- 2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

It is expected that land within the zone will be developed for light industry and service industry uses that are compatible with adjoining residential development having regard to noise, odour, air pollution, hours of operation and traffic volumes generated. Development will result in the efficient use of the land and improve the amenity of the locality.

The height and scale of development will be low rise in nature and be designed with a bulk, height and intensity to minimise adverse impacts on the amenity of the adjoining land, buildings and the streetscape. Landscaping will form an integrated part of development in order to enhance the appearance of land and buildings and protect the visual amenity of the locality.

Office development is appropriate within the zone provided it is in association with an approved industrial land use located on the same allotment. Development on land adjacent to residential and rural living zones will include a landscaped buffer to the adjoining residential development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - light industry
 - office in association with and ancillary to industry
 - service industry
 - store
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Advertisements and advertising hoardings should not include any of the following:
 - (a) flashing or animated signs
 - (b) bunting, streamers, flags, wind vanes and similar
 - (c) roof-mounted advertisements projected above the roofline
 - (d) parapet-mounted advertisements projecting above the top of the parapet.

- 5 Buildings should occupy no more than 50 per cent of the area of any allotment.
- 6 Retail and office development should not occupy more than 150 square metres and should only occur in association with a form of development envisaged in the zone.
- 7 Industrial and commercial development should be located more than 5 metres from the perimeter of the zone and landscaping, including trees and shrubs, should be established between the building and the boundary.

Land Division

- 8 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 20 metres.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dairy	
Dwelling	
Educational establishment	
General industry	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Nursing home	

Form of development	Exceptions
Office	Except where: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Place of worship	
Pre-school	
Residential flat building	
Shop or group of shops	Except where it is not a restaurant and its gross leasable area is less than 150 square metres.
Special industry	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	
Waste reception, storage, treatment or disposal other than in the form of a recycling collection depot	
Wrecking yard	

Public Notification

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

Open Space Zone

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

OBJECTIVES

- 1 A zone:
 - (a) in which the open space character is preserved to provide a visual contrast to the surrounding urban area
 - (b) comprising open space that accommodates a range of public and private activities in an open and natural setting, including:
 - (i) passive and active recreation land uses
 - (ii) habitat conservation and restoration.
- 2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

It is envisaged that development within the zone will be primarily for community, recreation and visitor facilities of an open nature associated with dedicated community spaces and the recreational and tourist related use of the River Murray. There are opportunities for developing high quality tourist and recreation facilities such as the further enhancement of Amelia Park, a public riverside trail and an expanded public marina. Tourist accommodation, dining and entertainment facilities will be limited to the **Goolwa Wharf and Surrounds Policy Area 6** only. Light industrial development will also be limited to existing facilities and only where associated with repairing, maintaining, cleaning and finishing of boats and other waterborne craft.

Views of the River Murray are of great importance in the zone. It is expected that development will be open in nature, avoiding large bulky structures and allow unrestricted access to the public waterfront. Where buildings and vegetated areas are appropriate, development will maintain important views of the river from roads and developed areas through appropriate siting, size, scale and character. Buildings in particular will be limited to one storey with low profile rooflines unless otherwise stated in a policy area. Slender masts or towers associated with boating activity or architecture that has a river theme are appropriate above the general low building form. Development within the zone will be accompanied by native landscaping in order to reduce the visual impact of structures within the locality.

It is expected that development will provide adequate off-street car parking to minimise parking on road reserves. Sharing of parking areas is encouraged where peak times of use do not conflict, as is the linking of parking areas and consolidation of access points to reduce the potential conflicts with pedestrian and bicycle movement through the zone, as well as prevent disruption to the free flow of traffic on Barrage Road.

Signage within the zone will be limited to directional, information and tourist signage of a size, colour, shape and material that enhances the character of the locality.

Land located in **Strathalbyn Recreation and Community Policy Area 33** will accommodate a range of compatible sport, recreation, flexible open space, events, tourist, and community facilities, capable of adapting and responding to current and future community needs.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - conservation work
 - outbuilding associated with open space maintenance
 - playground
 - recreation area
 - sporting club facility
 - structure associated with a public facility such as car parking, picnic/barbeque area, shelter and toilet.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Industrial development, other than light industry associated with repairing, maintaining, cleaning and finishing of boats or other waterborne craft, should not be undertaken.
- 4 Development should allow for unstructured passive and active recreation.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Development should only occur where it is integral to the aesthetic, recreation or tourism function of the zone.
- 7 Buildings should be:
 - (a) restricted in size and number
 - (b) sited so as not to detract from the open natural character of the zone
 - (c) constructed of materials which blend with the landscape
 - (d) no higher than 6 metres in height from the natural ground level, unless in the form of a slender mast or tower.
- 8 Development should ensure co-ordinated design with an emphasis on the creation of pedestrian areas.
- 9 Development should maintain free and unrestricted access for the public to the waterfront and adjoining developments within and adjacent to the zone.
- 10 Landscaped buffers should be provided around the perimeter of recreation or sporting facilities.
- 11 Landscaping should comprise locally indigenous species and incorporate existing remnant vegetation.

Land Division

- 12 Land division should not be undertaken except where:
 - (a) it will facilitate the development of an envisaged use in the zone or policy area
 - (b) no additional allotments are created within **Goolwa Wharf and Surrounds Policy Area 6**.

Goolwa Wharf and Surrounds Policy Area 6

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

OBJECTIVES

- 1 A policy area providing a focus for tourism, visitor, community, cultural, entertainment, and educational facilities in Goolwa.
- 2 Promotion and development of the policy area as an historic river port through the conservation of buildings and places of local heritage significance and through sympathetic new buildings, landscaping and other works.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This area is arguably the most historic part of Goolwa and a focus for major tourist investment. There are historical and traditional activities in this waterfront area which are an important part of Goolwa's past. It is envisaged that its role as a focus for tourism and cultural activities will continue and be reinforced via the enhancement of the waterfront through selective redevelopment and upgrading of tourist, water related and open space areas.

It is envisaged that tourist visitation will increase as facilities develop in a manner that retains and sensitively expands the historical wharf area to accommodate river trade, tourism, dining, entertainment and other recreational activities that are compatible with and build on the historic river port character and image of the locality.

Buildings and development within that part of the policy area comprising the wharf and railway station will relate primarily to wharf and river activities. Low-intensity tourist accommodation enhance the quality and range of accommodation available to local tourists, such as bed and breakfast facilities or serviced apartments, are appropriate within the policy area and will be limited to properties with frontage to Hays Street.

It is expected that development will reflect and strengthen the strong historical associations with colonial river trade and railways and the heritage buildings these activities generated, by utilising building designs, shapes and materials compatible with these heritage buildings and evocative of the locality's history and physical relationship to the River Murray and town centre. The incorporation of masts or slender towers characteristic of, or associated with, historic river activities is appropriate in building design or public spaces.

Development in that part of the policy area bounded by Hays Street, Porter Street, Admiral Terrace and Goyder Street will be similar in character and scale to development along Cadell Street within the **District Centre Zone**.

Development between Goyder Street and Cutting Road will maintain a generally open nature by careful attention to the siting, scale and articulation of buildings and integration with existing and proposed areas of open space and vegetation.

That part of the policy area north of Cutting Road will be consolidated as an area of cohesive and intimate 'village' character and high visual interest through the careful interrelationship and compatible design of building forms, pedestrian paths, landscaping, car parking areas and vehicular access points.

Development on the scarp overlooking the historic wharf area is expected to be carefully sited with particular attention given to the composition and modelling of building forms and facades to create attractive buildings which provide a functional and visual transition to the waterfront.

The anticipated increase in visitor and tourist activity in the policy area will also increase pedestrian activity and pressure for car parking. Care will be given to the design and location of development to ensure that vehicular and pedestrian access routes and car parking areas do not conflict. Consideration will be given to maximising the sharing of facilities to prevent large expanses of car parking, as well as improving pedestrian connections to the **District Centre Zone** and other neighbouring areas.

Outdoor advertising signs will be limited to those of a size, design and colours which are compatible with the historic character of the area.

The policy area is covered by the **Goolwa State Heritage Area**, as shown on the *Overlay Maps - Heritage*, which introduces additional controls over development in order to protect important historic elements of Goolwa's early settlement. Reference must also be made to the objectives and principles of development control under 'Goolwa State Heritage Area' and 'Heritage Places' in the General Section to have a full understanding of the policy framework affecting development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - dining and entertainment facilities
 - tourist accommodation
 - tourist, visitor and cultural education and interpretation facilities.
- 2 Properties with frontage to Hays Street should be developed for low-intensity tourist accommodation such as bed and breakfast facilities or serviced apartments.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Development should retain the Norfolk Island pine trees and integrate them within landscaping areas.
- 5 Development of large freestanding signs, animated or internally illuminated signs, or signs mounted above rooflines should not be undertaken.

Strathalbyn Recreation and Community Policy Area 33

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

OBJECTIVES

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

DESIRED CHARACTER

Development will promote good design of the built form and public realm within an open landscape setting. Development will maintain or enhance the amenity of the approach to the Strathalbyn township and be designed to create a physical environment that promotes linkages between complementary uses and establishes logical and safe pedestrian and vehicular circulation and movement within the area.

The policy area will include an education and training precinct with a range of uses such as training centre, community gardens, and limited roadside or on-site sales of primary produce.

Tourist accommodation in the form of a caravan park, camping ground or space for recreational vehicles is an appropriate temporary use. The holding of animals for community purposes such as for events, training, and shows, rather than as a form of intensive animal keeping, is envisaged in the policy area.

Development that is sited and designed to minimise any potential conflict with on-site and surrounding land uses and so as not to unreasonably encroach on or compromise the viability of existing activities. An open space buffer of 20 metres will be provided to surrounding land uses.

Existing mature vegetation, watercourses and landscape values are to be protected and enhanced. Landscaping will be provided to improve the attractiveness of the site having appropriate regard to indigenous species and adequate bushfire prevention measures.

Opportunities for the creation of additional allotments is limited and, if required, they are to be directly linked to the appropriate separation of community and recreational land uses. Land division for residential purposes is not appropriate.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - camping area
 - car parking
 - caravan park
 - clubroom associated with a sports facility
 - community centre
 - community hall

- educational establishment
 - emergency services facility
 - entertainment, cultural and exhibition facility
 - indoor recreation centre
 - lighting for night use of facilities
 - meeting hall
 - office associated with community or recreation facility
 - playground
 - recreation area
 - shops or groups of shops ancillary to recreation development
 - showground
 - sports ground and associated facility
 - theatre
 - special event
 - spectator and administrative facilities ancillary to recreation development
 - swimming pool
 - toilets.
- 2 A shop or group of shops should only be developed where it achieves both (a) and (b):
- (a) it is ancillary to recreation and sport development
 - (b) the total gross leasable area is 80 square metres or less.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Land uses and activities should be designed and sited to minimise the impact and not jeopardise the continuance of other co-located land uses.
- 5 Roadside or on-site sales of primary produce should only occur where they are ancillary and incidental to the principal use of the land and not for the purpose of general retailing.
- 6 Development involving new built form or hard paved parking or display areas should incorporate landscaping, which is appropriate to the site and enhances the visual attractiveness of the locality.
- 7 Development should contribute to the provision of a safe and convenient internal road and path network, including signage, which facilitates logical vehicular circulation and movement, and encourages walking and cycling within the area. through the provision of and attractive routes with connections to adjoining streets, paths, open spaces, schools, pedestrian crossing points on arterial roads, public and community transport stops and activity centres.

Land Division

- 8 No additional allotments should be created wholly or partly within the policy area, unless in association with the envisaged recreation and community land uses.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Educational establishment	Except where it is located within the Strathalbyn Recreation and Community Policy Area 33 .
Fuel depot	
Horticulture	Except where it is located within the Strathalbyn Recreation and Community Policy Area 33 .
Hospital	
Hotel	
Industry	Except where it is in the form of (a) or (b): (a) light industry associated with repairing, maintaining, cleaning and finishing of boats and other waterborne craft (b) service industry related to the production of goods servicing tourists and visitors.
Intensive animal keeping	
Land division	Except where (a) or (b) apply: (a) no additional allotments are created partly or wholly within the zone (b) it is located within the Strathalbyn Recreation and Community Policy Area 33 and is in association with and/or ancillary to a recreation and community use.
Motel	Except where it is located within the Goolwa Wharf and Surrounds Policy Area 6 .
Motor repair station	
Nursing home	
Office	Except where in association with recreation or community facilities.
Petrol filling station	
Place of worship	
Pre-school	

Form of development	Exceptions
Prescribed mining operations	
Public service depot	
Residential flat building	
Restaurant	<p>Except where (a) or (b) apply:</p> <ul style="list-style-type: none"> (a) it is located within the Goolwa Wharf and Surrounds Policy Area 6 (b) it is located within the Strathalbyn Recreation and Community Policy Area 33 and is in association with and/or ancillary to a recreation and community use.
Road transport terminal	
Service trade premises	
Shop or group of shops	<p>Except where (a) or (b) or (c) apply:</p> <ul style="list-style-type: none"> (a) it is located within the Goolwa Wharf and Surrounds Policy Area 6 (b) it is located outside of the Goolwa Wharf and Surrounds Policy Area 6 and it has a gross leasable area less than 80 square metres (c) it is located within the Strathalbyn Recreation and Community Policy Area 33 and is in association with and/or ancillary to a recreation and community use and of a size not exceeding 80 square metres.
Stock sales yard	
Stock slaughter works	
Store	<p>Except where it is located within the Strathalbyn Recreation and Community Policy Area 33 and is in association with and/or ancillary to a recreation and community use.</p>
Tourist accommodation	<p>Except where (a) or (b) apply:</p> <ul style="list-style-type: none"> (a) it is located within the Goolwa Wharf and Surrounds Policy Area 6 (b) it is located within the Strathalbyn Recreation and Community Policy Area 33 and one of the following applies: <ul style="list-style-type: none"> (i) it is in the form of a temporary camping area in association with an event (ii) it is a caravan park used for the temporary parking of recreational vehicles only.
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Primary Production Zone

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

OBJECTIVES

- 1 The long term continuation of primary production.
- 2 Economically productive, efficient and environmentally sustainable primary production.
- 3 Allotments of a size and configuration that promote the efficient use of land for primary production.
- 4 Protection of primary production from encroachment by incompatible land uses and protection of scenic qualities of rural landscapes.
- 5 Accommodation of wind farms and ancillary development within **Precinct 46 Wind Farms**.
- 6 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The zone covers the majority the Council area and includes a number of important ecologically and visually sensitive locations that are of importance to the region, including a number of Conservation Parks. The zone is intended to sustain ongoing farming, agricultural and horticultural activities supportive of its role in servicing the primary production role of Adelaide and the Fleurieu Peninsula. It is important that development does not compromise the viability of these envisaged activities. There are some opportunities for allied agricultural industries and tourism related activities to help diversify the economy of the zone where identified within policy areas.

It is important that development maintains the established rural character of the zone which is derived from open farmland and horticulture areas along with stands of native vegetation set within an undulating terrain. Dwellings and buildings remain scattered within this rural landscape and remain ancillary to the envisaged use of the zone.

The zone also includes five policy areas and in some cases precinct areas and or region policies apply, which may include area specific policy in relation to envisaged forms of development.

Langhorne Creek Region

Langhorne Creek Region policies also apply in selected parts of two policy areas, the **Flood Policy Area 7** and **Mount Lofty Ranges Policy Area 9**. The Langhorne Creek Region is shown in [Concept Plan Map Alex/22 – Langhorne Creek Region](#), [Concept Plan Map Alex/23 – Langhorne Creek Region](#) and [Concept Plan Map Alex/24 – Langhorne Creek Region](#). The spatial extent of this area corresponds with the registered Langhorne Creek Wine Region geographic area boundary except where modified to exclude urban zones affecting the Langhorne Creek and Milang settlements, the **Conservation Zone** along the southern extremity of the wine region and **Precinct 10 Langhorne Creek Flood Area**.

It is an area within the zone where limited opportunities for the creation of additional allotments is envisaged. Additional allotment creation will be directly linked to horticultural and or viticultural opportunities arising from access to a water supply suitable for irrigation. Where additional allotments are created, there will be a requirement to demonstrate access to a suitable water supply to each resultant allotment for more intensive horticultural or viticultural purposes envisaged in the Langhorne Creek Region. An increase in residential development potential in the Langhorne Creek Region is not envisaged as a consequence of allotment creation.

To the extent of any inconsistency with zone or policy area provisions, the Langhorne Creek Region provisions will prevail, particularly in relation to additional allotments and the relinquishing of residential development opportunities arising from creating additional allotments that satisfy the minimum area requirements.

Residential development opportunities in the Langhorne Creek Region in the form of a detached dwelling, where such residential development is envisaged under the policy area or precinct provisions, may occur on an allotment resulting from land division involving boundary realignments, provided the allotments affected by the boundary are not 'additional allotments' created through the division of land (such as the division of a 20 hectare allotment into two 10 hectare allotments) which occurred after the introduction of the Langhorne Creek Region Concept Plan.

Precinct 46 Wind Farms

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 precinct and constitute a component of the precinct's desired character. These facilities will need to be located in areas where they can take advantage of the natural resource upon which they rely and, as a consequence, components (particularly turbines) may need to be:

- located in visually prominent locations such as ridgelines
- visible from scenic routes and valuable scenic and environmental areas
- 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 policy regarding renewable energy facilities, these visual impacts are to be accepted in pursuit of benefits derived from increased generation of renewable energy.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - commercial forestry (except where located within the **Hindmarsh Island Rural Policy Area 8**)
 - dairy farming (except where located within the **Hindmarsh Island Rural Policy Area 8**)
 - farming
 - horticulture (except where located within the **Hindmarsh Island Rural Policy Area 8**)
 - tourist accommodation (including through the diversification of existing farming activities and conversion of farm buildings) (except where located within the **Flood Policy Area 7**)
 - wind farms and ancillary development where located within **Precinct 46 Wind Farms**
 - wind monitoring mast and ancillary development where located within **Precinct 46 Wind Farms**.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site, and should be developed where:
 - (a) it has a direct relationship with primary production
 - (b) it is unlikely to limit or inhibit the use of adjoining land for primary production
 - (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality

- (d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons
 - (e) the use would be inappropriate within a township
 - (f) the capacity of the infrastructure, including roads, is capable of supporting the use without detriment to existing users.
- 4 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.
- 5 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.

Form and Character

- 6 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.
- 7 Development should provide an access way of at least 3 metres wide that provides access for emergency vehicles to the rear of the allotment.
- 8 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.

On-farm Rural Produce Sales

- 9 On-farm sales of primary produce is envisaged in the zone except in the following areas:
- (a) **Precinct 10 Langhorne Creek Flood Area**
 - (b) **Precinct 13 Currency Creek**
 - (c) **Precinct 14 Landscape**
 - (d) **Hindmarsh Island Policy Area 8**
 - (e) **Port Elliot West Rural Policy Area 10**
 - (f) **Port Elliot West Community Policy Area 32.**
- 10 On-farm sales of primary produce sourced from the subject allotment and/or processed on the subject allotment may occur provided that:

- (a) the retail 'farm gate' sales remain ancillary and incidental to the principal horticultural, farming or processing use of the land, and is not for the purpose of general retailing
- (b) it occurs primarily within existing buildings or structures and where the location of the proposed activity will not result in an unreasonable impact on the amenity of habitable buildings on adjacent allotments
- (c) the total area on the allotment for the sale and display of primary produce and/or related goods does not exceed 50 square metres
- (d) where a new building is proposed:
 - (i) it is not located in **Flood Policy Area 7**
 - (ii) it is sited within 15 metres of an existing dwelling or farm building on the allotment
- (e) the design of the building or building addition is single storey and is not of a height greater than 5 metres above the natural ground level and has external materials which are in keeping with existing farm buildings
- (f) the site has an existing direct access from a public road, such that no additional crossover in the road reserve is required to accommodate the use, and is connected to an internal access road:
 - (i) which allows for the forward entry and exit of all vehicles generated by the existing and proposed use of the allotment
 - (ii) which is designed, or can be easily modified without extensive excavation and or filling of the land, to accommodate the forward entry and exit of all vehicles generated by the existing and proposed use of the allotment
- (g) there is sufficient area for on-site parking such that there is no increase in the risk of visitors parking in the road reserve arising from traffic generated by the sale of goods on the land
- (h) signage dimensions, overall height and the number of signs are designed and located to minimise undesirable impact on the visual amenity of the area and potential unreasonable impact on road or driver safety, and:
 - (i) may be in the form of a moveable or portable sign so that it is easily removed periodically, or when produce is not in season, or when trading does not occur
 - (ii) be integrated with an existing sign on the allotment provided the area of the advertisement does not exceed 2 square metres nor have a dimension greater than 2 metres
 - (iii) be an additional sign provided it does not result in more than two signs on the allotment and each sign has an advertisement area that does not exceed 2 square metres nor have a dimension greater than 2 metres
 - (iv) the finished height from ground level is not greater than 2.5 metres
 - (v) no fixed sign is constructed in a road reserve
- (i) development involving new built form or hard paved parking or display areas includes native landscaping, appropriate to the site and locality, to enhance the appearance of the site.

Land Division

- 11 The division of land should not create additional allotments wholly or partly within the zone, other than where envisaged in the relevant policy area, precinct provisions or, where applicable, in accordance with the Langhorne Creek Region provisions.

12 Boundary realignments should only occur where the following are achieved:

- (a) each resulting allotment:
 - (i) can satisfactorily accommodate an envisaged land use consistent with each allotment's land capability and quality and quantity of water supply
 - (ii) is of an area and dimensions that facilitate the orderly development and use of the land
 - (iii) provides an area suitable for the siting of structures and outbuildings and associated services and infrastructure where visual and environmental impacts and modification of the land form will be minimal
 - (iv) has a frontage to an existing constructed all weather public road in order to provide vehicular access, or where the public road reserve is not constructed to an all weather standard, the road is constructed or upgraded to provide all weather access to each allotment at no cost to Council
 - (v) does not require the creation of a new public road reserve
 - (vi) does not create conditions that require access via rights of way, new private roads or the creation of additional hammerhead allotments
- (b) where three or more allotments are affected:
 - (i) any resulting smaller allotments (including smaller allotments that do not contain a dwelling) are clustered together or otherwise grouped with any existing adjoining smaller allotments in the locality
 - (ii) any resulting smaller allotments that do not retain any established farming or horticultural land uses (whether or not the smaller allotments contain a dwelling), are not less than 1 hectare and not greater than 2 hectares (excluding that portion of land that represents the larger balance of the land affected by the division to be retained in one or more larger allotments)
 - (iii) the more productive farming or horticultural land forms the balance or larger portion of the remaining allotment or allotments, rather than a smaller allotment occupying higher quality agricultural land (unless the smaller allotment defines the site of an existing productive rural enterprise to be retained in a single certificate of title)
- (c) where no dwelling exists on an allotment, each resultant allotment contains a site for a dwelling that satisfies the following:
 - (i) the site is not located in areas subject to inundation by a 1-in-100 year return period flood event or sited on landfill which would interfere with the flow of such flood waters
 - (ii) the site has sufficient area to accommodate an approved waste treatment system
 - (iii) the site is located so that it will not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse
 - (iv) the site is located so that it will not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent water table less than 1.2 metres
 - (v) the site is located so that it will not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event
 - (vi) the site is located at least 25 metres from any watercourse

- (vii) is not less than 40 metres from an allotment boundary and in the case of an allotment boundary fronting a public road, the dwelling site is setback at least 40 metres or otherwise in accord with [Table Alex/1 - Building Setbacks from Road Boundaries](#), where expressed for a particular road or policy area
- (d) where a resultant allotment contains a dwelling:
 - (i) the allotment is not less than 1 hectare in area
 - (ii) the dwelling is setback not less than 40 metres from a resultant allotment boundary (but not including an existing public road boundary)
- (e) not more than one dwelling is retained on any resulting allotment (except in the case of an approved second dwelling which is dependent on and connected to a single effluent management system).

PRECINCT SPECIFIC PROVISIONS

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

Precinct 46 Wind Farms

- 13 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.

Flood Policy Area 7

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

OBJECTIVES

- 1 Limited development in recognition of the hazards associated with flood events, minimising additional structures and changes to existing natural ground levels.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The purpose of this policy area is to maintain existing flood flow-paths through rural land such that flood conditions are not worsened. The preservation of the natural land contours and significant natural features, such as remnant native vegetation, lining the Bremer River and Angas River, is vital.

It is expected, therefore, that development will be limited to that required to maintain and enhance primary production from the land. Residential occupation of land will be limited to where it can be demonstrated that flood hazards are minor.

On-farm rural produce sales are envisaged and are encouraged to be accommodated in existing buildings in order to minimise new built form on flood affected land.

Where an allotment comprises land that is both in and outside of the policy area, site selection for a dwelling or buildings will be located on that part of the allotment that is not subject to any flood hazard.

Fencing will be limited to open post and wire, with a minimum opening of no less than 100 millimetres square. Solid screen fencing around a dwelling for the maintenance of private open space may be appropriate provided it is limited to no further than 10 metres from the outer perimeter of the external walls of that dwelling.

As this policy area is subject to flooding, reference must also be made to the Overlay Maps – Development Constraints.

Langhorne Creek Region

Principles of development control that apply to the Langhorne Creek Region in [Concept Plan Map Alex/22 – Langhorne Creek Region](#), [Concept Plan Map Alex/23 – Langhorne Creek Region](#) and [Concept Plan Map Alex/24 – Langhorne Creek Region](#), affect all of the **Flood Policy Area 7** other than **Precinct 10 Langhorne Creek Flood Area**.

Dwellings will not be established on allotments created through the realisation of the area specific land division policies for the Langhorne Creek Region which facilitate the creation of additional allotments for more intensive forms of primary production.

Where an allotment or allotments affected by a land division (including boundary alignments) include land that is outside of **Flood Policy Area 7**, it is envisaged that the minimum allotment area is achieved within **Flood Policy Area 7**, and where possible, at least 2000 square metres outside of **Flood Policy Area 7** is retained with any new or additional allotment(s) to support any future residential occupation.

Where additional allotments are proposed, there will be a requirement to demonstrate access to a suitable water supply for the intended agriculture or horticultural purpose.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Rural industries and businesses, retail and tourist developments should not be undertaken, or expanded within the policy area, other than where consistent with the zone provisions for on-farm rural produce sales.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 The filling of land for a dwelling or additions to a dwelling should:
 - (a) not extend further than 10 metres beyond the external walls of that building
 - (b) be of good quality material, compacted, and edged as appropriate, to ensure that the material can withstand flood water flows.
- 4 Filling required for outbuildings and ancillary residential purposes should be kept to a minimum and, in respect of driveways, should allow for overtopping by floodwaters in a major flood event.
- 5 Transportable dwellings or dwellings elevated on stumps should include footings that are designed and constructed to withstand water flows and damage from flood debris in a major flood event.
- 6 Levees associated with vineyards or other primary production use should be constructed in a manner that minimises the impact on the characteristics of a flood and, in particular, should satisfy all of the following:
 - (a) be kept to the minimum height and extent required
 - (b) contain areas of similar ground level or, on sloping sites, contain small areas in order to reduce the overall height of levee walls
 - (c) be sited away from major flood flow-paths
 - (d) allow overtopping during major flood events
 - (e) be designed or incorporate devices to allow floodwaters to pass through, and be drained from, the protected land.

Land Division

- 7 The division of land, including boundary realignments, should not affect allotments (either partly or wholly) in **Precinct 10 Langhorne Creek Flood Area**.
- 8 Land division in the form of boundary realignments which affect an allotment or allotments that comprise land wholly or partly within the **Flood Policy Area 7**, should only occur where the following, are achieved:
 - (a) any resultant allotment is only partly within the policy area
 - (b) the realignment is configured to provide for the erection of a future dwelling located outside of the policy area
 - (c) resulting allotments include an area of land located outside of the policy area that is at least 2000 square metres and that area is capable of supporting a dwelling
 - (d) all resulting allotments are at least 40 hectares.

- 9 The division of land should not add to the potential to accommodate an additional dwelling in the policy area.
- 10 Boundary realignments involving land wholly within the policy area should only occur where:
 - (a) the management of the land will be more practical or convenient
 - (b) it will provide for the erection of any future dwellings in conformity with the zone and policy area provisions.

Langhorne Creek Region

The following principles of development control apply to parts of **Flood Policy Area 7** identified as the Langhorne Creek Region in [Concept Plan Map Alex/22 – Langhorne Creek Region](#), [Concept Plan Map Alex/23 – Langhorne Creek Region](#) and [Concept Plan Map Alex/24 – Langhorne Creek Region](#).

- 11 The following forms of development are envisaged in the Langhorne Creek Region:
 - (a) development that enhances primary production and provides opportunities for the expansion of horticulture, while minimising the loss of productive agricultural land through the inappropriate creation of allotments for primarily rural living purposes
 - (b) a range of horticultural activities on existing or new allotments where there is access to an available and reliable water supply.
- 12 Division of land may be appropriate to facilitate more intensive forms of primary production, and should only be undertaken:
 - (a) where the water of sufficient quantity and quality is available to each resultant allotment to sustain the existing or proposed use
 - (b) where the soil structure and land capability classification is appropriate for irrigated horticulture having regard to the resultant allotment size and configuration
 - (c) where adverse impacts on downstream property owners, in terms of water flow and discharge of pollutants, can be avoided
 - (d) on the basis that there will not be an increase in the potential for new dwellings as a consequence of additional allotment creation.
- 13 The division of land resulting in the creation of additional allotments, is envisaged where it facilitates agriculture or horticulture on a range of allotment sizes and other forms of primary production on large holdings. The creation of additional allotments:
 - (a) should not result in any allotment with an area of less than 10 hectares
 - (b) should not result in an existing dwelling being less than 40 metres from an allotment boundary (but not including an existing public road boundary)
 - (c) does not result in additional allotments that contain a dwelling or a valid authorisation for a dwelling.
- 14 Dwellings should not be established on additional allotments created after 7 May 2015 (but not including a replacement dwelling or the alteration of and/or addition to an existing dwelling in accordance with the relevant zone and policy area provisions).
- 15 A dwelling may be established on an allotment in one of the following circumstances:
 - (a) on an allotment existing at 7 May 2015

- (b) on an allotment created after 7 May 2015 resulting from the rearrangement of allotment boundaries provided the affected allotments were existing at 7 May 2015
- (c) the replacement of an existing dwelling, subject to the satisfaction of relevant objectives and principles applying to that form of development in the relevant zone and/or policy area.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 10 Langhorne Creek Flood Area

16 Additional dwellings should not be established within the precinct.

Hindmarsh Island Rural Policy Area 8

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

OBJECTIVES

- 1 Retention of farming land on large allotments for commercial rural uses, with the land being managed and used to ensure that the conservation value of the policy area is protected and preserved.
- 2 The protection of the interface between the rural land uses and any low lying areas or waterways and key areas of habitat.
- 3 Development, including land division, which results in revegetation utilising species indigenous to Hindmarsh Island.
- 4 Development that respects and protects Hindmarsh Island/Kumarangk and surrounding waters in accordance with the traditions and laws of the Ngarrindjeri nation.
- 5 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The majority of the policy area is dedicated to conservation and farming, in the form of dry land cropping and sheep and cattle grazing. It is expected that this will continue to be the dominant land use with limited potential for residential development and land division.

The further division of land is inappropriate within the policy area due to the desire to limit the number of dwellings and people residing within this important environment. However the policy area is not intended to restrict existing land owners from undertaking their existing land uses. Due to the sensitivity of the environment, restrictions on water supply and the uncertainty of its quality, horticultural activities are not appropriate in this policy area.

It is envisaged that land will be retained in large allotments to facilitate a wide range of farming uses. It is expected that development will result in environmental improvement through the encouragement of land owners to become involved in protecting and rehabilitating those parts of their properties that abut or are partly within the **Conservation Zone**. This will involve introducing improvements to grazing practices, fencing off sensitive areas from livestock, revegetation, erosion prevention, eradication and control of noxious weeds and bird management initiatives, along with other sustainable land practices that take into consideration land capability and bushfire prevention.

Limited passive recreation and visitor interpretation facilities may be appropriate provided no clearance of native vegetation is undertaken and the land is conserved in its natural state. Recreation areas and facilities for the needs of visitors will be of a scale and design that is compatible with the particular conservation significance of the policy area or any of its features or sites.

Small-scale tourist facilities in the form of tea rooms, historic displays, souvenir shops, small scale accommodation or other facilities that promote nature education or cultural awareness are appropriate within the policy area provided they promote local produce in the form of art, crafts and food. These facilities will be primarily located within existing buildings or in new buildings clustered to existing dwellings and farm buildings, be single storey in nature and comprise materials and colours that complement the open natural character of the land. Development involving or generating intensive human vehicular, animal or boating activity is not appropriate in the policy area.

The lands and waters of Hindmarsh Island/Kumarangk are very important and culturally sensitive to the Ngarrindjeri nation. They include burial grounds, wetlands/nurseries or breeding areas, midden/living areas, native vegetation, stone arrangements (fish traps), and places of spiritual significance to Ngarrindjeri women and men. The Alexandrina Council has a Kungah Ngarrindjeri Yunnan agreement with the Ngarrindjeri Nation that sets the framework for protection and management of these traditional lands and waters of the Ngarrindjeri.

Precinct 11 Hindmarsh Island North

The precinct currently comprises property fragmentation and diminishing rural returns which is resulting in the demand for consequential residential development. It is a location where land management problems are more evident due to this fragmentation and the existence of absentee land owners.

The area has different soils and topography as well as fewer interconnected wetlands compared to the southern part of the island. However there are some significant woodlands and isolated wetlands as well as the extensive foreshore that are worthy of protection and interconnection. It is due to the environmental significance of these areas that no marinas with associated waterfront housing will be considered and any boat moorings or jetties will be limited to designated sites.

There are limited opportunities for small scale development associated with farm diversification and tourism to occur. In addition there is opportunity to create new rural/residential allotments that utilise existing infrastructure and will not detrimentally affect views of the open rural landscape from Randell Road and the waterways. This development is expected to result in environmental improvement particularly where there is some connection with existing vegetation and wetlands.

Precinct 12 Hindmarsh Island South

The southern portion of Hindmarsh Island contains some of the more significant wetland, waterway and estuary environments thereby being recognised internationally as a place of great value for migratory water birds. Both the foreshore and inland waterways will be protected from development unless required as part of an agreed land management improvement program.

Buildings and structures will be minimised in the policy area and carefully located and designed in such a way that they will not detract from the views obtainable from the mainland, the waterways and designated tourist routes/scenic lookouts. In particular, buildings will be located at least 50 metres from a public road or tourist lookout, sited behind or below the coastal ridgeline so as not to be prominent when viewed from the waterway or Randell Road.

Access roads will be limited to those necessary to serve agricultural development, public utility and recreation facilities.

Portions of the policy area covers land within a Ramsar Wetland Area as identified within *Overlay Maps - Natural Resources*.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- fencing
- detached dwelling within **Precinct 11 Hindmarsh Island North**
- revegetation within **Precinct 11 Hindmarsh Island North**
- directional, identification and/or interpretation signage for conservation management purposes relevant to the policy area that are discrete in size, colour and design
- structures for conservation management purposes
- scientific monitoring structures or facilities
- facilities associated with the interpretation and appreciation of natural and cultural heritage
- small-scale visitor facilities.

- 2 Shop development should be limited to art, craft, souvenir, produce sales or other value adding type development and not for the purpose of general retailing.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Development should be sited in such a way that sand dunes, wetlands, remnant vegetation and significant landforms are maintained in single parcels.
- 5 Development should not impact on the natural topography and physical features including coastal dune systems, tidal inlets, samphire depressions and wetlands, nor key areas such as the southern shoreline and the River Murray 1956 floodplain areas within the policy area.
- 6 Development should retain a buffer between the activity and habitat areas of a width and design that will protect the habitat functions and allow for natural fluctuations of habitat location, with the width being determined by:
 - (a) the size, values and functions of the riparian area
 - (b) the nature of potential threats to its functions and integrity from the specific activity or land use
 - (c) the need to maintain:
 - (i) bank stability
 - (ii) existing water quality
 - (iii) aquatic and wildlife habitats
 - (iv) movement corridors for native animals
 - (v) the long term viability of existing isolated stands of vegetation.
- 7 Electricity and telecommunications lines should be installed underground.
- 8 Dredging should be limited to that necessary for public works.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 11 Hindmarsh Island North

- 9 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 10 The diversification or introduction of other forms of primary production is encouraged provided that it is undertaken with appropriate environmental management systems in place including, but not limited to, the following:
 - (a) fencing off areas of environmental importance in order to exclude livestock
 - (b) revegetation of environmentally important areas in order to establish appropriate linkages for both flora and fauna not only within property boundaries but across property boundaries.
- 11 Development should be undertaken in accordance with [Concept Plan Map Alex/9 - Rural Dwelling Sites \(Hindmarsh Island North\)](#).

- 12 Dwellings should include all of the following:
- (a) a proven quality and quantity of potable and non-potable water supply that does not rely on obtaining a water licence to utilise water from the River Murray
 - (b) an effluent disposal system which will not cause risk to public health and will be located on land above the River Murray 1956 flood level.
- 13 Development involving excavation of prominent cliffs, hill slopes or banks to provide public access should not be undertaken.
- 14 The division of land should not create an additional allotment unless both of the following apply:
- (a) the additional allotment is for the purpose of constructing a new dwelling in accordance with the locations shown on [Concept Plan Map Alex/9 - Rural Dwelling Sites \(Hindmarsh Island North\)](#)
 - (b) all resulting allotments are at least 2 hectares in area and no more than 4 hectare in area.
- 15 Industry, including an ancillary area or display area for sale and/or promotion of goods manufactured in the industry should only be established within the precinct where it comprises one of the following activities:
- (a) arts and/or crafts
 - (b) on-farm rural produce
 - (c) heritage related activities
 - (d) tourist accommodation.
- 16 Industry development and ancillary activities, should be designed and sited in accordance with the following criteria:
- (a) located within the boundary of a single allotment
 - (b) no more than one industry located on an allotment
 - (c) total floor area, including ancillary activities, does not exceed 80 square metres
 - (d) an area for the sale and display of goods manufactured does not exceed 30 square metres
 - (e) located no more than 50 metres from a habitable dwelling on the allotment
 - (f) located outside of areas subject to inundation by a 1-in-100 year average return interval flood event or on land fill which would interfere with the flow of such flood waters
 - (g) manages wastewater within the allotment of the industry in one of the following ways:
 - (i) connected to an approved sewerage effluent disposal scheme or has an on site waste water treatment and disposal method which complies with the requirements of the Prescribed Codes identified within the *Public and Environmental Health (Waste Control) Regulations 2010*
 - (ii) has a septic tank or any other waste water treatment facility located on land that is not subject to inundation by a 1-in-10 year average return interval flood event.

Precinct 12 Hindmarsh Island South

- 17 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 18 Development should be related to the commercial farming use of land on large allotments in accordance with the capabilities of the land.
- 19 Development, particularly on small allotments, should maintain and enhance the open rural character of the precinct.
- 20 Buildings and structures should only be developed for purposes envisaged within the precinct.
- 21 Development should not impact on the management of land having regard to soil erosion, noxious weeds, stock, groundwater, fencing and bushfire protection.

Mount Lofty Ranges Policy Area 9

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

OBJECTIVES

- 1 Economically productive, efficient and sustainable primary production.
- 2 Protection of the scenic qualities of rural landscapes.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

It is envisaged that the policy area will comprise farming and horticulture uses in a manner that is complementary to the significant landscape qualities of the area and maintains the natural beauty and rural character of the locality. More intensive horticultural activities are, however, appropriate within **Precinct 15 Horticulture** and in certain circumstances in the Langhorne Creek Region.

Opportunities are available for the establishment of small-scale tourist accommodation facilities to further diversify the economy within the region. But, these facilities will generally be limited to existing buildings or form part of an existing farm complex. The utilisation of heritage buildings is encouraged for tourist accommodation facilities.

There will be limited opportunities for land division through realignments of boundaries either to protect native vegetation, to improve the primary production value of land or for the proclamation of Crown land under the *National Parks and Wildlife Act, 1972*. The creation of additional allotments will further erode the viability of primary production activities to occur on large allotments and will be inappropriate except in the Langhorne Creek Region where there is a demonstrated connection to a reticulated treated mains water supply, and the land is capable of supporting more intensive forms of agriculture and horticulture.

Those parts of the policy area surrounding townships will be carefully developed to maintain the attractive settings and entrances to the townships, as well as to manage the potential impacts from farming and horticultural activities on the amenity of residents within the townships. It will be important to preserve the open landscape, mature vegetation, watercourses and buildings and structures of historic significance in such locations.

The siting, design and construction of new buildings will take into account the visual impact from surrounding roads and important vistas from townships. Development will not be sited in prominent locations where they would be obtrusive on the skyline when viewed from public roads. Buildings will be set well back from public roads and screened from view with vegetation so as to preserve the landscape qualities and scenic attractiveness of the policy area.

A dwelling associated with farming and primary production is envisaged in limited circumstances. A second dwelling on an allotment is generally inappropriate, however such development may be considered in very limited circumstances in this policy area where a second dwelling satisfies a range of criteria.

It is envisaged that an allotment containing a second dwelling approved under these provisions will not be divided in the future to create a separate certificate of title for each dwelling even where the land division does not result in additional allotments.

A second dwelling on an allotment is not envisaged in the Langhorne Creek Region, in **Precinct 13 Currency Creek, Precinct 14 Landscape** or **Precinct 15 Horticulture**.

Development will also be located and designed to retain and protect significant areas of remnant native vegetation, in particular vegetation on sand dune ridges and mature eucalypts lining the Bremer River and Angas River. Additional landscaping will be provided to screen buildings, consistent with the need to acknowledge best practice in regard to adequate bushfire prevention measures.

Langhorne Creek Region

Principles of development control that apply to the Langhorne Creek Region affect parts of the **Mount Lofty Ranges Policy Area 9** identified in [Concept Plan Map Alex/22 – Langhorne Creek Region](#), [Concept Plan Map Alex/23 – Langhorne Creek Region](#) and [Concept Plan Map Alex/24 – Langhorne Creek Region](#).

Dwellings will not be established on allotments created through the realisation of the area specific land division policies for the Langhorne Creek Region which facilitate the creation of additional allotments for more intensive forms of primary production.

Where additional allotments are proposed, there will be a requirement to demonstrate access to a suitable water supply for the intended agricultural or horticultural purpose.

Precinct 14 Landscape

This precinct covers an area of significant landscape quality and importance, as it forms a rural backdrop to the established townships and urban areas with an open vegetated character and limited buildings and structures. This precinct also forms the entrances into the urban settlements at Goolwa, Port Elliot and Middleton. Given the significant landscape qualities of this precinct it is necessary that buildings and structures are sited unobtrusively and ideally set well back from roads. In addition, development proposals need to incorporate existing and new vegetation to effectively screen buildings from view so as to preserve the landscape qualities and amenity of the locality. This is particularly important for views from Crows Nest Road and the Port Elliot and Goolwa Road.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Tourist accommodation development should only occur where:
 - (a) it is within existing buildings
 - (b) it is an integral part of a farm complex in the form of at least one of the following:
 - (i) farm stay
 - (ii) guesthouse
 - (iii) rural or nature retreat
 - (iv) bed and breakfast accommodation
 - (c) the design of any new building or addition is single storey only and does not exceed a height of 5 metres above the natural ground level
 - (d) utilises external materials and finishes which are in keeping with the existing farm buildings and the open rural character of the land
 - (e) the uses are of a low traffic generating nature
 - (f) the development incorporates not more than two directional information signs.

- 3 Tourist development in the form of restaurants, overnight accommodation or recreational facilities should only occur where the character of historic buildings and features is reinforced and not dominated by such additional development.
- 4 Not more than one dwelling should be erected on an allotment unless the following criteria are satisfied:
 - (a) the allotment area is 40 hectares or greater
 - (b) the allotment is used as an operative farm
 - (c) the second dwelling:
 - (i) is located within 15 metres of an existing dwelling on the same allotment
 - (ii) is of universal design to support 'ageing in place' and/or workers accommodation
 - (iii) is equipped with an adequate and reliable power supply and effluent management system (upgraded to meet current environmental and health requirements) which are shared between the two dwellings
 - (iv) is equipped with an adequate and reliable water supply, which if provided by a mains water supply, is shared between the two dwellings
 - (v) shares the existing dwelling's access/egress point to the road network
 - (vi) is located at least 40 metres from all adjoining property boundaries, and in the case of a boundary to a public road, the second dwelling does not have a lesser setback than the existing dwelling or 40 metres, whichever results in the greater setback from the public road
 - (vii) does not result in more than two dwellings being erected on the allotment
 - (d) the dwelling location is unlikely to limit or prejudice the present or future use of the subject land or adjoining land
 - (e) the dwelling will not give rise to demands for additional or improved infrastructure and services beyond those which already exist
 - (f) the allotment is not further divided to create a legally separate certificate of title for either dwelling
 - (g) the development of the site to accommodate a second dwelling achieves all of the following:
 - (i) it is not located in areas subject to inundation by a 1-in-100 year return period flood event or sited on landfill which would interfere with the flow of such flood waters
 - (ii) it is connected to an approved waste treatment system that serves both the existing dwelling and the proposed second dwelling
 - (iii) it does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (e.g. irrigation area) located within 50 metres of a watercourse
 - (iv) it does not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent water table less than 1.2 metres
 - (v) it does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by 1-in-10 year average return interval flood event
 - (vi) is sited at least 25 metres from any watercourse.

- 5 No more than one dwelling should be established on an allotment in **Precinct 13 Currency Creek** and **Precinct 14 Landscape**.

Land Division

- 6 Land division should only occur if no additional allotments are created (except in the Langhorne Creek Region, where in accordance with the provisions applying in that region), and where one of (a) or (b) is satisfied:
- (a) the proposal is for a minor readjustment of allotment boundaries in order to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures
 - (b) the proposal is to alter the boundaries of an allotment in order to improve the management of the land for the purpose of primary production and/or the conservation of natural features.

Langhorne Creek Region

The following principles of development control apply to parts of **Mount Lofty Ranges Policy Area 9** identified as the Langhorne Creek Region in [Concept Plan Map Alex/22 – Langhorne Creek Region](#), [Concept Plan Map Alex/23 – Langhorne Creek Region](#) and [Concept Plan Map Alex/24 – Langhorne Creek Region](#).

- 7 The following forms of development are envisaged in the Langhorne Creek Region:
- (a) development that enhances primary production and provides opportunities for the expansion of horticulture, while minimising the loss of productive agricultural land through the inappropriate creation of allotments for primarily rural living purposes
 - (b) a range of horticultural activities on existing or new allotments where there is access to an available and reliable water supply.
- 8 Division of land may be appropriate to facilitate more intensive forms of primary production, and should only be undertaken:
- (a) where the water of sufficient quantity and quality is available to each resultant allotment to sustain the existing or proposed use
 - (b) where the soil structure and land capability classification is appropriate for irrigated horticulture having regard to the resultant allotment size and configuration
 - (c) where adverse impacts on downstream property owners, in terms of water flow and discharge of pollutants, can be avoided
 - (d) on the basis that there will not be an increase in the potential for new dwellings as a consequence of additional allotment creation.
- 9 The division of land resulting in the creation of additional allotments, is envisaged where it facilitates agriculture or horticulture on a range of allotment sizes and other forms of primary production on large holdings. The creation of additional allotments:
- (a) should not result in any allotment with an area of less than 10 hectares
 - (b) should not result in an existing dwelling being less than 40 metres from an allotment boundary (but not including an existing public road boundary)
 - (c) does not result in additional allotments that contain a dwelling or a valid authorisation for a dwelling.
- 10 Dwellings should not be established on additional allotments created after 7 May 2015 (but not including a replacement dwelling or the alteration of and/or addition to an existing dwelling in accordance with the relevant zone and policy area provisions).

- 11 A dwelling may be established on an allotment in one of the following circumstances:
- (a) on an allotment existing at 7 May 2015
 - (b) on an allotment created after 7 May 2015 resulting from the rearrangement of allotment boundaries provided the affected allotments were existing at 7 May 2015
 - (c) the replacement of an existing dwelling, subject to the satisfaction of relevant objectives and principles applying to that form of development in the relevant zone and/or policy area.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 13 Currency Creek

- 12 No additional dwellings should be established within the precinct.

Precinct 14 Landscape

- 13 Recreation areas of regional significance should provide adequate car parking and should not detrimentally affect the amenity of the locality.
- 14 Buildings and structures should maintain and enhance the scenic character of views from Crows Nest Road and the Port Elliot Road.
- 15 Telecommunication facilities in excess of 30 metres height should not be established in the precinct.

Precinct 15 Horticulture

- 16 Development should be in the form of orchards, vineyards, market gardening and related forms of intensive agriculture.

Port Elliot West Rural Policy Area 10

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

OBJECTIVES

- 1 A policy area accommodating detached dwellings together with farmlets that practice environmentally sustainable horticulture, permaculture and native plant revegetation, in association with a range of low intensity rural and rural living activities.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area seeks a pleasant rural character derived from revegetated allotments extensively planted with indigenous species, accommodating mixed small-scale rural and horticultural activities, amongst scattered dwellings. It is expected that development will maintain the rural setting which contrasts with the more intensive built-up living areas of adjoining townships.

Development will be limited to one dwelling per allotment, with opportunities available for horticultural and permaculture activities that are of small scale or are ancillary to the rural residential use of land. Rural living activities will be of a scale and intensity compatible with the mixed rural and residential development in and adjacent to neighbouring zones. All development will promote environmentally sustainable living and farming practices.

There are opportunities available for the further division of land, however these will be considered with an analysis of the site that defines the limits of proposed buildings, landscaping, stormwater management areas, and ancillary structures to guide future development.

Buildings and structures will be located and designed to maintain the rural setting of the locality and prevent views from Port Elliot Road. In order to achieve this, buildings will be located well back from public roads and well screened from view by landscaping with appropriate indigenous native species. Buildings and structures should be clustered to ensure that the majority of any site remains open and the rural setting is maintained.

Buildings will be designed to blend with the landscape and will be limited to single storey in form with roof lines and profiles that complement the natural form of the land. Materials that are of a low-light reflective nature will be used and finished in dark natural colours to prevent being visually dominant in the landscape.

Fences, if required, will be located in such a way as to minimise their visual impact and will be of open post and wire construction. Solid fencing will be limited to where they are required to ensure reasonable privacy of private open space areas. In these circumstances, the fencing will be positioned close to dwellings, be constructed of new materials of a dark natural earthy colour and softened by landscaping. Obtrusive property gateways, particularly of brick or masonry, are not appropriate in this policy area.

Development will retain existing mature vegetation, as well as result in the extensive revegetation of indigenous vegetation in the form of landscape corridors on the perimeter of each allotment.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Rural living activities should be of a scale and intensity that is compatible with a mixed rural and residential development area.
- 2 Commercial, industrial or retail development should not occur within the policy area.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Development on an allotment that abuts a watercourse should provide a 70 metre minimum width landscaped buffer adjacent the waterway reserve, unless otherwise indicated on [Concept Plan Map Alex/10 - Residential \(Port Elliot West\)](#).
- 5 Landscaping should be integrated with development and be established in accordance with the following:
 - (a) be comprised extensively of planted indigenous or native species to restore and enhance the natural character of the locality
 - (b) be integrated and form linkages with public reserves and transport corridors
 - (c) be designed and established in conjunction with landscape areas for on-site filtration of stormwater such as, but not limited to, gravel filled trenches, reed beds or other environmentally sustainable water management measures.

Land Division

- 6 The division of land should not be undertaken unless:
 - (a) the land division offers a range of allotment sizes that will demonstrate a sensitive and co-ordinated relationship between the allotments, adjoining watercourses and public open space areas
 - (b) all resulting allotments are 7 hectares or greater
 - (c) the minimum frontage of any allotment to a public road is not less than 20 metres, other than where there is frontage to a cul-de-sac where the minimum frontage should be at least 6 metres
 - (d) natural watercourses are conserved
 - (e) existing small land parcels are amalgamated to facilitate the desired low density rural living development sought in the policy area
 - (f) the resultant allotments are of a size and shape to allow for the retention of mature vegetation and the planting of indigenous vegetation in 15 metre wide landscape corridors on the perimeter of each allotment.

Port Elliot West Community Policy Area 32

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

OBJECTIVES

- 1 A policy area accommodating community, recreational and health care facilities for the general public's benefit.
- 2 Development that is integrated in function and provides a coordinated base to promote efficient service delivery.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area seeks to provide a range of community development services set within an attractive landscaped setting.

Buildings and structures will be located well back from public roads and behind vegetated buffers - clustered to ensure that ample scope is provided for landscaped areas, as depicted on [Concept Plan Map Alex/10A – Port Elliot West Community Policy Area](#).

Buildings will be designed to blend with the natural features of the landscape, and other than an aquatic centre or indoor recreation facility, buildings will be limited to two storeys in height.

Car parking areas will exhibit a high level of design in terms of the layout and landscape treatment. Specifically, car parking areas will provide a significant extent of landscaping in the form of trees that provide shade and with opportunity for water harvesting and on-site reuse. Open space and public areas will link with adjoining residential areas, transport networks, open space networks and Urimbirra Creek through means such as pedestrian pathways, boardwalks and bike paths.

Development will retain existing mature vegetation that forms the landscape buffer along Ocean Road and Waterport Road, and this will be supplemented by revegetation with indigenous native species in the form of landscape corridors within future development.

The division of land is anticipated to facilitate the creation of individual allotments to reflect the built development nodes depicted on [Concept Plan Map Alex/10A – Port Elliot West Community Policy Area](#).

Aquatic centre or indoor recreation facility

An aquatic centre or indoor recreation facility will be sited within the area depicted on [Concept Plan Map Alex/10A – Port Elliot West Community Policy Area](#).

The facility will have a modern design, exhibiting a contemporary architectural theme which is sympathetic to the surrounding locality and reflective of the cultural significance of the area.

The structure of the facility will have a long span across the swimming pool or recreation areas and the design will provide an opportunity for natural light and ventilation.

The roof will have a height (at its maximum point) of no greater than 12 metres high above natural ground level, reducing in bulk towards the edge or periphery of the structure. Ancillary buildings will also be of a sympathetic modern contemporary design and will have a height of no greater than two storeys.

The design will be sympathetic to the surrounding environment reflecting the natural topography with minimal earthworks, incorporate building setbacks of at least 40 metres from public roads and the policy area boundary, provide vegetated buffers and the establishment of additional landscaped areas.

Health and aged care services

Health and aged care services will be sited within the area depicted on [Concept Plan Map Alex/10A – Port Elliot West Community Policy Area](#) and designed to prevent adverse impact and conflict between adjoining land uses including those located in the **Industry Zone** to the north of the policy area.

The forms of development envisaged include those that are directly associated with community, medical, health and wellbeing services such as an integrated medical centre, consulting rooms, social services, allied health care facilities and offices. Living accommodation will be limited to aged care/nursing home facilities.

Aged care/nursing home facilities are not envisaged in the absence of other integrated health/medical support services and facilities.

Development will not include dwellings, semi-detached dwellings, residential flat buildings, group dwellings, row dwellings, retirement village or any other form of urban development apart from aged care/nursing home facilities.

Stormwater management

The policy area is partially subject to shallow overland flow in the event of a 1:100 ARI flood event, from the northern catchment.

Practical stormwater mitigation measures (incorporating Water Sensitive Urban Design principles) will form an integral part of any development, including measures such as (but not limited to) mounding to direct overland flow to the adjacent Urimbirra Creek to the south and suitable finished floor levels as illustrated on [Concept Plan Map Alex/10A – Port Elliot West Community Policy Area](#).

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the **policy area**:
 - aged care facility
 - aquatic centre
 - community centre
 - consulting room
 - health or medical facility
 - indoor and outdoor recreation facility
 - office associated with community, health, medical or recreation development
 - nursing home
 - recreation centre
 - shop associated with community, health, medical or recreation development
 - swimming pool.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not be undertaken if it would inhibit or prejudice the integrated development of land within the **policy area** for community, health, medical and recreational uses.

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 [Concept Plan Map Alex/10A – Port Elliot West Community Policy Area](#).
- 6 Buildings should reflect the desired character of the policy area while incorporating contemporary design elements that have regard to the following:

- (a) be positioned behind vegetated buffers with setbacks of at least 40 metres from:
 - (i) public roads
 - (ii) policy area boundaries
 - (b) constructed of materials and finishes which blend with the landscape
 - (c) be no greater than two storeys in height (except to allow for the roof design for an aquatic centre or indoor recreation facility) with lower building height elements towards the eastern and south eastern periphery of the policy area.
- 7 A shop or office should only be developed where:
- (a) it is ancillary to community, health, medical and recreation development
 - (b) the gross leasable area for a shop is 80 square metres or less.
- 8 Urimbirra Creek should be revegetated with appropriate indigenous plant species to control erosion, reduce run-off and enhance the environment.
- 9 Natural features and vegetation in and around Urimbirra Creek should be conserved.
- 10 Stormwater should be disposed on-site or directed through an integrated drainage scheme (incorporating Water Sensitive Urban Design principles) to the adjacent Urimbirra Creek and wetland.

Land Division

- 11 The division of land should:
- (a) establish allotments that facilitate a use of land consistent with the objectives for the policy area
 - (b) ensure the conservation of Urimbirra Creek, associated native vegetation and landscaped buffers.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Agricultural industry (including an ancillary area for sale and display of produce)	Except where it is located within the Mount Lofty Ranges Policy Area 9 and it achieves all of the following criteria: <ul style="list-style-type: none"> (a) at least one of the following activities associated with the processing of primary produce takes place: <ul style="list-style-type: none"> (i) washing (ii) grading (iii) processing (including bottling) (iv) packing or storage (b) the total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 250 square metres per allotment with a maximum total floor area of no greater than 150 square metres, including a maximum total floor area of 50 square metres for sale and display of goods manufactured in the industry (c) the industry, including any ancillary uses, is located within the boundary of a single allotment (d) there is no more than one industry located on an allotment (e) the industry is not located: <ul style="list-style-type: none"> (i) within a 900 millimetres or greater rainfall per year area (ii) within 800 metres of the high water level of a public water supply reservoir (f) it complies with all of the following: <ul style="list-style-type: none"> (i) it is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters (ii) it is connected to an approved sewage effluent disposal scheme or has an on site waste water treatment and disposal method which complies with the requirement of the Environment Protection Authority (iii) the effluent system and any effluent drainage field are located within the allotment of the development (iv) it is not located on land with a slope greater than 20 per cent (1-in-5)

Form of Development	Exceptions
Alterations, additions or replacement of an existing dwelling within the Flood Policy Area 7	<p>(v) it is not located on land that is classified as being poorly drained or very poorly drained</p> <p>(vi) it is not located within 50 metres of any bore, well or watercourse</p> <p>(vii) the development does not have septic tank and sub surface soakage field or disposal area or any other waste water treatment facility located on land subject to inundation by a 1-in-10 year average return interval flood.</p> <hr/> <p>Except where it achieves all of the following criteria:</p> <p>(a) it does not exceed a 50 per cent increase in the total floor area of the existing dwelling</p> <p>(b) the dwelling is not located within Precinct 10 Langhorne Creek Flood Area</p> <p>(c) the finished floor level of the dwelling or dwelling addition is more than 300 millimetres above the 1-in-100 year average return interval flood event level (except for dwelling additions proposed at existing floor levels but which is contained within an area protected by an existing levee constructed before 20 May 1999 and which has been designed to withstand a 1-in-100 year average return interval event)</p> <p>(d) the dwelling is serviced by an effluent disposal system that is at least 300 millimetres above the 1-in-100 year average return interval flood event level</p> <p>(e) the height of any required underfloor fill or the suspended or raised floor level required to achieve a finished floor level of 300 millimetres above the 1-in-100 year average return interval flood event level is not greater than 1.25 metres above the existing natural ground level.</p>
Alterations, additions or replacement of an existing dwelling within the Mount Lofty Ranges Policy Area 9	<p>Except where it achieves one of the following:</p> <p>(a) it does not exceed 50 per cent increase in the total floor area of the existing dwelling; or</p> <p>(b) it exceeds 50 per cent increase in the total floor area of the existing dwelling and complies with all of the following:</p> <p>(i) it is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters</p> <p>(ii) it is connected to an approved waste treatment system which may include sewage, Community Wastewater Management System, or on-site wastewater treatment and disposal methods</p> <p>(iii) it does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</p> <p>(iv) it does not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</p> <p>(v) it does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event</p> <p>(vi) it is sited at least 25 metres from any watercourse.</p>
Bulk handling and storage facility	
Caravan park	

Form of Development	Exceptions
Cellar door sales outlet	Except where it and achieves all of the following: (a) it is ancillary and in association with a winery (b) located within a single allotment (c) located on the same allotment or an allotment adjacent to the associated vineyard.
Cemetery	
Commercial forestry where it is located within the Hindmarsh Island Rural Policy Area 8	
Commercial mooring facility	
Community centre	Except where it is located within the Port Elliot West Community Policy Area 32
Consulting room	Except where it is located within the Port Elliot West Community Policy Area 32
Crematorium	
Dairy where it is located within the Hindmarsh Island Rural Policy Area 8	
Development within 50 metres of the foreshore where it is located within the Hindmarsh Island Rural Policy Area 8	
Dwelling	Except where one of the following (a), (b), (c), or (d) are satisfied: (a) the dwelling is on an allotment located within the Mount Lofty Ranges Policy Area 9 (excluding Precinct 13 Currency Creek) and one of either (i) or (ii) are satisfied: (i) it is for a detached dwelling where all of the following (A) to (I) are satisfied: (A) there is no existing habitable dwelling located on the same allotment apart from a State or local heritage place used as a tourist accommodation facility for up to ten guests (B) no valid planning authorisation to erect a dwelling exists on the same allotment (C) no other application for development authorisation is being made or has been made and is not yet determined for a dwelling on the same allotment (D) it is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters (E) it is connected to an approved waste treatment system which may include sewage, Community Wastewater Management System, or on-site wastewater treatment and disposal methods (F) it does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (e.g. irrigation area) located within 50 metres of a watercourse (G) it does not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-

Form of Development	Exceptions
	<p>in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</p> <p>(H) it does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event</p> <p>(I) it is sited at least 25 metres from any watercourse</p> <p>(ii) it is a second dwelling where all of the following (A) to (F) are satisfied:</p> <p>(A) the allotment is greater than 40 hectares</p> <p>(B) the dwelling is located within 15 metres of an existing dwelling on the same allotment</p> <p>(C) is located at least 40 metres from all adjoining boundaries (other than an existing public road boundary)</p> <p>(D) is able to be equipped with adequate power, water and effluent management system which are shared between the two dwellings</p> <p>(E) shares the existing dwelling's access/egress point to the road network</p> <p>(F) does not result in more than two dwellings being erected on the same allotment</p> <p>(b) it is located within Flood Policy Area 7 and achieves all of the following:</p> <p>(i) the dwelling is not located within Precinct 10 Langhorne Creek Flood Area</p> <p>(ii) the finished floor level of the dwelling or dwelling addition is more than 300 millimetres above the 1-in-100 year average return interval flood event level (except for dwelling additions proposed at existing floor levels but which is contained within an area protected by an existing levee constructed before 20 May 1999 and which has been designed to withstand a 1-in-100 year average return interval event)</p> <p>(iii) the dwelling is serviced by an effluent disposal system that is at least 300 millimetres above the 1-in-100 year average return interval flood event level</p> <p>(iv) the height of any required underfloor fill or the suspended or raised floor level required to achieve a finished floor level of 300 millimetres above the 1-in-100 year average return interval flood event level is not greater than 1.25 metres above the existing natural ground level</p> <p>(c) it is located within the Hindmarsh Island Rural Policy Area 8</p> <p>(d) it is located within Port Elliot West Rural Policy Area 10.</p>
<p>Dwelling where it is located on land identified within Concept Plan Map Alex/16 - Residential (Strathalbyn North) as being within a Dwelling Exclusion Area.</p>	
<p>Dwelling where it is located on land in the Langhorne Creek Region on an allotment created after 7 May 2015</p>	<p>Except for alterations or additions or a replacement dwelling where (a) or (b) are satisfied:</p> <p>(a) it is located within the Flood Policy Area 7 and it achieves all of the following:</p> <p>(i) it does not exceed a 50 per cent increase in the total floor area of the existing dwelling</p>

Form of Development	Exceptions
	<ul style="list-style-type: none"> (ii) the dwelling is not located within Precinct 10 Langhorne Creek Flood Area (iii) the finished floor level of the dwelling or dwelling addition is more than 300 millimetres above the 1-in-100 year average return interval flood event level (except for dwelling additions proposed at existing floor levels but which is contained within an area protected by an existing levee constructed before 20 May 1999 and which has been designed to withstand a 1-in-100 year average return interval event) (iv) the dwelling is serviced by an effluent disposal system that is at least 300 millimetres above the 1-in-100 year average return interval flood event level (v) the height of any required underfloor fill or the suspended or raised floor level required to achieve a finished floor level of 300 millimetres above the 1-in-100 year average return interval flood event level is not greater than 1.25 metres above the existing natural ground level <p>(b) it is located within the Mount Lofty Ranges Policy Area 9 and it achieves all of the following:</p> <ul style="list-style-type: none"> (i) it does not exceed a 50 per cent increase in the total floor area of the existing dwelling; or (ii) it exceeds a 50 per cent increase in the total floor area of the existing dwelling and complies with all of the following: <ul style="list-style-type: none"> (A) it is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters (B) it is connected to an approved waste treatment system which may include sewage, Community Wastewater Management System, or on-site wastewater treatment and disposal methods (C) it does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse (D) it does not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres (E) it does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event (F) it is sited at least 25 metres from any watercourse.
Educational establishment	
Excavation of the waterway and land adjacent to the foreshore for irrigation purposes, the mooring of a boat or boats or any other purpose within the Hindmarsh Island Rural Policy Area 8	
Fuel depot	
Horse keeping	

Form of Development	Exceptions
Horticulture where it is located within the Hindmarsh Island Rural Policy Area 8	
Horticulture involving the growing of olives	<p>Except where the location for the growing of olives achieves both (a) and (b):</p> <ul style="list-style-type: none"> (a) at least 500 metres from all of the following: <ul style="list-style-type: none"> (i) a National Park (ii) a Conservation Park (iii) a Wilderness Protection Area (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area (b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.
Hospital	<p>Except where it involves day surgery or emergency medical services associated with an integrated health/medical facility within the Port Elliot West Community Policy Area 32.</p>
Hotel	
Indoor recreation centre	<p>Except where it is located within the Port Elliot West Community Policy Area 32.</p>
Industry	<p>Except where it is located within the Mount Lofty Ranges Policy Area 9 or Hindmarsh Island Policy Area 8 - Precinct 11 Hindmarsh Island North and it is in the form of a home-based industry that achieves all of the following:</p> <ul style="list-style-type: none"> (a) it involves one of the following activities: <ul style="list-style-type: none"> (i) arts (ii) crafts (iii) tourism (iv) heritage related activities <p>and may include an ancillary area for sale and/or promotion of goods manufactured in the industry (including display areas)</p> (b) the total combined area for any one or any combination of these activities does not exceed 80 square metres per allotment with a maximum total floor area of no greater than 80 square metres, including a maximum area of 30 square metres for sale and display of goods manufactured in the industry (c) the industry is not located further than 50 metres from a habitable dwelling on the allotment (d) the industry, including any ancillary uses is located within the boundary of a single allotment (e) there is no more than one industry located on an allotment (f) the industry is not located within 200 metres of a major stream (3rd order or higher) (g) it is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters (h) it is connected to an approved sewage effluent disposal scheme or has an on site waste water treatment and disposal method which complies with the requirement of the Environment Protection Authority (i) the effluent system and any effluent drainage field are located within the allotment of the development (j) it is not located on land with a slope greater than 20 per cent (1-in-5)

Form of Development	Exceptions
	<ul style="list-style-type: none"> (k) it is not located on land that is classified as being poorly drained or very poorly drained (l) it is not located within 50 metres of any bore, well or watercourse (m) the development does not have septic tank and sub surface soakage field or disposal area or any other waste water treatment facility located on land subject to inundation by a 1-in-10 year average return interval flood.
<hr/>	
Intensive animal keeping	
<hr/>	
Land division	<p>Except where one of the following (a), (b), (c), (d), (e), (f), or (g) are satisfied:</p> <ul style="list-style-type: none"> (a) a boundary realignment in Flood Policy Area 7 where it achieves all of the following: <ul style="list-style-type: none"> (i) no additional allotments are created partly or wholly within Precinct 10 - Langhorne Creek Flood Area (ii) no boundary realignments occur within Precinct 10 - Langhorne Creek Flood Area (b) it is located within Hindmarsh Island Rural Policy Area 8 and achieves one of the following: <ul style="list-style-type: none"> (i) the allotment is for the creation of a public road or a public reserve (ii) a boundary realignment for the purpose of transferring land into public ownership (iii) a boundary realignment to assist in the protection of a Ramsar habitat area (iv) an additional allotment not less than 2 hectares in area or more than 4 hectares in area for the purpose of constructing a new dwelling in accordance with the locations shown on Concept Plan Map Alex/9 - Rural Dwelling Sites (Hindmarsh Island North) (c) a boundary realignment within Mount Lofty Ranges Policy Area 9 (excluding Precinct 13 Currency Creek) where it achieves all of the following: <ul style="list-style-type: none"> (i) no additional allotments are created, either partly or wholly, within the policy area (ii) except where located in the Langhorne Creek Region each resulting allotment provides a suitable site for a detached dwelling and complies with all of the following: <ul style="list-style-type: none"> (A) it is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters (B) it is connected to an approved sewage effluent disposal scheme or has an on site waste water treatment and disposal method which complies with the requirement of the Environment Protection Authority (C) the effluent system and any effluent drainage field are located within the allotment of the development (D) it is not located on land with a slope greater than 20 per cent (1-in-5) (E) it is not located on land that is classified as being poorly drained or very poorly drained (F) it is not located within 50 metres of any bore, well or watercourse

Form of Development	Exceptions
	<p>(G) the development does not have septic tank and sub surface soakage field or disposal area or any other waste water treatment facility located on land subject to inundation by a 1-in-10 year average return interval flood</p> <p>(d) it is located within Port Elliot West Rural Policy Area 10 and creates an additional allotment not less than 7 hectares in area</p> <p>(e) it is located within Port Elliot West Community Policy Area 32, and each resulting allotment provides a suitable site for an envisaged form of development</p> <p>(f) land division involving the creation of additional allotments in the Flood Policy Area 7 within the Langhorne Creek Region shown in Concept Plan Map Alex/22 – Langhorne Creek Region, Concept Plan Map Alex/23 – Langhorne Creek Region and Concept Plan Map Alex/24 – Langhorne Creek Region, where it achieves all of the following:</p> <p>(i) each allotment resulting from the division has a minimum area of 10 hectares which is wholly within the Langhorne Creek Region</p> <p>(ii) there is not more than one dwelling on any resultant allotment and any related effluent system and any effluent drainage field are located within the allotment of the dwelling</p> <p>(iii) no existing dwelling is on an allotment with an area less than 40 hectares</p> <p>(iv) any existing dwelling is not less than 40 metres from a resultant boundary (excluding an existing public road boundary)</p> <p>(v) none of the resultant allotments have a valid authorisation for a dwelling</p> <p>(vi) each resultant allotment has a frontage not less than 100 metres to an existing made public road.</p> <p>(g) land division involving the creation of additional allotments in the Mount Lofty Ranges Policy Area 9 within the Langhorne Creek Region shown in Concept Plan Map Alex/22 – Langhorne Creek Region, Concept Plan Map Alex/23 – Langhorne Creek Region and Concept Plan Map Alex/24 – Langhorne Creek Region, where it achieves all of the following:</p> <p>(i) each allotment resulting from the division has a minimum area of 10 hectares which is wholly within the Langhorne Creek Region</p> <p>(ii) there is not more than one dwelling on any resultant allotment and any related effluent system and any effluent drainage field are located within the allotment of the dwelling</p> <p>(iii) no existing dwelling is on an allotment with an area less than 40 hectares</p> <p>(iv) any existing dwelling is not less than 40 metres from a resultant boundary (excluding an existing public road boundary)</p> <p>(v) none of the resultant allotments have a valid authorisation for a dwelling</p> <p>(vi) each resultant allotment has a frontage not less than 100 metres to an existing made public road</p>

Marina

Form of Development	Exceptions
Mineral water extraction and processing plant (including areas used for the ancillary administration and sale or promotion of mineral water product)	<p>Except where it is located within the Mount Lofty Ranges Policy Area 9 and achieves all of the following:</p> <ul style="list-style-type: none"> (a) at least one of the following activities associated with the extraction and processing of mineral water takes place: <ul style="list-style-type: none"> (i) extraction (ii) bottling (iii) packaging (iv) storage (v) distribution, and (b) the total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 350 square metres per allotment with a maximum total floor area of no greater than 250 square metres, including a maximum floor area of 50 square metres for the sale and display of goods manufactured in the industry (c) the industry, including any ancillary uses, is located within the boundary of a single allotment (d) there is no more than one industry located on an allotment (e) the building for bottling/packaging of mineral water for sale and distribution in refillable containers is not located within 200 metres of a major stream (3rd order or higher) (f) it is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters (g) it is connected to an approved sewage effluent disposal scheme or has an on-site waste water treatment and disposal method which complies with the requirement of the Environment Protection Authority (h) the effluent system and any effluent drainage field are located within the allotment of the development (i) it is not located on land with a slope greater than 20 per cent (1-in-5) (j) it is not located on land that is classified as being poorly drained or very poorly drained (k) it is not located within 50 metres of any bore, well or watercourse (l) the development does not have septic tank and sub surface soakage field or disposal area or any other waste water treatment facility located on land subject to inundation by a 1-in-10 year average return interval flood.
Motel	
Motor repair station	
Nursing home	Except where it is located within the Port Elliot West Community Policy Area 32 .
Office	<p>Except where it is ancillary to and in association with one of the following land uses:</p> <ul style="list-style-type: none"> (a) primary production (b) tourism development (c) community, health, medical, home/aged care facility within Port Elliot West Community Policy Area 32.

Form of Development	Exceptions
Organic waste processing facility	<p>Except where it is located within the Mount Lofty Ranges Policy Area 9 and achieves all of the following:</p> <ul style="list-style-type: none"> (a) an impervious leachate barrier is provided between the operational areas and the underlying soil and groundwater of an organic waste processing operation proposed to be located on a site that is wholly or partly within a water protection area (b) the proposed organic waste processing operation is located on a site with ground slopes no greater than 6 per cent (c) the proposed organic waste processing operation is located a minimum distance of 100 metres from any dam, river, creek, watercourse, channel or bore and not within the area of a 1-in-100 year average return interval flood event (d) the proposed organic waste processing operation is located on land with a depth to subsurface seasonal tidal or permanent groundwater of 2 metres or greater (e) the land to be used for the organic waste processing operation is at least a distance of 500 metres from the nearest sensitive receptor, or the proposed organic waste processing operation employs an in-vessel or fully enclosed composting system where a lesser distance to the nearest sensitive receptor may be appropriate.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Primary school	
Public service depot	
Residential flat building	
Restaurant	<p>Except where it is located within the Mount Lofty Ranges Policy Area 9 and it is ancillary to tourist accommodation or a winery.</p>
Road transport terminal	
Service trade premises	
Shop or group of shops	<p>Except where it achieves one of the following:</p> <ul style="list-style-type: none"> (a) it is located within the Mount Lofty Ranges Policy Area 9 and it is ancillary to tourist accommodation, a mineral water extraction plant, home based industry, agricultural industry or a winery (b) it is located within the Hindmarsh Island Rural Policy Area 8 and it achieves all of the following: <ul style="list-style-type: none"> (i) it is ancillary to and in association with an existing dwelling or farm building (ii) it is limited to an art, craft or souvenir type of business or to a restaurant (iii) the gross leasable area on any one allotment is less than 50 square metres (iv) the building is single storey only and does not exceed 5 metres in height above natural ground level. (c) it is located within the Port Elliot West Community Policy Area 32 and it is ancillary to community, health, medical, recreational or a nursing home/aged care facility.

Form of Development	Exceptions
Shop	<p>Except a shop for the on-farm sale of rural produce in Flood Policy Area 7 (excluding Precinct 10 Langhorne Creek Flood Area) or Mount Lofty Ranges Policy Area 9 (excluding Precinct 13 Currency Creek and Precinct 14 Landscape) where it achieves (a) and (b):</p> <ul style="list-style-type: none"> (a) the product or goods for sale are directly associated with product sourced or processed on the allotment (b) the sales and display area on the allotment does not exceed 50 square metres.
Stadium	<p>Except where it is an aquatic centre or indoor recreational facility located within the Port Elliot West Community Policy Area 32</p>
Stock sales yard	
Stock slaughter works	
Store	
Telecommunications facility	<p>Except where it is located within the Mount Lofty Ranges Policy Area 9 and achieves both (a) and (b):</p> <ul style="list-style-type: none"> (a) it is located outside of Precinct 14 Landscape (b) it is less than 30 metres in height.
Tourist accommodation and ancillary uses where it is located within the Mount Lofty Ranges Policy Area 9 or within Port Elliot West Rural Policy Area 10 .	<p>Except where it is located within the Mount Lofty Ranges Policy Area 9 and achieves one of the criteria (a) to (d), and all of the criteria (e) to (k), although excludes caravan or camping grounds:</p> <ul style="list-style-type: none"> (a) within part of or is an extension to a dwelling or lawful tourist accommodation existing as at 14 September 1990, and where up to eight guests are accommodated in hosted accommodation (b) wholly within a dwelling or lawful tourist accommodation existing as at 21 September 2000, and where up to ten guests are accommodated in non-hosted accommodation (c) wholly within or within part of or is an extension to a State or local heritage place (which may be in association with a new or existing dwelling) and where no more than thirty guests are accommodated on a single allotment (d) in any combination of State or local heritage places or other existing buildings or new buildings, and where from 31 to 55 guests are accommodated (e) is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or situated on land fill which would interfere with the flow of such flood waters (f) is connected to an approved waste treatment system which may include sewage, Community Wastewater Management System, or on-site wastewater treatment and disposal methods (g) not have any part of a septic tank effluent drainage field or any other waste water disposal area (eg irrigation area) located within 50 metres of a watercourse and when accommodating eleven guests or more any effluent generated is not disposed onto land: <ul style="list-style-type: none"> (i) in a high rainfall zone (>900 millimetres per year) (ii) within 200 metres of a major watercourse (3rd or higher order) (h) not have a waste water disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres (i) not have a septic tank or any other waste water treatment facility located on land likely to be inundated by a 10 year

Form of Development	Exceptions
	<p>return period flood event</p> <ul style="list-style-type: none"> (j) is sited at least 25 metres from any watercourse (k) has an approved secure, potable water supply that can provide at least 125 litres per person per day (including staff).
Warehouse	<p>Except where it is located within Flood Policy Area 7 or Mount Lofty Ranges Policy Area 9 and it is ancillary to a mineral water extraction plant, home based industry, agricultural industry or a winery</p>
Waste reception, storage, treatment or disposal	
Wastewater treatment plant in Flood Policy Area 7	
Winery	<p>Winery (including ancillary activities of administration, sale or promotion of wine product and dining) that is located within Flood Policy Area 7 or Mount Lofty Ranges Policy Area 9 and all of the criteria (a) to (e) are achieved:</p> <ul style="list-style-type: none"> (a) at least one of the following activities associated with the making of wine takes place: <ul style="list-style-type: none"> (i) crushing (ii) fermenting (iii) bottling (iv) maturation/cellaring of wine (b) buildings and infrastructure for the winery and associated activities are located within the boundary of a single allotment which adjoins, or is on the same allotment as a vineyard (c) there is no more than one winery located on an allotment (d) the winery and ancillary activities are not located within 200 metres of a major stream (3rd order or higher) (e) it complies with all of the following: <ul style="list-style-type: none"> (i) it is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters (ii) it is connected to an approved sewage effluent disposal scheme or has an on site waste water treatment and disposal method which complies with the requirement of the Environment Protection Authority (iii) the effluent system and any effluent drainage field are located within the allotment of the development (iv) it is not located on land with a slope greater than 20 per cent (1-in-5) (v) it is not located on land that is classified as being poorly drained or very poorly drained (vi) it is not located within 50 metres of any bore, well or watercourse (vii) the development does not have septic tank and sub surface soakage field or disposal area or any other waste water treatment facility located on land subject to inundation by a 1-in-10 year average return interval flood.
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
<p>The following forms of development where they are located within the Port Elliot West Community Policy Area 32:</p> <ul style="list-style-type: none"> ▪ aquatic centre ▪ community centre ▪ consulting room ▪ health or medical facility ▪ indoor or outdoor recreation facility ▪ office associated with community, health, medical or recreation development ▪ nursing home or aged care facility ▪ shop associated with community, health, medical or recreation development. 	<p>The following forms of development where they are located within the Mount Lofty Ranges Policy Area 9:</p> <ul style="list-style-type: none"> ▪ agricultural industry ▪ home-based industry ▪ mineral water extraction and/or processing plant ▪ winery of less than 500 tonnes crush capacity per annum ▪ winery of 500 tonnes or more crush capacity per annum where not located within 300 metres of a dwelling or tourist accommodation that is not in the ownership of the winery applicant. <p>Tourist accommodation located outside of Mount Lofty Ranges Policy Area 9</p> <p>Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) where they are located within Precinct 46 Wind Farms and where the base of all wind turbines is located at least 2000 metres from:</p> <ol style="list-style-type: none"> (a) an existing dwelling or tourist accommodation that is not associated with the wind farm (b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists (c) the boundaries of any Airfield, Airport, Centre, Community, Fringe, Historic Conservation, Home Industry, Living, Mixed Use, Residential, Settlement, Tourist, Township or Urban Zone, Policy Area or Precinct or any Heritage Area (including within the area of an adjoining Development Plan). <p>Wind monitoring mast and ancillary development where they are located within Precinct 46 Wind Farms</p>

Residential Zone

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

OBJECTIVES

- 1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

It is envisaged that the zone will provide for a wide range of residential accommodation through the development of a variety of dwellings types of up to two-storey in form. It is expected that development will result in a marginal increase in residential densities, making more efficient use of existing infrastructure and under-utilised land.

Special needs housing including dependent relative accommodation and supported accommodation (nursing homes, hostels and retirement homes) is appropriate within locations with excellent access to services and transport, and on land without substantial slopes which inhibit movement and access. However, housing accommodation designed specifically for the aged, disabled or retired persons will retain a domestic residential scale and character.

Non-residential development of a local community nature such as small health and welfare services, child care facilities, primary and secondary schools, recreation, open space may be appropriate provided that they are of a nature and scale that serves a local area function without a detrimentally affect on residential amenity.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary and secondary school
 - recreation area
 - shop, office or consulting room
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.

- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.
- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
 - (a) serves the local community
 - (b) is consistent with the character of the locality
 - (c) does not detrimentally impact on the amenity of nearby residents.
- 5 A shop or group of shops, other than a restaurant or retail showroom, should have a maximum gross leasable floor area of no more than 150 square metres, unless it is located in one of the policy areas identified in the following table, in which case it should comply with the following parameters:

Location	Maximum gross leasable floor area
Goolwa Historic Policy Area 13	A shop or group of shops should not occur within this policy area
Hindmarsh Island North Policy Area 15	50 square metres or less
Hindmarsh Island West Policy Area 16	50 square metres or less
Marina Policy Area 18	450 square metres or less
Mount Compass Golf Course Policy Area 20	450 square metres or less
Port Elliot Historic Policy Area 23	A shop or group of shops should not occur within this policy area
Strathalbyn Residential Policy Area 25	150 square metres or less
Strathalbyn North Policy Area 26	250 square metres or less

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

Form and Character

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

Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	3 metres
maximum site coverage for ground floor area of all buildings:	
on sites below 300m ²	55 per cent
on sites greater than 301m ² and less than 450m ²	50 per cent
on sites greater than 451m ² and less than 800m ²	45 per cent
on sites greater than 800m ²	40 per cent

Parameter	Value
Maximum site coverage of land covered by impervious surfaces	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

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

Parameter	Value
Maximum floor area	54 square metres
Maximum building height (from natural ground level)	3.5 metres
Maximum wall height (from natural ground level)	2.7 metres
Minimum setback from side and rear boundaries	on boundary or 0.9 metres

- 11 Dwellings and outbuildings located in elevated or undulating areas should be designed and sited so as not to be obtrusive or detract from the character and amenity of the locality and, in any event, should:
- (a) exhibit a low profile and roof lines that complement the natural form of the land
 - (b) minimise the mass of buildings by variations in wall and roof lines and by floor plans which complement the contours of the land
 - (c) incorporate large eaves, verandas and pergolas into designs so as to create shadowed areas which reduce the bulky appearance of buildings.
- 12 Dwellings on land not connected to a community wastewater management system or sewer should only be established on land greater than 900 square metres in area and frontage to a public road of greater than 12 metres.
- 13 Dwellings with undercroft garaging and parking should not be established.

Land Division

- 14 Except where otherwise specified in a policy area or precinct, land division in the form of a battleaxe configuration should not occur.

Southern Policy Area 11

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

OBJECTIVES

- 1 Development which is designed and located so that the profiles of buildings complement the slope of the land.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The elevation within this policy area gently rises from the coast through the primary and secondary dune systems affording outstanding views to the Southern Ocean, Encounter Bay, Horseshoe Bay, the River Murray, Hindmarsh Island, Victor Harbor and parts of the Coorong, adding to the appeal of this location. Dwellings located in these areas have established views to outstanding coastal features.

Whilst it is desirable for coastal views to be retained wherever possible, it is inevitable that some existing views will be obscured by new buildings as existing vacant land is developed and much of the original housing stock replaced with more substantial homes. It is important to achieve a balance between the protection of coastal views whilst also protecting the development potential of residential land.

Development of the coast can have a negative impact on landscape values, particularly through the uncontrolled sprawl of the township and the inappropriate siting of buildings and structures upon ridgelines. It is therefore important that development be designed and sited to minimise potential impact on sensitive coastal features such as dune systems. This is of particular importance on steeply sloping land which needs to be developed in a more spacious manner in order to minimise the extent of excavation and filling of land and need for large retaining walls, or potentially resulting in bulky, tall buildings.

Detached dwellings will be the principal dwelling form in the policy area, although semi-detached dwellings may be appropriate within certain precincts. Buildings of one or two storeys are appropriate in the policy area, although care needs to be given to the bulk, scale and height of buildings, particularly when viewed from the coast so that a low intensity coastal township environment is maintained.

A variety of designs and architectural solutions are encouraged. However, coastal views between buildings are important and as such boundary development will be avoided to maintain a relatively open streetscape appearance and to maintain space between buildings.

Dwellings which are designed to capture distant views are encouraged given the characteristics of the land and attraction of coastal views. Consequently there needs to be an expectation amongst residents that some overlooking is anticipated and accepted over adjacent properties. Notwithstanding this, new development needs to be designed carefully to provide some level of privacy and amenity to adjacent properties by limiting the impact of any direct views into the windows of adjacent dwellings.

Precinct 16 Boomer Beach

This precinct encompasses that portion of the Port Elliot residential area located to the west of Rosetta Terrace. Most existing dwellings are in the form of holiday home accommodation, although there has been a gradual increase in the original dwelling stock being replaced by more substantial buildings and a more permanent resident population. The area is generally not serviced by either SA Water sewer infrastructure or the Council's Community Wastewater Management Scheme. Accordingly, an increase in dwelling densities is not encouraged in this precinct unless land can be connected to the Community Wastewater Management Scheme.

Precinct 17 Chiton Rocks

Many dwellings in this precinct are two storey or split-level in design and commanding views are available from the most elevated sections of the precinct, with a consequence that those areas are also quite visible from many viewing points on the adjacent flatter plains. Portion of the precinct is serviced by SA Water sewer infrastructure. Properties which are, or are capable of being connected to sewer infrastructure can accommodate semi-detached dwellings subject to minimum site area and frontage requirements.

Precinct 18 Goolwa Beach

The precinct is located south-west of the Goolwa town centre and to the west of Beach Road. The area was originally developed primarily for holiday home accommodation although in recent years some of the original housing stock has been replaced with more modern style permanent accommodation. Only a relatively small portion of the area is serviced by the Community Wastewater Management Scheme. Properties which are not serviced by the Community Wastewater Management Scheme will be limited to single detached dwellings and as such it is expected that any new residential development will primarily be in the form of detached dwellings on individual allotments. However, where able to be connected to the Community Wastewater Management Scheme, semi-detached dwellings may be appropriate subject to minimum site area and frontage widths.

Precinct 19 Middleton

An increase in residential densities within Middleton is restricted as there is no SA Water sewer infrastructure or Council Community Wastewater Management Scheme servicing the built-up area. With no plans to provide such services, it is considered important that future development maintain the existing low density character of the locality, with new residential development to comprise either the utilisation of existing vacant allotments or the replacement of existing dwellings, a high proportion of which is holiday home style accommodation.

Precinct 20 Port Elliot Residential

The precinct is centred around the township of Port Elliot and contains many of the original township dwellings, with several bungalow and cottage style dwellings dating back from the early 20th Century. The precinct benefits from the readily accessible small-scale retail facilities provided along The Strand and North Terrace and the recreational facilities at Horseshoe Bay. Whilst most of the land is relatively flat, and provides some opportunity for minor infill development, the Community Wastewater Management Scheme only services portion of the area, thereby limiting the density of future residential development.

It is considered important that future development preserve the existing low density character of the locality, with new residential development to comprise detached and semi-detached dwellings on individual allotments. While two storey dwellings may be appropriate, care should be taken to ensure that the siting and design of new dwellings complements and does not detract from the setting and function of existing buildings within the adjoining **Historic Conservation Area**.

Development needs to be undertaken in a manner that complements the predominant architecture, streetscape and low density character of existing development in the locality.

Precinct 21 South Lakes

The precinct comprises generally low lying land, located to the south of the Goolwa town centre. The area is characterised by primarily single storey detached dwellings on individual allotments. Many existing dwellings are in the form of holiday home accommodation, although there has been a gradual replacement of the existing dwelling stock with more substantial buildings designed for permanent occupation.

A significant proportion of the policy area is serviced by a Community Wastewater Management Scheme. Accordingly, there is scope for an overall increase in dwelling densities throughout this area. Replacement of existing holiday homes is encouraged with higher density forms of development in the form of detached and semi-detached dwellings with row dwellings appropriate at the northern end of the precinct, within a 500 metre radius of the **District Centre Zone**.

Precinct 22 Surfers Beach

This precinct covers an area of undulating coastal land which has been extensively developed except for a small number of vacant allotments. Development will be limited to detached dwellings on large allotments as a consequence of the slope of the land, much of which is too steep to readily accommodate compact housing forms. The lack of a Community Wastewater Management Scheme in the precinct also limits any increase in residential density. However, there are some opportunities to concentrate medium density housing adjacent to services and facilities provided within adjacent townships.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Development of more than one storey in height should be sympathetic to the scale of development in the locality and have regard for the following factors:
 - (a) the height and bulk of the proposed building relative to adjoining dwellings
 - (b) the design of the building being stepped in accordance with the slope of the land
 - (c) the form of the building being articulated to break down its apparent bulk.
- 3 Dwellings should be setback a minimum of 2 metres from both side property boundaries in order to provide an open streetscape character and generous separation between buildings.
- 4 Development should be designed and located to:
 - (a) reflect or respond to existing landscape character and patterns, including sympathetic integration and retention of landscape values to limit visual impact, particularly as seen from major vantage points
 - (b) screen buildings, fencing and earthworks so as not to intrude into the landscape or block attractive views to significant vantage points
 - (c) restrict modification of existing landforms in order for buildings to not extend above the ridgeline or tree line
 - (d) where necessary, blend in with dominant surrounding natural vegetation and topography through the appropriate use of materials and colours.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 16 Boomer Beach

- 5 Development should be in the form of one and two storey detached dwellings on individual allotments at low densities.
- 6 Semi-detached dwellings, row dwellings, group dwellings and residential flat buildings should not occur within the precinct.
- 7 Where connected to a community wastewater management system or sewer, detached dwellings should have a minimum frontage of 12 metres and a minimum site area of 450 square metres.

Precinct 17 Chiton Rocks

- 8 Development should be in the form of one and two storey detached and semi-detached dwellings on individual allotments at low densities.
- 9 Row dwellings, group dwellings and residential flat buildings should not occur within the precinct.
- 10 Where connected to a community wastewater management system or sewer, a dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Dwelling type	Minimum site area (square metres)	Minimum frontage (metres)
Detached	450	12
Semi-detached	350	9

Precinct 18 Goolwa Beach

- 11 Development should be in the form of one and two storey detached dwellings on individual allotments at low densities.
- 12 Semi-detached dwellings, row dwellings, group dwellings and residential flat buildings should not occur within the precinct.
- 13 Non-residential uses should be limited to community uses that complement both the permanent and the tourist accommodation requirements of the urban coastal area.
- 14 Where connected to a community wastewater management system or sewer, detached dwellings should have a minimum frontage of 12 metres and a minimum site area of 450 square metres.

Precinct 19 Middleton

- 15 Development should be in the form of one and two storey detached dwellings on individual allotments at low densities.
- 16 Semi-detached dwellings, row dwellings, group dwellings and residential flat buildings should not occur within the precinct.
- 17 Where connected to a community wastewater management system or sewer, detached dwellings should have a minimum frontage of 15 metres and a minimum site area of 450 square metres.

Precinct 20 Port Elliot Residential

- 18 Development should be in the form of one and two storey detached and semi-detached dwellings on individual allotments at low densities.
- 19 Row dwellings, group dwellings and residential flat buildings should not occur within the precinct.
- 20 Where connected to a community wastewater management system or sewer, a dwelling should have a minimum site area and a frontage to a public road of not less than that shown in the following table:

Dwelling type	Minimum site area (square metres)	Minimum frontage (metres)
Detached	450	12
Semi-detached	350	9

Precinct 21 South Lakes

- 21 Development should be in the form of one and two storey detached, semi-detached and row dwellings.
- 22 Group dwellings and residential flat buildings should not occur within the precinct.
- 23 Where connected to a community wastewater management system or sewer, a dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Dwelling type	Minimum site area (square metres)	Minimum frontage (metres)
Detached	450	12
Semi-detached	350	8
Row	200	7

Precinct 22 Surfers Beach

- 24 Development should be in the form of one and two storey detached dwellings on individual allotments at low densities.
- 25 Semi-detached dwellings, row dwellings, group dwellings and residential flat buildings should not occur within the precinct.
- 26 Where connected to a community wastewater management system or sewer, detached dwellings should have a minimum frontage of 12 metres and a minimum site area of 450 square metres.

Goolwa Central Policy Area 12

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

OBJECTIVES

- 1 Provision of compact forms of dwellings up to two storeys in height, including aged persons accommodation, to take advantage of accessibility to the adjacent **District Centre Zone** and the efficient use of existing public infrastructure.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area covers a specific area adjacent to the Goolwa town centre which has been identified as suitable for small and large-scale redevelopment at medium densities. These areas have been selected as suitable to accommodate medium-density housing developments for the following reasons:

- (a) their proximity to shopping, community and transport facilities
- (b) the availability of vacant and underutilised land. The condition of existing housing stock is such that it is desirable and potentially economical for redevelopment to occur
- (c) access to the existing Community Wastewater Management Scheme within a portion of the policy area.

It is proposed that all forms of housing are appropriate within the zone, including aged persons accommodation, which will benefit from the proximity to services and facilities.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - aged persons accommodation
 - detached dwelling
 - group dwelling
 - semi-detached dwelling
 - residential flat building
 - row dwelling.
- 2 Aged persons accommodation should be located within a 500 metre radius of the adjacent **District Centre Zone**.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Medium density development should occur on amalgamated sites in order to facilitate:
 - (a) appropriate site planning and building layout
 - (b) safe vehicular access, egress and parking.

- 5 Where connected to a community wastewater management system or sewer, a dwelling should have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road of not less than that shown in the following table:

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	300 minimum	10
Semi-detached	270 minimum	8
Group of one storey	275 minimum	18
Group of two storeys	225 minimum	18
Residential flat building of one storey	275 average	18
Residential flat building of two storeys	225 average	18
Row	200 minimum	7

- 6 Land division in the form of a battleaxe configuration should only occur in the policy area where the site is of a size and configuration to support the future development of the site.

Goolwa Historic Policy Area 13

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

OBJECTIVES

- 1 Conservation and enhancement of traditional dwelling styles, townscape character and subdivision pattern of the policy area.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Residential development of the area commenced with the settlement of Goolwa and the redevelopment of river trade during the latter half of the nineteenth century. However, the decline of river trading at the beginning of the twentieth century also brought a decline in the growth of housing and many of the originally surveyed allotments have remained vacant. More recent development of new detached dwellings and home units or attached housing contrasts with the traditional housing stock. The latter type of accommodation is evidence of an emerging trend of older people retiring to the area and purchasing smaller units.

Some of the traditional housing stock has decayed due to age and weathering and a general lack of maintenance, whilst other houses have been upgraded with modern extensions, new facades and finishes that have altered their appearance. Nevertheless, pockets of houses remain that have considerable heritage significance and character. This is especially evident in the policy area being the last part of the original town centre to be subdivided known as the private subdivision of 'Little Scotland' south of Hutchinson Street. This area remains unique as a result of the original pattern of subdivision based on a grid of streets and lanes and generally smaller, rectangular allotments. In some cases this pattern has been altered by the construction of wider modern houses across the frontage of two allotments, rather than the traditional single fronted cottages.

It is important for the conservation and enhancement of the established townscape character that development maintains the predominant pattern of development characterised by single fronted cottages or attached houses on small narrow allotments. This will limit dwellings to single storey detached and semi-detached dwellings, sympathetic to the style and character of the dwellings first erected in the area between 1850 and 1900.

Single storey row dwellings may be appropriate in certain parts of the policy area but groups of row dwellings either along street frontages or within large developments are inappropriate. Similarly, large-scale development such as group dwellings, residential flat buildings or multiple dwellings which amalgamate allotments are contrary to the predominantly intimate scale of existing development and are inappropriate.

Further enhancement of the townscape and streetscapes can be achieved through planting of street trees and construction of roads, footpaths and drains.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - carport
 - detached dwelling
 - dwelling addition
 - pergola
 - outbuilding associated with a dwelling
 - semi-detached dwelling
 - veranda.

- 2 Group dwellings and residential flat buildings should not occur within the policy area.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Development should only be located close to or abutting street frontages or other allotment boundaries provided where it achieves all of the following:
 - (a) reinforces the traditional scale and townscape character of the policy area
 - (b) is not detrimental to the character and amenity of the locality.

Land Division

- 5 Land should only be divided into allotments of less than 150 square metres where it achieves all of the following:
 - (a) it is for residential purposes
 - (b) the proportions of the allotments are such that the width of the street frontage is smaller than the depth of the allotment
 - (c) the shape and size of the allotments will enable development which will enhance the traditional townscape and amenity of the locality.

Goolwa North Policy Area 14

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

OBJECTIVES

- 1 An integrated and coordinated expansion of the Goolwa township to the north of Fenchurch Street and east of Washington Street.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area covers a significant proportion of the residential area located to the north of the Goolwa town centre with a large proportion having extensive frontage to the River Murray and views to Hindmarsh Island. Generally the area located south of Fenchurch Street through to Liverpool Road has been extensively developed with only a limited number of vacant allotments available for development. However, there is an extensive area of vacant or underutilised allotments located to the north of Fenchurch Street. This area of land has limited access to the Community Wastewater Management Scheme and in some parts is low lying and subject to flooding.

This area of land to the north of Fenchurch Street is considered to be strategically important to the future development and growth of the Goolwa township. Notwithstanding its present engineering constraints, the land is located close to the town centre and would therefore form an orderly expansion of the town. The majority of allotments to the north of Fenchurch Street exceed 1 hectare in area, with road frontages of 50 metres and depths of 200 metres. Unless service infrastructure can be connected to serve this area, the large allotments should be retained.

With a lack of other growth opportunities adjacent to the town centre, it is particularly important that this land be developed in an coordinated and integrated manner to maximise its yield and contribution to the supply of township allotments. To ensure this occurs it is expected that all residential development north of Fenchurch Street and east of Washington Street will occur as part of a comprehensive development scheme on sites which exceed 4 hectares in area.

In keeping with this objective of maximising the number of allotments established in this area, it is inefficient for individual dwellings to dispose of effluent on-site, due to the area required for soakage. Accordingly, all new allotments and dwellings will need to be connected to a packaged effluent disposal facility or sewer system.

In order to encourage the establishment of integrated medium density development serviced by a packaged effluent disposal facility, significant density bonuses are provided for integrated medium density development schemes on sites north of Fenchurch Street and east of Washington Street which are in excess of 4 hectares in area. Once a comprehensive scheme incorporating appropriate service infrastructure is realised, the area will result in a compact and orderly form of contemporary residential development punctuated with open space areas accommodating stormwater detention, pedestrian and cycle linkages, and park vegetation.

The existing housing form comprises a mixture of holiday home and permanent accommodation, primarily in the form of detached dwellings on individual allotments. A range of housing forms are envisaged in order to complement the existing dwelling stock and in order to provide further choice in housing forms for the Goolwa community.

Development undertaken in the established parts of the policy area will primarily be in the form of detached dwellings at low densities, however, semi-detached dwellings, group dwellings and residential flat buildings are appropriate north of Fenchurch Street and east of Washington Street, subject to connection to an approved packaged effluent disposal system, as part of an integrated development scheme.

Development with frontage to Liverpool Road will be a scale, form and intensity that does not detract from the established river front character of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- carport
- detached dwelling
- dwelling addition
- group dwelling
- outbuilding in association with a dwelling
- pergola
- residential flat building
- semi-detached dwelling
- veranda.

Form and Character

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

3 Where connected to a community wastewater management system or sewer, a dwelling located north of Fenchurch Street and east of Washington Street should have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	450 minimum	12
Semi-detached	350 minimum	9
Group or residential flat building of one storey	300 average	20
Group or residential flat building of two storeys	250 average	20
Row	300 minimum	7

4 A dwelling located elsewhere in the policy area and connected to a community wastewater management system or sewer should have a minimum site area 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	450 minimum	12
Semi-detached	300 minimum	8

Land Division

5 No additional allotments should be created north of Fenchurch Street and east of Washington Street unless integrated with a comprehensive residential development scheme on sites of at least 4 hectares and which includes provision for the connection to a packaged effluent disposal facility.

6 Land division in the form of a battleaxe configuration should only occur in the policy area where the site is of a size and configuration to support the future development of the site.

Hindmarsh Island North Policy Area 15

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

OBJECTIVES

- 1 An integrated and co-ordinated approach to the expansion of residential development through a variety of allotment sizes to reflect the gradual transition from residential to rural.
- 2 Enhancement of the visual and environmental values of the policy area through the integration of development with revegetation.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area covers a significant area of land between Captain Sturt Road, the ridge line and the existing residential development along the northern foreshore of the island. Vacant allotments within the existing residential area that extends along the foreshore will continue to develop with detached dwellings with limited opportunities available for further division. The public foreshore area will be protected from any additional development in the form of structures other than within the identified nodes. Instead the foreshore will be improved with additional landscaping that will soften and screen the built form when viewed from the river and Liverpool Road, Goolwa. The landscaping should be such that it will retain river views and provide shade.

Due to the limited opportunities within the existing residential area expansion will occur behind the existing development towards the natural ridge line which is currently covered with Aleppo pines. This acts as a natural screen between the residential area and country living zone and the retention of the larger pines is encouraged in order to retain the natural backdrop when viewing from both the river and Randell Road.

Development in this area will need to address water collection and storage and waste disposal and management, necessitating an allotment size in the vicinity of 2000 to 4000 square metres. This size also allows sufficient space for screen planting around buildings to assist with minimising visual impact. Given that these allotments do not have riverfront access and have limited views it is likely that prospective owners wanting the rural island lifestyle will seek these types of larger allotments that have ample space for private recreation.

It is envisaged that the 2000 to 4000 square metre allotment size range will allow a site-responsive design approach that considers aspects including slope, soil conditions, views and visibility in the determination of the allotment size mix. The development of individual dwelling designs is encouraged provided that they contribute to the riverfront and rural location through compatible and appropriate external building colours and materials, inclusion of verandas and appropriate pitch and forms of roof lines, and not located on ridges or within 50 metres of the ridge-line to avoid 'skylining'.

Any new land divisions should create roads that will utilise linkages with existing roads and be sited so as to follow the contours of the land and be wide enough to provide for street trees and stormwater swales. In addition, suitable and adequate land will be provided for the treatment of stormwater.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - carport
 - detached dwelling
 - dwelling addition
 - outbuilding associated with a detached dwelling
 - pergola
 - veranda.
- 2 Shop development should be limited to the upgrading of the existing shop in Madsen Street and small in scale to cater for the day-to-day needs of the residents of the policy area and the adjoining caravan park.
- 3 Any recreational or community use development proposed that is water-related should be located within the activity node as shown on [Concept Plan Map Alex/18 - Rural Living \(Hindmarsh Island West\)](#).

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 concepts shown on [Concept Plan Map Alex/18 - Rural Living \(Hindmarsh Island West\)](#).
- 6 Development should include sufficient on-site parking for household vehicles, caravans and boats.
- 7 Materials used for erosion protection measures for allotments adjoining the foreshore should not have an adverse effect on the amenity when viewed from the waterway nor accelerate erosion problems on adjacent allotments.
- 8 Site drainage should be designed to achieve all of the following:
 - (a) include, where practicable, on-site stormwater detention, retention and use, including the collection and storing of water from roofs and communal car parks in appropriate stormwater control devices
 - (b) provide on-site infiltration of stormwater where practicable, having regard to:
 - (i) the availability of undeveloped or unsealed areas
 - (ii) the ability of the soil to absorb water
 - (iii) the ability of building footings to withstand the likely effects of retained water
 - (iv) potential adverse impacts on the level and quality of groundwater
 - (c) allow convenient access to all components of the drainage system for maintenance purposes
 - (d) not cause damage or nuisance flows on site or to adjoining properties
 - (e) not cause contamination of surface water.
- 9 On-site infiltration of stormwater should be achieved by way of:
 - (a) minimising paved areas
 - (b) redirecting run-off from paving onto grass or beds before running into drains or watercourses

- (c) use of on-site infiltration/percolation basins (these are lower areas of ground which create pools after rainstorms so that water seeps into the ground to recharge the water table)
- (d) retention basins or tanks to store water for irrigation/recycling
- (e) use of detention basins or sumps to temporarily trap stormwater on site so it can be slowly released.

Land Division

- 10 Land should only be divided for residential purposes and where it achieves all of the following:
- (a) the average allotment area in the plan of division is not greater than 3000 square metres
 - (b) all allotments should have a:
 - (i) minimum area of 2000 square metres or more
 - (ii) maximum area of 4000 square metres or less
 - (iii) minimum frontage of 25 metres or more
 - (iv) minimum depth of 50 metres or more
 - (c) any proposed roads do not cross the ridges
 - (d) plans are co-ordinated across land ownerships in accordance with [Concept Plan Map Alex/18 - Rural Living \(Hindmarsh Island West\)](#)
 - (e) the allotments provide sufficient space for buildings to be located below ridges and not within 50 metres of the ridge-line to avoid 'skylining'.
- 11 All allotments created by land division should be connected to an approved wastewater treatment plant or community wastewater management system.

Hindmarsh Island West Policy Area 16

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

OBJECTIVES

- 1 A compact residential area comprising primarily detached dwellings together with public and private recreational facilities clustered in appropriate locations.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Currently the land within this policy area is being underutilised as grazing properties. Three of the land parcels have frontage to the River Murray. The land is slightly undulating with the northern-most parcels having a small cliff face going down to the waters edge. The area between the cliff face and the water is of significance from an environmental perspective and is deemed to have good habitat qualities. It is therefore important that development within this area is undertaken so as not to adversely affect this important habitat.

The proximity of the land to the bridge and the Marina Hindmarsh Island makes it an ideal site for development from an access and service infrastructure perspective. In addition the opportunity to provide allotments with views over the River Murray adds to the appeal of the land. It is also a reasonably prominent area when viewed from the Goolwa side of the river and when on the bridge itself.

Therefore, with the environmental importance of the waterfront, the desire for allotments close to the River Murray and the visual prominence of the site, any development will need to have adequate set backs from the water as well as respect and compliment its unique environment through the maintenance of low densities and the introduction of innovative dwelling designs. Buildings and structures will have external building materials and finishes that blend with the natural riverside and rural landscape and are of a low reflective nature through limiting the use of glass and iron in order to prevent reflection and glare. External walls of dwellings, or of any addition or alteration to a dwelling, will be principally composed of masonry, brick, stone, timber or rendered masonry cladding.

In order to enhance the visual amenity of the policy area, extensive landscaping will need to be undertaken as part of any development so that buildings are not prominent when viewed from the waterway or the local road network.

To facilitate the protection of the foreshore habitat area, it is expected that there will be no development on the land between the top of the cliff and the water, other than a shared jetty facility.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - carport
 - detached dwelling
 - dwelling addition
 - outbuilding associated with a dwelling
 - pergola
 - veranda.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should be undertaken in accordance with [Concept Plan Map Alex/11 - Residential \(Hindmarsh Island West\)](#).
- 4 Development should, where practicable, cater for the boating needs of the community by including a boat launching facility and boardwalk in accordance with [Concept Plan Map Alex/18 - Rural Living \(Hindmarsh Island West\)](#).
- 5 Development should include a 10 metre wide vegetation buffer along the ridgelines as shown on [Concept Plan Map Alex/11 - Residential \(Hindmarsh Island West\)](#).
- 6 Development should be designed and sited in a manner which:
 - (a) does not cause existing vegetation to be viewed as a fire hazard requiring removal
 - (b) maintains or allows for linkages and corridors between key areas of native vegetation
 - (c) provides for the rehabilitation of degraded areas that are an intrinsic component of the natural conservation network.
- 7 Dwellings, buildings and/or structures should be of a high standard of design with regard to the external appearance of building materials, colours and building mass so as not to detract from the natural riverside and rural character of the locality.
- 8 Dwellings and associated buildings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from side boundaries:	1.5 metres where an allotment has a width of at least 12 metres and no more than 14 metres. 2 metres where an allotment has a width of more than 14 metres. 2 metres for any part of a wall that is greater than 3 metres in height, above natural ground level.
Minimum setback from the waterline of land within 'Conservation Area A' shown on Concept Plan Map Alex/11 - Residential (Hindmarsh Island West)	40 metres
Minimum setback from the scarp within 'Conservation Area B' shown on Concept Plan Map Alex/11 - Residential (Hindmarsh Island West)	15 metres

- 9 Individual property vehicle access/egress points should not be created along O'Connell Avenue.
- 10 Development within 'Conservation Area A' shown on [Concept Plan Map Alex/11 - Residential \(Hindmarsh Island West\)](#) should achieve the following:
 - (a) provide a 25 metre wide buffer area immediately adjacent to the waterline so as to protect the natural environment, including any important wetland or bird habitat areas

- (b) where located within 25 metres of the waterline:
 - (i) be restricted solely to jetties, boat ramp and boardwalk structures
 - (ii) facilitate revegetation with the planting of species that are indigenous to Hindmarsh Island.
- 11 'Conservation Area B' shown on [Concept Plan Map Alex/11 - Residential \(Hindmarsh Island West\)](#) should function as a buffer area only and maintained in its natural state so as to protect the natural environment, including any important wetland or bird habitat areas, with development restricted solely to jetties and boardwalks.
- 12 Jetties and/or moorings adjacent the foreshore should be designed and sited in accordance with the following:
 - (a) in the form of shared facilities exhibiting a similar design
 - (b) erected no less than 50 metres from a similar existing structure
 - (c) designed and located in a manner that minimises disturbance to native vegetation and bird habitat areas.

Land Division

- 13 Land should not be divided unless:
 - (a) the allotments are intended for residential purposes
 - (b) the average allotment area of the resulting allotments is 600 square metres or less
 - (c) all resulting allotments have a minimum area of at least 400 square metres
 - (d) all resulting allotments have a minimum width not less than 12 metres and the average width of 14 metres where located adjacent the foreshore
 - (e) a building envelope can be provided for each of the proposed allotments which demonstrates that resulting allotments are suitable for the intended use having regard for the topography and natural features of the site.
- 14 'Conservation Area A' and 'Conservation Area B' shown on [Concept Plan Map Alex/11 - Residential \(Hindmarsh Island West\)](#) should be designated as separate allotments within a plan of division or part of the common land under a community title scheme.
- 15 All allotments created by land division should be connected to an approved wastewater treatment plant or community wastewater management system.

Home Industry Policy Area 17

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

OBJECTIVES

- 1 A policy area accommodating small-scale service and light industries where people live and work on the same site.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

It is envisaged that the policy area will accommodate a variety of small-scale service and light industries that are complementary to the combined residential use of the land and which do not create any appreciable noise, smell, smoke, dust or other nuisance or generate heavy vehicles or large volumes of traffic.

Buildings for industrial purposes will be of a scale, height and form that complements and is subordinate to the dwelling on the land and be located and adequately set back from property boundaries, dwelling and open space areas associated with the dwelling in order to minimise visual impact.

Activities associated with industrial uses will be limited to within buildings unless located and screened by fencing and/or landscaping to prevent views from public roads and nuisance to adjacent dwellings and private open space areas.

Areas between the dwelling façade and the road boundary, including car parking areas, will be landscaped to maintain a residential appearance and amenity in the streetscape.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - carport
 - detached dwelling in association with industry
 - dwelling addition
 - light industry
 - pergola
 - veranda.
- 2 A home industry should operate on an allotment on which there is an occupied detached dwelling.

Form and Character

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

- 4 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metres
Minimum setback from rear boundary	5 metres
Maximum site coverage	50 per cent
Maximum height	8 metres
Minimum area of private open space	20 per cent
Minimum number of on site car parking spaces (one of which should be covered)	2

- 5 Home industries should comply with the following:

- (a) an additional on-site car parking space should be provided for every non-resident person involved in the production and/or supply of the industry or business
- (b) other than persons resident on the site, no more than 3 persons should be involved in any industry or business
- (c) no building or activity associated with the home industry should be sited closer to any street alignment than the existing or approved dwelling
- (d) no vehicle used in association with any industry or business should exceed 5 tonnes tare weight, and not involve the operation of more than 2 vehicles in total from the premises
- (e) the total area used in association with the home industry (whether within a building or external space) should not be greater than 70 square metres
- (f) goods or materials used or produced by the industry should not be exposed to view from any adjacent premises or from any public place
- (g) the industry should operate only within the hours of 7.00 am and 7.00 pm
- (h) no more than one advertising sign should be displayed on the allotment with an advertisement area no greater than 0.5 square metres.

Marina Policy Area 18

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

OBJECTIVES

- 1 The establishment of a compact residential marina and country living development which includes boat maintenance facilities.
- 2 Development that respects and protects Hindmarsh Island/Kumarangk and surrounding waters in accordance with the traditions and laws of the Ngarrindjeri nation.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The Marina Hindmarsh Island has been developing at a steady rate since the early 1990's with a dramatic increase in the number of allotments created, sold and developed in the period 2000 - 2007. It is a unique development for the area and offers many lifestyle opportunities for both the permanent and holiday residents.

Once the development is completed it will become a hub for boating activities including both building and maintenance, as well as being a desirable location for holidaying, conferences and permanent living. Housing choice is also offered within the development site with waterfront, standard and larger residential allotments in the vicinity of fresh water lagoons, along with villas and apartments around the marina itself. Those allotments created away from the residential marina development will provide a wide range of allotment sizes over the undulating terrain with the largest allotments backing on to Monument Road. A retirement village complex is also envisaged that will offer one, two and three bedroom self contained dwellings. A number of facilities will be provided within the complex including bowling and croquet lawns, a tennis court and a large building containing a function room and consulting rooms.

Commercial development has also commenced however this will expand as the residential and marina development continues to grow. This development will be more in the form of the provision of services for the boating community and the day to day needs of residents and visitors to the marina. It is expected that the main retail, restaurant, entertainment, hotel and commercial uses for the district will be located in the Goolwa District Centre and not in this policy area.

With the completion of the development itself along with the open space within the marina site and the wood lot for effluent irrigation along Randell Road the development in time will become screened from the main vantage points such as Randell Road, the waterway and the Goolwa township. This will mean a very pleasant living environment for those within the marina and a pleasant outlook for those going past either on the road or the water. Development will be located below natural ridgelines so that the area has an open rural character when viewed from the mainland, the River Murray and Randell Road. Nevertheless, it remains important that residential buildings or associated structures are sited and landscaped so as not to be obtrusive when viewed from outside the policy area. Mounding of excavated material will not be used to compensate for the lack of terrain to screen the development.

It is envisaged that the open rural character of Hindmarsh Island's foreshore, including the frontal calcrete dune ridge, be retained by locating all buildings, structures, roads and mooring and marina facilities behind the first ridgeline so that the development is not prominently visible from the waterway adjoining Hindmarsh Island.

The River Murray should be retained for the free and safe movement of boats and other waterborne craft as it forms an important tourist and recreation feature surrounding Hindmarsh Island.

The lands and waters of Hindmarsh Island/Kumarangk are very important and culturally sensitive to the Ngarrindjeri nation. They include burial grounds, wetlands/nurseries or breeding areas, midden/living areas, native vegetation, stone arrangements (fish traps), and places of spiritual significance to Ngarrindjeri women and men. The Alexandrina Council has a Kungan Ngarrindjeri Yunnan agreement with the Ngarrindjeri Nation that sets the framework for protection and management of these traditional lands and waters of the Ngarrindjeri.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - carport
 - detached dwelling
 - dwelling addition
 - group dwelling
 - outbuilding in association with a dwelling
 - pergola
 - residential flat building
 - row dwelling
 - semi-detached dwelling
 - veranda.
- 2 The size and range of retail and commercial uses should be limited to those serving the day-to-day needs of marina users and residents of the policy area.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Development should be undertaken in accordance with [Concept Plan Map Alex/12 - Residential Marina \(Hindmarsh Island\)](#).
- 5 Development should be staged so that large areas are not excavated or subdivided ahead of demand, with each stage not being undertaken until 60 per cent of the allotments in the previous stage have been built upon in order to ensure compact development and reduce premature fragmentation of the policy area.
- 6 Non-residential buildings should be:
 - (a) located and designed in such a way as to minimise their visual impact from public roads and be setback at least 50 metres from Randell Road and any tourist lookout
 - (b) screened by native vegetation in order to enhance the open rural character of Hindmarsh Island when viewed from outside the policy area.
- 7 Development should cater for boating needs by including:
 - (a) mooring facilities
 - (b) sewage and sullage facilities
 - (c) fuel and small-scale repair facilities
 - (d) rescue facilities
 - (e) centralised boat launching facilities.

- 8 Bulk storage tanks containing fuel associated with the refuelling of waterborne craft should be located at least 30 metres from the nearest water body and above the River Murray 1956 flood level.
- 9 Moored vessels should not be permanently occupied or used for human habitation.
- 10 The design of the marina basin and the residential lagoon and the siting of buildings should take into account increased water levels as a result of:
 - (a) the River Murray 1956 flood level
 - (b) the water levels during extreme wind conditions.
- 11 A 50 metre wide public reserve should be provided along the foreshore of the waterway with public access to the reserve unless it is an important wetland or bird habitat area.
- 12 The floor of the marina basin and residential lagoon should be graded downwards towards the waterway in order to prevent saline ponding and silting.
- 13 The marina basin and residential lagoon should be designed so as to ensure that the water contained within them is regularly exchanged once every 7 days with the water contained in the waterway.
- 14 Development within the marina basin and residential lagoon should allow for the safe manoeuvring around the marina and in and out of moorings.
- 15 Jetties should be sited at least 10 metres apart.
- 16 Woodlot areas associated with the disposal of effluent should be:
 - (a) sufficiently developed for effluent disposal prior to the sale of the allotments they are to serve
 - (b) sited more than 100 metres from the waterway, marina basin or residential lagoon
 - (c) monitored to ensure that the system is working efficiently and that the effluent is not having an adverse effect on groundwater
 - (d) sited so that odours are be detectable from adjoining land.
- 17 Effluent treatment plants and or maturation ponds should be at least 100 metres from the waterway, marina basins or residential lagoon.
- 18 Holding ponds should be provided to enable stormwater to be retained for 24 hours prior to its release into the River Murray, the marina basin or residential lagoon.
- 19 Adequate fire protection and fire fighting facilities should be provided for the marina, residential and rural areas.
- 20 Development should be designed to avoid:
 - (a) pedestrian, vehicular or boating traffic having an adverse effect on the important vegetation and bird life features in the adjoining **Conservation Zone**
 - (b) any adverse effect on areas of Aboriginal Heritage significance
 - (c) the excavation of cliffs or prominent hill slopes in order to provide vehicle or pedestrian access.

Milang Policy Area 19

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

OBJECTIVES

- 1 A policy area accommodating detached and semi-detached dwellings up to two storeys in height.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The Milang township is ideally located on the edge of Lake Alexandrina that now offers an excellent setting for both recreational fishing and boating and a relaxed lifestyle. The town was not always like this with the number of heritage buildings reflecting the once thriving rural town where trains transporting grain and wool from the local area terminated and loaded their goods onto boats. This history and the buildings associated with it have therefore given the town a certain character that needs to be preserved and enhanced through appropriate development. The existing housing form comprises predominantly single detached dwellings on large allotments mainly for permanent occupation. There is a shack area located on the banks of the lake that have developed over the years as a holiday destination and add a certain dimension to the character of the town.

The recent installation of a Community Wastewater Management Scheme provides an opportunity to diversify the type of residential development within the town that can support both the aging population and young people that live in the area. This includes supported accommodation and housing for aged persons, particularly near Daranda Terrace or between Watson Avenue and Rivers Street.

New housing forms and styles are encouraged, together with the preservation and restoration of existing heritage buildings that contribute to the character of the township. However, it is important that new buildings are designed to be compatible with existing buildings in terms of height and set-back from property boundaries.

Preserving existing open spaces from future development is important in preserving the township character.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - carport
 - detached dwelling
 - dwelling addition
 - outbuilding associated with a dwelling
 - pergola
 - semi-detached dwelling.

Form and Character

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

- 3 Where connected to a Community Wastewater Management Scheme or sewer, a dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Dwelling type	Minimum site area (square metres)	Minimum frontage (metres)
Detached	500	12
Semi-detached	450	9

Mount Compass Golf Course Policy Area 20

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

OBJECTIVES

- 1 A policy area primarily accommodating recreational land use activities, complemented by low-density residential development.
- 2 Development of a golf course incorporating low-density housing that reflects the country living character of the residential estate and the golf course.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area encompasses the Mount Compass Golf Course, together with the adjacent residential estate. A key element of the policy area is the landscape character established by the open and well landscaped golf course, together with the surrounding rural areas.

It is expected that detached dwellings at low densities in keeping with the country living character will be clustered within the policy area, as identified within [Concept Plan Map Alex/13 - Golf Course Development \(Mount Compass\)](#), with the remainder of the policy area retained for the golf course enhanced by extensive provision of open space, screen planting and landscaping.

Buildings and other structures will be unobtrusive and not detract from the rural recreational character of the policy area. To achieve this, it is important that buildings are retained at single storey form, with low profiles and roof forms that complement the natural form of the land. External materials of a low light reflective nature and in colours complementing the open landscaped character are expected from development.

Views to the policy area are important and therefore landscaping will form an integral component of residential development. It is particularly important that development is screened so as not to detract from the character when viewed from Arthur Street and Victor Harbor Road as well as assisting the creation of separation buffer from the mining operations within the adjacent zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - carport
 - detached dwelling
 - dwelling addition
 - golf course and clubhouse
 - outbuilding associated with a dwelling
 - pergola
 - recreation activities and facilities.
- 2 The keeping, breeding or training of horses should not be undertaken.

Form and Character

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

Alexandrina Council
Zone Section
Residential Zone
Mount Compass Golf Course Policy Area 20

- 4 Buildings should be single storey in nature and should not exceed a height of 6 metres above the existing natural ground level.
- 5 Treated effluent should not be disposed of on land upgradient of the land identified as Water Protection Area within [Concept Plan Map Alex/13 – Golf Course Development \(Mount Compass\)](#).
- 6 Buildings should be extensively landscaped so as to provide screening from the Victor Harbor Road, and from mining activities to the west of the policy area.

Land Division

- 7 Land division should only occur where
 - (a) allotments have a minimum area of not less than 800 square metres
 - (b) the natural land form of the area is taken into account and is complemented by the land division design
 - (c) the maximum retention of any existing native vegetation is ensured
 - (d) access to each allotment is provided from a constructed and sealed private or public road and not an arterial road.

Mount Compass Policy Area 21

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

OBJECTIVES

- 1 A policy area accommodating detached dwellings, together with appropriate recreational and community activities, which are compatible with adjoining residential land use
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Mount Compass is located in a unique position being part way between the coastal towns of Goolwa and Victor Harbor and the metropolitan area. It is also positioned amongst prime agricultural land, sand mining sites, and more importantly above a high quality water aquifer. It is this latter attribute that confines the boundaries of the town. However, this is a positive consequence in terms of retaining the low density and intimate character of the residential areas that predominantly support single detached dwellings on individual allotments.

It is expected that development will retain the small-scale and intimate character of the existing residential area, primarily consisting of detached dwellings on individual allotments at low densities. Development that complements the predominant architecture, streetscape and low density character of existing development in the locality is encouraged.

Any expansion of existing residential areas is not envisaged to not occur until such time as existing vacant allotments have been extensively developed and essential public infrastructure is provided in order to service the town.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - carport
 - detached dwelling
 - dwelling addition
 - outbuilding associated with a dwelling
 - pergola.
- 2 Semi-detached, row or group dwellings and residential flat buildings should not occur within the policy area.
- 3 Development in the nature of a home industry should not be undertaken unless it achieves all of the following:
 - (a) the industry occurs within a building located on the same allotment as the dwelling occupied by the person who carries on the activity
 - (b) the building in which the industry occurs has a maximum floor area of no more than 40 square metres

- (c) the industry does not detract from the amenity of the locality by emitting noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, oil or electrical interference so as to cause nuisance within the locality
- (d) goods or materials used or produced by the industry are not exposed to view from any adjacent premises or from any public place
- (e) the industry does not require the provision of any service main of a greater capacity than that available in the locality
- (f) the total number of persons occupied or employed in the industry is limited to no more than 3 persons with at least 1 of these persons residing continuously in the building or premises used for carrying on the industry
- (g) the industry does not involve the operation of more than 2 vehicles from the premises
- (h) the area for external roofed or unroofed storage of materials is be limited to no more than 20 square metres
- (i) the industry operates only within the hours of 9.00 am and 5.00 pm
- (j) no advertising sign is displayed on the allotment or in a window of the dwelling on the land.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 Where connected to a community wastewater management system or sewer, detached dwellings should have a minimum frontage of at least 12 metres and a minimum site area of 500 square metres or more.

Port Elliot Drive-in Policy Area 22

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

OBJECTIVES

- 1 A policy area accommodating detached, semi-detached, row and group dwellings and residential flat buildings up to two storeys in height.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area is located at the edge of the Port Elliot township and contains the site of the former drive-in theatre. The policy area has some elevation with views to the ocean and can accommodate a mix of allotment sizes that promotes a variety of residential development including medium to high density. This can be accommodated as the allotments are able to be serviced by the Port Elliot Community Wastewater Management Scheme.

Although two storey development is envisaged, consideration needs to be given to the siting of such dwellings to ensure that the maximum number of allotments can enjoy the views from the area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - carport
 - detached dwelling
 - dwelling addition
 - group dwelling
 - pergola
 - outbuilding in association with a dwelling
 - residential flat building
 - row dwelling
 - semi-detached dwelling
 - veranda.
- 2 Residential development is not permitted within the area north of the 150 metre buffer line as shown on [Concept Plan Map Alex/14 - Port Elliot Drive-in \(Port Elliot\)](#).

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 There should be no direct access to any allotment from North Terrace or Elliot Avenue.
- 5 A vegetation buffer, which is at least 5 metres in width and is planted with local native species should be established along the North Terrace boundary of the policy area.
- 6 Dwellings on allotments abutting North Terrace should be designed to address North Terrace through the inclusion of doorways or fenestration that face towards North Terrace.

7 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	5 metres
Maximum site coverage for ground floor area of all buildings	40 per cent
Maximum site coverage of land covered by impervious surfaces	60 per cent
Maximum floor area ratio	0.5
Maximum building height (from natural ground level)	8 metres

8 A dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Dwelling type	Minimum site area (square metres)	Minimum frontage (metres)
Detached	400	15
Semi-detached	350	10
Row	350	8

Port Elliot Historic Policy Area 23

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

OBJECTIVES

- 1 A policy area accommodating primarily detached dwellings at low densities on individual allotments where the existing building stock and the historical character is retained.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area is characterised by two distinct areas. The Murray Terrace area contains both historically significant buildings of the 19th Century and more recent dwellings which, nonetheless, give the area a unique character, particularly the bungalow style dwellings located south of the railway line. The wide road reserve also adds to the character of the area. It is envisaged that residential development within the Murray Terrace area will complement the existing single storey bungalow style of dwelling form and appearance.

The North Terrace residential area contains few dwellings of historical importance, however, as the area provides the entrance to the Port Elliot township, which does contain historically significant buildings, it is important to ensure that any new development is compatible with the historically significant adjacent development.

New development within the policy area is to be limited to residential use only, and where it is sympathetic in design, siting and form to existing buildings. It is desirable that sites currently containing development incompatible with the existing character of the policy area be redeveloped with residential development more in keeping with the prevailing historic character. The form of buildings, and the colours and materials used, need to be in keeping with those used on historic buildings existing within the policy area. Existing mature vegetation, walls and fences do contribute to character of this location and need to be retained and integrated with any future development.

The policy area is also covered by a **Historic Conservation Area**, as shown on the *Overlay Maps - Heritage*, which introduces additional controls over development in order to protect important historic elements of Port Elliot's early settlement.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Additions should form compact extensions to buildings and be in a location, form, scale and appearance that complements but does not imitate the existing historic character.
- 4 New buildings should:
 - (a) be designed to complement the existing historic character of the streetscape
 - (b) maintain the established pattern of spaces around and between historic buildings.

Port Elliot West Policy Area 24

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

OBJECTIVES

- 1 A policy area accommodating low rise and low intensity residential and open space development set in an extensively revegetated coastal plains landscape.
- 2 Land division promoting innovation in environmentally sustainable design and layout.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area is aimed at establishing an environmentally sustainable development in a visually sensitive location. It is therefore important that land division layouts both facilitate orientation that maximise the achievement of energy efficient dwelling designs, as well as taking into account land formation and views from open spaces as well as from Port Elliot Road to the hills beyond. As such, it is intended that the development of the policy area be in the form of island clusters of residential allotments integrated with and oriented towards revegetated open space areas which contrast with the established coastal land division pattern.

It is expected that the policy area will be developed as an innovative low density residential area set within indigenous revegetated natural landscaped open space areas. Dwellings will be predominantly single storey to assist in maintaining a low rural coastal plains character. However there is scope to accommodate two storey dwellings in locations that are not prominent from Port Elliot Road.

Any fencing required on the boundary of community or public open space will be of rural character and comprise of open post and wire construction. Where solid fences are required to enclose a private open space area of a dwelling, they will be constructed close to dwellings and be sited in such a manner to avoid visual intrusion to community and public open space areas.

It is important that development achieves a clear edge separation between Port Elliot and Victor Harbor. The provision of extensive landscape buffers at the perimeter of the policy area boundary and along transport corridors within the policy area are key components of achieving this aim and will result in the establishment a natural landscape as viewed from Port Elliot Road as well as a less intensive open character rural-residential transition area between living areas and adjoining rural land.

In keeping with the aim of achieving sustainable development, it is envisaged that development contributes to the re-establishment of a natural ecological balance by the application of environmentally sustainable development practises. This, amongst other things, will include indigenous revegetation of waterways, establishment of wetlands and of flora and fauna corridors and landscaping on individual allotments.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - carport
 - detached dwelling
 - dwelling additions
 - group dwelling
 - pergola

- outbuilding in association with a dwelling
- residential flat building
- row dwelling
- semi-detached dwelling
- veranda.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should be undertaken in accordance with [Concept Plan Map Alex/10 - Residential \(Port Elliot West\)](#).
- 4 Development of roads, drainage reserves, landscape buffer areas, pedestrian and flora and fauna corridors, open space reserves and residential clusters should be undertaken in accordance with [Concept Plan Map Alex/10 - Residential \(Port Elliot West\)](#).
- 5 All linear landscape corridors or buffers should have a minimum width of 15 metres.
- 6 Stormwater should be disposed of on-site or directed through an integrated drainage scheme to the adjacent watercourse and wetland.
- 7 Dwellings located on allotments which abut or overlook areas of public or community open space should be designed so that they face onto those open areas, and where the rear of the dwellings have frontage to a public road, they should be attractively designed to present an aesthetically pleasing domestic dwelling character and appearance when viewed from the road.
- 8 Two storey dwellings should be setback at least 100 metres from Port Elliot Road.
- 9 Domestic outbuildings and other ancillary building or structure should be constructed with the same roof and wall materials as those used for the dwelling on the site.
- 10 Where connected to a community wastewater management system or sewer, a dwelling should have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Minimum site area (square metres)	Minimum frontage (metres)
Detached	500	12
Semi-detached	500	9
Group or residential flat building	500	20
Row	500	7

Strathalbyn Residential Policy Area 25

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

OBJECTIVES

- 1 A policy area primarily accommodating detached dwellings and other types of low-density residential development, with medium-density residential development and supportive community, educational and recreational facilities in appropriate locations.
- 2 Preservation of the attractive streetscapes along East, South and West Terraces, North Parade and Commercial Road, and elsewhere within the precincts, as well as their visually important features such as building facades, rooflines, walls, fences, trees and gardens.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area represents the majority of the residential area of the Strathalbyn township, including the earliest established residential areas. As such, the area contains a number of buildings of historic significance and the character is established by single storey detached dwellings at low densities. It is expected that development will continue to be primarily in the form of detached dwellings at low densities. There are however, opportunities for medium-density residential development including accommodation for the aged between the town centre and East Terrace and within 500 metres of the **District Centre Zone**.

It is expected development will have a high standard of design and appearance that complements the traditional building styles and design elements typical in the town before the 1950s. Development fronting or to the north of North Parade will also complement the front setbacks of historic cottages in these locations. Generally, development will ensure that existing buildings of traditional styles remain visible in the streetscape.

It is important that the policy area retain a defined edge between urban and rural development and protects the main road approaches from ribbon or premature development. Protecting the attractive landscape character and appearance of land adjacent to Adelaide Road, attributable to the existing mature vegetation, is key to achieving this goal and ensuring entries into the town centre are attractive.

To preserve the drainage and amenity function of the Angas River development should retain land adjacent the banks of the Angas River for open space purposes, with buildings constructed more than 50 metres from the edge of the bank of the river.

The policy area also contains three precincts that reflect Strathalbyn's early settlement and development. These precincts are covered by a **Historic Conservation Area**, as shown on the *Overlay Maps - Heritage*, which introduces additional controls over development in order to protect important historic elements of the town's early settlement.

Precinct 23 Strathalbyn Historic Central

New development for residential and other uses will reflect and promote consistency with the prevailing heritage character in terms of built form, set back, materials, colour and finishes as well as fencing of low open or vegetative nature.

Land division will be restricted to that required to facilitate sensitive infill development with streetscapes not altered by narrow frontages or reduced side setbacks. Infill development will be developed in a manner that maintains the capacity to create allotments that are able to accommodate 2 mature trees with 6 metre canopies.

It is envisaged that public spaces and streetscapes will be improved to enhance the heritage character, with predominate street trees such as Ash continued to be used to complement that vegetated character established by mature trees on individual properties.

Precinct 24 Strathalbyn Historic Northern

Residential development in this area is to feature detached dwellings predominantly single storey, with generous native gardens and low fences of an open or vegetative character. New buildings will complement the heritage character in terms of built form, set backs, materials, colours and finishes.

As far as possible, the original pattern of development will be retained with the creation of additional allotments restricted to that required to facilitate sensitive infill development between existing buildings with similar frontages and setbacks to those existing. Land division in the form of a battleaxe configuration is not considered in keeping with the heritage character. Similarly, mature vegetation contributes to the character of this location and is to be retained and integrated with any future development.

The streetscape in this area is unusual in its narrow land formation without kerbing. This is a feature which will be retained as far as possible while meeting functional road and safety considerations.

Precinct 25 Strathalbyn Historic Western

This area is currently characterised by its circa 1910 buildings which are low-scale and low-density. This low density has enabled mature trees in front and backyards which add to the streetscape and the areas character and should be continued and provided for in new development.

Residential development will be in the form of single storey detached dwellings with generous traditional gardens and low level fences of an open or vegetative nature.

Streetscapes shall be improved to enhance the heritage character with future possibilities of undergrounding power, the use of traditional street trees such as Ash and the retention of wide footpaths.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - carport
 - detached dwelling
 - dwelling addition
 - medium density residential development, other than where located within **Precinct 24 Strathalbyn Historic Northern** or **Precinct 25 Strathalbyn Historic Western**
 - pergola
 - outbuilding associated with a dwelling
 - veranda.
- 2 Development intended for community, educational or recreational purposes should be established in appropriate locations.
- 3 Group dwellings, row dwellings or residential flat buildings should not be established on land adjoining Adelaide Road.
- 4 Development of a shop should only be undertaken where:
 - (a) the gross leasable floor area is not more than 150 square metres
 - (b) the development adjoins a road capable of providing safe and convenient access to the facility from within the locality

- (c) the shop is of a size and scale to serve the local needs of adjacent residential areas by providing convenience goods
- (d) it is not in the form of a restaurant.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 6 Development should be carried out in accordance with the concepts shown on [Concept Plan Map Alex/15 - Residential Growth \(Strathalbyn\)](#).
- 7 Residential development should be single storey in height and two storey development should only occur where it can be demonstrated that the development has been sited and designed having due regard to the characteristics of adjoining development, the topography of the site and the amenity of the locality.
- 8 Dwellings, and other buildings, should be designed within the following parameters:

Parameter	Value
Minimum setback from side boundaries	3 metres on one side boundary Nil on other side boundary
Minimum setback from rear boundary	3 metres
Maximum site coverage for the roofed building area of all buildings	50 per cent
Minimum area of private open space	25 square metres per bedroom

- 9 Development of land between Langhorne Creek Road and the Angas River should be designed to prevent direct access from Langhorne Creek Road to individual allotments and should provide for a landscaped reserve not less than 3 metres in width along that road frontage.
- 10 Medium density residential development should have an average site area per dwelling of not less than 450 square metres.

Land Division

- 11 Other than within a precinct, land should not be divided unless:
 - (a) where it involves the creation of 5 or more allotments, the average allotment area is not less 900 square metres
 - (b) allotments have a minimum area of at least 450 square metres
 - (c) only one allotment being created has an area more than 2000 square metres
 - (d) the frontage of each allotment to a public road is at least 15 metres, except in locations where it matches the pattern of existing allotments with a smaller road frontage or where it facilitates a semi-detached or row dwelling development.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 23 Strathalbyn Historic Central

- 12 Development should be for residential development, tourist accommodation and community uses.
- 13 Medium density residential development, including accommodation for the aged and for tourists, should be located between the adjacent **District Centre Zone** and East Terrace or on other larger or consolidated sites within the precinct.
- 14 Tourism accommodation should preferably involve the restoration and re-use of heritage buildings, with any new development being of a scale and form sympathetic to the historic character of the locality.
- 15 Land division which results in an increase in the number of allotments should only occur where it can be demonstrated that it will not be detrimental to the integrity of a local heritage place or area and that the resulting allotment pattern will satisfactorily accommodate new development in a form which will reinforce and complement the historic character of the area.
- 16 Land division in the form of a battleaxe configuration should not occur within the precinct.

Precinct 24 Strathalbyn Historic Northern

- 17 Group or row dwellings, shops, offices and other commercial or industry uses should not occur within the precinct.
- 18 Land division in the form of a battleaxe configuration should not occur within the precinct.

Precinct 25 Strathalbyn Historic Western

- 19 Land division in the form of a battleaxe configuration should not occur within the precinct.

Strathalbyn North Policy Area 26

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

OBJECTIVES

- 1 A policy area accommodating primarily detached dwellings up to two storeys in height on individual allotments, together with community and recreational facilities integrated with an open space and landscaped setting.
- 2 Retention of a defined edge between urban and rural development and protection of the main road approaches from built forms of development.
- 3 Development along the banks and flood plain of the Angas River and Middle Creek for stormwater management, public open space and recreation purposes.
- 4 Conservation and adaptive restoration of 'The Lodge Homestead' and 'Braemar Homestead', associated outbuildings and protection of the landscape setting.
- 5 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area comprises the northern growth area of Strathalbyn township. The area is to form an attractive residential setting in which existing watercourses and adjoining areas are cohesively incorporated into areas of useable open space.

Development is to be of a form and standard which reflects the environmental qualities featuring rising slopes, defined watercourses, native vegetation areas and open country slope with residential development being set back from the Angas River and Middle and North Creeks. Landscaped buffers are to be provided along Adelaide Road, Macclesfield Road and Paris Creek Road while the open character of the land adjacent Adelaide Road needs to be preserved by building placement, road configuration and landscaping.

Allotment sizes are to vary in different parts of the policy area, taking into account topographic conditions, environmental characteristics and views of the Angas River, the existing Strathalbyn township and countryside. The steep slopes on the north and western edge of the policy area will provide a landscaped backdrop and feature detached dwellings on generously large allotments with extensive landscaping. Development on prominent slopes must have a low visual impact. Smaller allotments may be provided on the central and flatter land of the policy area.

Detached dwellings of one or two storey construction or split level construction on individual allotments are to be the predominant form of development.

The land located between Adelaide Road and Hampden Way should provide for a mix of allotment sizes and housing product interspersed with useable open space and multiple points of connection to the linear park system. Development will incorporate low impact community and recreational infrastructure and services and small scale non-residential opportunities to serve the nearby residential areas.

The road and path network within the policy area will be interconnected to give priority to safe and efficient pedestrian and cycle movement over vehicular traffic, providing access to destinations within the policy area. Safe crossings will be provided on North Parade and to East Terrace to link this network to the town centre and other parts of the township.

A revegetation program featuring local indigenous species consisting of ground, middle and upper storeys is to be implemented in conjunction with the development of the high amenity residential development. This will include the conservation and replenishment of the existing Red Leg Grass and Peppermint Gums in the northern parts of the policy area. This is to aid the water crisis and protection of native habitats.

Development is to secure and enhance the continuation of the Angas River Linear Park and trail system providing walk and cycle links to the town centre and other parts of the township.

In order to preserve the drainage and amenity function of the Angas River and associated creeks, buildings will not be erected closer than 30 metres to the edge of the bank of the river or creek. Fencing of allotments abutting reserves will be of a height, material and finish that contribute to a low visual impact appropriate to the open space and water course setting. Water sensitive urban design techniques including stormwater detention will be implemented at the time of development throughout the policy area.

Development will not impair the establishment of the 20 metre landscape buffers with local indigenous species consisting of ground middle and upper storeys adjacent to Adelaide Road, Paris Creek Road and Macclesfield Road.

A landscaped green belt and linear park network is to be provided on the land between Adelaide Road and Hampden Way that creates a feeling of openness and spaciousness on the approach to the township. Development will be sited to contribute to the open feel and sense of arrival in Strathalbyn township. Key vistas to 'The Lodge' and ridgeline of the hills west of Strathalbyn are to be protected.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - community centre
 - detached dwelling no more than two storeys in height
 - small scale non-residential uses that service the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - recreation area
 - shop, office or consulting room
 - residential flat building
 - supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should be undertaken in accordance with the concepts shown on [Concept Plan Map Alex/16 - Residential Growth \(Strathalbyn North\)](#), and in particular comply with the following:
 - (a) ensure the identified larger allotments are at least 1500 square metres, and at least 2000 square metres where the allotments have frontage to Paris Creek Road
 - (b) provide public open space of at least 25 metres from the top of the bank on each side of the Angas River, North and Middle Creeks
 - (c) provide movement systems that incorporate a network of roads and vehicular access points, including bridges, roundabouts, and pedestrian and cycle routes
 - (d) small scale non-residential uses should be developed toward Braemar Drive to minimise the impact of associated traffic upon surrounding residential development and Adelaide Road

- (e) provide a landscape buffer along Paris Creek Road, Macclesfield Road, Adelaide Road and the southern side of Braemar Drive and cohesively integrate into the linear park open space system
- (f) maintain view corridors from Adelaide Road to 'The Lodge'.

4 Development listed in the table below should incorporate minimum rainwater storage capacity as follows:

Development	Minimum rainwater storage capacity (litres)
A site containing a detached dwelling	20 000 per site
A site containing a dwelling other than a detached dwelling	5000 per dwelling

- 5 Dwellings located on allotments that abut either the Angas River Linear Park or other areas of public open space should be designed to address both the open space and the street frontage.
- 6 Development should minimise the need for and the extent of cut and / or fill which, in any event, should not exceed:
 - (a) 2 metres in vertical height for a cut face
 - (b) 1.5 metres in vertical height for a filled face.
- 7 Garages and carports should not be located closer to a road boundary than the dwelling to which they relate, unless they are located on a steep allotment and access to the garage or carport would result in larger scale earthworks.
- 8 Dwellings, and other buildings, should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres or less where a safe and convenient driveway can be achieved for buildings on the lower side of a public road or for steeper allotments, but in any case no less than 6 metres.
Minimum setback from the bank of a river or creek	30 metres
Maximum building height (from natural ground level)	6 metres or 8 metres in the case of a gable end wall or a section of a wall forming part of a split level design.
Minimum area of private open space	35 per cent of the allotment area with a minimum area of 24 square metres and a minimum dimension of 4 metres. 25 square metres per dwelling unit where associated with a retirement village plus communal open space comprising a minimum of 35 per cent of the total site.

- 9 A dwelling should have a minimum site area and an allotment width not less than that shown in the following table:

Gradient of site	Site area (square metres)	Minimum width (metres)
less than 1-in-6	500	15
between 1-in-6 and up to 1-in-4	1000	18
more than 1-in-4	2000	25

Land Division

- 10 Land division should not result in the creation of allotments in the form of a battleaxe configuration.
- 11 Land division should provide for a publicly accessible pedestrian and cycle network to the Angas River linear reserve and other areas of public open space and to maintain view corridors.
- 12 The road network within a plan of division shall be oriented as such to achieve vistas to the hills to the north west.

Strathalbyn Southwest Policy Area 27

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

OBJECTIVES

- 1 A policy area accommodating detached, semi-detached, row and group dwellings of predominantly one storey in height.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area is located at the western edge and entry to the Strathalbyn township and is intended to be a compact residential extension of the township with a defined town edge.

It is intended to accommodate a mix of residential allotment sizes to enable varying forms of residential development. Dwellings and outbuildings are to be predominately single storey to afford views to the south and west.

Road access is to be off the Alexandrina Road via the existing vehicular access track and by extension of both Charles and Edward Streets. Rear access to the existing residential allotments along the Alexandrina Road is to be retained.

Landscaping in the form of a 20 metre landscape buffer is to be provided along the railway line and along the south and western boundary of the policy area in order to define the township boundary, provide a walk/cycle path and to give separation between primary production and residential uses. A walking and cycle trail is to be integrated with the landscaping along the railway line to provide alternative access to the town centre.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling
 - domestic outbuildings in association with a dwelling
 - dwelling addition
 - group dwelling
 - row dwelling
 - semi-detached dwelling.

Form and Character

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

- 3 Dwellings, and other buildings, should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	3 metres
Maximum building height (from natural ground level)	7 metres
Maximum site coverage for ground floor area of all buildings	50 per cent

- 4 Dwellings should not be greater than one storey in height and any second storey should only occur where it is incorporated within the roof space.
- 5 A dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Dwelling type	Minimum site area (square metres)	Minimum frontage (metres)
Detached	500	15
Semi-detached	450	12
Group dwelling	350	20
Row dwelling	400	10

- 6 Buildings and structures that would be visible from the Alexandrina Road should:
- (a) achieve a profile that blends with the topography of the land
 - (b) avoid the use of bright and highly reflective external materials and finishes
 - (c) incorporate existing vegetation wherever possible and provide additional landscaping using primarily local native species that will assist in reducing the apparent bulk and scale of the building and any site works.

PROCEDURAL MATTERS

Complying Development

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

In addition, other than for the **Mt Compass Policy Area 21** and **Port Elliot Historic Policy Area 25**, the following forms of development are designated as complying subject to the conditions contained in [Table Alex/3 - Conditions for Complying Development](#):

- carport
- detached dwelling (except where located within **Hindmarsh Island North Policy Area 15** or the **Hindmarsh Island West Policy Area 16**)
- dwelling addition
- outbuilding associated with a dwelling
- pergola
- veranda.

Non-complying Development

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

Form of Development	Exceptions
Advertisement and /or advertising hoarding	
Amusement machine centre	
Buildings greater than two storeys or 9 metres in height above the natural ground surface level where they are located within the Strathalbyn Residential Policy Area 25 , or the Strathalbyn North Policy Area 26 or the Strathalbyn Southwest Policy Area 27	
Bulky goods outlet	
Caravan and tourist park	
Consulting room	Except where it achieves all of the following: <ol style="list-style-type: none"> (a) it is located outside of the Hindmarsh Island North Policy Area 15, or the Hindmarsh Island West Policy Area 16 or the Marina Policy Area 18 (b) the total floor area is less than 100 square metres (c) the site does not front an arterial road.
Crematorium	
Dairy	
Demolition of a State or local heritage place	
Development where it is located within the Hindmarsh Island North Policy Area 15 , or the Hindmarsh Island West Policy Area 16 or the Marina Policy Area 18 and it is located within 25 metres of the edge of any waterway	Except where it is located within the Marina Policy Area 18 and comprises a jetty, landing or structure required for the stabilisation of the water's edge.

Form of Development	Exceptions
Dwelling where it is located within the Hindmarsh Island North Policy Area 15 or the Hindmarsh Island West Policy Area 16	Except for a detached or semi-detached dwelling.
Dwelling where it is located within the Port Elliot Historic Policy Area 23	Except for a detached or row dwelling.
Excavation of the waterway or land adjoining the foreshore where it is located within the Hindmarsh Island North Policy Area 15 or the Hindmarsh Island West Policy Area 16 and it requires the removal of native vegetation	Except for irrigation purposes or the mooring of a boat.
Excavation of the waterway or land adjoining the foreshore where it is located within the Marina Policy Area 18 and it requires the removal of native vegetation	Except where such work is required to gain river access for the marina basin or residential lagoon.
Farming	
Fuel depot	
Golf course where it is located within the Hindmarsh Island North Policy Area 15 or the Hindmarsh Island West Policy Area 16	
Horse keeping	
Horticulture	
Hospital	
Hotel	Except where it is located within Marina Policy Area 18
Industry	Except where any of the following apply: <ul style="list-style-type: none"> (a) it is located within Home Industry Policy Area 17 and it is in the form of a light industry (b) it is located within Strathalbyn Residential Policy Area 25 and it is in the form of a light industry and it has a total floor area of no more than 40 square metres (c) it is located within Marina Policy Area 18.
Intensive animal keeping	
Jetty or landing where it is located within the Hindmarsh Island North Policy Area 15 or the Hindmarsh Island West Policy Area 16 and it is located within or adjacent the reed bed area located in a westerly direction from Stewart Street	Except where located within a designated node detailed on Concept Plan Map Alex/11 - Residential (Hindmarsh Island West) .
Land division where it is located within the Conservation Areas A or B as shown on Concept Plan Map Alex/11 - Residential (Hindmarsh Island West)	Except where one of the following applies: <ul style="list-style-type: none"> (a) it facilitates a dedication as public reserve (b) separate allotments are designated within a plan of division (c) it forms part of the common land under a community title scheme.

Form of Development	Exceptions
Land division where it is located within the Hindmarsh Island North Policy Area 15	Except where both (a) and (b) apply: (a) it results in allotments of greater than 2000 square metres in area (b) it is located on land south of Captain Sturt Parade.
Land division where it is located within the Hindmarsh Island West Policy Area 16	Except where it results in allotments of greater than 400 square metres in area.
Land division where it is located within the Mount Compass Golf Course Policy Area 20	Except where it results in no additional allotments outside of Area A within Concept Plan Map Alex/13 - Golf Course Development (Mount Compass) .
Land division where it is located within the Strathalbyn Residential Policy Area 25 creating any allotment less than 450 square metres in area	Except where it achieves either of the following: (a) the resultant allotments are of a community title (b) the division is for a lease.
Mineral extraction	
Motel	
Motor repair station	
Office	Except where (a) or (b) or (c) apply: (a) it is located within the Home Industry Policy Area 17 and where all of the following applies: (i) the total floor area is less than 100 square metres (ii) the site does not front an arterial road (b) it is located within the Marina Policy Area 18 (c) it is located within Strathalbyn North Policy Area 26 and where all of the following applies: (i) the total floor area is less than 250 square metres (ii) the site does not front an arterial road.
Petrol filling station	
Public service depot	
Residential flat building where it is located within the Hindmarsh Island North Policy Area 15 , or the Hindmarsh Island West Policy Area 16 or the Port Elliot Historic Policy Area 23 or the Goolwa Historic Policy Area 13 or the Precinct 23 Strathalbyn Historic Central , or the Precinct 24 Strathalbyn Historic Northern or the Precinct 25 Strathalbyn Historic Western	
Restaurant	Except where (a) or (b) apply: (a) it is located within the Marina Policy Area 18 (b) it is located within Strathalbyn North Policy Area 26 and where all of the following applies: (i) it has a total floor area of no more than 250 square metres (ii) the site does not front an arterial road.
Road transport terminal	

Form of Development	Exceptions
Service trade premises	Except where is it located within the Marina Policy Area 18
Shop or group of shops where it is located within the Port Elliot Historic Policy Area 23 or Goolwa Historic Policy Area 13	
Shop or group of shops where it is located within the Hindmarsh Island North Policy Area 15 or the Hindmarsh Island West Policy Area 16	Except where the gross leasable area is 50 square metres or less.
Shop or group of shops where it is located within the Marina Policy Area 18 or the Mount Compass Golf Course Policy Area 20	Except where the gross leasable area is 450 square metres or less.
Shop or group of shops where it is located within the Strathalbyn Residential Policy Area 25	Except where the gross leasable area is 150 square metres or less.
Shop or group of shops where it is located outside of the Goolwa Historic Character Policy Area 13 , or the Hindmarsh Island North Policy Area 15 , or the Hindmarsh Island West Policy Area 16 , or the Marina Policy Area 18 , or the Mount Compass Golf Course Policy Area 20 , or the Port Elliot Historic Policy Area 23 or the Strathalbyn Residential Policy Area 25 .	Except where it achieves both (a) and (b): (a) the gross leasable area is 250 square metres or less (b) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	Except where it is located within the Home Industry Policy Area 8 .
Telecommunications facility	
Warehouse	
Waste reception, storage, treatment or disposal	Except where it is located within the Marina Policy Area 18 and is in the form of a Community Waste Water Management Scheme.
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Detached dwelling, semi-detached dwelling or row dwelling not exceeding two storeys in height which incorporates land filling earthworks of a height not exceeding 1.5 metres relative to natural ground level	Detached dwelling, semi-detached dwelling or row dwelling not exceeding two storeys in height which incorporates land filling earthworks of a height between 1.5 metres and 2.5 metres relative to natural ground level
Demolition of a contributory item or non-listed building in a Historic Conservation Area shown on <i>Overlay Maps - Heritage</i>	Demolition of a local heritage place in a Historic Conservation Area shown on <i>Overlay Maps - Heritage</i>

Residential Park Zone

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

OBJECTIVES

- 1 A zone that primarily provides affordable housing opportunities in a landscaped village setting.
- 2 A zone accommodating low to medium-scale accommodation predominantly in the form of caravan and camping sites, cabins and transportable dwellings, surrounded by open landscaped areas.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

A zone accommodating a range of affordable housing options, within a landscaped setting, that promotes community interaction through its permeable layout, the orientation of buildings, range of shared facilities and quality communal open space.

The zone accommodates a range of low to medium-scale, long-term and short-term accommodation, including camping sites, caravans, relocatable dwellings and cabins.

Buildings, including dwellings, are designed and constructed to enable their relocation, are a maximum of two-storey in height and generously set back from boundaries to allow for landscaped edges of the park. A landscaped village environment will be created.

New development will be sympathetic to the scale, shape, materials and colours of existing adjoining development and landscapes. Vegetation buffers and landscaping will be important in integrating the residential park into the landscape and adjoining urban areas, providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users. The soft landscaping should dominate over buildings and hard surfaces, with caravans only glimpsed in a leafy environment. The park will be enhanced through the further planting of street trees to provide a more leafy and attractive setting and to conceal the built form when viewed from the approaches to the park.

Pedestrian and vehicle linkages provide safe access to employment, shops, public transport facilities, medical services, education facilities, child care and other community facilities. Circulation and movement within the park should be pedestrian friendly and promote low speed vehicle movement.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - amenity block, including shower, toilet, laundry and kitchen facilities
 - cabin
 - camping ground
 - caravan permanently fixed to land
 - outbuilding ancillary to a dwelling
 - recreation area
 - residential park
 - resident workshop
 - storage area for recreation vehicle
 - swimming pool
 - transportable dwelling.

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

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a residential park), community or recreational facility and toilets/amenities.
- 5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 6 At least 16 square metres of contiguous private space, which may be used as a second car parking space, should be provided on each site intended for residential accommodation.
- 7 Caravan, cabin and dwelling sites should be greater than 100 square metres in area.
- 8 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

Car Parking and Access

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

Street and Boundary Setbacks

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

Natural Hazards

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

Land Division

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

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

Form of Development	Exceptions
Prescribed mining operations	
Public service depot	
Residential flat building	
Restaurant	Except where it is both: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to a residential park.
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it is both: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to a residential park.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	Except where in association with and ancillary to a residential park.
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Amenity block, including shower, toilet, laundry and kitchen facilities	
Cabin	
Camping ground	
Caravan permanently fixed to land	
Outbuilding	
Recreation area	
Residential park	
Resident workshop	
Storage area for recreation vehicle	
Swimming pool	
Transportable dwelling	

Rural Living Zone

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

OBJECTIVES

- 1 A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.
- 2 Protection of the Angas River, and in particular its banks, from excavation and development.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

It is envisaged that development in the zone will accommodate detached dwellings together with rural living activities on a range of allotment sizes, based on characteristics of the land, landscape appearance, siting and vegetation. It is expected that the division of land will occur in an orderly and economic pattern via the creation of allotments of adequate size, dimension and shape that will ensure dwellings are able to be located in unobtrusive locations and, where possible, out of view of arterial roads and tourist routes. It is expected that irregular shaped allotments, including allotments of battleaxe configuration, are generally to be avoided.

Development will maintain an open, semi-rural and rural character that contrasts with the built-up areas and rural land. Where portions of the zone are adjacent to or form part of the entrance to a township, development will ensure that it visually enhances the approach into the township. Similarly, development will be located and screened so as not to impair the views from scenically attractive areas and tourist routes including the Strathalbyn to Wellington Road, Red Creek Road, the Milang to Finnis Road and the formed road to Point Sturt.

Development needs to be screened from public view either by the natural form of the land or by landscaping that provides a continuous belt of native trees and shrubs in order to help minimise any exposed views of development. Development on vacant sites will be screened by appropriate perimeter landscape plantings in addition to the screening of buildings.

Buildings will be located away from prominent sites, ridgetops or similar visually exposed locations and well setback from road boundaries to minimise any detrimental effect on the natural scenic attractiveness of the locality. Dwellings and any associated outbuildings will be clustered and screened from view to maintain the rural and semi-rural character of the zone.

Buildings will be of such a form and design, including materials and colours, so as to blend with the natural and rural character of the landscape. Important in achieving this will be limiting buildings to single storey in form and no higher than 6 metres above the existing ground level. There may be limited opportunities for two storey dwellings where it can be demonstrated that the building will not be visually intrusive to the locality, either as a result of the existing natural land form or expanses of existing vegetation.

Buildings will exhibit a low profile with rooflines that complement the natural form of the land. Non-reflective materials utilising natural earth colours that complement the surrounding landscape will be used for all buildings so as to blend with the natural rural landscape and minimise any visual intrusion.

Access roads and driveways will follow the natural form of the land, minimise the needs for excavation or filling and be landscaped to blend with the natural appearance of the zone.

Fencing that is open in nature and utilises wooden posts and wire reinforces the rural and semi-rural character desired within the zone. Where required for the privacy of a dwelling or its associated private open space areas, fencing will be constructed of materials and colours that blend with the natural character of the locality, be unobtrusively located and screened with vegetation.

Landscaping and revegetation will be integrated with development so as to provide screening from adjoining properties and enhance the visual appearance of the site and locality. Landscaping will also take into consideration opportunities to enhance linkages for flora and fauna through the extensive revegetation with indigenous trees, undercover and/or ground cover species in the form of corridors along boundary lines and road reserves.

Hindmarsh Island

Those portions of the zone located on Hindmarsh Island comprise open and vegetated areas that enhance the island character experience for residents and visitors alike. The zone edge is defined by the ridgeline characterised by a woodland that consists largely of Aleppo pines. Although these pines are considered to be a pest plant, they do contribute to the character of the area and provide a significant habitat for animal and bird life. They also provide a sheltered environment for native vegetation to establish. Careful management is therefore required before any removal occurs to ensure that this important visual backdrop is retained and appropriate revegetation occurs. With the possibility of further division in the area, it will provide an opportunity to assist in the control of the spread of the pines which is of concern on the island.

There are opportunities for land division with the anticipated allotment sizes varying according to the policy areas. This will provide opportunity for substantial vegetation corridors along Randell Road, Monument Road and Captain Sturt Road as well as between allotments, which will greatly assist in creating a better visual environment for the area.

There is future potential for the realignment of Captain Sturt Road so that it joins in with the entrance of the Marina Hindmarsh Island via a roundabout junction, subject to an appropriate land division. Development creating additional roads or driveways be consistent with [Concept Plan Map Alex/18 - Rural Living \(Hindmarsh Island West\)](#).

The lands and waters of Hindmarsh Island/Kumarangk are very important and culturally sensitive to the Ngarrindjeri nation. They include burial grounds, wetlands/nurseries or breeding areas, midden/living areas, native vegetation, stone arrangements (fish traps), and places of spiritual significance to Ngarrindjeri women and men. The Alexandrina Council has a Kungan Ngarrindjeri Yunnan agreement with the Ngarrindjeri Nation that sets the framework for the protection and management of these traditional lands and waters of the Ngarrindjeri. It is imperative that development serves to protect and enhance these important cultural, bird and aquatic biodiversity habitats.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - detached dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - dwelling addition
 - farming
 - farm building
 - stable.
- 2 Development listed as non-complying is generally inappropriate.
- 3 There should be no more than one dwelling per allotment.
- 4 The keeping of animals should be ancillary to and in association with the residential use of the land.

- 5 The keeping of horses should only be undertaken if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.
- 6 A maximum of 2 horses should be kept on an allotment having a grazing area of between 0.5 hectares and 3 hectares, provided that such horses are accommodated within a stable that is located on the subject land.
- 7 Commercial or retail development should not occur within the zone.

Form and Character

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

Land Division

- 9 Allotments in the form of a battleaxe configuration should not occur within the zone, but in the event that they are unavoidable, they should:
 - (a) provide for an access onto a public road, with the driveway 'handle' being not less than 6 metres in width nor more than 50 metres in length
 - (b) incorporate landscaping along the driveway 'handle' as part of the development and management of the allotment
 - (c) have an area (excluding the area of the 'handle' of such an allotment) not less than the minimum allotment area for the policy area or precinct in which the land is located.
- 10 Electricity supply serving new development should be installed underground.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 26 Agistment

- 11 The following forms of development are envisaged in the precinct:
 - horse keeping
 - stables.
- 12 Development should not be undertaken unless associated with farming or the keeping, breeding, training, exercising or stabling of horses.
- 13 The activities undertaken at the Strathalbyn Saleyards should not be adversely affected or impacted upon by the establishment of incompatible development such as residential development.
- 14 The keeping, breeding, training, exercising or stabling of horses should not be undertaken on an allotment less than 2 hectares in area.
- 15 Land division should create allotments with an area of at least 2 hectares and be designed to take into account the provision of laneways or trails that will facilitate the safe movement of horses between agistment and training areas.

Precinct 27 Burnside North

- 16 Land should not be divided unless no additional allotments are created within the precinct.
- 17 Land division in the form of boundary realignments should result in allotments that have an area not less than 2 hectares.

Precinct 28 Burnside South

- 18 Land division should create allotments with an area of at least 1 hectare and a frontage to a public road not less than 60 metres, or 10 metres where the allotment has a frontage to a cul-de-sac head.

Precinct 29 Clayton

- 19 Land division should create allotments with an area of at least 4 hectares with a minimum average area of not less than 8 hectares.

Precinct 30 Finniss

- 20 Land should not be divided unless no additional allotments are created within the precinct.

Precinct 31 Goolwa East, Middleton and Mount Compass

- 21 Land division should create allotments with an area of at least 1 hectare with a minimum average area of not less than 2 hectares.

Precinct 32 Highland Valley

- 22 Land division should create allotments with an area of at least 7 hectares with a minimum average area of not less than 10 hectares.

Precinct 33 Milang Rural Living

- 23 Land division should create allotments with an area of at least 4 hectares with a minimum average area of not less than 8 hectares.
- 24 Development for light or service industrial purposes should only be undertaken where all of the following criteria is achieved:
- (a) the industry is wholly contained within a total floor area not greater than 40 square metres
 - (b) the industry will not detract from the amenity of the locality by emitting noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, solid or liquid wastes, grit, oil or electrical interference so as to cause nuisance within the locality
 - (c) goods or materials used or produced by the industry are not exposed to view from any adjacent premises or from any public place
 - (d) the industry does not require the provision of any service main of greater capacity than that available in the locality
 - (e) no more than 3 persons are occupied or employed in the industry
 - (f) not more than 2 vehicles are stored at the site and have access from the site to the adjoining street
 - (g) the area for external storage of materials does not exceed 30 square metres
 - (h) the industry operates only within the hours of 8.00 am and 6.00 pm.

Precinct 34 Port Elliot North and Goolwa Central

- 25 Land division should create allotments with an area of at least 2500 square metres with a minimum average area of not less than 5000 square metres.

Precinct 35 Port Elliot South

- 26 Land division should create allotments with an area of at least 5000 square metres with a minimum average area of not less than 7500 square metres.

Precinct 36 Strathalbyn

27 Land division should create allotments with an area of at least 2 hectares.

Precinct 37 Willyaroo North

28 Land division should create allotments with an area of at least 5000 square metres.

29 Development should not result in new buildings within the Angas River and Bremer River floodplains.

30 Development for light or service industrial purposes should only be undertaken where all of the following criteria is achieved:

- (a) the industry is wholly contained within a total floor area not greater than 40 square metres
- (b) the industry will not detract from the amenity of the locality by emitting noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, solid or liquid wastes, grit, oil or electrical interference so as to cause nuisance within the locality
- (c) goods or materials used or produced by the industry are not exposed to view from any adjacent premises or from any public place
- (d) the industry does not require the provision of any service main of greater capacity than that available in the locality
- (e) no more than 3 persons are occupied or employed in the industry
- (f) not more than 2 vehicles are stored at the site and have access from the site to the adjoining street
- (g) the area for external storage of materials does not exceed 30 square metres
- (h) the industry operates only within the hours of 8.00 am and 6.00 pm.

Precinct 38 Willyaroo South

31 Development should be undertaken in accordance with the concepts shown on [Concept Plan Map Alex/19 - Rural Living \(Willyaroo South\)](#).

32 Land division should create allotments with an area of at least 5000 square metres with a minimum average area of not less than 1 hectare and a frontage to a public road not less than 50 metres, or 10 metres where the allotment has a frontage to a cul-de-sac head.

33 As part of a land division proposal, vegetation buffers of indigenous species, at least 20 metres in width, should be planted so as to have no gaps in the lower canopy in order to provide protection to the development site from adjoining primary production and agistment activities.

Currency Creek Rural Living Policy Area 31

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

OBJECTIVES

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

DESIRED CHARACTER

The policy area will result in the consolidation of allotments in this location in accordance with [Concept Plan Map Alex/20 - Rural Living \(Currency Creek\)](#) and [Concept Plan Map Alex/21 - Rural Living \(Currency Creek\)](#), formalising the rural and rural living activities occurring on the land. The location and design of any dwellings and activities on the land will take into consideration existing primary production activities in the surrounding area through minimising impacts on those lawful activities, and incorporating appropriate buffers and separation from impacts of agricultural machinery, gas gun noise and spray drift.

The area is scenically important and buildings will be clustered in accordance with [Concept Plan Map Alex/20 - Rural Living \(Currency Creek\)](#) and [Concept Plan Map Alex/21 - Rural Living \(Currency Creek\)](#), be low in profile to compliment the natural form of the land, be constructed of materials that blend with the natural landscape, and appropriately screened with vegetation, to maintain the open rural setting in place, particularly where visible from the Strathalbyn-Goolwa Road and railway line which traverse the policy area.

The proximity of Currency Creek and Ramsar wetland will require appropriate stormwater and wastewater management to ensure that the quality of surface and ground water is not impacted by the establishment of dwellings or other activities on the land.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Development should primarily comprise rural and residential activities compatible with the local area.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Prior to the development of a dwelling, land titles, including surplus unmade road reserves and public reserves, should be amalgamated in accordance with [Concept Plan Map Alex/20 - Rural Living \(Currency Creek\)](#) and [Concept Plan Map Alex/21 - Rural Living \(Currency Creek\)](#).
- 4 The number, siting and access to new dwellings should be in accordance with [Concept Plan Map Alex/20 - Rural Living \(Currency Creek\)](#) and [Concept Plan Map Alex/21 - Rural Living \(Currency Creek\)](#).
- 5 Dwellings, outbuildings, farm buildings and other structures should be clustered together, unobtrusive, designed and finished to blend with the rural landscape and screened with vegetation so as to result in low visual impact when viewed from roads and surrounding dwellings and land in order to preserve landscape qualities.
- 6 Screen planting should be provided in accordance with [Concept Plan Map Alex/20 - Rural Living \(Currency Creek\)](#) and [Concept Plan Map Alex/21 - Rural Living \(Currency Creek\)](#) to maintain the character and amenity of rural landscapes, to provide water quality and local biodiversity gains and done in a manner that has due regard to bushfire risk. Screening shall consist of locally indigenous vegetation where possible, be of varying vegetation heights and be capable of providing a dense vegetated buffer and a diversity of wildlife habitats.

Hindmarsh Island Central Policy Area 28

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

OBJECTIVES

- 1 Development that respects and protects Hindmarsh Island/Kumarangk and surrounding waters in accordance with the traditions and laws of the Ngarrindjeri nation.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Set between the higher density residential development of the Marina Hindmarsh Island and the lower density development of the **Residential Zone**, it is envisaged that this policy area will provide the rural backdrop as people drive onto the island either as a resident or a visitor. It provides a transition between the residential areas and the rural/conservation area that comprises the remainder of the island. As such, careful consideration of the visual impact of development in this policy area is required. Properties will be extensively landscaped so as to provide screening from adjoining properties and enhance the visual appearance of the site and locality.

The key initiatives to developing this policy area are:

- (a) setting a minimum allotment size of 2 hectares
- (b) allowing rural fencing styles in conjunction with boundary tree plantings
- (c) allowing for vegetation corridors along road boundaries
- (d) allowing shared access points to reduce the number of crossings on Randell Road
- (e) ensuring that house siting and design seeks to minimise visual impact.

There will also be some opportunities to introduce small-scale tourist accommodation facilities that continue to reflect the rural character and island experience.

Development will display a built form consistent with the rural character so as to provide visual interest through building elements which include wide verandas, balconies, integrated roof designs and pitches and building materials and finishes which complement each other and the rural/riverine character of the locality. Dwelling and roof forms will be designed so as to ensure that the finished product is not bulky and massive in scale and will therefore blend with the surrounding landscape.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 All buildings, including dwellings, should be set-back a minimum distance of:
 - (a) 100 metres from the Randell Road boundary
 - (b) 20 metres from any other road boundary.

- 3 The keeping of horses and the erection of stables should only take place on allotments where:
- (a) it is in association with an existing dwelling
 - (b) the allotment is at least 3 hectares
 - (c) each horse is provided with a stable that is designed in accordance with the following:
 - (i) a minimum dimension of at least 3.6 metres by 3 metres
 - (ii) includes an attached day yard which has a maximum dimension of no more than 8 metres by 5 metres
 - (d) the day yards are covered with low-erosive materials (eg coarse sand or shell grit)
 - (e) landscaping is established around the stables and day yards to provide shade from direct sunlight
 - (f) properly designed and constructed manure bins are provided to prevent fly breeding and offensive odours.

4 Stables should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage, where the stable has a floor area of 54 square metres or less and a wall height of 2.7 metres or less	15 metres
Minimum setback from primary road frontage, where the stable has a floor area of more than 54 square metres or a wall height of more than 2.7 metres	35 metres
Minimum setback from secondary road frontage or side boundary, where a stable has a maximum wall height of 2.7 metres or less	8 metres
Minimum setback from secondary road frontage or side boundary, where a stable has a maximum wall height exceeding 2.7 metres	8 metres plus one additional metre for every 0.5 metres of wall height above 2.7 metres
Minimum setback from rear boundary	12 metres

- 5 Small-scale tourist accommodation should only be undertaken in the form of self-contained facilities for up to 30 guests or hosted accommodation for up to 8 guests.
- 6 Development on the east side of Monument Road should reflect the provision of discrete eco-tourism accommodation as shown on [Concept Plan Map Alex/18 - Rural Living \(Hindmarsh Island West\)](#) and may include:
- (a) the upgrading and enhancement of existing facilities
 - (b) animal keeping
 - (c) tourist accommodation.

Land Division

- 7 Land division should create allotments with an area of at least 2 hectares with a maximum area of not more than 4 hectares in accordance with [Concept Plan Map Alex/18 - Rural Living \(Hindmarsh Island West\)](#).

- 8 The division of land should result in allotments that are capable of achieving vegetation buffers that are integrated with existing vegetation and can accommodate all of the following:
 - (a) a 20 metre vegetation buffer area between allotments, with 10 metres on each side of the property boundary
 - (b) a 20 metre vegetation buffer along all road boundaries.
- 9 All services required in a land division should be underground.

Hindmarsh Island West Policy Area 29

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

OBJECTIVES

- 1 Development that respects and protects Hindmarsh Island/Kumarangk and surrounding waters in accordance with the traditions and laws of the Ngarrindjeri nation.
- 2 Land being enhanced by extensive revegetation with indigenous trees, undercover and/or ground cover species.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Located near the Marina Hindmarsh Island and riverfront residential development, it is envisaged that this policy area will provide a distinct variation to the residential density by providing on average 1 hectare allotments. The larger allotments will be conducive to some non-intensive rural activities as well as providing sufficient room for revegetation to occur. The undulation of the land will also allow for dwellings to obtain views across the marina and to the water.

Detached dwellings up to two stories in height will be allowed. However, the design and siting of the dwellings must take account of the land form so as to prevent buildings becoming a dominant feature on the skyline. Moreover, the external walls of new dwellings and additions to existing dwellings must be principally constructed with masonry, brick, stone, timber or rendered masonry cladding.

It is important that at this entry area of the island the open rural character is promoted as much as possible thereby making the siting of dwellings, their appearance and the revegetation integral parts of any development.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Development should be undertaken in accordance with [Concept Plan Map Alex/18 – Rural Living \(Hindmarsh Island West\)](#).
- 3 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	20 metres
Minimum setback from secondary road frontage	10 metres
Minimum setback from rear boundary	20 metres

- 4 Access points onto Randell Road and Captain Sturt Road should be kept to a minimum.

- 5 Horses should be kept at a maximum rate of no more than 1 horse for every 0.5 hectares, excluding the area of land required for a dwelling including associated outbuildings, domestic structures and areas for private open space purposes.
- 6 The keeping of horses and the erection of stables should only take place on allotments where:
 - (a) it is in association with an existing dwelling
 - (b) the allotment is at least 1 hectare in area
 - (c) each horse is provided with a stable that is designed in accordance with the following:
 - (i) a minimum dimension of at least 3.6 metres by 3 metres
 - (ii) includes an attached day yard which has a maximum dimension of no more than 8 metres by 5 metres
 - (d) the day yards are covered with low-erosive materials (eg coarse sand or shell grit)
 - (e) landscaping is established around the stables and day yards to provide shade from direct sunlight
 - (f) properly designed and constructed manure bins are provided to prevent fly breeding and offensive odours.
- 7 Small scale tourist accommodation may be undertaken in the form of self-contained facilities for up to 30 guests or hosted accommodation for up to 8 guests.

Land Division

- 8 Land division should result in allotments that achieve all of the following:
 - (a) a minimum area of 7500 square meters per allotment
 - (b) a minimum average area for all allotments in the division of at least 1 hectare
 - (c) a minimum frontage to a public road of at least 30 metres for each allotment
 - (d) contain a rectangle that has a minimum dimension of 150 metres by 50 metres.
- 9 All services required in a land division should be underground.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table Alex/3 - Conditions for Complying Development](#):

- outbuilding associated with a dwelling.

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ol style="list-style-type: none"> (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: <ol style="list-style-type: none"> (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Amusement machine centre	
Camping ground	Except where it achieves all of the following: <ol style="list-style-type: none"> (a) it is located within Hindmarsh Island Central Policy Area 28 (b) it is located on the east side of Monument Road (c) it is associated with eco-tourism accommodation.
Caravan park	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except where (a) or (b) are achieved: <ol style="list-style-type: none"> (a) where it is located within the Currency Creek Rural Living Policy Area 31 and is in the form of a detached dwelling located on an amalgamated parcel of land whose boundaries accord with Concept Plan Map Alex/20 - Rural Living (Currency Creek) and Concept Plan Map Alex/21 - Rural Living (Currency Creek) (b) where it is located outside of the Currency Creek Rural Living Policy Area 31 and is in the form of a detached dwelling.
Education establishment	
Fuel depot	
General industry	

Form of development	Exceptions
Golf course	
Horse keeping	Except where it is located within (a), (b) or (c): (a) Hindmarsh Island Central Policy Area 28 (b) Hindmarsh Island West Policy Area 29 (c) Precinct 26 Agistment.
Horticulture	Except where it is in the form of a wholesale plant nursery or floriculture.
Hotel	
Intensive animal keeping	
Land division	Except where one of the following applies: (a) where it is located within Precinct 30 Finniss and no additional allotments are created (b) where it is located within Precinct 27 Burnside North and it is in the form of a boundary alteration only and all resultant allotments are at least 2 hectares (c) all allotments resulting from the division of land will achieve one of the following, a minimum allotment size of at least: (i) 2500 square metres where the allotment is located within Precinct 34 Port Elliot North and Goolwa Central (ii) 5000 square metres where the allotment is located within Precinct 35 Port Elliot South or Precinct 37 Willyaroo North or Precinct 38 Willyaroo South (iii) 7500 square metres where located within Hindmarsh Island West Policy Area 29 (iv) 1 hectare where the allotment is located within Precinct 28 Burnside South or Precinct 31 Goolwa East, Middleton and Mount Compass (v) 2 hectares where the allotment is located within Precinct 26 Agistment or Precinct 36 Strathalbyn (vi) 4 hectares where the allotment is located within Hindmarsh Island Central Policy Area 28, Precinct 29 Clayton or Precinct 33 Milang (vii) 7 hectares where the allotment is located within Precinct 32 Highland Valley (d) where it is located within the Currency Creek Rural Living Policy Area 31 and it is for the purpose of amalgamating allotments in accordance with Concept Plan Map Alex/20 - Rural Living (Currency Creek) and Concept Plan Map Alex/21 - Rural Living (Currency Creek) .
Major public service depot	
Motel	
Motor racing track	
Motor repair station	
Office	
Petrol filling station	
Place of worship	

Form of development	Exceptions
Residential flat building	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	
Special industry	
Stock sales yard	
Stock slaughter works	
Store	
Telecommunications facility	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
	Horse keeping and associated structures where located within the Hindmarsh Island West Policy Area 29 .

Settlement Zone

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

OBJECTIVES

- 1 A mixed use village environment with small collection of low-density dwellings, holiday accommodation, recreation and community facilities.
- 2 Small-scale services and facilities grouped together to service the requirements of the local community and the visiting public.
- 3 Low density residential development contained within the boundaries of the settlement.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The townships of Strathalbyn, Port Elliot and Goolwa contain the greatest concentration of population and public infrastructure within the Council area. With the objective of maximising the efficient use of public infrastructure, it is considered appropriate for future population and housing growth to be primarily contained to these principal townships.

The zone covers a number of smaller township settlements that have been long established within the Council area, including Ashbourne, Clayton, Finniss, Langhorne Creek and Woodchester. It is expected that further growth and development within these settlements will be limited and, in any case, constrained within the existing town boundaries. It is envisaged that the settlements will accommodate principally low density residential development with small-scale retail, commercial, community and recreational facilities to serve the day-to-day needs of local residents and the surrounding rural communities, as well as tourists visiting the area. Light and service industry activities will be limited to those that service the surrounding rural uses within the locality.

Residential development will be principally in the form of detached dwellings, although other forms of dwellings may be appropriate provided the density of development and appearance of the dwellings maintain the existing settlement character. Residential flat buildings and multiple dwellings are not appropriate within this zone. Buildings that utilise materials typically found within the locality are encouraged, although the use of sheet metal for wall cladding is not appropriate.

Portions of the settlements are located within or adjacent to flood prone areas, such as the Bremer River, Bull Creek or Lake Alexandrina. Development will be located and designed taking into account potential floodwaters in order to minimise property damage or safety risk to residents and visitors from periodic flooding.

Clayton

It is expected that any further extension of this settlement will only be accommodated once there is substantial development of the existing vacant allotments. Development will be principally for detached dwellings, although development of facilities that enhance boating and fishing as primary leisure activities in the settlement may also be appropriate. Small-scale retail or business development servicing the local community and visitors will be focused adjacent to and contiguous with the existing retail development along Island View Drive.

Langhorne Creek

Development will protect and enhance the small-town character of Langhorne Creek flanking the tree lined Bremer River. It comprises a variety of mixed, small-scale business and commercial uses, with the hotel and primary school as core elements, and limited housing interspersed by orchards and vineyards.

New business, retail or commercial uses will be limited to that land directly adjacent to Strathalbyn Road in proximity to existing business development. The settlement is within the flood prone land along the Bremer River therefore, dwellings or additions to dwellings will be designed to minimise the potential for property damage and impact from flooding by ensuring that finished floor levels are no less than 300 millimetres above the level of the 1-in-100 year average return interval flood or, alternatively the highest surrounding ground surface level.

Finniss and Woodchester

Neither Finniss nor Woodchester have access to SA Water sewer and water reticulation schemes and both contain only limited community facilities with no form of commercial retailing activities established. Neither settlement has yet to develop fully with the consequence that a high proportion of vacant or under-utilized allotments exist.

Intensive development within these settlements is not envisaged due to the lack of public infrastructure. However, development will be orderly and economic by maintaining a compact form through consolidation and infill within the existing defined settlement boundaries to avoid indiscriminate expansion and uneconomic extension to public utilities.

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
 - local community facility
 - recreation area
 - shop or group of shops under 150 square metres in size
 - tourist accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Business and commercial development should be limited in scale and function to service the local requirements of the settlement and travellers.
- 4 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Local service facilities should be grouped together in proximity to existing facilities.
- 7 Roadside stalls should only be established where they achieve all of the following:
 - (a) safe vehicular access and parking is available
 - (b) all goods and other equipment are contained within the stall or within its immediate area

- (c) no disruption to the free flow of traffic occurs
- (d) the appearance of structures, including advertising and other signs, will not unduly detract from the rural character of the area.

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	3 metres
Minimum setback from side boundaries	1 metre
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

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

Parameter	Value
Maximum building height	5 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	1 metre
Minimum setback from a public road or public open space area	8 metres

10 A detached dwelling should have a minimum site area of 900 square metres and a frontage to a public road not less than 22 metres.

Land Division

11 Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the zone and should have:

- (a) a minimum area of not less than 900 square metres
- (b) an average area of at least 1200 square metres
- (c) no more than one allotment with an area exceeding 2000 square metres
- (d) a frontage of not less than 22 metres.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Advertisement	
Commercial forestry	
Crematorium	
Dairy	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Land division	Except where all allotments are greater than 900 square metres.
Motor race track	
Residential flat building	
Road transport terminal	
Shop or group of shops	Except where the gross leasable area is less than 150 square metres.
Service industry	
Special industry	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Tourist Accommodation Zone

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

OBJECTIVES

- 1 Development of accommodation for tourists and travellers, together with suitable entertainment and recreational facilities.
- 2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

It is envisaged that development in the zone will result in a range of long and short term tourist accommodation and ancillary entertainment facilities catering for the needs of tourists, visitors and travellers to the region. The scale and format of the accommodation will be developed as appropriately desired within each policy area or precinct.

Development will have regard to the siting, scale, set-backs, architectural style and form, materials and external appearance of existing buildings in the locality. It is anticipated that development will not exceed two storeys in height, unless a lesser height is desired by a policy area or precinct.

Existing elements that contribute to the historic character of the streetscape will be reinforced with street trees, a variety of fences and hedges, and the retention of historic kerbing, walls and mature trees through incorporation into development proposals.

Advertisements and/or advertising hoardings will be limited and appropriately located and designed to complement the historic character of the townships. Large, animated or illuminated outdoor advertisements are not appropriate in this zone.

Precinct 40 Port Elliot Tourist Accommodation

The attraction of Port Elliot as a holiday destination has been a feature of the town from its early days. The area contains the site of the Vice Regal summer residence along with several buildings whose original function was to accommodate holiday makers. Arcadia, The Cavalier Inn and Trafalgar House were built specifically as guest houses or private hotels.

Although the original buildings still exist, insensitive redevelopment and additions have reduced the integrity of some of them. Nevertheless, there does exist a number of dwellings that still retain their original character and add to the historical value of the area.

The proximity of the zone to both the foreshore area and the town centre area enables opportunities to be made from the existing built-form. The southern portion of The Strand should form an integral part of the whole streetscape and complement such features as Freemans Knob, the Centenary Steps and Soldiers Memorial Gardens as a focus for Port Elliot.

It is envisaged that development within the zone should be undertaken in a manner that preserves the historic development patterns and maintain the integrity and prominence of the original street facades of buildings. Any contemporary improvements to existing buildings will be integrated without compromising the character of original buildings. New buildings erected within the zone will be compatible with the existing building stock and reflect the building style of the 1870 to 1890 period by the use of appropriate materials and sympathetic design.

The precinct is also covered by a **Historic Conservation Area**, as shown on the *Overlay Maps - Heritage*, which introduces additional controls over development in order to protect important historic elements of Port Elliot's early settlement. Reference must also be made to the objectives and principles of development control under 'Historic Conservation Areas' in the General Section to have a full understanding of the policy framework affecting development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bed and breakfast accommodation
 - detached dwelling
 - hotel (except where it is located within the **Goolwa Little Scotland Policy Area 30** or **Precinct 40 Port Elliot Tourist Accommodation**)
 - motel (except where it is located within the **Goolwa Little Scotland Policy Area 30**).
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

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

PRECINCT SPECIFIC PROVISIONS

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

Precinct 39 Goolwa South

- 4 Permanent residential, holiday tourist accommodation or business development in the Goolwa South precinct should be designed to integrate with adjoining residential development. The scale and nature of such development should complement the scenic character of the riverfront.
- 5 Residential flat buildings including any associated buildings should not cover more than 50 per cent of the area of the allotment
- 6 Residential flat buildings including any associated buildings should only exceed 8 metres in height where it can be demonstrated that the proposed development:
 - (a) will not adversely effect the amenity of the locality by reason of the loss of privacy, overshadowing or insufficient off-street car parking
 - (b) will not adversely impair the general outlook from adjacent area
 - (c) exhibits a high standard of design in terms of orientation, building, scale, bulk, choice of external materials, siting and landscaping
 - (d) provides private and communal open space together with a screened area for the storage of refuse containers and clothes drying facilities.
- 7 Development adjoining Barrage Road should have access and exit points which do not disrupt the free flow of traffic.

Precinct 40 Port Elliot Tourist Accommodation

- 8 Development of tourist accommodation facilities should primarily utilise existing building stock.

Goolwa Little Scotland Policy Area 30

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

OBJECTIVES

- 1 Development primarily of detached and semi-detached dwellings, together with a range of small-scale tourist accommodation and other tourist related facilities that are compatible with the heritage values of the area.
- 2 Conservation and enhancement of traditional dwelling styles, townscape character and subdivision pattern of the policy area.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

It is envisaged that small-scale, low-intensity tourist accommodation facilities such as bed and breakfast facilities or serviced apartments will occur in this policy area in order to enhance the quality and range of accommodation available to local tourists. Intensive hotel, motel, tavern or restaurant development is not appropriate within the policy area.

The policy area remains unique as a result of the original pattern of subdivision based on a grid of streets and lanes and generally smaller, rectangular allotments. In some cases this pattern has been altered by the construction of wider modern houses across the frontage of two allotments, rather than the traditional single fronted cottages. It is therefore expected that development will occur on individual sites and be limited in size and scale to retain the historic pattern, scale and character of the area.

Detached dwellings and semi-detached dwellings limited to single storey in height and sympathetic to the style and character of the dwellings first erected in the area between 1850 and 1900 are also appropriate within the policy area. Large-scale development or multiple dwelling developments which amalgamate allotments and are contrary to the predominantly intimate scale of existing development are not appropriate.

The predominant pattern of the townscape characterised by single fronted cottages or attached houses on small narrow allotments will be maintained. Row dwellings may be appropriate in certain locations although large groups of row dwellings along street frontages will be avoided through careful selection of appropriate locations.

Tree planting, street trees and street furniture including lighting, signs, litter bins, seats and bollards, are encouraged provided they are designed and located to complement the townscape character of the area and reflect the maritime heritage of Goolwa.

The policy area is also covered by the **Goolwa State Heritage Area**, as shown on the *Overlay Maps - Heritage*, which introduces additional controls over development in order to protect important historic elements of Goolwa's early settlement.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling
 - semi-detached dwelling
 - small-scale tourist accommodation in the form of bed and breakfast accommodation and serviced apartments.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Places of heritage value should only be adapted to new uses where the use is compatible with the fabric of the place and the heritage values are maintained.
- 4 Development should only be located close to or abutting street frontages and other allotment boundaries where it achieves (a) and (b):
 - (a) it reinforces the traditional scale and townscape character of the policy area
 - (b) it is not detrimental to the character and amenity of the locality.
- 5 Buildings including alterations and additions should achieve all of the following:
 - (a) conserve, maintain, enhance and reinforce the existing streetscape and the historic character of individual places of heritage value
 - (b) be compatible with the historic development pattern in respect of siting, street frontage widths, scale and articulation, building and roof form, bulk and height, verandas and fences
 - (c) use forms similar to existing buildings including square or rectangular ground plans, roof span and pitch, and gable, hipped or pitched roof forms
 - (d) complement without attempting to replicate or reproduce historic buildings or their details
 - (e) not dominate places of heritage value.
- 6 Garages, carports and outbuildings should achieve all of the following:
 - (a) be set-back further from the street frontage than the associated dwelling
 - (b) use hipped or gable roofs with a span not exceeding 3.5 metres and avoid the use of flat roofs
 - (c) use doors of painted timber or corrugated iron, and should be of a hinged, folding or tilting design
 - (d) not use or have installed roller doors
 - (e) have a wall height not exceeding 2.7 metres
 - (f) use materials of masonry, weatherboard or corrugated iron. Iron should be painted with heritage roof colours or unpainted galvanised provided it is not highly reflective metallic coated steel.
- 7 Advertising displays above verandas, large signs, flashing and animated signs, internally illuminated signs and hoardings should not occur.

Land Division

- 8 Land division should result in allotments for residential purposes that achieve all of the following:
 - (a) a minimum allotment size of at least 150 square metres
 - (b) the street frontage width of the allotment is smaller than the depth of the allotment
 - (c) allotments that are of a shape and size to enable development which will enhance the traditional townscape and amenity of the locality.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Bus depot	
Camping area where it is located within the Goolwa Little Scotland Policy Area 30	
Caravan park where it is located within the Goolwa Little Scotland Policy Area 30	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel where it is located within the Goolwa Little Scotland Policy Area 30 or Precinct 40 Pt Elliot Tourist Accommodation	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Marina	
Motel where it is located within the Goolwa Little Scotland Policy Area 30	
Motor repair station	
Nursing home	
Office	Except where it is in association with and ancillary to tourist accommodation.

Form of development	Exceptions
Petrol filling station	
Place of worship	
Pre-school	
Public service depot	
Restaurant	Except where both (a) and (b): (a) it is less than 150 square metres in gross floor area (b) it is in association with and ancillary to tourist accommodation.
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it is located within Precinct 40 Port Elliot Tourist Accommodation or Goolwa Little Scotland Policy Area 30 and it achieves both (a) and (b): (a) it is less than 150 square metres in gross floor area (b) it is in association with and ancillary to tourist accommodation.
Stock saleyard	
Stock slaughter works	
Store	
Telecommunication facility	Except where it is located within Precinct 39 Goolwa South .
Warehouse	
Waste reception, storage, treatment or disposal	

Public Notification

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

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

Category 1	Category 2
All kinds of development where it is located within the Goolwa Little Scotland Policy Area 30	

Town Centre Zone

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

OBJECTIVES

- 1 A centre accommodating a wide range of retail, office, administrative, community, cultural and entertainment facilities to serve residents of the town and the surrounding rural community.
- 2 Conservation and upgrading of buildings of historic character.
- 3 Rationalisation of vehicular access, car parking and major pedestrian movement paths to provide a safer, more efficient and more attractive environment.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

It is envisaged that development within the zone will continue to accommodate a range of small-scale retail and commercial land uses to serve the day-to-day needs of the local population of the smaller townships within the Council area. Development of substantial retail or commercial facilities or for industrial purposes is not appropriate within this zone. Development that maintains the focus of commercial activity and social interaction along street frontages is encouraged.

It is expected that development will complement the historic character of the locality or particular buildings or structures of historic value within the centres. Buildings will be designed to integrate with neighbouring development in terms of height, bulk, scale and materials so as to enhance the streetscape setting and amenity of townships. Where development abuts places of heritage value, it is expected that setbacks to front and side boundaries will be similar to the setbacks of existing historic buildings within the locality having particular regard to adjacent buildings.

Consideration will be given to adjacent development, both within the zone or adjacent zones, to prevent any impact on the prevailing amenity by virtue of bulk, overshadowing or overlooking. In particular, development on the periphery of the zone will be sited so as to not impair the character of adjoining zones.

Outdoor advertisements erected in any part of the zone will be of a style and type compatible with the character of the locality, and with buildings of historic significance. Outdoor advertisements will generally be limited to small signs under verandas and below parapets of buildings. Large freestanding signs, animated or internally illuminated signs, located on parapet walls or mounted above rooflines are inappropriate within this zone.

Car parking and service areas will preferably be to the rear of buildings or suitably screened with fencing, or landscaped to preserve the amenity of the locality. It is anticipated that development will consolidate under-utilised or vacant sites in a manner that promotes shared car parking and the safe and convenient movement of people and goods. However car parking should not prejudice the historic character of township centres.

Precinct 41 Milang

It is envisaged that development within Milang will take the form of small shops to provide for tourists and the day-to-day needs of residents of the town. There are also limited opportunities for development of commercial activities. Daranda Terrace will be developed as the focus of tourism and waterfront recreation activities, with commercial development not desired in this location.

Development within this precinct will maintain and enhance the historic character of the locality or particular buildings or structures of historic value within the locality. Buildings within the zone are typically of square or rectangular floor plans with gable, hipped or pitched roofs and verandas. Predominant building materials include stone, slate, brick or rendered masonry walling, brick or stone quoins, corrugated iron, shingle or slate roofing. New buildings, or additions to existing buildings, will be designed in a manner that reflects and complements these attributes.

Precinct 42 Mount Compass

Development within Mount Compass will maintain the role as a service focal point for residents of Mount Compass, the district population and visitors to the area. It is expected that shopping, administrative and tourist facilities will be focused in that part of the precinct located east of Victor Harbor Road, while that portion west of Victor Harbor Road will accommodate cultural, community, educational and recreational facilities together with limited opportunities for office development and small-scale commercial development.

Buildings within the precinct will be limited to single storey in form with simple designs that maintain the predominant townscape character. Within that part of the precinct located east of Victor Harbor Road, it is expected that buildings will maintain a relatively continuous edge of built form and incorporate the use of verandas and awnings on a scale similar to those of existing buildings in order to form a uniform facade which is visually in harmony with the bulk, height and scale of the existing built form.

Cantilevered verandas are encouraged to extend across footpaths to provide shelter for pedestrians whilst enabling street tree plantings to provide shelter to car parking areas. Verandas will also facilitate opportunities for outdoor dining, public art and other street furniture which will enhance the visual amenity of the streetscapes.

Precinct 43 Port Elliot Main Street

The central area of Port Elliot features quite prominently as an important component of the town. It is anticipated that North Terrace will serve as the primary retail area of Port Elliot complemented by The Strand providing retail facilities catering more for the holiday maker, such as for art galleries and tea rooms.

Development will encourage the use of the precinct as a pedestrian-friendly environment and, accordingly, land uses and the scale of development will be low vehicular traffic generators. The historic character of the streetscape, along with the retention of the existing built form will assist in creating a pleasant pedestrian environment.

It is expected that development along The Strand will preserve the backdrop to the streetscape of allotments fronting Charteris Street and Murray Terrace. In particular, development greater than single storey in height along The Strand will only occur where it can be demonstrated that there will be no impact upon allotments along Charteris Street and Murray Terrace by virtue of building bulk, overshadowing and overlooking. The floor areas of new and existing buildings as a result of development will be in the order of those of adjacent historic buildings.

This precinct is also covered by a **Historic Conservation Area**, as shown on the *Overlay Maps - Heritage*, which introduces additional controls over development in order to protect important historic elements of Port Elliot's early settlement.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - café
 - consulting room
 - cultural centre
 - entertainment facility
 - hotel
 - meeting room
 - motor repair station where it is located outside of **Precinct 43 Port Elliot Main Street**

- office
 - petrol filling station where it is located outside of **Precinct 43 Port Elliot Main Street**
 - restaurant
 - service trade premises where it is located outside of **Precinct 43 Port Elliot Main Street**
 - shop or group shops with a gross leasable area in the order of:
 - 200 square metres or less where it is located within **Precinct 43 Port Elliot Main Street**
 - 1000 square meters or less where it is located within **Precinct 42 Mount Compass**
 - 250 square metres or less where it is located elsewhere within the zone
 - tourist facility.
- 2 Development listed as non-complying is generally inappropriate.
- 3 A dwelling should be established only where it is associated with and ancillary to an existing, or part of a proposed use envisaged for the zone.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Buildings should maintain the established pattern of spaces around and between historic buildings.
- 6 Development should be designed to maintain the prominence of significant historic buildings within the zone.
- 7 Buildings including alterations and additions should achieve all of the following:
- (a) not impair or degrade the historic character of the locality or particular buildings or structures of historic character within the locality
 - (b) be of a scale and height similar to existing buildings of historic character within the locality
 - (c) be in a style similar to existing buildings of historic character with respect to their form and appearance with emphasis on square or rectangular ground plans, gable, hipped or pitched roofs and verandas
 - (d) in proximity to buildings of historic character, be constructed of materials which are in visual harmony with materials used in those buildings of historic character, including, but not limited to, limestone, bluestone, or rendered masonry walling and corrugated iron roofing
 - (e) be designed and sited as to avoid the removal, topping or pruning of mature trees that make an important contribution to the character of the locality.
- 8 The advertising area of advertisements should not be greater than 1.5 square metres, inclusive of both sides of the face of the advertisement.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 41 Milang

- 9 Commercial development should not be undertaken on Daranda Terrace or on Cox Street.
- 10 Land division should create allotments that are greater than 750 square metres, except where the land division will achieve one of the following:
- (a) the creation of separate Certificates of Title for land containing buildings of historic significance
 - (b) the creation of independent access and/or service yards associated with a portion of an historic building forming a separate premises.

Precinct 42 Mount Compass

- 11 Development should reflect the image of Mount Compass as a pleasant and comfortable rural service centre of high amenity and landscape value.
- 12 Advertisements should:
 - (a) consist of small-scale signs located on the underside of verandas
 - (b) not be internally illuminated.

Precinct 43 Port Elliot Main Street

- 13 Development should be undertaken in accordance with the following:
 - (a) [Concept Plan Map Alex/1 - Streetscape Elevations \(Port Elliot and Goolwa\)](#)
 - (b) [Concept Plan Map Alex/2 - Streetscape Elevations \(Port Elliot and Goolwa\)](#)
 - (c) [Concept Plan Map Alex/3 - Streetscape Elevations \(Port Elliot and Goolwa\)](#)
 - (d) [Concept Plan Map Alex/4 - Streetscape Elevations \(Port Elliot and Goolwa\)](#).
- 14 Development along Charteris Street should be single storey in height and only generate low vehicular traffic volumes.
- 15 Advertisements and advertising hoardings should not include any of the following:
 - (a) illuminated, 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
 - (e) a freestanding structure.
- 16 Land division should not result in the creation of additional allotments within the precinct.

PROCEDURAL MATTERS

Complying Development

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

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

A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

- (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
- (b) the building is not a State heritage place
- (c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

- (d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
- (i) all of the following:
 - (A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
 - (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions
 - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
- (e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):
- (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road
 - (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared
- (f) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Alex/2 - Off Street Vehicle Parking Requirements](#) to the nearest whole number, except in any one or more of the following circumstances:
- (i) the building is a local heritage place
 - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved
 - (iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Camping area	
Caravan park	
Dairy	

Form of development	Exceptions
Dwelling	Except a dwelling: (a) ancillary to and in association with a non-residential development (b) located on the same allotment.
Educational establishment where it is located within the Precinct 43 Port Elliot Main Street	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Land division where it is located within Precinct 43 Port Elliot Main Street	Except where no additional allotments are created.
Light industry	
Major public service depot	
Motor repair station where it is located within Precinct 43 Port Elliot Main Street	
Petrol filling station where it is located within Precinct 43 Port Elliot Main Street	
Residential flat building	
Road transport terminal	
Service industry	
Service trade premises where it is located within Precinct 41 Milang or within Precinct 43 Port Elliot Main Street	
Special industry	
Stock sales yard	
Stock slaughter works	
Store where it is located within Precinct 43 Port Elliot Main Street	
Warehouse where it is located within Precinct 43 Port Elliot Main Street	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Water Protection Zone

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

OBJECTIVES

- 1 Protection of surface and underground water resources from pollution, contamination or unsustainable use.
- 2 Development excluded from the zone where it is liable to contribute to the contamination or pollution of surface and underground water resources or the reduction of aquifer recharge.
- 3 Extensive areas of locally indigenous plant species established and retained in order to safeguard the catchment and recharge characteristics of the water resource.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Groundwater within the zone forms an important water catchment, as it represents one of two sources for which the township of Mount Compass can obtain water in the future. It is therefore most important that development does not contribute to water pollution within the catchment. It is expected that development will contribute to an improvement of water quality through appropriate land use and land management strategies including the planting of indigenous vegetation.

The zone is characterised by open undulating terrain with stands of native vegetation in addition to scattered dwellings and farm buildings. The open nature of the land results in a landscape highly sensitive to development for non-broadacre farming. Opportunities for non-agricultural development will be limited in order to preserve the natural appearance and scenic qualities of rural areas, as well as to retain land for agriculture and conservation purposes. It is expected that development will be carefully designed and located to blend with the landscape and be inconspicuous in appearance. Buildings and structures will be located well below ridgelines, behind spurs, well away from public roads and screened by vegetation.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - farming
 - conservation
 - horticulture.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not:
 - (a) prejudice the protection of the water catchment
 - (b) affect the quality and quantity of the catchment's water resources
 - (c) inhibit the potential of the aquifer to recharge

- (d) involve the storage or disposal of hazardous substances
 - (e) involve the storage of chemicals in quantities that require a licence under the *Environment Protection Act 1993*
 - (f) generate waste of a quantity that affects surface or underground water resources.
- 4 Land should not be used for farming or horticulture unless the depth to the watertable is greater than 2 metres from the ground surface.
- 5 Land should not be used for farming or horticulture unless the following issues are considered and addressed:
- (a) the risk of pollution or adverse impacts on dependent ecosystems
 - (b) the risk of any increase in salinity levels of either surface or groundwater supplies
 - (c) the avoidance of adverse impacts on downstream properties in terms of water flow and discharge of pollutants
 - (d) the availability of surface and/or sub-surface water required to sustain the proposed activity
 - (e) the capability of the soil structure and the land to support the proposed activity
 - (f) avoiding any land prone to water logging or subject to flooding through irrigation
 - (g) compatibility with land uses on adjacent land
 - (h) the risk of the watertable falling or rising significantly as a result of excessive irrigation.
- 6 Diversion or storage dams used for irrigation should be located off-stream, with the storage capacity of the dams not exceeding 50 per cent of the median annual runoff from the allotment.
- 7 Diversion or storage dams used for irrigation should be sited and designed in accordance with the relevant Water Allocation Plan prepared under the *Natural Resources Management Act 2004*.

Form and Character

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 Irrigated areas should not be sited where they may impact upon a watercourse, lake or well.
- 10 No native vegetation should be cleared within 20 metres of any stream, creek or defined watercourse.
- 11 Where non-indigenous vegetation within 20 metres of any stream, creek or defined watercourse is to be removed, such removal should be undertaken in a manner that is not likely to cause soil erosion or water pollution and be accompanied by re-planting of the area with indigenous species.

Land Division

- 12 Land should not be divided unless to alter the boundaries of an allotment for the purpose of increased primary production efficiency or productivity.
- 13 Boundary realignments should only occur where the following are achieved:
- (a) each resulting allotment:
 - (i) can satisfactorily accommodate an envisaged land use consistent with each allotment's land capability and quality and quantity of water supply

- (ii) is of an area and dimensions that facilitate the orderly development and use of the land
 - (iii) provides an area suitable for the siting of structures and outbuildings and associated services and infrastructure where visual and environmental impacts and modification of the land form will be minimal
 - (iv) has a frontage to an existing constructed all weather public road in order to provide vehicular access, or where the public road reserve is not constructed to an all weather standard, the road is constructed or upgraded to provide all weather access to each allotment at no cost to Council
 - (v) does not require the creation of a new public road reserve
 - (vi) does not create conditions that require access via rights of way, new private roads or the creation of additional hammerhead allotments
- (b) where three or more allotments are affected:
- (i) any resulting smaller allotments (including smaller allotments that do not contain a dwelling) are clustered together or otherwise grouped with any existing adjoining smaller allotments in the locality
 - (ii) any resulting smaller allotments that do not retain any established farming or horticultural land uses (whether or not the smaller allotments contain a dwelling), are not less than 1.0 hectare and not greater than 2 hectares (excluding that portion of land that represents the larger balance of the land affected by the division to be retained in one or more larger allotments)
 - (iii) the more productive farming or horticultural land forms the balance or larger portion of the remaining allotment or allotments, rather than a smaller allotment occupying higher quality agricultural land (unless the smaller allotment defines the site of an existing productive rural enterprise to be retained in a single certificate of title)
- (c) where no dwelling exists on an allotment, each resultant allotment contains a site for a dwelling that satisfies the following:
- (i) the site is not located in areas subject to inundation by a 1-in-100 year return period flood event or sited on landfill which would interfere with the flow of such flood waters
 - (ii) the site has sufficient area to accommodate an approved waste treatment system
 - (iii) the site is located so that it will not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse
 - (iv) the site is located so that it will not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent water table less than 1.2 metres
 - (v) the site is located so that it will not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event
 - (vi) the site is located at least 25 metres from any watercourse
 - (vii) is not less than 40 metres from an allotment boundary and in the case of an allotment boundary fronting a public road, the dwelling site is setback at least 40 metres or otherwise in accord with [Table Alex/1 - Building Setbacks from Road Boundaries](#), where expressed for a particular road

- (d) where a resultant allotment contains a dwelling:
 - (i) the allotment is not less than 1 hectare in area
 - (ii) the dwelling is setback not less than 40 metres from a resultant allotment boundary (but not including an existing public road boundary)
- (e) not more than one dwelling is retained on any resulting allotment (except in the case of an approved second dwelling which is dependent on and connected to a single effluent management system).

On-farm Rural Produce Sales

- 14 On-farm sales of primary produce sourced from the subject allotment and/or processed on the subject allotment may occur in the zone provided that:
- (a) the retail 'farm gate' sales remain ancillary and incidental to the principal horticultural, farming or processing use of the land, and is not for the purpose of general retailing
 - (b) it occurs primarily within existing buildings or structures and where the location of the proposed activity will not result in an unreasonable impact on the amenity of habitable buildings on adjacent allotments
 - (c) the total area on the allotment for the sale and display of primary produce and/or related goods does not exceed 50 square metres
 - (d) where a new building is proposed, it is sited within 15 metres of an existing dwelling or farm building on the allotment
 - (e) the design of the building or building addition is single storey and is not of a height greater than 5 metres above the natural ground level and has external materials which are in keeping with existing farm buildings
 - (f) the site has an existing direct access from a public road, such that no additional crossover in the road reserve is required to accommodate the use, and is connected to an internal access road:
 - (i) which allows for the forward entry and exit of all vehicles generated by the existing and proposed use of the allotment
 - (ii) which is designed, or can be easily modified without extensive excavation and or filling of the land, to accommodate the forward entry and exit of all vehicles generated by the existing and proposed use of the allotment
 - (g) there is sufficient area for on-site parking such that there is no increase in the risk of visitors parking in the road reserve arising from traffic generated by the sale of goods on the land
 - (h) signage dimensions, overall height and the number of signs are designed and located to minimise undesirable impact on the visual amenity of the area and potential unreasonable impact on road or driver safety, and:
 - (i) may be in the form of a moveable or portable sign so that it is easily removed periodically, or when produce is not in season, or when trading does not occur
 - (ii) be integrated with an existing sign on the allotment provided the area of the advertisement does not exceed 2 square metres nor have a dimension greater than 2 metres
 - (iii) be an additional sign provided it does not result in more than two signs on the allotment and each sign has an advertisement area that does not exceed 2 square metres nor have a dimension greater than 2 metres

- (iv) the finished height from ground level is not greater than 2.5 metres
- (v) no fixed sign is constructed in a road reserve
- (i) development involving new built form or hard paved parking or display areas includes native landscaping, appropriate to the site and locality, to enhance the appearance of the site.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Amusement machine centre	
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except a detached dwelling.
Educational establishment	
Fuel depot	

Form of development	Exceptions
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves (a) and (b): <ul style="list-style-type: none"> (a) at least 500 metres from all of the following: <ul style="list-style-type: none"> (i) a national park (ii) a conservation park (iii) a wilderness protection area (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area (b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.
Horse keeping	
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	Except where it achieves at least one of the following: <ul style="list-style-type: none"> (a) in association with and ancillary to primary production activities (b) used for the purposes of administering the <i>National Parks and Wildlife Act 1972</i>.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	Except for the on-farm sale of rural produce where it achieves each of the following: <ul style="list-style-type: none"> (a) the product or goods for sale are directly associated with product sourced or processed on the allotment (b) the sales and display area does not exceed 50 square metres.
Stadium	

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

Public Notification

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

Watershed Protection (Mount Lofty Ranges) Zone

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

OBJECTIVES

- 1 Provision of a safe drinking water supply to Adelaide by improving the quality and quantity of water harvested from the Mount Lofty Ranges Watershed.
- 2 Protection of unused catchments in the Mount Lofty Ranges Watershed from inappropriate development which may jeopardize their future use for water supply.
- 3 Development liable to contribute to the pollution or reduction of surface and/or underground water resources excluded from the zone.
- 4 Extensive areas of native vegetation to safeguard the catchment and recharge characteristics of the water resource.
- 5 A zone primarily for farming activities on large land holdings that do not pollute water resources.
- 6 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The watershed area is of critical importance to South Australia as it provides on average 60 per cent of Adelaide's water supply. The zone contains catchment areas for existing as well as proposed reservoirs serving metropolitan Adelaide and the surrounding areas. Land within the zone is also used for a range of purposes including living, rural primary production, and conservation.

The quality of water entering existing reservoirs from the catchments is poor and often does not meet established guideline values. This poor water quality has been linked to the cumulative effects of a large number of small pollution sources. The maintenance and enhancement of water quality and prevention of pollution are of the highest priority in this zone. Strict control of development in the watershed is necessary to ensure a continued economic supply of safe drinking water.

It is expected that development will be predominantly that which is essential for the maintenance of sustainable grazing and mixed agricultural activities. Limited opportunities will exist for small-scale winery and low impact agricultural and home-based industries, based on rural, arts, crafts, tourist, cultural or heritage activities and produce where they expand the economic base of the Mount Lofty Ranges Region. Such uses, including farm gate / rural produce sales, will be of a scale that complements the rural landscape setting, generally within existing buildings, that has no environmental impact, and is appropriate to the infrastructure and services available in the locality. Large-scale industries and related activities are not appropriate and are more suited to designated industrial- or commercial-focussed zones located within the townships.

Additional buildings will be limited to those necessary for the efficient conduct of farming or horticulture. Buildings will maintain the scenic attractiveness of the rural landscape and bushland remnants through appropriate location, design and where necessary screening by native vegetation.

Development will contribute to the improvement of the zone's water catchment function through the conservation of existing stands of native vegetation, complemented with the establishment of additional native vegetation and the protection of existing watercourses from further degradation.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not adversely affect the quality or quantity of water resources.

Land Use

- 2 The following forms of development are envisaged in the zone:
 - commercial forestry
 - grazing
 - low intensity farming activity
 - small scale winery
 - cellar door sales
 - small scale restaurant associated with a winery or cellar door sales
 - on-farm rural produce sales.
- 3 Horticulture development should only occur where:
 - (a) surface and/or subsurface water of sufficient quantity and quality is available to sustain the development
 - (b) the soil structure and nature of the land are capable of supporting the proposed development
 - (c) it does not cause an increase in the nutrients, turbidity, pesticides or salinity levels of either surface or groundwater supplies
 - (d) it is located a minimum distance of 50 metres from the edge of stands of significant native vegetation or native grasses
 - (e) it is located no closer than 50 metres from a lake, watercourse or wetland.
- 4 Irrigated horticulture should be designed to ensure that land that is prone to water logging or subject to floodwater inundation is not irrigated.
- 5 Irrigated horticulture should only occur where one or more of the following applies:
 - (a) there is no risk of the watertable either falling or rising significantly as a result of irrigation associated with the development.
 - (b) the depth to the watertable is greater than 2 metres from the ground surface.
- 6 Activities should not be established that produce strong organic, chemical or other intractable wastes (other than wineries, where the risk to water supply is negligible with appropriate management, design and siting).
- 7 Activities which produce large amounts of wastewater should not be established unless they can be connected to an approved community wastewater management system (other than wineries, where the risk to water supply is negligible with appropriate management, design and siting).
- 8 Agricultural industries (except wineries) and mineral water extraction and processing plants (except where bottling and packaging of mineral water in non-refillable containers for sale and distribution is to be undertaken) should not be located within an area with 900 millimetres or greater rainfall per year.
- 9 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

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

Alexandrina Council
Zone Section
Watershed Protection (Mount Lofty Ranges) Zone

- 11 Development should include revegetation with locally indigenous species to increase the native vegetation cover within the zone.
- 12 Wineries should only be located on an allotment with a vineyard or adjacent to an allotment with a vineyard.
- 13 Wineries processing grapes or grape product exceeding the equivalent of a 500 tonne crush per annum should:
 - (a) not store winery waste water in holding tanks
 - (b) locate winery waste water treatment equipment, effluent dams, buildings containing wine-making activities or buildings containing bottling activities no closer than 300 metres to:
 - (i) tourist accommodation (except where it is sited on the same allotment as the winery)
 - (ii) residential development (except where it is sited on the same allotment as the winery).
- 14 Winery development should be of a scale that does not result in:
 - (a) detrimental impacts upon rural landscapes, infrastructure and services
 - (b) the processing of grapes or grape product exceeding the equivalent of a 2500 tonne crush per annum on an allotment.
- 15 Winery development (including any accessory and subordinate uses) should be located within the boundary of a single allotment and there should be no more than one winery on an allotment.
- 16 Winery development should house all structures involving wine-making, wine storage, packaging and bottling within enclosed buildings.
- 17 Wineries should be sited as follows:
 - (a) a minimum of 300 metres from a:
 - (i) watercourse, where a watercourse is identified as a blue line on a 1:50 000 current series Government standard topographic map or where there is observed a clearly defined bed and banks and where water flows at any time
 - (ii) dam (but not including an effluent dam), bore or wellother than where an associated spill retention basin(s) is constructed, in which circumstances the setback can be reduced to 50 metres,
 - (b) not within areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters
 - (c) on land with a slope less than 20 per cent (1-in-5).
- 18 Wineries incorporating a spill retention basin(s), for the purposes of reducing the setback to a watercourse, dam, bore or well, should site and design the basins(s):
 - (a) on the same allotment as the winery
 - (b) in close proximity to the wine-making, wine storage and waste water treatment facilities
 - (c) to minimise the risk of spills entering a downhill:

- (i) watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks and where water flows at any time
 - (ii) dam (but not including an effluent dam), bore or well
 - (d) to capture at least 120 per cent of the aggregate volume of juice, wine, brine and un-treated waste water of the associated winery, which can be contained or produced at any one time during the peak of vintage
 - (e) to be impervious
 - (f) to minimise the interception of any natural or artificial stormwater flow.
- 19 Wineries involving the on-site treatment and disposal of waste water should:
- (a) connect to a system capable of treating the winery waste water to a biological oxygen demand (BOD) of less than 100 milligrams per litre before it is stored in the open for more than 48 hours
 - (b) dispose the treated winery waste water to a suitable irrigation field
 - (c) mound the irrigation field in a manner that would direct excess effluent runoff to a spill retention basin(s) and minimise the potential for treated waste water to enter:
 - (i) an adjacent allotment
 - (ii) public land
 - (iii) a watercourse, where a watercourse is identified as a blue line on a 1:50 000 current series Government standard topographic map or where there is observed a clearly defined bed and banks and where water flows at any time
 - (iv) a dam (but not including an effluent dam), bore or well.
- 20 Winery waste water holding tanks should:
- (a) have a total storage capacity of more than four days total flow during the peak of vintage
 - (b) be contained within an impervious, bunded area having a total liquid holding capacity of more than 120 per cent of the total holding tank capacity.
- 21 Wineries should:
- (a) incorporate all-weather on-site parking (including for commercial vehicles) with safe and convenient access for staff and visitors
 - (b) utilise existing buildings except where a new building would minimise detrimental environmental impacts
 - (c) process primary produce that is grown within the Mount Lofty Ranges Region and sell goods manufactured and produced by the industry
 - (d) enhance the rural/agricultural character and/or heritage features and tourist activities of the Mount Lofty Ranges Region.
- 22 Wineries should not:
- (a) necessitate significant upgrading of public infrastructure including roads and other utilities, unless upgrading would be required through normal maintenance or was imminent due to growth in demand in the locality

- (b) generate traffic beyond the capacity of roads necessary to service the development
 - (c) result in traffic volumes that would be likely to adversely alter the character and amenity of the locality
 - (d) generate significant additional traffic noise or other nuisance which would detract from resident's or other land holder's enjoyment of the locality
 - (e) generate noise of greater than 40 decibels during the hours of 10.00 pm to 7.00 am and 47 decibels between 7.00 am to 10.00 pm respectively as measured at the nearest neighbouring dwelling or boundary of a vacant allotment.
- 23 Restaurants should:
- (a) be established on the same allotment as, and be visually associated with a winery or shop where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product
 - (b) not result in more than 75 seats for customer dining purposes on the allotment
 - (c) not result in a gross leasable area of greater than 25 square metres for the display and sale of any non-beverage or non-food items on the allotment.
- 24 Cellar door sales outlets should:
- (a) be established on the same allotment as a winery
 - (b) primarily sell and offer the tasting of wine that is produced within the Mount Lofty Ranges Region
 - (c) not result in a gross leasable area of greater than 25 square metres for the display and sale of any non-beverage or non-food items on the allotment
 - (d) not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales (and this includes any retail sale of non-beverage or non-food items).
- 25 Shops where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product should:
- (a) be established on the same allotment as a vineyard, where the vineyard should be at least 0.5 hectares
 - (b) primarily sell and offer the tasting of wine that is produced within the Mount Lofty Ranges Region
 - (c) not result in a gross leasable area of greater than 25 square metres for the display and sale of any non-beverage or non-food items on the allotment
 - (d) not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales (and this includes any retail sale of non-beverage or non-food items).
- 26 Restaurants, cellar door sales outlets and shops where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product should:
- (a) not be sited:
 - (i) within areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters
 - (ii) on land with a slope more than 20 per cent (1-in-5)

- (b) be setback a minimum of 25 metres from 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 or where there is observed a clearly defined bed and banks where water flows at any time and includes all:
 - (i) dams or reservoirs that collect water flowing in a watercourse
 - (ii) lakes through which water flows
 - (iii) channels into which water has been diverted
 - (iv) any known underground seepage condition
- (c) be setback a minimum of 50 metres from a road other than where occupying a local or state heritage listed building
- (d) not result in ribbon development along roads
- (e) maintain a clear delineation between urban and rural development.

On-farm Rural Produce Sales

- 27 On-farm sales of primary produce sourced from the subject allotment and/or processed on the subject allotment may occur provided that:
- (a) the retail 'farm gate' sales remain ancillary and incidental to the principal horticultural, farming or processing use of the land, and is not for the purpose of general retailing
 - (b) it occurs primarily within existing buildings or structures and where the location of the proposed activity will not result in an unreasonable impact on the amenity of habitable buildings on adjacent allotments
 - (c) the total area on the allotment for the sale and display of primary produce and/or related goods does not exceed 50 square metres
 - (d) where a new building is proposed:
 - (i) it is not located in **Precinct 44 Watershed Area 1**
 - (ii) it is sited within 15 metres of an existing dwelling or farm building on the allotment
 - (e) the design of the building or building addition is single storey and is not of a height greater than 5 metres above the natural ground level and has external materials which are in keeping with existing farm buildings
 - (f) the site has an existing direct access from a public road, such that no additional crossover in the road reserve is required to accommodate the use, and is connected to an internal access road:
 - (i) which allows for the forward entry and exit of all vehicles generated by the existing and proposed use of the allotment
 - (ii) which is designed, or can be easily modified without extensive excavation and or filling of the land, to accommodate the forward entry and exit of all vehicles generated by the existing and proposed use of the allotment
 - (g) there is sufficient area for on-site parking such that there is no increase in the risk of visitors parking in the road reserve arising from traffic generated by the sale of goods on the land

- (h) signage dimensions, overall height and the number of signs are designed and located to minimise undesirable impact on the visual amenity of the area and potential unreasonable impact on road or driver safety, and:
 - (i) may be in the form of a moveable or portable sign so that it is easily removed periodically, or when produce is not in season, or when trading does not occur
 - (ii) be integrated with an existing sign on the allotment provided the area of the advertisement does not exceed 2 square metres nor have a dimension greater than 2 metres
 - (iii) be an additional sign provided it does not result in more than two signs on the allotment and each sign has an advertisement area that does not exceed 2 square metres nor have a dimension greater than 2 metres
 - (iv) the finished height from ground level is not greater than 2.5 metres
 - (v) no fixed sign is constructed in a road reserve
 - (i) development involving new built form or hard paved parking or display areas includes native landscaping, appropriate to the site and locality, to enhance the appearance of the site.
- 28 A new building for the on-farm sale of primary produce should:
- (a) not be sited:
 - (i) within areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters
 - (ii) on land with a slope more than 20 per cent (1-in-5)
 - (b) be setback a minimum of 25 metres from 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 or where there is observed a clearly defined bed and banks where water flows at any time and includes all:
 - (i) dams or reservoirs that collect water flowing in a watercourse
 - (ii) lakes through which water flows
 - (iii) channels into which water has been diverted
 - (iv) any known underground seepage condition
 - (c) be setback a minimum of 30 metres from a road other than where occupying an existing building, including a local or state heritage listed building.

Land Division

- 29 Land division should only occur if no additional allotments are created wholly or partly in the zone and where one or more of the following applies:
- (a) the proposal is for a minor readjustment of allotment boundaries to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures
 - (b) the proposal is to alter the boundaries of an allotment in order to improve the management of the land for the purpose of primary production and/or the conservation of natural features.
- 30 Land should not be divided, nor allotment boundaries rearranged when the proposal is likely to result in an increased risk of pollution of surface or underground waters.

31 Boundary realignments should only occur where the following are achieved:

- (a) each resulting allotment:
 - (i) can satisfactorily accommodate an envisaged land use consistent with each allotment's land capability and quality and quantity of water supply
 - (ii) is of an area and dimensions that facilitate the orderly development and use of the land
 - (iii) provides an area suitable for the siting of structures and outbuildings and associated services and infrastructure where visual and environmental impacts and modification of the land form will be minimal
 - (iv) has a frontage to an existing constructed all weather public road in order to provide vehicular access, or where the public road reserve is not constructed to an all weather standard, the road is constructed or upgraded to provide all weather access to each allotment at no cost to Council
 - (v) does not require the creation of a new public road reserve
 - (vi) does not create conditions that require access via rights of way, new private roads or the creation of additional hammerhead allotments
- (b) where three or more allotments are affected:
 - (i) any resulting smaller allotments (including smaller allotments that do not contain a dwelling) are clustered together or otherwise grouped with any existing adjoining smaller allotments in the locality
 - (ii) any resulting smaller allotments that do not retain any established farming or horticultural land uses (whether or not the smaller allotments contain a dwelling), are not less than 1 hectare and not greater than 2 hectares (excluding that portion of land that represents the larger balance of the land affected by the division to be retained in one or more larger allotments)
 - (iii) the more productive farming or horticultural land forms the balance or larger portion of the remaining allotment or allotments, rather than a smaller allotment occupying higher quality agricultural land (unless the smaller allotment defines the site of an existing productive rural enterprise to be retained in a single certificate of title)
- (c) where no dwelling exists on an allotment, each resultant allotment contains a site for a dwelling that satisfies the following:
 - (i) the site is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on landfill which would interfere with the flow of such flood waters
 - (ii) the site has sufficient area to accommodate an approved waste treatment system
 - (iii) the site is located so that it will not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse identified on a current series 1:50 000 Government Standard topographic map
 - (iv) the site is located so that it will not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent water table less than 1.2 metres
 - (v) the site is located so that it will not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event
 - (vi) the site is located at least 25 metres from any watercourse identified on a current series 1:50 000 Government Standard topographic map

- (vii) is not less than 40 metres from an allotment boundary and in the case of an allotment boundary fronting a public road, the dwelling site is setback at least 30 metres or otherwise in accord with [Table Alex/1 - Building Setbacks from Road Boundaries](#), where expressed for a particular road
- (d) where a resultant allotment contains a dwelling:
 - (i) the allotment is not less than 1 hectare in area
 - (ii) the dwelling is setback not less than 40 metres from an allotment boundary (but not including an existing public road boundary)
- (e) not more than one dwelling is retained on any resulting allotment (except in the case of an approved second dwelling which is dependent on and connected to a single effluent management system).

PRECINCT SPECIFIC PROVISIONS

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

Precinct 44 Watershed Area 1

- 32 Restaurants should only be established where they are connected to a mains sewerage or common effluent scheme.
- 33 Wineries should only be established where:
 - (a) the processing of grapes or grape product is less than the equivalent of a 250 tonne crush per annum
 - (b) the method of wastewater disposal is by means of a mains sewerage or common effluent scheme.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
All forms of development	Except complying developments as prescribed in Schedule 4 of the <i>Development Regulations 2008</i> .
	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.

Form of development	Exceptions
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Agricultural industry (except wineries), including an ancillary area for sale and display of produce, that achieves all of the following criteria:

- (a) at least one of the following activities associated with the processing of primary produce takes place:
 - (i) washing
 - (ii) grading
 - (iii) processing (including bottling)
 - (iv) packing or storage
- (b) the total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 250square metres per allotment with a maximum building area of no greater than 150square metres, including a maximum area of 50square metres for sale and display of goods manufactured in the industry
- (c) the industry, including any ancillary uses, is located within the boundary of a single allotment
- (d) there is no more than one industry located on an allotment
- (e) the industry is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such waters
- (f) the industry is connected to an approved effluent disposal scheme or an on-site wastewater treatment and disposal system
- (g) the industry effluent system and any disposal areas are located within the allotment of the development
- (h) the industry is not located in any of the following areas:
 - (i) within a 900millimetres or greater rainfall per year area
 - (ii) on land with a slope greater than 20per cent (1-in-5)
 - (iii) on land that is classified as being poorly drained or very poorly drained
 - (iv) within 50metres of any bore, well or water course
 - (v) within 800metres of the high water level of a public water supply reservoir
- (i) the industry does not have septic tank and subsurface soakage field or disposal area or any other wastewater treatment facility located on land subject to inundation by a 1-in-10 year average return interval flood event.

Alterations and/or additions to an existing dwelling where (a) or (b) applies:

- (a) the extension does not exceed 50per cent of the floor area of the existing dwelling
- (b) the extension exceeds 50per cent of the floor area of the existing dwelling, and complies with the following criteria:
 - (i) it is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters
 - (ii) it is to be connected to an approved waste treatment system
 - (iii) it does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50metres of a watercourse
 - (iv) it does not have a wastewater disposal area located on any land with a slope greater that 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres
 - (v) it does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event
 - (vi) it is sited at least 25 metres from any watercourse.

Carport

Form of development	Exceptions
	Cellar door sales outlet where: <ul style="list-style-type: none"> (a) the tasting of wine and retail sale of wine are the predominant activities (b) it does not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales on the allotment (and this includes any retail sale of non-beverage or non-food items) (c) the method of waste water disposal does not involve the storage of wastewater in holding tanks (d) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time (e) no part of the development is undertaken in areas subject to inundation by 1-in-100 year average return interval flood or sited on land fill that would interfere with the flow of such flood waters.
	Commercial forestry
	Community centre
	Dairy
	Detached dwelling: <ul style="list-style-type: none"> (a) where there is no habitable dwelling existing on the same allotment (apart from a State or local heritage place used as a tourist accommodation facility for up to ten guests) (b) where no valid planning authorisation to erect a dwelling on that allotment exists (c) where no other application for development authorisation is being made or has been made and is not yet determined for a dwelling on that allotment (d) where it will not be located on land subject to inundation by a 1-in-100 year average return interval flood event or on land fill which would interfere with the flow of such flood waters (e) is to be connected to an approved waste treatment system (f) does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (e.g. irrigation area) located within 50 metres of a watercourse (g) does not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres (h) does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event (i) is sited at least 25 metres from any watercourse.
	Farming
	Farm building
	Fire station
	Horticulture where: <ul style="list-style-type: none"> (a) surface and/or subsurface water of sufficient quantity and quality is available to sustain the development (b) the soil structure and nature of the land are capable of supporting the proposed development (c) it does not cause an increase in the nutrients, turbidity, pesticides or salinity levels of either surface or groundwater supplies (d) the growing of olives is not located within 500 metres of:

Form of development	Exceptions
	<ul style="list-style-type: none"> (i) a national park (ii) a conservation park (iii) a wilderness protection area (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area (e) the growing of olives is not located within 50 metres of the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.
	<p>Land division where:</p> <ul style="list-style-type: none"> (a) no additional allotments are created either partly or wholly within the zone (b) each resulting allotment provides a suitable site for a detached dwelling which complies with the following criteria: <ul style="list-style-type: none"> (i) is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters (ii) be connected to an approved waste treatment system (iii) not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse (iv) not have wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres (v) not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event (vi) is sited at least 25 metres from any watercourse.
	<p>Mineral water extraction and processing plant which may include ancillary activities of administration and sale or promotion of mineral water product where:</p> <ul style="list-style-type: none"> (a) at least one of the following activities associated with the extraction and processing of mineral water takes place: <ul style="list-style-type: none"> (i) extraction (ii) bottling (iii) packaging (iv) storage (v) distribution (b) the total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 450 square metres per allotment with a maximum building area of no greater than 250 square metres, including a maximum area of 50 square metres for sale and display of goods manufactured in the industry (c) the industry, including any ancillary uses, is located within the boundary of a single allotment (d) there is no more than one industry located on an allotment (e) the industry is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters (f) the industry is connected to an approved sewage effluent disposal scheme or an on-site wastewater treatment and disposal system (g) the industry effluent system and any effluent drainage field are located within the allotment of the development (h) the building for bottling/packaging of mineral water for sale and distribution in refillable containers is not located: <ul style="list-style-type: none"> (i) within a 900 millimetres or greater rainfall per year area (ii) on land with a slope greater than 20per cent (1-in-5) (iii) on land that is classified as being poorly drained or very poorly

Form of development	Exceptions
	<p>drained</p> <p>(iv) within 50 metres of any bore, well or watercourse</p> <p>(v) within 800 metres of the high water level of a public water supply reservoir</p> <p>(i) the industry does not have a septic tank or any other wastewater treatment facility located on land subject to inundation by a 1-in-10 year average return interval flood event.</p>
	Outbuilding
	Pergola
	Recreation area including associated buildings and facilities.
	<p>Restaurant located outside of Precinct 44 Watershed Area 1 where:</p> <p>(a) it is located on the same allotment as a winery or a shop where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product</p> <p>(b) the method of waste water disposal does not involve the storage of waste water in holding tanks</p> <p>(c) it does not result in more than 75 seats for customer dining purposes on the allotment</p> <p>(d) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time</p> <p>(e) no part of the development is under taken in areas subject to inundation by a 1-in-100 year average return interval flood or sited on land fill that would interfere with the flow of such flood waters.</p>
	<p>Restaurant located within in Precinct 44 Watershed Area 1 where:</p> <p>(a) it is located on the same allotment as a winery or a shop where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product</p> <p>(b) the method of waste water disposal is by means of a mains sewerage or common effluent scheme</p> <p>(c) it does not result in more than 75 seats for customer dining purposes on the allotment</p> <p>(d) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time</p> <p>(e) no part of the development is undertaken in areas subject to inundation by a 1-in-100 year average return interval flood or sited on land fill that would interfere with the flow of such flood waters.</p>

Form of development	Exceptions
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Shop where:

- (a) the tasting of wine and retail sale of wine are the predominant activities
- (b) the sale and tasting of wine is limited to that which is uniquely the licensee's own product
- (c) it is established on the same allotment as a vineyard, where the vineyard is at least 0.5 hectares
- (d) it does not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales on the allotment (and this includes any retail sale of non-beverage or non-food items)
- (e) the method of waste water disposal does not involve the storage of wastewater in holding tanks
- (f) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time
- (g) no part of the development is undertaken in areas subject to inundation by 1-in-100 year average return interval flood or sited on land fill that would interfere with the flow of such flood waters
- (h) it is setback at least 50 metres from roads other than where occupying a state or local heritage listed building.

Shop for the on-farm sale of rural produce where it achieves all of the following:

- (a) the product or goods for sale are directly associated with product sourced or processed on the allotment
- (b) the sales and display area does not exceed 50 square metres
- (c) the method of waste water disposal does not involve the storage of wastewater in holding tanks
- (d) where the development involves a new building, it is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time
- (e) no part of the development is undertaken in areas subject to inundation by 1-in-100 year average return interval flood or sited on land fill that would interfere with the flow of such flood waters
- (f) where the development involves a new building, it is setback at least 30 metres from a road other than where occupying an existing building, including a local or state heritage listed building.

Telecommunications facility below 30 metres in height

Tourist accommodation and ancillary uses that achieves one of the criteria (a) to (c), and all of the criteria (d) to (j):

- (a) within part of or as an extension to a dwelling or lawful tourist accommodation existing as at 14 September 1990, and where up to eight guests are accommodated in hosted accommodation
- (b) wholly within a dwelling or lawful tourist accommodation existing as at 14 September 1990, and where up to ten guests are accommodated in non-hosted accommodation
- (c) wholly within or within part of or as an extension to a State or local heritage place (which may be in association with a new or existing dwelling) and where no more than thirty guests are accommodated on a single allotment and where no other habitable building erected after 21 September 2000 exists
- (d) is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or situated on land fill which would interfere with the flow of such flood waters
- (e) be connected to an approved waste treatment system

Form of development	Exceptions
	<ul style="list-style-type: none"> (f) not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse and when accommodating eleven guests or more any effluent generated is not disposed onto land: <ul style="list-style-type: none"> (i) in a high rainfall zone (>900 millimetres/year) (ii) within 200 metres of a major watercourse (3rd or higher order) (g) not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres (h) not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event (i) is sited at least 25 metres from any watercourse (j) has an approved secure, potable water supply that can provide at least 125 litres per person per day (including staff).
Veranda	
Water storage tank except dam.	
	<p>Winery located outside of the Precinct 44 Watershed Area 1 where:</p> <ul style="list-style-type: none"> (a) it includes at least one of the following activities associated with the making of wine: <ul style="list-style-type: none"> (i) grape crushing (ii) juice fermentation (iii) wine maturation and may include one or more of the following as accessory and subordinate activities: <ul style="list-style-type: none"> (iv) administration (v) bottling (vi) packaging (vii) storage of wine (viii) waste water treatment, storage and disposal (b) if the processing of grapes or grape products exceeds the equivalent of a 500 tonne crush per annum, the method of waste water disposal does not involve the storage of waste water in holding tanks (c) the development is setback at least 50 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time (d) no part of the development is undertaken in areas subject to inundation by 1-in-100 year average return interval flood or sited on land fill which would interfere with the flow of such flood waters (e) all structures involving wine-making, wine storage, packaging and bottling are housed within enclosed buildings.
	<p>Winery located in Precinct 44 Watershed Area 1 where:</p> <ul style="list-style-type: none"> (a) it includes at least one of the following activities associated with the making of wine: <ul style="list-style-type: none"> (i) grape crushing (ii) juice fermentation (iii) wine maturation and may include one or more of the following as accessory and subordinate activities: <ul style="list-style-type: none"> (iv) administration (v) bottling (vi) packaging (vii) storage of wine

Form of development	Exceptions
	<ul style="list-style-type: none"> (viii) waste water treatment, storage and disposal (where the processing of grapes or grape product does not exceed the equivalent of a 250 tonne crush per annum) (b) at least one of the following applies: <ul style="list-style-type: none"> (i) the processing of grapes or grape product does not exceed the equivalent of a 250 tonne crush per annum (ii) the proposed method of waste water disposal is by means of a mains sewerage or common effluent disposal scheme (c) the development is setback at least 50 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time (d) no part of the development is undertaken in areas subject to inundation by 1-in-100 year average return interval flood or sited on land fill which would interfere with the flow of such flood waters (e) all structures involving wine-making, wine storage, packaging and bottling are housed within enclosed buildings.

Public Notification

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

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

Category 1	Category 2
	<p>Agricultural industry</p> <p>Cellar door sales outlet (except when non-complying)</p> <p>Dwelling (except when non-complying) where:</p> <ul style="list-style-type: none"> (a) it is to be established adjacent to an allotment that contains a lawfully existing winery processing grapes or grape products exceeding the equivalent of a 500 tonne crush per annum, or (b) it is to be established within 300 metres of any winery wastewater treatment equipment, effluent dam, building containing wine-making activities, and buildings containing bottling activities associated with a lawfully existing winery processing grapes or grape products exceeding the equivalent of a 500 tonne crush per annum. <p>Mineral water extraction and/or processing plant where bottling plants only use non-refillable containers</p> <p>Restaurant (except when non-complying)</p> <p>Shop (except when non-complying) where:</p> <ul style="list-style-type: none"> (a) the tasting of wine and retail sale of wine are the predominant activities (b) the sale and tasting of wine is limited to that which is uniquely the licensee's own product

Category 1

Category 2

- (c) it is established on the same allotment as a vineyard, where the vineyard is at least 0.5 hectares.

Shop (except where non-complying)

Winery (except when non-complying) processing grapes or grape product less than the equivalent of a 500 tonne crush per annum.

Winery (except when non-complying) where:

- (a) the processing of grapes or grape product exceeds the equivalent of a 500 tonne crush per annum
- (b) winery waste water treatment equipment, buildings containing wine-making activities and buildings containing bottling activities are located at least 300 metres from:
 - (i) tourist accommodation (except where it is sited on the same allotment as the winery)
 - (ii) residential development (except where it is sited on the same allotment as the winery).

Table Section

Table Alex/1 - Building Setbacks from Road Boundaries

Road Boundary	Affected boundary	Setback distance from road boundary (metres)
Adelaide Hill Road	Commencing from the intersection of the Alexandrina Road and Goolwa Road and ending at the intersection of Goolwa Road and Victor Harbor Road.	50
Crows Nest Road	From Victor Harbor Road to Tottenham Court Road.	50
Port Elliot Road	Entire road boundary within the Primary Production Zone - Mount Lofty Ranges Policy Area 9	50
Victor Harbor Road	Entire road boundary except that portion of the road within the Residential Zone - Mount Compass Policy Area 21 and/or the Town Centre Zone	50
Bull Creek Road	Entire road boundary	50
Alexandrina Road	Entire road boundary	50
All roads within the following policy area: <ul style="list-style-type: none"> ▪ Primary Production Zone - Mount Lofty Ranges Policy Area 9 	Entire road boundary within the policy area	50 - secondary or arterial road 30 - all other roads
All roads within the following zone and policy areas: <ul style="list-style-type: none"> ▪ Rural Living Zone (excluding those roads within the Hindmarsh Island Central Policy Area 28 and the Hindmarsh Island West Policy Area 30) ▪ Primary Production Zone - Port Elliot West Policy Area 10 		25
All roads within the following policy area: <ul style="list-style-type: none"> ▪ Primary Production Zone – Port Elliot West Community Policy Area 32 		40
All roads within the following zones: <ul style="list-style-type: none"> ▪ Conservation Zone ▪ Watershed Protection (Mount Lofty Ranges) Zone 	Entire road boundary within the zones	30
All roads within the following policy area: <ul style="list-style-type: none"> ▪ Rural Living Zone - Hindmarsh Island Central Policy Area 28 	Entire Randell Road alignment All other road boundaries within the policy area	100 20

Alexandrina Council
Table Section
Table Alex/1 - Building Setbacks from Road Boundaries

Road Boundary	Affected boundary	Setback distance from road boundary (metres)
All roads within the following policy area: <ul style="list-style-type: none"> ▪ Rural Living Zone - Hindmarsh Island West Policy Area 29 	Entire road boundary within the policy area	20 - primary road 10 - secondary road
All roads within the following zone and precinct: <ul style="list-style-type: none"> ▪ Deferred Urban Zone ▪ Rural Living Zone - Precinct 26 Agistment 	Entire road boundaries within the zone and/or precinct.	20
All roads within the following zones: <ul style="list-style-type: none"> ▪ Coastal Conservation Zone ▪ Coastal Settlement Zone ▪ District Centre Zone ▪ Open Space Zone ▪ Residential Zone ▪ Settlement Zone ▪ Town Centre Zone 	Entire road boundaries within the zones	8 - primary frontage 3 - secondary frontage
All roads within the following policy area: <ul style="list-style-type: none"> ▪ Residential Zone - Port Elliot Drive-in Policy Area 22 	Entire road boundary within the policy area	5 - primary frontage 3 - secondary frontage

Table Alex/2 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces	
Amusement machine centre	7 spaces per 100 square metres	
Bulky goods outlet	3 spaces per 100 square metres of total floor area	
Child care centre	1 space per 4 children	
Community centre	10 spaces per 100 square metres	
Consulting room	10 per 100 square metres	
Detached dwelling Row dwelling Semi-detached dwelling	2 on-site parking spaces, 1 of which is covered	
Guesthouse / Hostel	1 space for every 3 beds provided or able to be provided	
Group dwelling / Residential flat building	Dwelling size or number of bedrooms	Average spaces per dwelling
	Small (1 bedroom or floor area less than 75 square metres)	0.75
	Medium (2 bedrooms or floor area between 75 square metres and up to 130 square metres)	1
	Large (3 or more bedrooms or floor area greater than 130 square metres)	1.25
	Visitor parking per dwelling	0.25
Hotels and taverns	50 spaces per 100 square metres of public bar floor area 1 space per 6 square metres of lounge or beer garden floor area 1 for every seats of dining room 1 for every 2 machines in a gaming room	
Indoor recreation centre / Gymnasium	1 space per 10 square metres of total floor area	
Industry / Warehouse / Store	3.3 spaces per 100 square metres of office component 2 spaces per 100 square metres of non-office floor area up to 200 square metres 1.33 spaces per 100 square metres for non-office floor area over 200 and under 2000 square metres 0.67 spaces per 100 square metres for non-office floor area above 2000 square metres	
Library	4 spaces per 100 square metres	
Marina	1 per 1.5 berths.	
Motel	1 space per room plus 1 space per employee	
Motor repair station	4 spaces per service bay or 2 spaces per 100 square metres, whichever is greater.	

Alexandrina Council
Table Section
Table Alex/2 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces	
Non-residential development, except for tourist accommodation, where it is located within Strathalbyn Centre Policy Area 4	Minimum number of required vehicle parking spaces	Maximum number of vehicle parking spaces
	3 spaces per 100 square metres of gross leasable floor area	5 spaces per 100 square metres of gross leasable floor area
Nursing Home	1 space for every 4 beds	
Office	4 spaces per 100 square metres of floor area	
Petro filling station	6 spaces per service bay plus 5 per 100 square metres of retail floor area	
Place of worship	1 for every 3 seats provided or able to be provided	
Pre-school, primary school and secondary school	1 space per full time employee plus 1 space for wheelchair users plus an additional 10 per cent of total for visitors	
Restaurant	1 space for every seats provided or able to be provided	
Retirement Village	1 space per dwelling/unit	
Service trade premises	3 spaces per 100 square metres of total floor area	
Shop (not within a centre)	7 spaces per 100 square metres gross leasable floor area	
Shop within the District Centre Zone - Goolwa Centre Policy Area 3	6 spaces per 100 square metres of gross leasable floor area	
Shop (within a centre)	5 spaces per 100 square metres gross leasable floor area	
Tourist accommodation (Bed and Breakfast)	1 space per guest room plus 1 space for every employee	

Table Alex/3 - Conditions for Complying Development

Form of Development	Compliance Criteria / Conditions																																				
Detached single storey dwellings Single storey additions to a detached dwelling including attached carport, veranda and the like and associated domestic outbuildings	<p>1 Site parameters The site of the detached dwelling has an area and dimension equal to or greater than those shown in the following table:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-left: 20px;"> <thead> <tr style="background-color: #cccccc;"> <th style="text-align: left; padding: 5px;">Parametre</th> <th style="text-align: left; padding: 5px;">Value</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="padding: 5px;">Site area where located within:</td> </tr> <tr> <td style="padding: 5px;">Southern Policy Area 11 - Precinct 16 Boomer Beach</td> <td style="padding: 5px;">500 square metres</td> </tr> <tr> <td style="padding: 5px;">Southern Policy Area 11 - Precinct 17 Chiton Ricks</td> <td style="padding: 5px;">500 square metres</td> </tr> <tr> <td style="padding: 5px;">Southern Policy Area 11 - Precinct 18 Goolwa Beach</td> <td style="padding: 5px;">500 square metres</td> </tr> <tr> <td style="padding: 5px;">Southern Policy Area 11 - Precinct 19 Middleton</td> <td style="padding: 5px;">500 square metres</td> </tr> <tr> <td style="padding: 5px;">Southern Policy Area 11 - Precinct 20 Port Elliot Residential</td> <td style="padding: 5px;">500 square metres</td> </tr> <tr> <td style="padding: 5px;">Southern Policy Area 11 - Precinct 21 South Lakes</td> <td style="padding: 5px;">500 square metres</td> </tr> <tr> <td style="padding: 5px;">Southern Policy Area 11 - Precinct 22 Surfers Beach</td> <td style="padding: 5px;">700 square metres</td> </tr> <tr> <td style="padding: 5px;">Milang Policy Area 19</td> <td style="padding: 5px;">500 square metres</td> </tr> <tr> <td style="padding: 5px;">Mount Compass Policy Area 21</td> <td style="padding: 5px;">500 square metres</td> </tr> <tr> <td style="padding: 5px;">Port Elliot Drive-in Policy Area 22</td> <td style="padding: 5px;">500 square metres</td> </tr> <tr> <td style="padding: 5px;">Port Elliot West Policy Area 24</td> <td style="padding: 5px;">500 square metres</td> </tr> <tr> <td style="padding: 5px;">Width of frontage of a site of regular shape</td> <td style="padding: 5px;">15 metres</td> </tr> <tr> <td style="padding: 5px;">Depth of a site of regular shape</td> <td style="padding: 5px;">25 metres</td> </tr> <tr> <td style="padding: 5px;">Width of a frontage of a site of irregular shape</td> <td style="padding: 5px;">12 metres</td> </tr> <tr> <td style="padding: 5px;">Average width of a site of irregular shape</td> <td style="padding: 5px;">12 metres</td> </tr> <tr> <td style="padding: 5px;">Average depth of a site of irregular shape</td> <td style="padding: 5px;">28 metres</td> </tr> </tbody> </table> <p>2 Side and rear property setbacks (a) Detached dwelling setback not less than 1 metre from one side property boundary and 2 metres from the other or opposite side boundary. (b) Detached dwellings being setback a minimum of 5 metres from rear property boundaries.</p> <p>3 Street setbacks Buildings (including any veranda, porch or similar structure) are setback a minimum of 8 metres from the primary road frontage and 3 metres from the secondary road frontage.</p>	Parametre	Value	Site area where located within:		Southern Policy Area 11 - Precinct 16 Boomer Beach	500 square metres	Southern Policy Area 11 - Precinct 17 Chiton Ricks	500 square metres	Southern Policy Area 11 - Precinct 18 Goolwa Beach	500 square metres	Southern Policy Area 11 - Precinct 19 Middleton	500 square metres	Southern Policy Area 11 - Precinct 20 Port Elliot Residential	500 square metres	Southern Policy Area 11 - Precinct 21 South Lakes	500 square metres	Southern Policy Area 11 - Precinct 22 Surfers Beach	700 square metres	Milang Policy Area 19	500 square metres	Mount Compass Policy Area 21	500 square metres	Port Elliot Drive-in Policy Area 22	500 square metres	Port Elliot West Policy Area 24	500 square metres	Width of frontage of a site of regular shape	15 metres	Depth of a site of regular shape	25 metres	Width of a frontage of a site of irregular shape	12 metres	Average width of a site of irregular shape	12 metres	Average depth of a site of irregular shape	28 metres
Parametre	Value																																				
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Form of Development	Compliance Criteria / Conditions
4	<p>Garages/carports attached to a dwelling Single garages or carports and double garages or carports attached to the associated dwelling are setback not less than 5.5 metres from the road boundary from which they are accessed.</p>
5	<p>Car parking Provided at a rate not less than that prescribed in Table Alex/2 - Off Street Vehicle Parking Requirements, one of which is covered (the second space can be tandem), and is located, dimensioned and designed in accordance with Australian Standards.</p>
6	<p>Private open space Private open space for a dwelling having: (a) a total area not less than 20 per cent of the site area (b) a ground level area of 25 square metres.</p>
7	<p>Building height (a) the vertical distance from the top of any external wall of a detached dwelling (excluding the gable end) to natural ground level immediately below not exceeding 3 metres (b) the vertical distance from the top of any external wall of a dwelling comprising a gable end to natural ground level directly below not exceeding 5 metres. (c) no building exceeding a height of 6 metres being erected within the Mount Compass Policy Area 21.</p>
8	<p>Materials (a) The external walls of any detached dwelling, or of any addition or alteration to a detached dwelling, being principally composed of masonry, brick, stone, timber, rendered masonry or cement cladding within the Mount Compass Policy Area 21 (b) No building being elevated on posts, or lacking a solid brick, stone or concrete block base upon the perimeter footings enclosing the space between the floor of the building and the ground surface within the Mount Compass Policy Area 21.</p>
9	<p>Retaining walls and earthworks A dwelling not requiring or including earthworks or retaining walls exceeding 1.5 metres above or below the natural surface.</p>
10	<p>Domestic outbuilding/attached carport, veranda or pergola A building being: (a) accessory to an existing or proposed dwelling (b) not greater than 54 square metres in total floor area (including the floor area of other buildings accessory to an existing or proposed dwelling) (c) not greater than 3 metres high to the top of the walls (d) sited not less than 1 metre behind the main face of an existing dwelling on the site, and for a corner allotment, no closer than 3 metres to the secondary road boundary (e) excluding an open sided carport, sited no closer than 1 metre to a property boundary other than a road boundary (f) located so as to not reduce the number of existing on-site vehicle parking spaces (g) constructed of new, non reflective and colour coated materials for external surfaces.</p>

Form of Development	Compliance Criteria / Conditions
	<p>11 Wastewater disposal A dwelling being connected to an existing community waste water management system.</p> <p>12 Earthworks Within Strathalbyn North Policy Area 26, no detached dwelling being constructed that would:</p> <ul style="list-style-type: none"> (a) have a cut face exceeding 2 metres in vertical height (b) have a filled face exceeding 1.5 metres in vertical height (c) have external walls exceeding 6 metres above finished floor level (d) have external materials that are highly light reflective (e) incorporate building work within 30 metres to the edge of the bank of the Angas River or associated creeks and watercourses (as shown as a blue line on a 1:50,000 topographical map) (f) provide usable private open space area which is less than 35 per cent of the site (where usable open space areas have a minimum width of 1.5 metres).
Light industry	<ul style="list-style-type: none"> 1 Car parking provided at a rate not less than that prescribed in Table Alex/2 - Off Street Vehicle Parking Requirements. 2 No building being erected having a height exceeding 10 metres. 3 No building being erected, added to or altered on any land so that any portion of such building is constructed nearer to the existing boundary of a road than the distance prescribed for each road, or portion thereof, in Table Alex/1 - Building Setbacks from Road Boundaries.
Motor repair station	<ul style="list-style-type: none"> 1 Car parking provided at a rate not less than that prescribed in Table Alex/2 - Off Street Vehicle Parking Requirements. 2 No building being erected having a height exceeding 10 metres. 3 No building being erected, added to or altered on any land so that any portion of such building is constructed nearer to the existing boundary of a road than the distance prescribed for each road, or portion thereof, in Table Alex/1 - Building Setbacks from Road Boundaries. 4 A landscaped area of at least 10 metres in width being provided adjacent to any zone boundary if located within the Industry Zone.
Store Warehouse	<ul style="list-style-type: none"> 1 Car parking provided at a rate not less than that prescribed in Table Alex/2 - Off Street Vehicle Parking Requirements. 2 No building being erected, added to or altered on any land so that any portion of such building is constructed nearer to the existing boundary of a road than the distance prescribed for each road, or portion thereof, in Table Alex/1 - Building Setbacks from Road Boundaries. 3 No building being erected having a height exceeding 8 metres. 4 Provision being made for all loading and unloading of vehicles to take place on the site. 5 A landscaped area of at least 10 metres in width being provided adjacent to any zone boundary if located within the Industry Zone.

Table Alex/4 - Contributory Items

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
6 Alfred Place STRATHALBYN	Residence	CT 5708/859	14872
7-9 Catherine Street STRATHALBYN	Residence	CT 5734/388	14873
11 Chapel Street STRATHALBYN	Residence	CT 5434/516	14874
3 Coronation Road STRATHALBYN	Residence	CT 5750/192	14875
8 Coronation Road STRATHALBYN	Residence	CT 5498/684	14876
16 Coronation Road STRATHALBYN	Residence	CT 5358/52	14878
22 Coronation Road STRATHALBYN	Residence	CT 5147/281	14879
24 Coronation Road STRATHALBYN	Residence	CT 5092/63	14880
27 Coronation Road STRATHALBYN	Residence	CT 5704/64	14881
29 Coronation Road STRATHALBYN	Residence	CT 6079/924	14882
2a George Street STRATHALBYN	Residence	CT 5988/28	14883
5 Grey Street STRATHALBYN	Residence	CT 5856/353	14884
35 High Street STRATHALBYN	Residence	CT 6002/71	14885
1 Jeff Street STRATHALBYN	Residence	CT 5790/51	14886
3 Manse Road STRATHALBYN	Residence	CT 5348/795	14888
7 Manse Road STRATHALBYN	Residence	CT 6034/4549	14889
23 Murray Street STRATHALBYN	Residence	CT 5794/274	14891
25 Murray Street STRATHALBYN	Residence	CT 5794/267	14892
U3/ 50 Murray Street STRATHALBYN	Residence	CT 5257/191	14893
2 Sandergrove Road STRATHALBYN	Residence	CT 5600/935	14900
4 Sandergrove Road STRATHALBYN	Residence	CT 5549/227	14895
6 Sandergrove Road STRATHALBYN	Residence	CT 5796/745	14896
2/ 8 Sandergrove Road STRATHALBYN	Residence	CT 5829/941	14897
9 Sandergrove Road STRATHALBYN	Residence	CT 5913/736	14898
11 Sandergrove Road STRATHALBYN	Residence	CT 5913/735	14899
12 Sandergrove Road STRATHALBYN	Residence	CT 5943/989	14901
14 Sandergrove Road STRATHALBYN	Residence	CT 5074/806	14902
15 Sandergrove Road STRATHALBYN	Residence	CT 5455/912	14903
16 Sandergrove Road STRATHALBYN	Residence	CT 5173/158	14904

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
18 Sandergrove Road STRATHALBYN	Residence	CT 5187/937	14905
19 Sandergrove Road STRATHALBYN	Residence	CT 5143/477	14894
20 Sandergrove Road STRATHALBYN	Residence	CT 5351/907	14906
21 Sandergrove Road STRATHALBYN	Residence	CT 5760/210	14907
23 Sandergrove Road STRATHALBYN	Residence	CT 5996/967	14908
26b Sandergrove Road STRATHALBYN	Residence	CT 6099/102	14909
31 Sandergrove Road STRATHALBYN	Residence	CT 5629/204	14910
32 Sandergrove Road STRATHALBYN	Residence	CT 5390/317	14911
29 South Terrace STRATHALBYN	Residence	CT 5422/923	14912
5 Taylors Lane STRATHALBYN	Residence	CT 5776/907	14913
6 West Terrace STRATHALBYN	Residence	CT 5260/57	14914
8 West Terrace STRATHALBYN	Residence	CT 5328/695	14915
10 West Terrace STRATHALBYN	Residence	CT 5319/148	14916
35 West Terrace STRATHALBYN	Residence	CT 5126/348	14917
37 West Terrace STRATHALBYN	Residence	CT 5697/305	14918
41 West Terrace STRATHALBYN	Residence	CT 5751/849	14919
45 West Terrace STRATHALBYN	Residence	CT 5124/223	14920

Table Alex/5 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
5 Mill Street MIDDLETON	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L139	F166513	CT 5467/369	a d	14795
21 Arthur Street PORT ELLIOT	Cottage (St Judes Rectory)	L2	D42586	CT 5276/831	a d	15003
1 Barbara Street PORT ELLIOT	House (Rothesay)	L767	F166016	CT 5483/938	a d	15002
2 Freeling Street PORT ELLIOT	House (Trigg Cottage)	L811	F166060	CT 5696/635	a d	15010
Horseshoe Bay PORT ELLIOT	Breakwater	S294	D42612	CT 5312/440	a d	15017
Horshoe Bay PORT ELLIOT	Jetty	S294	D42612	CT 5312/440	a d	14953
Lot 173 Murray Street PORT ELLIOT	St Judes Hall	L173	D8098	CT 5592/796	a d	15012
17 Murray Street PORT ELLIOT	House (Glengarry)	L844	F166093	CT 5752/505	a d	15011
49 North Terrace PORT ELLIOT	Shops and Dwelling	L103	T150403	CT 5818/328	a d	15009
Lot 180 North Terrace PORT ELLIOT	House (Ruthen Cottage)	L180	T150403	CT 5820/98	a d	15008
Lots 68 -77 North Terrace PORT ELLIOT	Former school	L68 L69 L70 L71 L72 L73 L74 L75 L76 L77	D97 D97 D97 D97 D97 D97 D97 D97 D97 D97	CT 6041/198 CT 6041/198 CT 6041/198 CT 6041/198 CT 6041/198 CT 6041/198 CT 6041/198 CT 6041/198 CT 6041/198 CT 6041/198	a d	14992
28 North Terrace Lot 2, (28) PORT ELLIOT	Arnella	L2	D2797	CT 5327/255	a d	15018
31 North Terrace PORT ELLIOT	Bakery	L176	F159824	CT 5276/556	a d	15000
32 North Terrace PORT ELLIOT	Royal Family Hotel	L6 L5	F101574 F101574	CT 5110/494 CT 5110/511	a d	14994
44 North Terrace PORT ELLIOT	Hotham Memorial Uniting Church	L870	F166119	CT 5840/300	a d	14993

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Part Lot 164 The Strand PORT ELLIOT	Institute Building and Library	L164	T150403	CT 5741/413	a d	15016
5 The Strand Lot 2 PORT ELLIOT	House (St Anton)	L758	F166007	CT 5720/933	a d	14980
17 The Strand PORT ELLIOT	House (Wycombe)	L774	F166023	CT 5688/81	a d	15004
19 The Strand PORT ELLIOT	House (Ratowa)	L60	T150403	CT 5819/203	a d	15005
24a The Strand PORT ELLIOT	St Judes Rectory	L2	D69711	CT 5960/821	a d	14995
25 The Strand PORT ELLIOT	House	L2	F775	CT 5076/867	a d	15006
25 The Strand PORT ELLIOT	House (Trafalgar House)	L57	F775	CT 5076/867	a d	15007
28 The Strand PORT ELLIOT	St Jude's Church of England	L159	T150403	CT 5836/634	a d	15014
1-2/ 41 The Strand PORT ELLIOT	Post Office	L149	T150403	CT 5380/372	a d	14996
49 The Strand PORT ELLIOT	Shop with residence	L9	F110016	CT 5197/904	a d	14999
31 The Strand PORT ELLIOT	Shop with residence	L1 L3	D85641 D85641	CT 6070/580 CT 6070/582	a d	15001
45 The Strand PORT ELLIOT	Shop with residence	L834	F166083	CT 5547/539	a d	14997
47 The Strand PORT ELLIOT	Residence	L878	F166127	CT 5728/94	a d	14998
4 (Old) Bull Creek Road STRATHALBYN	Residence (Dalmeny); The overall external form, materials and detailing of the front and side facades of the original 1920s residence, including the cypress boundary hedge. The later aluminium roof tiles do not form part of the listing.	L7	D3063	CT 5288/475	a d	14705
1 Abbott's Lane STRATHALBYN	Residence; The overall form, materials and detailing of the front and side facades of the original dwelling including the face stone and brickwork.	L41	D46319	CT 5394/546	a d	14688

Alexandrina Council
Table Section
Table Alex/5 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
10 Adams Street STRATHALBYN	Residence; The remaining external original form and materials of the front and side facades of the original dwelling, including the face stone walls and timber joinery. The altered roof form and extended eaves do not form part of the listing.	L50	D76322	CT 6007/972	a d	14689
1 Adelaide Road STRATHALBYN	Residence; All the external materials, form and detailing of the front and side facades of the original house including veranda detailing and complicated roof form, and dominant chimneys.	L367	F161930	CT 5795/328	a d	14690
11 Adelaide Road STRATHALBYN	Residence; The overall form, materials and detailing of the front and side facades of the original house including face stone and brickwork, and face brick to chimneys.	L90	D31939	CT 5667/892	a d	14691
21 Adelaide Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling including face stone and brickwork, and face brick chimneys and bull-nose veranda form.	L424	F161987	CT 5742/345	a d	14692
23 Albyn Terrace STRATHALBYN	Residence; The overall external form, materials and detailing of the of the front and side facades of the original dwelling including face stone and brickwork, bull-nose veranda and distinctive projecting gable, tall chimneys and roof gable trim.	L4	D14834	CT 5700/55	a d	14694
10 Alfred Place STRATHALBYN	Hall; The overall form, materials and detailing of the original Church Hall and porch including face stone and brickwork, gable end treatment and timber door and window joinery. Any later extensions to the side or rear are not included in the listing.	L198	F161761	CT 5814/511	a b c	14695
12 Alfred Place STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of this 1925 residence including face stone and brickwork, chimneys, veranda structure and window hood. The profile metal carport to the side is not included in the listing.	L197	F161760	CT 5612/605	a	14696

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
4 Anderson Street STRATHALBYN	Residence; The remaining external original form and materials including the face stone walls and timber joinery.	L18	D257	CT 5085/645	a d	14697
3 Angas Place STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original circa 1890s residence including face stone and brick, bull-nose return veranda with projecting gable front, moulded rendered chimneys and timber window and door joinery.	L282	F161845	CT 5302/237	a d	14700
4 Angas Place STRATHALBYN	Residence; The overall external form, materials and details of the front and side facades of the residence including the simple concave timber veranda, face stone and brickwork to the walls and face brick chimneys.	L4	F5838	CT 5512/158	a d e	14701
5 Ashbourne Road STRATHALBYN	Residence (Brigend); The overall external form, materials and detailing of the front and side facades of the house construction including the 1860s-70s and 1880s-90s.	L11	D80098	CT 6032/193	a e	14702
7 Ashbourne Road STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original circa 1915 house including face stonework, veranda and gable timber detail, tall chimneys, complicated roof form and tree to west of house.	L10	D80098	CT 6032/192	a d	14703
22 Avenue Road STRATHALBYN	Residence; The external form, materials and detailing of the original house and outbuildings. The later veranda does not form part of the listing.	BLK20	H150900	CT 6071/846	a	14704
4 Catherine Street STRATHALBYN	Residence; The overall external form, materials and detailing which remain from the original cottage should be maintained. The later roof form and painted surfaces are not included in the listing.	L22	F2200	CT 5459/716	a d	14708
5 Catherine Street STRATHALBYN	Residence; The overall external form, materials and detailing which remain of the front and side facades of the original cottage.	L94	F206896	CT 5599/626	a d	14709

Alexandrina Council
Table Section
Table Alex/5 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
1/ 6 Catherine Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L22	D103	CT 5459/716	a d	14710
8-10 Catherine Street STRATHALBYN	Residences; The overall external form, materials and original detailing of the front and side facades of the pair of cottages should be retained.	U1 U2	S10373 S10373	CT 5003/827 CT 5003/828	a d	14711
1 Chapel Street STRATHALBYN	Church; The whole of the church building dating from 1913.	L181	F107757	CT 5827/951	a c d f	14712
2 Chapel Street STRATHALBYN	Residence; The original external form, materials and details of the front and side facades of the house including veranda and steps, chimneys and face stone and brickwork.	L183	F210159	CT 5835/73	a c d	14713
6 Chapel Street STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original house including the return bull-nose veranda and brick chimneys. The listing does not include the fence.	L4	D28742	CT 5558/445	a d	14714
7 Chapel Street STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original house and fence. The later additions to the east and the infill to the veranda do not form part of the listing.	L104	D81006	CT 6037/186	a d	14715
8 Chapel Street STRATHALBYN	Scout Hall (former Chapel); The overall external form, materials and detailing of the original Church Hall. The front concrete block extension is not included in the listing.	L330	F161893	CT 5831/510	a c	14716
12 Chapel Street STRATHALBYN	Former Manse; The original external form, materials and detailing of the front and side facades of the early house and the later addition to the western end of the residence	L2	F125715	CT 5223/373	a d	14717

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
13 Chapel Street STRATHALBYN	Residence; The overall external form, materials and details of the front and side facades, particularly the cast iron bracketing and frieze, timber capital moulds and original ogee gutters to the bull-nose front veranda, and the original multi-paned sash timber windows and timber door joinery	L381	F161944	CT 5821/156	a d	14718
1 Colman Terrace STRATHALBYN	Council Office and Library; The external form, materials and detailing of the original 1879 school building.	S4497	H150900	CR 5754/633	a c d f	14719
7 Commercial Road STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original circa 1900 house including the timber and wire fence. The enclosure of the side veranda and the later roof tiles do not form part of the listing.	L94	F213478	CT 5831/884	a d	14721
8 Commercial Road STRATHALBYN	Residence; The overall external form of the front and side facades of the house.	L286	F161849	CT 5340/681	a	14722
9/9A Commercial Road STRATHALBYN	Residences; The overall external form, materials and detailing of the front and side facades of the original circa 1870s residences including the multi-paned timber window joinery, door joinery and face brick moulded chimneys.	L2	D21485	CT 5381/755	a d	14723
14-16 Commercial Road STRATHALBYN	Former Church; The overall external form of the Church, including the 1911 rear hall addition, external materials and detailing which remain from the date of original construction of 1874.	L375	F161938	CT 5696/884	a c	14724
18 Commercial Road STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the house including the return bull-nose veranda, chimneys and multi-paned timber French door joinery.	L278	F161841	CT 5641/441	a d e	14725

Alexandrina Council
Table Section
Table Alex/5 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
19 Commercial Road STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the house including the return bull-nose veranda, chimneys and multi-paned timber French door joinery.	L4	D1782	CT 5806/714	a d e	14726
23 Commercial Road STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original house including all timber fretwork to verandas and window hoods and gable ends, gooseneck finials and original face stone, and brick construction materials.	L3	F139619	CT 5255/927	a d	14728
24 Commercial Road STRATHALBYN	Shop (Former Power House); The overall external form, materials and detailing which remain from both the use as a Power House and as Council Chambers including the front veranda and concrete columns. The current finial is not original and is excluded from this listing.	Q91	F171077	CT 5696/680	a c	14727
37 Commercial Road STRATHALBYN	Post Office; The overall external form, materials and detailing of the front and side facades of the 1913 building, including the face stone to the northern elevation, the rendered, moulded detailing to the east elevation, and other elements including the small roof ventilator lantern and tall rendered chimneys with terracotta chimney pots.	L5	D21592	CT 5442/842	a c d	14729
11-25 Coronation Road STRATHALBYN	Showgrounds, Hall & Gates; The full allotment which incorporates the Showgrounds, Caravan Park including the gates, hall, oval and mature tree plantings form the extent of the listing .	P11	D21899	CT 5452/336	a c e	14730
32 Coronation Road STRATHALBYN	Residence; The overall form, materials and detailing of the front and side facades of the original dwelling including face stone and brickwork.	L3	D13598	CT 5690/846	a d	14731
3 Dawson Street STRATHALBYN	Masonic Hall; The external form, materials and detailing of the 1896 building and the 1912 rear extension. The shops to the front of the site do not form part of the listing.	L4	F142913	CT 5262/384	a c	14732

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
5 Dawson Street STRATHALBYN	Church of Christ; The overall external form and materials of the 1870s Church should be retained. The later extensions to the rear of the Church do not form part of the listing.	L28		CT 5837/611	a c	14733
6 Dawson Street STRATHALBYN	Residence/Shop; The overall external form of the front and side facades of the house including chimneys, original joinery, veranda details including timber bracketing. The later alterations to the house including the hoarding to the veranda front do not form part of the listing.	Q170	D71876	CT 6015/155	a	14734
32 Dunreath Road STRATHALBYN	Conference Centre (Dunreath); The overall external form, materials and detailing of the front and side facades of the original residence. Later extensions and outbuildings do not form part of the listing.	L36	D67753	CT 5925/325	a d	14737
8 East Terrace STRATHALBYN	Residence (Former Anglican Rectory); The overall external form, materials and detailing of the front and side facades of the original 1880s former Rectory.	L11	D68215	CT 5177/189	a d	14738
10 East Terrace STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original circa 1910 residence.	L361	F161924	CT 5405/461	a d	14739
20 East Terrace STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original dwelling.	L10	F107523	CT 5183/521	a d	14740
24 East Terrace STRATHALBYN	Anglican Church; The overall external form, materials and detailing of the Church, attached outbuildings and rear hall, including face stone, painted render trim, face red brick trim and all window and door joinery.	L412	F161975	CT 5832/843	a c f	14741
32 East Terrace STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original dwelling. The later roof tiles do not form part of the listing.	L1	D45539	CT 5355/466	a d	14742

Alexandrina Council
Table Section
Table Alex/5 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
1/ 35 East Terrace STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original dwelling. The rear of the house does not form part of this listing.	L21	C23734	CT 5976/636	a d	14743
6 George Street STRATHALBYN	Residence; The overall form, materials and detailing of the front and side facades of the original dwelling including face stone and brick work. The later roof tiles do not form part of the listing.	L101	D68079	CT 5949/601	a d	14744
4 Gollan Avenue STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L200	D69442	CT 5961/455	a d	14745
6 Gressford Lane STRATHALBYN	Residence (The Briars); The external form, materials and detailing of the front and side facades of the original dwelling and its 1880's extensions. The listing also includes any early walls and outbuildings.	L20	D108	CT 5539/815	a d e	14800
9-11 Grey Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L310	F161873	CT 5828/542	a d	14746
1 High Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling including multi-paned window. The later veranda structure and later aluminium window details do not form part of this listing.	L306	F161869	CT 5361/31	a d	14747
2 High Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L57	D59674	CT 5877/798	a d	14748
3 High Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L6	F17641	CT 5351/586	a	14749
8 High Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L55	D52240	CT 5896/837	a d	14751
9 High Street STRATHALBYN	Former Library; The external form, materials and detailing of the original 1922 Library building.	L373	F161936	CT 5780/549	a c d	14752

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
10 High Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L313	F161876	CT 5776/797	a	14753
11 High Street STRATHALBYN	Town Hall; The external form, materials and detailing of the original building.	L387	F161950	CT 5833/698	a c d f	14754
12 High Street STRATHALBYN	Residence; The external form, materials and detailing of the shop and boundary wall.	L8	F142030	CT 5258/906	a	14755
13-15 High Street STRATHALBYN	Shops; The external form, materials and detailing of the 1860's-70's shop including timber shop front joinery and the moulded parapet. The later veranda, while appropriate to the building, does not form part of the listing.	L10	D64815	CT 5928/37	a c d	14756
14 High Street STRATHALBYN	Shop & Residence; The external form, materials and detailing of the original building.	L312	F161875	CT 5502/13	a d	14757
17 High Street STRATHALBYN	Shop; The overall external form, materials and detailing of the 1860's shops including multi-paned windows, original shop front detailing and parapet details. The later veranda, while appropriate to the building, does not form part of the listing.	L305	F161868	CT 5462/837	a c d	14758
18 High Street STRATHALBYN	Hotel; The original external form, materials and detailing of the two sections of the building. The later bull nosed verandas, infill veranda section and window hoods do not form part of the listing.	L12	D34255	CT 5080/683	a c f	14759
20 High Street STRATHALBYN	Shop; The overall external form, materials and detailing of the original shop including all timber window joinery, face stonework and simple projecting stone parapet.	L324	F161887	CT 5772/760	a c d	14760
22 High Street STRATHALBYN	Shop; The overall external form, materials and detailing of the original shop building with its adjacent residence including finial, barge boards and four-paned shop window and other timber joinery.	L2	F158866	CT 5288/372	a d	14761

Alexandrina Council
Table Section
Table Alex/5 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
24 High Street STRATHALBYN	Shop; The overall external form, materials and detailing of the original circa 1890 residence now converted to a shop.	L323	F161886	CT 5709/16	a d	14762
26-28 High Street STRATHALBYN	Shops; The external form, materials and detailing of the shops and original building.	L9	F160981	CT 5295/278	a d	14763
27 High Street STRATHALBYN	Commercial Hotel; The external form, materials and detailing of the hotel including 1920's veranda, face stonework to the walls and all original window and door joinery but not including the rear yard outbuildings, bottle shop area and bottle shop canopy.	L299	F161862	CT 5374/718	a c d	14764
29 High Street STRATHALBYN	Residence; The overall external form, materials and detailing of the house including original timber window and door joinery, face stonework and brick and render parapet and roofline of the front section of the house but not including the rear yard, outbuildings and fences.	L1	D14214	CT 5138/354	a d	14765
30 High Street STRATHALBYN	Shop; The overall external form, materials and detailing of the 1920's shop including the face brickwork, shop windows, splayed entry and simple veranda form.	L2	F157625	CT 5283/464	a d	14766
31 High Street STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original cottage.	L11	D73904	CT 6064/446	a d	14767
44 High Street STRATHALBYN	RSL Hall; The external form, materials and detailing of the 1950's Hall facing High Street.	L328	F161891	CT 5691/720	a c e	14768
46 High Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original residence including roof form, castellated render detail to the porch, tall moulded chimneys and other elements.	L1	D72355	CT 5980/892	a d e	14769
48 High Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L2	D72355	CT 5980/894	a d	14770

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
51 High Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The latter extensions to the north and south do not form part of the listing.	L1	F105965	CT 5167/668	a d	14771
52 High Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L203	F161766	CT 5669/96	a d	14772
11 Hooper Road STRATHALBYN	Residence ; The external form, materials and detailing of the original dwelling.	L2	D44281	CT 5333/559	a d e	14773
2 Jeff Street STRATHALBYN	Residence; The overall form, materials and detailing of the original circa 1910 residence including roof form and details, bull-nose veranda with gable and trim, gooseneck finials to roof and veranda and timer fretwork to veranda	L285	F161848	CT 5569/70	a d	14698
17A Langhorne Creek Road Rear STRATHALBYN	Former Barn; The external form, materials and detailing of the original barn, including the mature trees planted around the former barn.	L1	F161802	CT 5567/924	a d e	14774
4 Lime Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L10	D36446	CT 5121/680	a d	14775
7 Lime Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The altered roof form does not form part of the listing.	L512	F162075	CT 5782/981	a d	14776
16 Lime Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L2	D39075	CT 5187/494	a d	14778
10 Love Avenue STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L50	D23472	CT 5159/838	a c d e	14779
18 Manse Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L100	D78384	CT 6018/876	a d	14785

Alexandrina Council
Table Section
Table Alex/5 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
1 Manse Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L30	F33341	CT 5893/446	a d e	14780
5 Manse Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L5	F17577	CT 5077/340	a d e	14781
9-11 Manse Road STRATHALBYN	Residence; The external form, materials and detailing of the original dwelling excluding the veranda and rear extensions	L61	F159838	CT 5518/747	a d	14782
13 Manse Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L14	F159839	CT 5652/810	a d e	14783
15 Manse Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L63	F159840	CT 5783/876	a d e	14784
24 Manse Road STRATHALBYN	Residence ; The external form, materials and detailing of the original dwelling only.	L40	D61014	CT 5469/688	a d	14786
3 Melville Lane STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L76	F159853	CT 6042/743	a d e	14787
5 Melville Lane STRATHALBYN	Residence; The external form, materials and detailing of the front facades of the original dwelling. The current front veranda and rear lean to do not form part of this listing.	L59	F159836	CT 5312/869	a d e	14788
8 Melville Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L2	F107132	CT 5178/990	a d e	14791
9 Melville Lane (rear of 9-11 Manse Rd) STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwellings.	L60	F159837	CT 5518/747	a d e	14789
10 Melville Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L1	F131499	CT 5238/881	a d e	14792
16 Melville Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L54	F20059	CT 5349/233	a d e	14793

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
2 Mill Street STRATHALBYN	Residence (Watervilla); The external form, materials and detailing of the front and side facades of the original dwelling and its 1880's extensions. The listing also includes the early walls and outbuildings and the mature trees.	L101	D28906	CT 5324/956	a d e	14794
8 Milnes Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L102	D24334	CT 5098/783	a d	14796
9 Milnes Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling including mature trees. The alterations to the veranda do not form part of the listing.	L37	D168	CT 6057/70	a d	14797
14 Milnes Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L15	D257	CT 5579/4	a	14798
22 Milnes Road / 1 Hooper Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling including the concave veranda. The later extension to the house does not form part of the listing.	L218	F161781	CT 5723/502	a d	14799
5 Murray Street STRATHALBYN	Former Hotel; The external form, materials and detailing of the front and side facades of the original building.	L2	F12927	CT 5437/247	a d	14801
6 Murray Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L51	D46959	CT 5908/337	a d	14802
16 Murray Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L342	F161905	CT 5825/715	a d	14803
32 Murray Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling and the later fence.	L74	F47433	CT 5965/897	a d	14804

Alexandrina Council
Table Section
Table Alex/5 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
36 Murray Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The infill sections to the veranda do not form part of the listing.	L75	F47433	CT 5965/898	a d	14805
40 Murray Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L7	D51902	CT 5653/55	a d	14806
54 Murray Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L226	F161789	CT 5516/664	a d e	14807
13 North Parade STRATHALBYN	Residences; The external form, materials and detailing of the front and side facades of the original dwelling.	L3	D16729	CT 5295/218	a d	14808
17 North Parade STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L78	F159855	CT 5832/124	a d	14810
20 North Parade STRATHALBYN	Former Rechabite's Hall & School; The external form, materials and detailing of the original hall.	L287	F161850	CT 5648/368	a d	14811
21 North Parade STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling including mature trees.	L6	F112739	CT 5203/591	a d e	14812
25 North Parade STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L1	F107235	CT 5179/921	a d	14813
26 North Parade STRATHALBYN	Residence; External form, materials and detailing of the 1860s and 1880s sections of the front and side facades of the house and also the later surgery added to the northern side. The masonry and iron fence and gates to Commercial Road and the stone wall to North Parade are also included in the listing.	L1	D56889	CR 5895/624	a c d e	14720
33 North Parade STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling	L47	F159824	CT 5393/212	a d	14814

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
35 North Parade STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L22	D32	CT 5537/847	a d	14815
39 North Parade STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The altered roof does not form part of this listing.	L48	F159825	CT 5891/30	a d	14816
41 North Parade STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L49	F159826	CT 5803/298	a c d e	14817
43 North Parade STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling including the roof forms part of this listing.	L50	F159827	CT 5832/71	a d	14818
47 North Parade STRATHALBYN	Former School; The external form, materials and detailing of the front and side facades of the original dwelling.	L51	F159828	CT 5737/622	a b c e	14819
6 Old Bull Creek Road STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original house.	L82	D59966	CT 5878/845	a d	14707
11 Old Bull Creek Road STRATHALBYN	Residence (Waveney); The overall external form, materials and detailing of the front and side facades of the original house including face stonework, decorative elements to windows, gable ends and chimneys, bull-nose veranda, tessellated veranda tiles and roof form. The later additions including built-in sections of the veranda do not form part of the listing.	L21	D85458	CT 6071/35	a d	14706
Lt 15 Paris Creek Road STRATHALBYN	Residence (Braemar); The external form, materials and detailing of the front and side facades of the original dwelling.	L15	D55109	CT 5812/906	a d	14871
Parker Avenue STRATHALBYN	Cemetery; The whole of the Cemetery including the original extent of the reserve and early sections and monuments.	S100	H150200	CT 5839/784	a c d f	14823

Alexandrina Council
Table Section
Table Alex/5 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
1 Parker Avenue STRATHALBYN	Residences; The external form, materials and detailing of the front and side facades of the railway cottage including tall chimneys and face stone and brickwork.	L201	D40100	CT 5741/512	a d	14820
3 Parker Avenue STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the railway cottage including tall chimneys and face stone and brickwork.	L202	D40100	CT 5741/513	a d	14821
5 Parker Avenue STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the railway cottage including tall chimneys and face stone and brickwork.	L203	D40100	CT 5741/514	a d	14822
4 Rankine Street STRATHALBYN	Residence; The external form, material and detailing of the front and side facades of the original dwelling.	L3		CT 5088/329	a d	14824
1 Rowe Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling should be retained. The infill section of the front veranda is not included in the listing.	L2	D43125	CT 5334/213	a d	14826
3 Rowe Street STRATHALBYN	Industrial site and residence; The external form, materials and detailing of the original stone sheds on the allotment.	P9	D17978	CT 5606/512	a d	14829
4 Rowe Street STRATHALBYN	Residence (former hall); The external form, materials and detailing of the original all building should be retained. The later alterations do not form part of this listing.	L228	F161791	CT 5647/710	a c	14828
10 Rowe Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L2	F1682	CT 6048/472	a d	14830
43 Sandergrove Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original gable ended section of the dwelling should be retained.	L5	D3404	CT 5252/819	a d	14831

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
3 South Terrace STRATHALBYN	Residence (Rose Cottage); The external form, materials and detailing of the front and side facades of the original dwelling. The front projecting porch and the adjacent castellated extension to the east do not form part of the listing.	L225	F161788	CT 5487/436	a d	14832
5 South Terrace STRATHALBYN	Shop (former Residence); The external form, materials and detailing of the front and side facades of the original dwelling including early timber joinery.	L14	F102779	CT 6054/14	a d	14833
5-7 South Terrace STRATHALBYN	Shops (former Bryans Brewery); The external form, materials and detailing of the of the original elements of the Brewery including the buildings fronting South Terrace and sections to the rear.	L14	F102779	CT 6054/14	a c e	14834
13 South Terrace STRATHALBYN	Residence; The external form, materials and detailing of the of the original row cottages should be retained. The rear and the veranda, which is later, do not form part of the listing.	L223	F161786	CT 5704/721	a d	14835
21 South Terrace STRATHALBYN	Residence ; The overall external form, materials and detailing of the original house should be retained. The cream brick addition to the east does not form part of this listing.	L91	F108940	CT 5460/597	a d	14836
24 South Terrace STRATHALBYN	Residence; The overall external form, materials and detailing of the railway cottage including tall chimneys and face stone and brickwork.	L1	F11758	CT 5365/954	a d	14837
26 South Terrace STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the railway cottage including tall chimneys and face stone and brickwork.	L6	F5838	CT 5614/741	a d	14838
28 South Terrace STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the railway cottage including tall chimneys and face stone and brickwork.	I4	D217	CT 5730/569	a d	14839

Alexandrina Council
Table Section
Table Alex/5 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
31 South Terrace STRATHALBYN	Residence (former School) ; The external form, materials and detailing of the original dwelling on the site should be retained. The altered roof form does not form part of the listing.	L802	F50019	CT 5595/796	a e	14840
2 Stones Lane STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the 1911 dwelling including all timber elements to gable ends, roofs and veranda, and masonry elements to chimneys including chimney pots.	L4	D47799	CT 5989/527	a d e	14841
13 Sunter Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling including brick chimneys, masonry walls and original veranda structures. Later extensions do not form part of the listing.	L2 L3	C23837 C23837	CT 5989/522 CT 5989/523	a d e	14846
3 Sunter Street STRATHALBYN	Residence & rear Stone wall; The external form, materials and detailing of the front and side facades of the original dwelling including the stone wall to the rear of the property.	L2	F5491	CT 5489/363	a d	14843
6 Sunter Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L5	D130	CT 5131/749	a d	14845
7 Sunter Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the residence including face stone, brickwork and roof and veranda details.	L378	F161941	CT 5545/489	a d	14844
15 Sunter Street STRATHALBYN	CWA Hall; The overall form, materials and detailing of the front and side facades of the original 1949 building.	L94	F162317	CT 5302/159	a c	14847
17 Sunter Street STRATHALBYN	Former Manchester & Glasgow House; The overall two storey form of the original building and any early detailing including the veranda. The later extension to the veranda and shopfronts do not form part of the listing.	L41	F161862	CT 5329/750	a c d e	14850

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
1-3 Swale Street STRATHALBYN	Attached Residences; The external form of the front and side facades of the materials and detailing which remain of the original cottages. The later verandas do not form part of the listing.	L308	F161865	CT 5555/143	a d	14848
5-7 Swale Street STRATHALBYN	Attached Shops & Residence; The overall form, materials and detailing of the original former carpenter's shop including multi-paned windows, corrugated stallboard, masonry walls to the attached residence and the parapet above the veranda.	L303	F161864	CT 5372/220	a d e	14849
2 Taylors Lane STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the circa 1860 cottage.	L911	F65334	CT 5926/872	a d e	14851
3 Taylors Lane STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling including the later veranda, slate tiles to the roof, early window and door joinery, face stone walls with tuck pointing, facebrick chimneys and window and door dressings.	L41	F159818	CT 5415/74	a d	14852
1/1 and 2/1 Wallbank Street STRATHALBYN	Attached Residences; The external form, materials and early detailing of the front and side facades of the original cottages including the original entrance doors. The later veranda does not form part of the listing.	U1 U2	S10707 S10707	CT 5131/215 CT 5131/216	a d	14853
1 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The infilled section of the veranda does not form part of the listing.	L536	F162099	CT 5770/942	a d	14854
5 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L537	F162100	CT 5358/567	a d	14855
9 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling including face brick walls and chimneys.	L23	D287171	CT 5260/730	a d	14856

Alexandrina Council
Table Section
Table Alex/5 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
11 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L539	F162102	CT 5398/825	a d	14857
13 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The enclosed sections to the return veranda do not form part of the listing.	L540	F162103	CT 5692/18	a d	14858
15 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The enclosed sections to the return veranda do not form part of the listing.	L541	F162104	CT 5827/79	a d	14859
17 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The enclosed sections to the return veranda do not form part of the listing.	L542	F162105	CT 5493/341	a d	14860
18 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L267	F161830	CT 5665/96	a d	14861
19 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original 1927 dwelling excluding the rear and later extensions.	L547	F162110	CT 5367/443	a d	14862
21 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L545	F162108	CT 5314/548	a d	14863
23 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L548	F162111	CT 5389/591	a d	14864
25 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling	L544	D162107	CT 5803/29	a d	14865
27 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L50	D22451	CT 5440/186	a d	14866
28 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L10	D1782	CT 5797/700	a d	14867

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
30 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L11	F1782	CT 5239/318	a d	14868
32 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L2	D1782	CT 5792/879	a d	14869
48 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	L3	F30448	CT 6015/154	a d	14870

Table Alex/6 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
Off Goolwa - Strathalbyn Road CURRENCY CREEK	Old Currency Creek Road Bridge [Laminated Timber Arch]	ROAD RESERVE	R5314	N/A		10350
Off Myrtle Grove Road CURRENCY CREEK	Former Currency Creek Mill	S2061	H150800	CT 5838/624		10351
Railway Reserve CURRENCY CREEK	Railway Viaduct over Currency Creek	A2	D57917	CR 5928/23	b	11184
13 Admiral Terrace GOOLWA	Dwelling ('Cockenzie')	A67 A66	F11292 F11292	CT 5156/985 CT 5156/986		11663
Lot 236 B. F. Laurie Lane GOOLWA	Dwelling (former Goolwa Railway Superintendent's Residence)	A236	F166610	CT 5747/209		10469
12 Brooking Street GOOLWA	Dwelling - Captain Richie's Cottage	A86	D51552	CT 5649/177		13862
Cadell & Farquhar Streets GOOLWA	Holy Evangelist Anglican Church & Hall	A90 A89	T150401 T150401	CT 5840/239 CT 5835/930		11672
2 Cadell Street GOOLWA	Two-storey Shop	A1	D89491	CT 6101/842		10358
Chrystal Street GOOLWA	Former Chart House of Abraham Graham's Patent Slip and Ironworks	A36	D48312	CR 5643/858		11678
Collingwood Street GOOLWA	Goolwa Uniting (former Wesleyan Methodist) Church	A50	D47211	CT 5853/540		13854
Cutting Road GOOLWA	Goolwa Wharf Complex, including Wharf and Wharf Shed	S356	H150400	CR 5956/100		13860
Goolwa Terrace GOOLWA	Goolwa Police Station and Courthouse, including Cells and Stables	A8	D36237	CT 5428/562		10368
Goolwa Terrace GOOLWA	Corio Hotel, Bottle Shop (former Stable) and Stone Wall	A3	D62245	CT 5909/798		13856
Goolwa Terrace GOOLWA	Dwelling (former Australasian Hotel)	A1	D62245	CT 5909/796		13858

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
Laurie Lane GOOLWA	RSL Clubrooms (former Goolwa - Port Elliot Railway Horse Stables)	A500	D66808	CT 5946/748		11168
246 Liverpool Road GOOLWA	Dwelling ('Birchell House')	A23	D18436	CT 5674/744		11671
5 Port Elliot Road GOOLWA	Dwelling ('Thornbury')	A172	D9092	CT 5172/37		13850
Railway Cutting GOOLWA	Goolwa Railway Goods Shed	Q19	D59505	CR 5956/101		11176
Randell Road HINDMARSH ISLAND VIA GOOLWA	Riverside Complex including House, Outbuildings, Woolshed, Stone Walls and Remains of Ferry Landing	A2	D28094	CT 5252/288		13848
Wellington Road LANGHORNE CREEK	Bleasdale Winery	A80 A608	D91513 F162171	CT 6112/406 CT 6111/248		10338
5 Goolwa Road MIDDLETON	Mill House	A151	F166525	CT 5791/33	a b d	26418
48 Goolwa Road MIDDLETON	Dwelling ('Mindacowie Guest House')	A91	F207492	CT 5456/850		14054
Mill Terrace MIDDLETON	Dwelling (former Middleton Flour Mill)	A1	F139560	CT 5258/809		10356
46-50 Coxe Street MILANG	Milang School	A59	T150102	CT 5880/178		13813
Coxe Street MILANG	Cannon that fired royal salute in 1867, Soldiers Memorial Park	S333	H150100	CR 5754/583		13811
22-23 Daranda Terrace MILANG	Former Milang Butter Factory	A71	T150102	CT 5824/2	a	13867
Lake Front MILANG	Milang Jetty and Hand Crane	A7	D60618	CR 5913/254		13815
5-7 Markland Street MILANG	Dwelling with pressed iron facade	A85	T150102	CT 5714/690		13809
Victor Harbor Road MOUNT COMPASS	Dwelling - The Government Roadman's House	S415	H150800	CL 1044/33		14048
Point Sturt Road POINT STURT VIA MILANG	Dwelling (former Point Sturt School, former Point Sturt Congregational Church)	A13	F105349	CT 5160/33		13805

Alexandrina Council
Table Section
Table Alex/6 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
Point Sturt Road POINT STURT VIA MILANG	Yaaringiree Homestead Complex, including homestead with tunnel, two storey barn, stable, cool room, circular tank with peripheral trough, smithy and dry stone walling	A12 A13 A14 A11 A21 A22	D65538 D65538 D65538 D65538 D88359 D88359	CT 5933/381 CT 5933/382 CT 5933/383 CT 5933/380 CT 6111/407 CT 6111/408		13807
Arthur Street PORT ELLIOT	St Jude's Anglican Church	A159	T150403	CT 5836/634		11661
Freeman Lookout Road PORT ELLIOT	Freemans Nob Obelisk	Q4	D55609	CR 5875/896		10355
Freeman Lookout Road PORT ELLIOT	Port Elliot Breakwater & Quarry	Q5	D55609	CR 5875/896		14092
Heysen Road PORT ELLIOT	Dwelling ('Brooklands') and Cottage	A50	D35884	CT 6036/83		14050
28 North Terrace PORT ELLIOT	'Arnella' Guest House (former Port Elliot Hotel)	A2	D2797	CT 5327/255		14164
16 The Strand PORT ELLIOT	Former Port Elliot Institute and Library	A164	T150403	CT 5741/413		14052
33 The Strand PORT ELLIOT	Former Port Elliot Council Chambers	A188	T150403	CT 323/80		14051
The Strand PORT ELLIOT	Port Elliot RSL Clubrooms, (former Port Elliot Courthouse, Stables and Stone Boundary Wall)	A1	D57210	CT 5854/472		10367
The Strand PORT ELLIOT	Port Elliot Railway Station	A20 RAILWAY RESERVE	D55208 T150403	CR 5804/999 N/A		11178
Off Water Lane PORT ELLIOT	Former Port Elliot Waterworks including Well and Remnant Pipework	A52	D68003	CR 5956/521	a	18210
1 Young Street PORT ELLIOT	Former Port Elliot Police Station, Cells, Stables & Fence	A2	D57210	CT 5854/473		10354
near PORT ELLIOT	Watsons Gap Railway Bridge [Concrete Arch]	A25 A11 ROAD RESERVE	D53929 D53869 H150400	CR 5756/282 CR 5807/881 N/A		11183
2 Albyn Terrace STRATHALBYN	National Bank Strathalbyn Branch	A8	D103	CT 5735/311		11611

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
4-6 Albyn Terrace STRATHALBYN	Shop	A9	D103	CT 5443/970		11614
8 Albyn Terrace STRATHALBYN	Office	A9	D103	CT 5443/970		11613
10 Albyn Terrace STRATHALBYN	Shop	A3	F156013	CT 5280/956		11610
14 Albyn Terrace STRATHALBYN	Shop & Dwelling	A6	F126928	CT 5961/686		11609
16 Albyn Terrace STRATHALBYN	Victoria Hotel	A3	D19026	CT 5124/762		11615
18 Albyn Terrace STRATHALBYN	Angas Bakery	A1	D19026	CT 5446/688		11612
2 Alfred Place STRATHALBYN	Westpac Bank (former Commercial Bank of Australia Strathalbyn Branch)	A20	D59673	CT 5877/983		14085
Alfred Street STRATHALBYN	St Andrew's Uniting (former Presbyterian) Church	A2	D44628	CT 5332/888		10918
20 Commercial Road STRATHALBYN	Blackwell House (former General Store, later Butchers Shop)	A193	F161756	CT 5529/166		14087
25 Commercial Road STRATHALBYN	Warehouse (former shop)	A2	F126924	CT 5231/258		11596
27 Commercial Road STRATHALBYN	Angas Mill (former Laucke's Mill)	A184	F161747	CT 5755/281		11595
33 Commercial Road STRATHALBYN	Argus House	A3	F155006	CT 5282/480		10627
41-43 Commercial Road STRATHALBYN	Shop	U1 U2 U3 UCP	S12840 S12840 S12840 S12840	CT 5170/556 CT 6018/96 CT 6018/97 CT 6018/98		11608
7 Dawson Street STRATHALBYN	BankSA (former Savings Bank of South Australia Strathalbyn Branch)	A29	D103	CT 5786/761		10993
Hampden Way STRATHALBYN	Dwelling ('The Lodge')	A79 A92 A93	D72267 D72267 D72267	CT 5975/643 CT 5975/644 CT 5975/645		14083

Alexandrina Council
Table Section
Table Alex/6 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
7 High Street STRATHALBYN	Shop and Dwelling ('London House'), including Stables	A93	F162316	CT 5806/377		10340
Highland Valley Road, near STRATHALBYN	Arsenic Labyrinth, Wheal Ellen Mine	A1	F2353	CT 5853/639		12773
31 North Parade STRATHALBYN	Dollar Cottage & former Butchers Shop	A44	F159821	CT 5695/604		14455
Paris Creek Road STRATHALBYN	Glenbarr Homestead	A2	F40244	CT 5853/807		10599
1 Rankine Street STRATHALBYN	National Trust Museum (former Strathalbyn Police Station & Courthouse)	S122	H150900	CR 5750/18		10339
13 Rankine Street STRATHALBYN	Terminus Hotel	A1	F10659	CT 5170/62		11652
4 South Terrace STRATHALBYN	Britannia House (former Rowe's Britannia Foundry Residence)	A41	C24969	CT 6022/979		12847
12-14A South Terrace STRATHALBYN	Former Colonial Gas Company Strathalbyn Gas Works including Dwelling and Outbuilding	A6	F101696	CT 5113/129		14086
20 South Terrace STRATHALBYN	Strathalbyn Railway Station Complex, including Station Building, Goods Shed, Raised Metal Water Tank and Turntable	A200 A204	D40100 D40100	CR 5741/511 CR 5741/515		14088
Sunter Street STRATHALBYN	Soldiers' Memorial Gardens, Strathalbyn	A1 A91,92 & 93	D44628 F171077	CT 5332/887 CT 5696/680		11751

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

Mapping Section

Map Reference Tables

Spatial Extent Maps

Bushfire Risk Maps

Concept Plan Maps

Map Reference Tables

Index Maps

Map Reference

[Council Index Map](#)

Zone Maps

Zone Name	Map Numbers
Airport Zone	Alex/19, Alex/24, Alex/54
Caravan and Tourist Park Zone	Alex/36, Alex/38, Alex/40, Alex/41, Alex/42, Alex/43, Alex/44, Alex/46, Alex/50, Alex/52
Coastal Conservation Zone	Alex/23, Alex/24, Alex/25, Alex/39, Alex/40, Alex/41, Alex/42, Alex/47, Alex/48, Alex/49
Coastal Settlement Zone	Alex/25
Conservation Zone	Alex/1, Alex/8, Alex/11, Alex/16, Alex/17, Alex/19, Alex/20, Alex/21, Alex/22, Alex/24, Alex/25, Alex/26, Alex/27, Alex/38, Alex/41, Alex/44, Alex/45, Alex/46, Alex/48, Alex/49, Alex/50, Alex/51, Alex/52, Alex/53
Deferred Urban Zone	Alex/31, Alex/36, Alex/38, Alex/40, Alex/42, Alex/43, Alex/44, Alex/52
District Centre Zone	Alex/32, Alex/44
Industry Zone	Alex/32, Alex/33, Alex/34, Alex/37, Alex/38, Alex/40, Alex/43, Alex/44
Light Industry Zone	Alex/36, Alex/40
Open Space Zone	Alex/33, Alex/44, Alex/45, Alex/46, Alex/48, Alex/53
Primary Production Zone	Alex/1, Alex/2, Alex/3, Alex/4, Alex/5, Alex/6, Alex/7, Alex/8, Alex/9, Alex/10, Alex/11, Alex/12, Alex/13, Alex/14, Alex/15, Alex/16, Alex/17, Alex/18, Alex/19, Alex/20, Alex/21, Alex/22, Alex/23, Alex/24, Alex/25, Alex/26, Alex/27, Alex/28, Alex/29, Alex/30, Alex/31, Alex/32, Alex/33, Alex/34, Alex/35, Alex/36, Alex/37, Alex/38, Alex/39, Alex/40, Alex/41, Alex/42, Alex/43, Alex/44, Alex/45, Alex/47, Alex/50, Alex/51, Alex/52, Alex/54
Residential Zone	Alex/23, Alex/24, Alex/25, Alex/28, Alex/29, Alex/31, Alex/32, Alex/33, Alex/34, Alex/36, Alex/38, Alex/39, Alex/40, Alex/42, Alex/43, Alex/44, Alex/45, Alex/46, Alex/47, Alex/48, Alex/49, Alex/50, Alex/51, Alex/53
Residential Park Zone	Alex/44, Alex/46
Rural Living Zone	Alex/3, Alex/5, Alex/11, Alex/19, Alex/20, Alex/21, Alex/22, Alex/23, Alex/24, Alex/25, Alex/26, Alex/27, Alex/29, Alex/30, Alex/32, Alex/33, Alex/34, Alex/35, Alex/36, Alex/38, Alex/40, Alex/42, Alex/44, Alex/45, Alex/46, Alex/49, Alex/50, Alex/51, Alex/52
Settlement Zone	Alex/4, Alex/10, Alex/11, Alex/37, Alex/52
Tourist Accommodation Zone	Alex/40, Alex/41, Alex/42, Alex/44, Alex/46, Alex/48, Alex/53
Town Centre Zone	Alex/36, Alex/38, Alex/40, Alex/42

Zone Name	Map Numbers
Watershed Protection Zone	Alex/6, Alex/7, Alex/36
Watershed Protection (Mount Lofty Ranges) Zone	Alex/1, Alex/2, Alex/5, Alex/6, Alex/7, Alex/8, Alex/9, Alex/18, Alex/23

Policy Area Maps

Policy Area Name	Map Numbers
Commercial Airpark Policy Area 1	Alex/19, Alex/54
Residential Airpark Policy Area 2	Alex/19, Alex/54
Goolwa Centre Policy Area 3	Alex/44
Strathalbyn Centre Policy Area 4	Alex/32
Strathalbyn Enterprise Policy Area 5	Alex/32
Goolwa Wharf and Surrounds Policy Area 6	Alex/44
Flood Policy Area 7	Alex/14, Alex/15, Alex/16, Alex/17, Alex/22, Alex/37, Alex/38
Hindmarsh Island Rural Policy Area 8	Alex/25, Alex/26, Alex/50, Alex/51, Alex/52
Mount Lofty Ranges Policy Area 9	Alex/1, Alex/2, Alex/3, Alex/4, Alex/5, Alex/6, Alex/7, Alex/8, Alex/9, Alex/10, Alex/11, Alex/12, Alex/13, Alex/14, Alex/15, Alex/16, Alex/17, Alex/18, Alex/19, Alex/20, Alex/21, Alex/22, Alex/23, Alex/24, Alex/26, Alex/27, Alex/28, Alex/29, Alex/30, Alex/31, Alex/32, Alex/33, Alex/34, Alex/35, Alex/36, Alex/38, Alex/39, Alex/40, Alex/41, Alex/42, Alex/43, Alex/44, Alex/45, Alex/47, Alex/52, Alex/54
Port Elliot West Rural Policy Area 10	Alex/39
Southern Policy Area 11	Alex/23, Alex/24, Alex/39, Alex/40, Alex/42, Alex/43, Alex/44, Alex/47, Alex/48, Alex/53
Goolwa Central Policy Area 12	Alex/44
Goolwa Historic Policy Area 13	Alex/44
Goolwa North Policy Area 14	Alex/24, Alex/25, Alex/44, Alex/45, Alex/46
Hindmarsh Island North Policy Area 15	Alex/24, Alex/25, Alex/45, Alex/46, Alex/50, Alex/51
Hindmarsh Island West Policy Area 16	Alex/24, Alex/45, Alex/49
Home Industry Policy Area 17	Alex/40, Alex/44
Marina Policy Area 18	Alex/24, Alex/25, Alex/49, Alex/50
Milang Policy Area 19	Alex/38
Mount Compass Golf Course Policy Area 20	Alex/36
Mount Compass Policy Area 21	Alex/36
Port Elliot Drive-in Policy Area 22	Alex/40
Port Elliot Historic Policy Area 23	Alex/40

Policy Area Name	Map Numbers
Port Elliot West Policy Area 24	Alex/39
Strathalbyn Residential Policy Area 25	Alex/28, Alex/29, Alex/31, Alex/32, Alex/33
Strathalbyn North Policy Area 26	Alex/28, Alex/29
Strathalbyn Southwest Policy Area 27	Alex/31, Alex/32, Alex 34
Hindmarsh Island Central Policy Area 28	Alex/24, Alex/25, Alex/45, Alex/49, Alex/50, Alex/51
Hindmarsh Island West Policy Area 29	Alex/24, Alex/45, Alex/49
Goolwa Little Scotland Policy Area 30	Alex/44
Currency Creek Rural Living Policy Area 31	Alex/19
Port Elliot West Community Policy Area 32	Alex/39
Strathalbyn Recreation and Community Policy Area 33	Alex/33

Precinct Maps

Precinct Name	Map Numbers
Precinct 1 Bulky Goods	Alex/44
Precinct 2 Civic Focus	Alex/44
Precinct 3 Goolwa Village	Alex/44
Precinct 4 Main Street	Alex/44
Precinct 5 Angas River and Soldiers Memorial Gardens	Alex/32
Precinct 6 Dawson Street	Alex/32
Precinct 7 High Street	Alex/32
Precinct 8 High Street South	Alex/32
Precinct 9 South Terrace	Alex/32
Precinct 10 Langhorne Creek Flood Area	Alex/14, Alex/37
Precinct 11 Hindmarsh Island North	Alex/25, Alex/26, Alex/51, Alex/52
Precinct 12 Hindmarsh Island South	Alex/25, Alex/26, Alex/50, Alex/51
Precinct 13 Currency Creek	Alex/19
Precinct 14 Landscape	Alex/6, Alex/7, Alex/18, Alex/23, Alex/36, Alex/39, Alex/40, Alex/41, Alex/42
Precinct 15 Horticulture	Alex/4, Alex/7, Alex/8, Alex/10, Alex/36
Precinct 16 Boomer Beach	Alex/39, Alex/40
Precinct 17 Chiton Rocks	Alex/39
Precinct 18 Goolwa Beach	Alex/43, Alex/44, Alex/47, Alex/48

Precinct Name	Map Numbers
Precinct 19 Middleton	Alex/42
Precinct 20 Port Elliot Residential	Alex/40
Precinct 21 South Lakes	Alex/44, Alex/48, Alex/53
Precinct 22 Surfers Beach	Alex/23, Alex/24, Alex/42
Precinct 23 Strathalbyn Historic Central	Alex/29, Alex/32
Precinct 24 Strathalbyn Historic Northern	Alex/29, Alex/32
Precinct 25 Strathalbyn Historic Western	Alex/31, Alex/32
Precinct 26 Agistment	Alex/32, Alex33, Alex/34, Alex/35
Precinct 27 Burnside North	Alex/5, Alex/29, Alex/30
Precinct 28 Burnside South	Alex/5, Alex/29, Alex/30
Precinct 29 Clayton	Alex/21, Alex/26, Alex/27, Alex/52
Precinct 30 Finniss	Alex/11
Precinct 31 Goolwa East, Middleton and Mount Compass	Alex/20, Alex/24, Alex/25, Alex/36, Alex/42, Alex/45, Alex/46
Precinct 32 Highland Valley	Alex/3
Precinct 33 Milang	Alex/22, Alex/38
Precinct 34 Port Elliot North and Goolwa Central	Alex/23, Alex/40, Alex/44
Precinct 35 Port Elliot South	Alex/40
Precinct 36 Strathalbyn	Alex/34, Alex35
Precinct 37 Willyaroo North	Alex/33, Alex35
Precinct 38 Willyaroo South	Alex/34, Alex35
Precinct 39 Goolwa South	Alex/48, Alex/53
Precinct 40 Port Elliot Tourist Accommodation	Alex/40
Precinct 41 Milang	Alex/38
Precinct 42 Mount Compass	Alex/36
Precinct 43 Port Elliot Main Street	Alex/40
Precinct 44 Watershed Area 1	Alex/1, Alex/6
Precinct 46 Wind Farms	Alex/1, Alex/4, Alex/11, Alex/12, Alex/13, Alex/14, Alex/15, Alex/16, Alex/17, Alex/20, Alex/21, Alex/22, Alex/26, Alex/37, Alex/38, Alex/52

Historic Conservation Area Maps

Area Name	shown within Overlay Maps - Heritage
Historic Conservation Area	Alex/1, Alex/23, Alex/40, Alex/41, Alex/42
Area 1 Dawson Street	Alex/32
Area 2 High Street	Alex/32
Area 3 Northern	Alex/29, Alex/32
Area 4 Western	Alex/31, Alex/32
Area 5 Central	Alex/29, Alex/32

State Heritage Area Maps

Area Name	shown within Overlay Maps - Heritage
Goolwa State Heritage Area	Alex1, Alex/44

Overlay Maps

Issue	Map Numbers
Location	Alex/1, Alex/2, Alex/3, Alex/4, Alex/5, Alex/6, Alex/7, Alex/8, Alex/9, Alex/10, Alex/11, Alex/12, Alex/13, Alex/14, Alex/15, Alex/16, Alex/17, Alex/18, Alex/19, Alex/20, Alex/21, Alex/22, Alex/23, Alex/24, Alex/25, Alex/26, Alex/27, Alex/28, Alex/29, Alex/30, Alex/31, Alex/32, Alex/33, Alex/34, Alex/35, Alex/36, Alex/37, Alex/38, Alex/39, Alex/40, Alex/41, Alex/42, Alex/43, Alex/44, Alex/45, Alex/46, Alex/47, Alex/48, Alex/49, Alex/50
Transport	Alex/1, Alex/2, Alex/3, Alex/4, Alex/5, Alex/6, Alex/7, Alex/8, Alex/9, Alex/10, Alex/11, Alex/12, Alex/13, Alex/16, Alex/17, Alex/19, Alex/20, Alex/21, Alex/22, Alex/26, Alex/27, Alex/28, Alex/29, Alex/30, Alex/31, Alex/33, Alex/34, Alex/35, Alex/36, Alex/37, Alex/38, Alex/40, Alex/41, Alex/42
Development Constraints	Alex/1, Alex/2, Alex/5, Alex/6, Alex/7, Alex/9, Alex/10, Alex/11, Alex/12, Alex/13, Alex/14, Alex/15, Alex/16, Alex/17, Alex/18, Alex/20, Alex/21, Alex/22, Alex/23, Alex/24, Alex/25, Alex/35, Alex/42, Alex/44, Alex/45, Alex/46, Alex/47, Alex/48, Alex/49, Alex/50
Heritage	Alex/1, Alex/13, Alex/14, Alex/19, Alex/21, Alex/25, Alex/26, Alex/27, Alex/29, Alex/30, Alex/34, Alex/35, Alex/37, Alex/38, Alex/39, Alex/40, Alex/42, Alex/50
Natural Resources	Alex/1, Alex/11, Alex/13, Alex/14, Alex/15, Alex/16, Alex/18, Alex/20, Alex/22, Alex/23, Alex/24, Alex/25, Alex/35, Alex/42, Alex/44, Alex/45, Alex/46, Alex/47, Alex/48, Alex/49, Alex/50

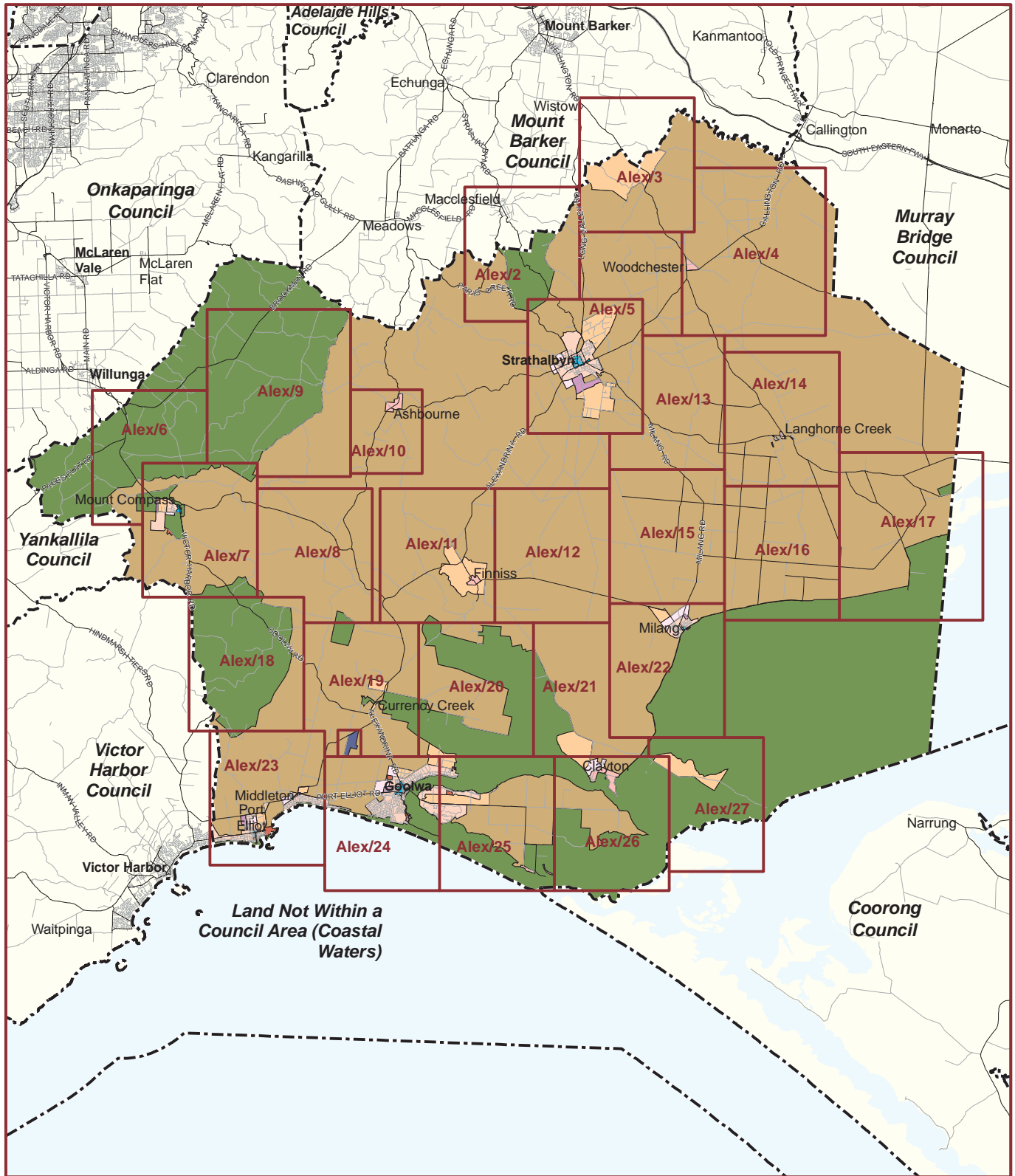
Bushfire Protection Overlay Maps

Bushfire Map Type	BPA Map Numbers
Bushfire Protection - Bushfire Risk	Alex/1, Alex/2, Alex/3, Alex/4, Alex/5, Alex/6, Alex/7, Alex/8, Alex/9, Alex/10, Alex/11, Alex/12, Alex/13, Alex/14, Alex/15, Alex/16, Alex/17, Alex/18, Alex/19, Alex/20

Concept Plan Maps

Concept Plan Title	Map Numbers
Streetscape Elevations (Port Elliot and Goolwa)	Concept Plan Map Alex/1
Streetscape Elevations (Port Elliot and Goolwa)	Concept Plan Map Alex/2
Streetscape Elevations (Port Elliot and Goolwa)	Concept Plan Map Alex/3
Streetscape Elevations (Port Elliot and Goolwa)	Concept Plan Map Alex/4
Airport Airpark (Goolwa)	Concept Plan Map Alex/5
District Centre Expansion (Strathalbyn)	Concept Plan Map Alex/6
Public Carparking Areas (Goolwa)	Concept Plan Map Alex/7
Industry Expansion (Strathalbyn)	Concept Plan Map Alex/8
Rural Dwelling Sites (Hindmarsh Island North)	Concept Plan Map Alex/9
Residential (Port Elliot West)	Concept Plan Map Alex/10
Port Elliot West Community Policy Area	Concept Plan Map Alex 10A
Residential (Hindmarsh Island West)	Concept Plan Map Alex/11
Residential Marina (Hindmarsh Island)	Concept Plan Map Alex/12
Golf Course Development (Mount Compass)	Concept Plan Map Alex/13
Port Elliot Drive-in (Port Elliot)	Concept Plan Map Alex/14
Residential Growth (Strathalbyn)	Concept Plan Map Alex/15
Residential Growth (Strathalbyn North)	Concept Plan Map Alex/16
Rural Living (Hindmarsh Island West)	Concept Plan Map Alex/18
Rural Living (Willyaroo South)	Concept Plan Map Alex/19
Rural Living (Currency Creek)	Concept Plan Map Alex/20
Rural Living (Currency Creek)	Concept Plan Map Alex/21
Langhorne Creek Region	Concept Plan Map Alex/22
Langhorne Creek Region	Concept Plan Map Alex/23
Langhorne Creek Region	Concept Plan Map Alex/24
Development Constraints – Water Management Areas	Concept Plan Map Alex/25A
Development Constraints – Water Management Areas	Concept Plan Map Alex/25B

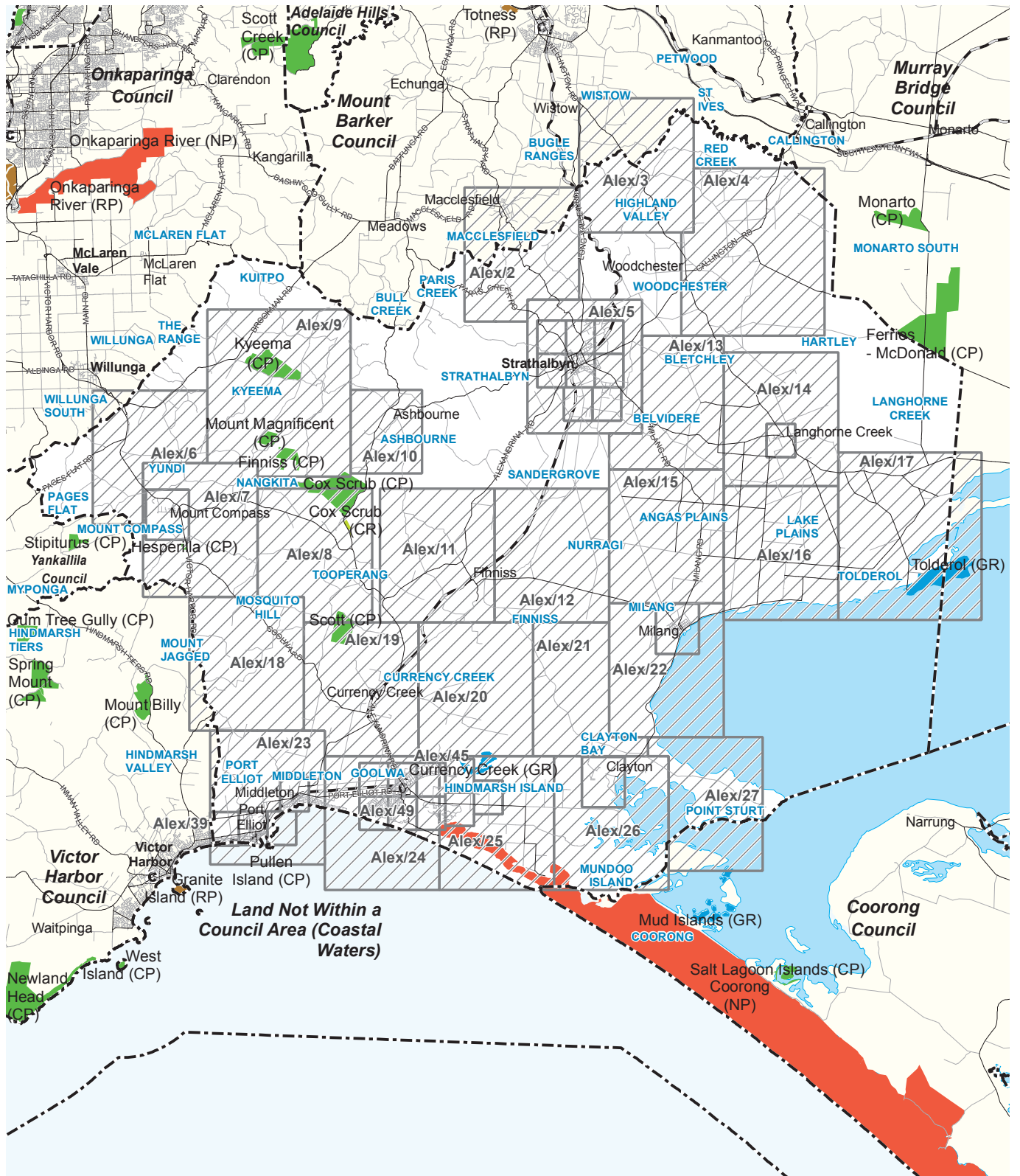
Spatial Extent Map



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps Alex/1 to Map Alex/54 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.



Council Index Map



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

Location Map Alex/1



Land Not Within a Council Area (Coastal Waters)







- Mount Lofty Scenic Roads
- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

Overlay Map Alex/1

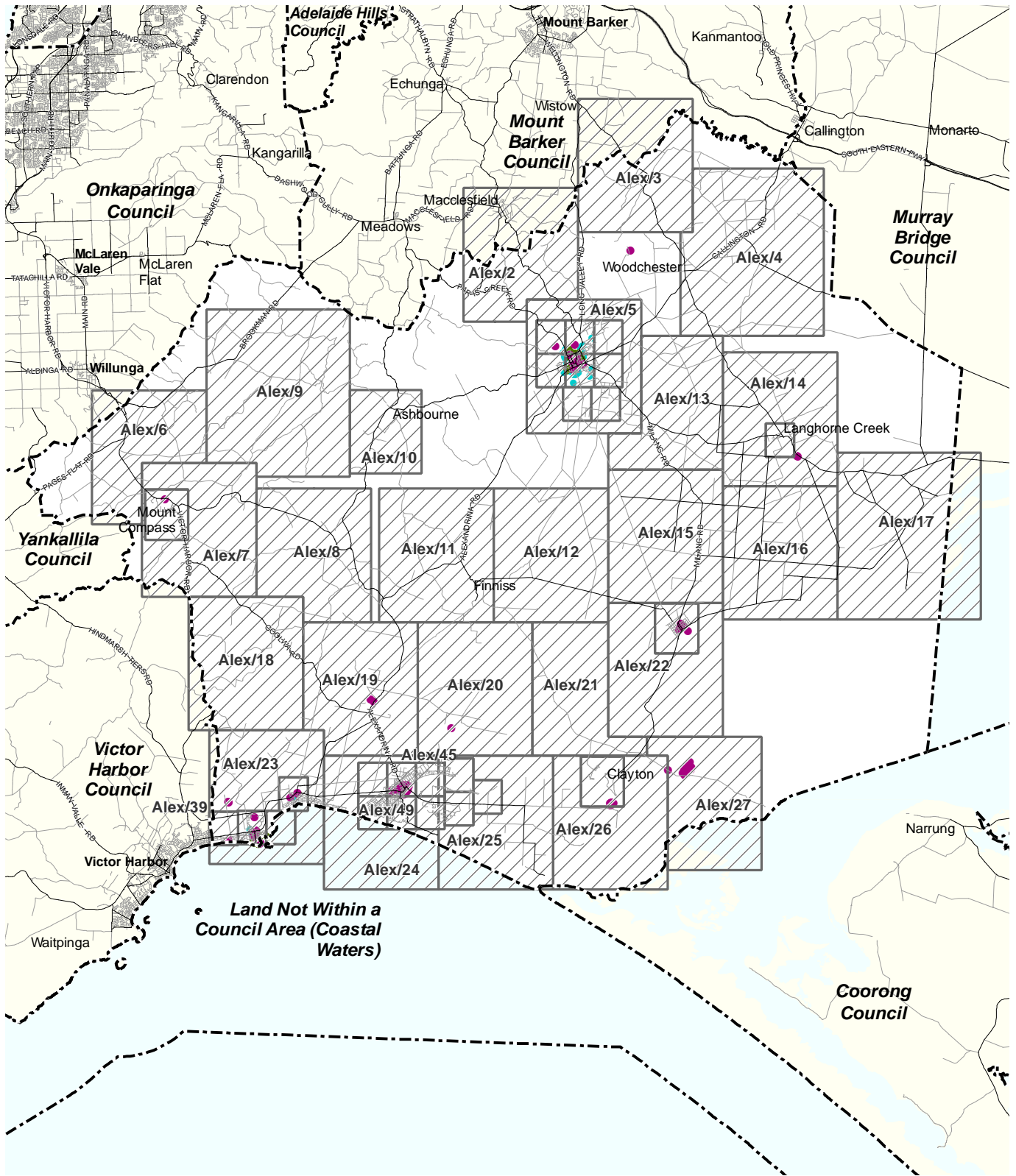
TRANSPORT



-  1956 Flood Boundary
-  Mt Lofty Watershed Boundary
-  Coastal Acid Sulfate Soils
-  Development Plan Boundary

Overlay Map Alex/1

DEVELOPMENT CONSTRAINTS



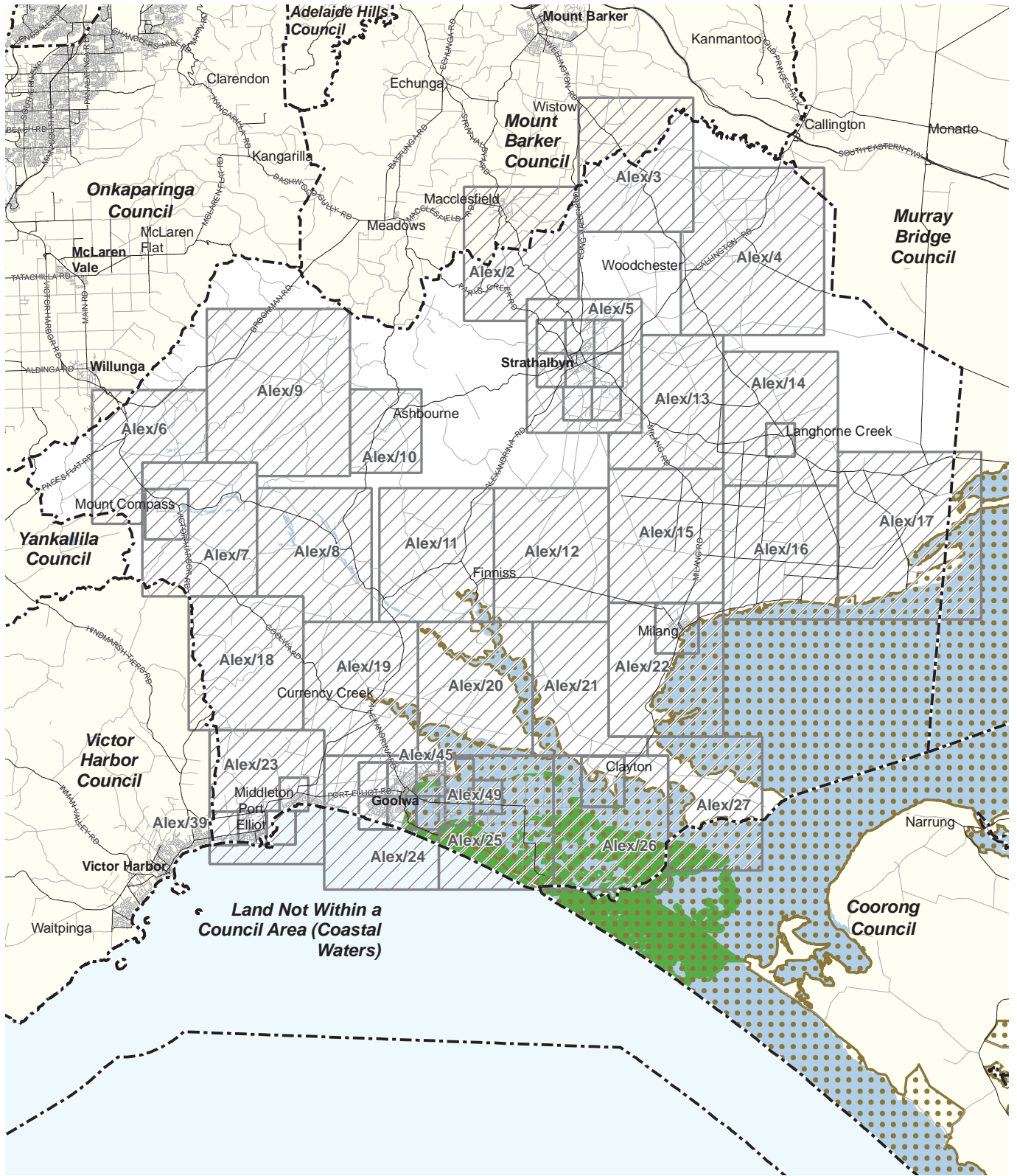
Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory items please refer to the relevant tables within this document.




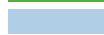
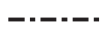


- Local heritage place
- State heritage place
- State Heritage Area
- Historic Conservation Area
- Development Plan Boundary

Overlay Map Alex/1

HERITAGE



-  Ramsar Wetlands
-  Key Ramsar Habitat Area
-  Key Ramsar Habitat Area buffer
-  Wetlands of National Importance
-  Development Plan Boundary



Overlay Map Alex/1

NATURAL RESOURCES

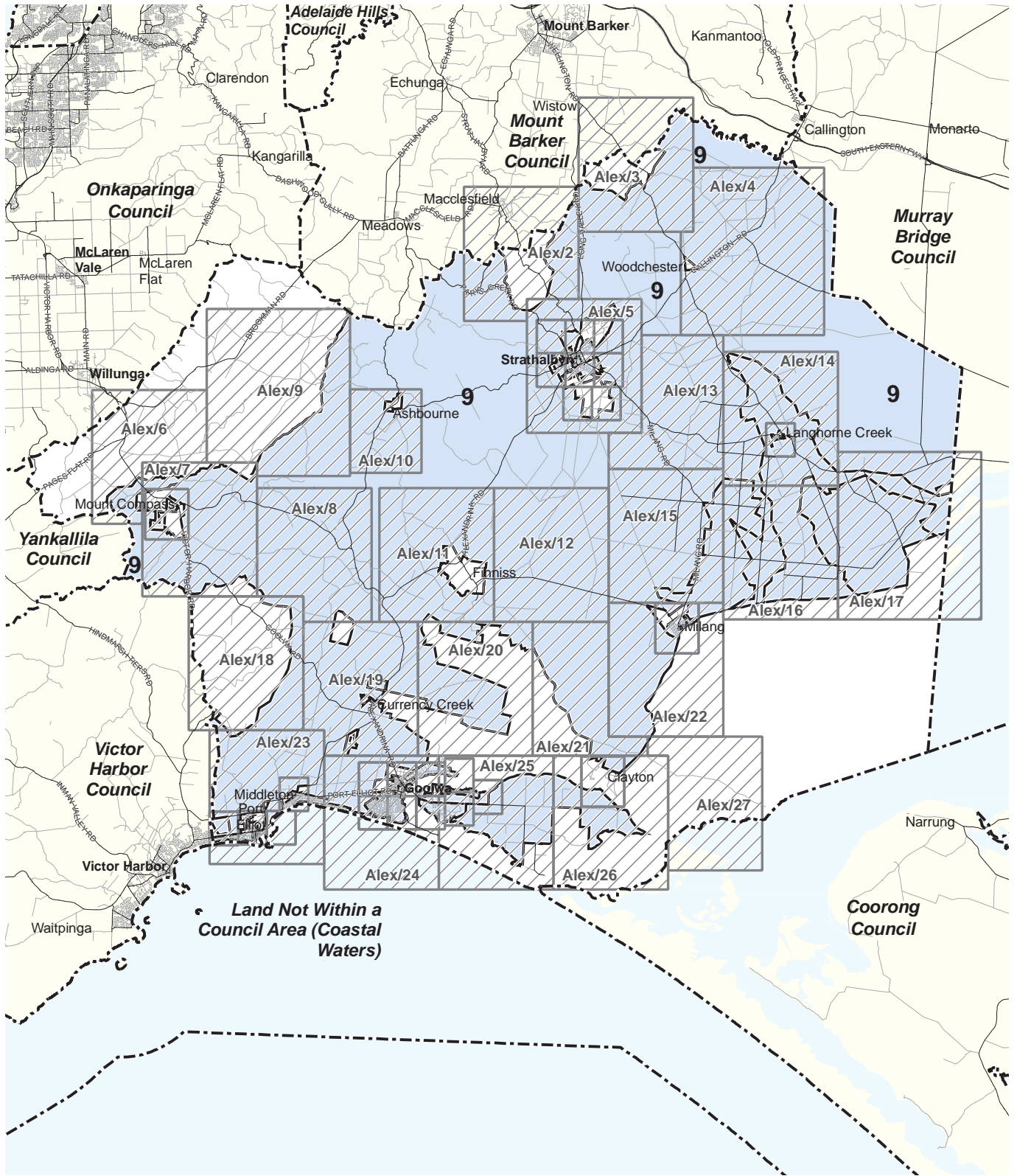


See enlargement map for accurate representation.



- Zones**
- Con Conservation
 - PrPro Primary Production
 - WP(MLR) Watershed Protection (Mount Lofty Ranges)
 - Zone Boundary
 - Development Plan Boundary

Zone Map Alex/1



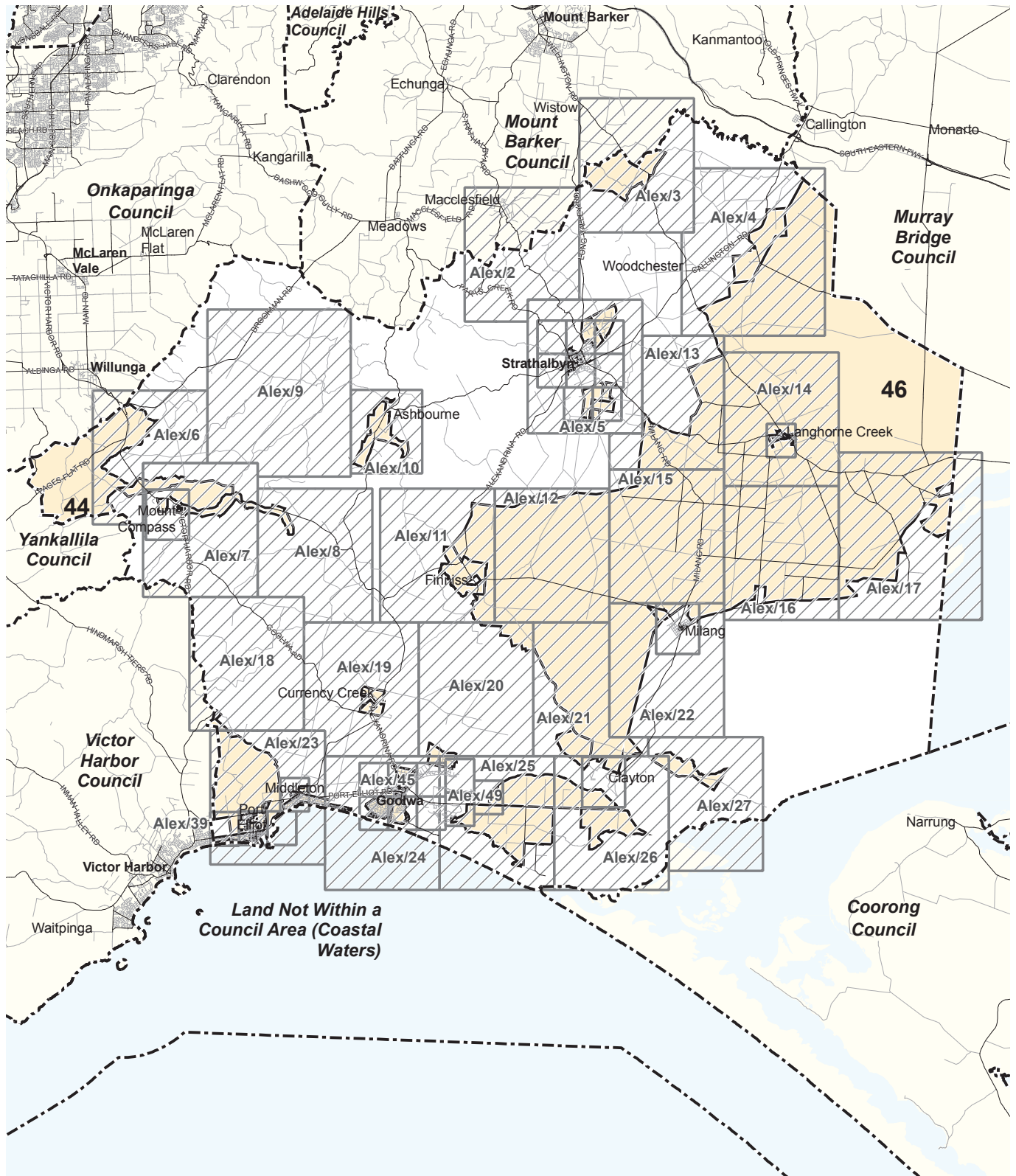
See enlargement map for accurate representation.

Policy Areas
 9 Mount Lofty Ranges



Policy Area Map Alex/1

- Policy Area Boundary
- Development Plan Boundary



See enlargement map for accurate representation.

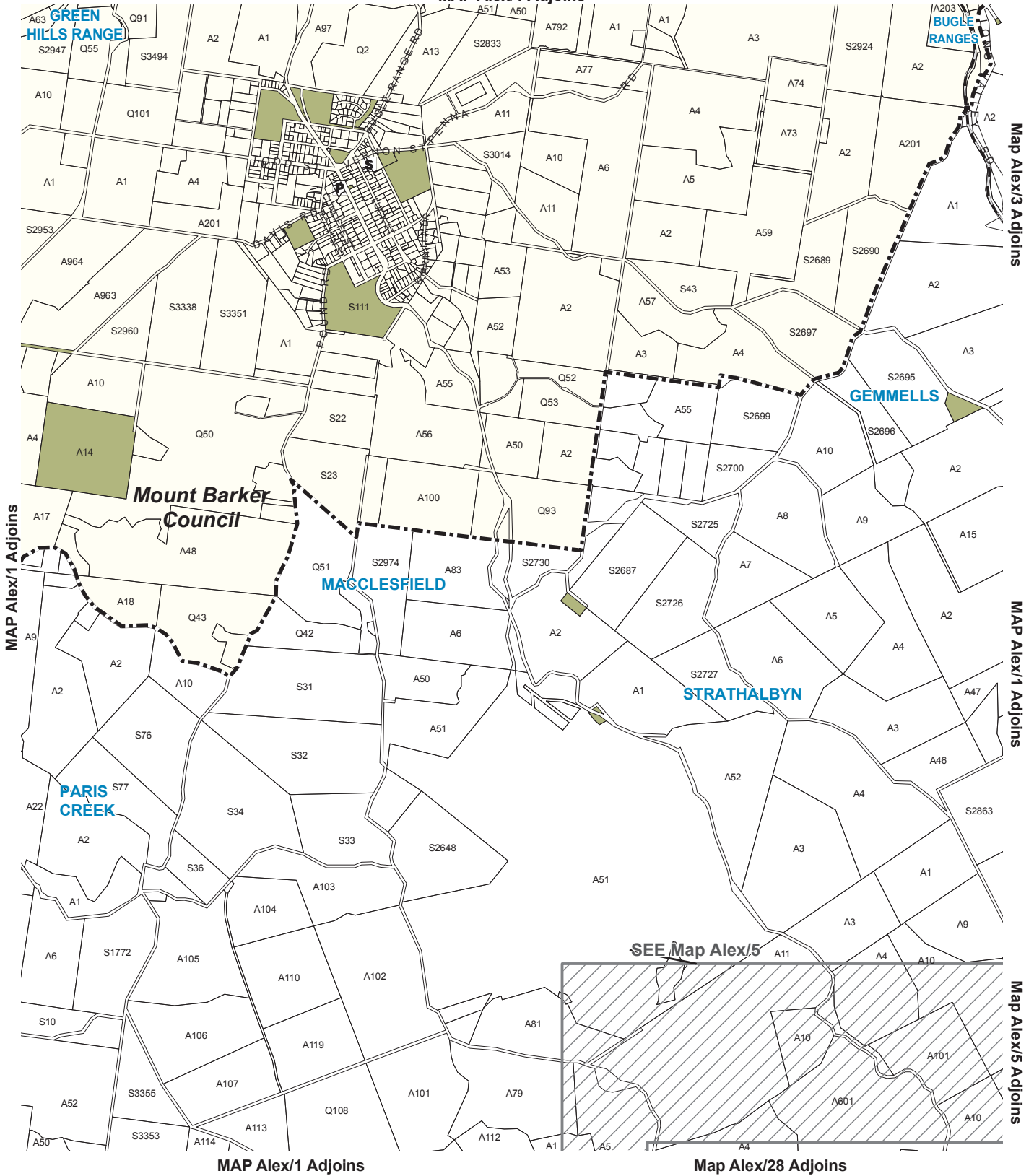
- Precinct Areas**
 44 Watershed Area 1
 46 Wind Farms



Precinct Map Alex/1

- Precinct Boundary
- Development Plan Boundary

MAP Alex/1 Adjoins

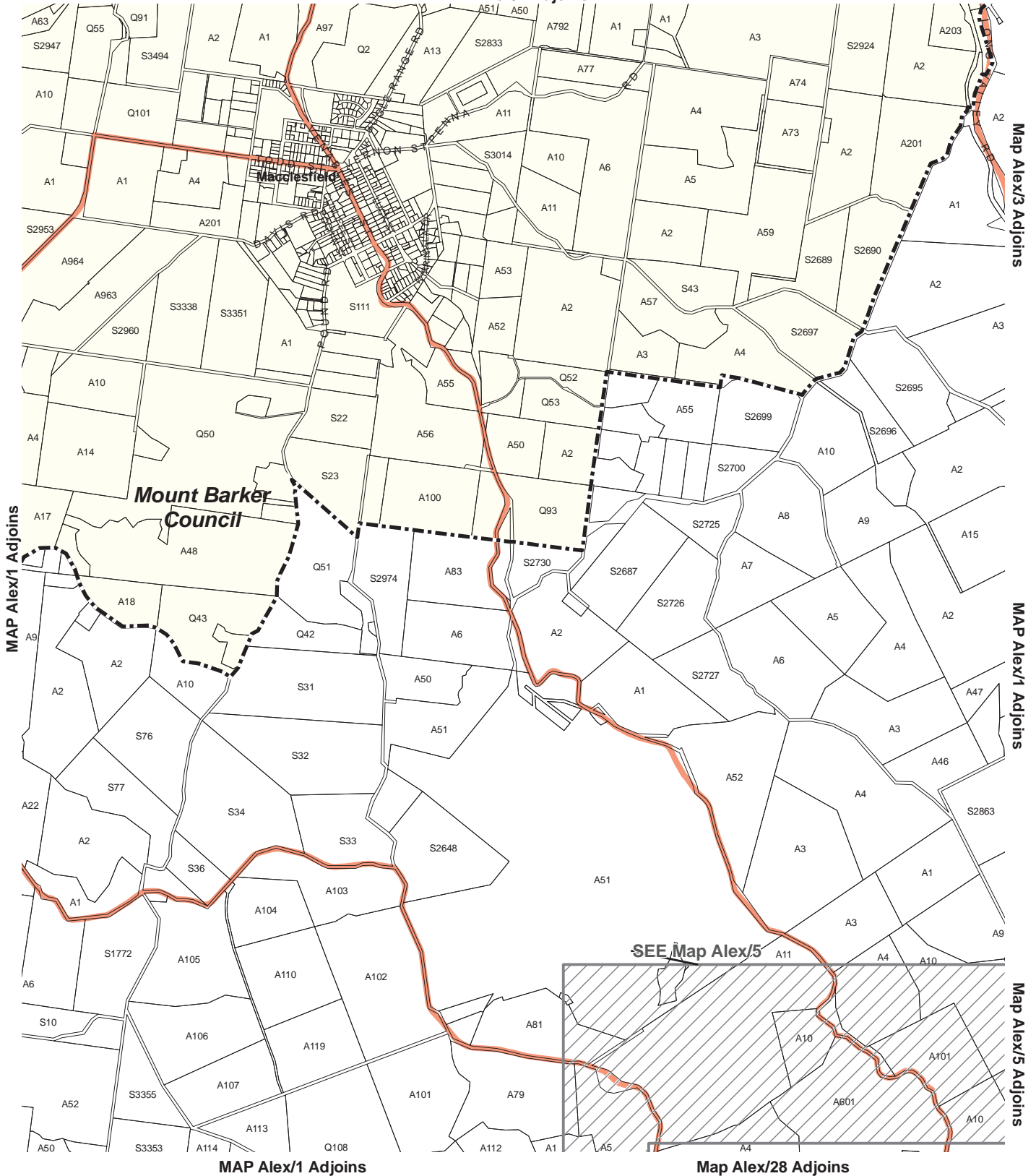


- S** School
- P** Post Office
- Railways
- Local Reserves
- Development Plan Boundary



Location Map Alex/2

MAP Alex/1 Adjoins



MAP Alex/1 Adjoins

Map Alex/3 Adjoins

MAP Alex/1 Adjoins

Map Alex/5 Adjoins

MAP Alex/1 Adjoins

Map Alex/28 Adjoins

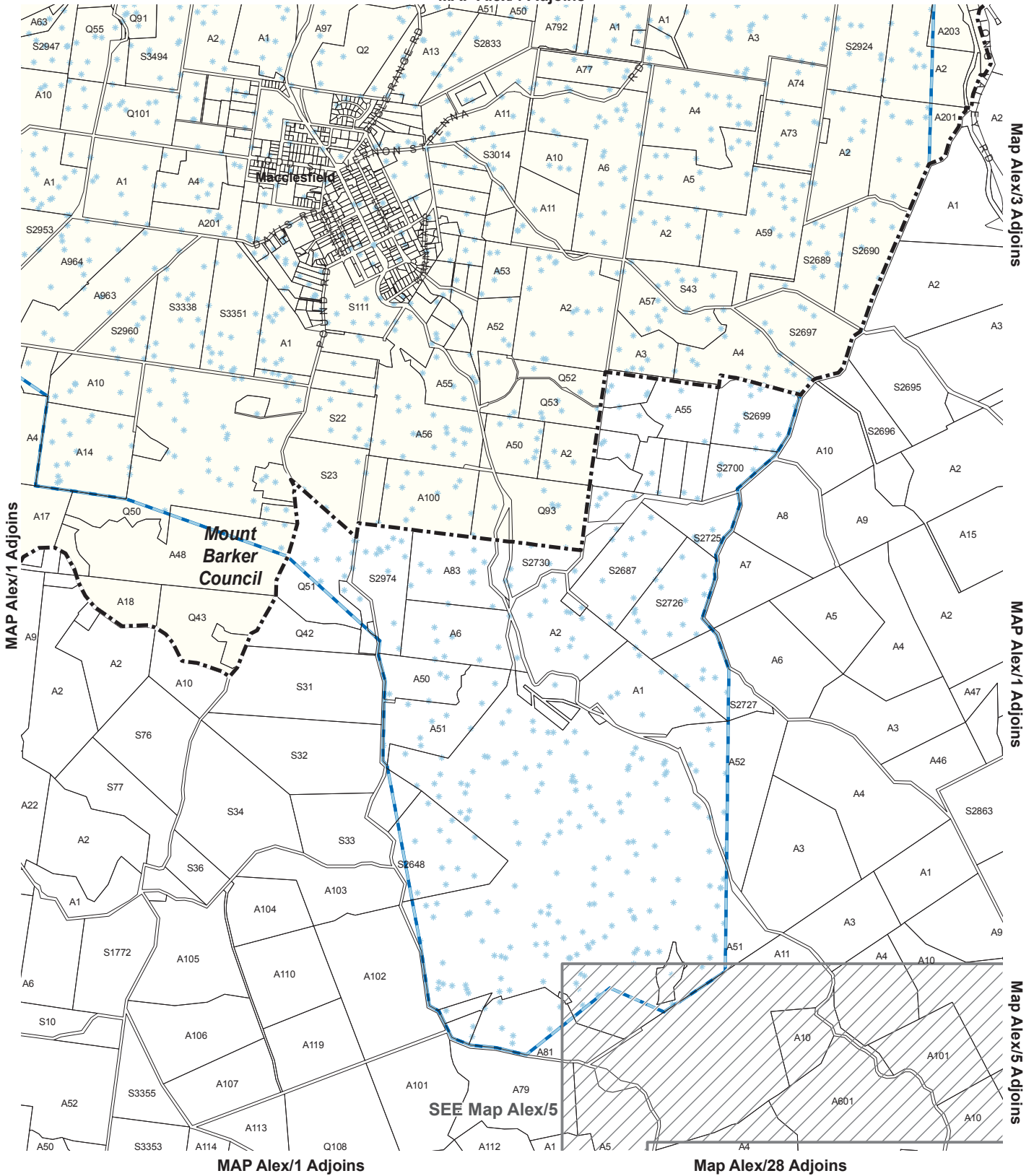
SEE Map Alex/5

- Secondary Arterial Roads
- Development Plan Boundary



Overlay Map Alex/2 TRANSPORT

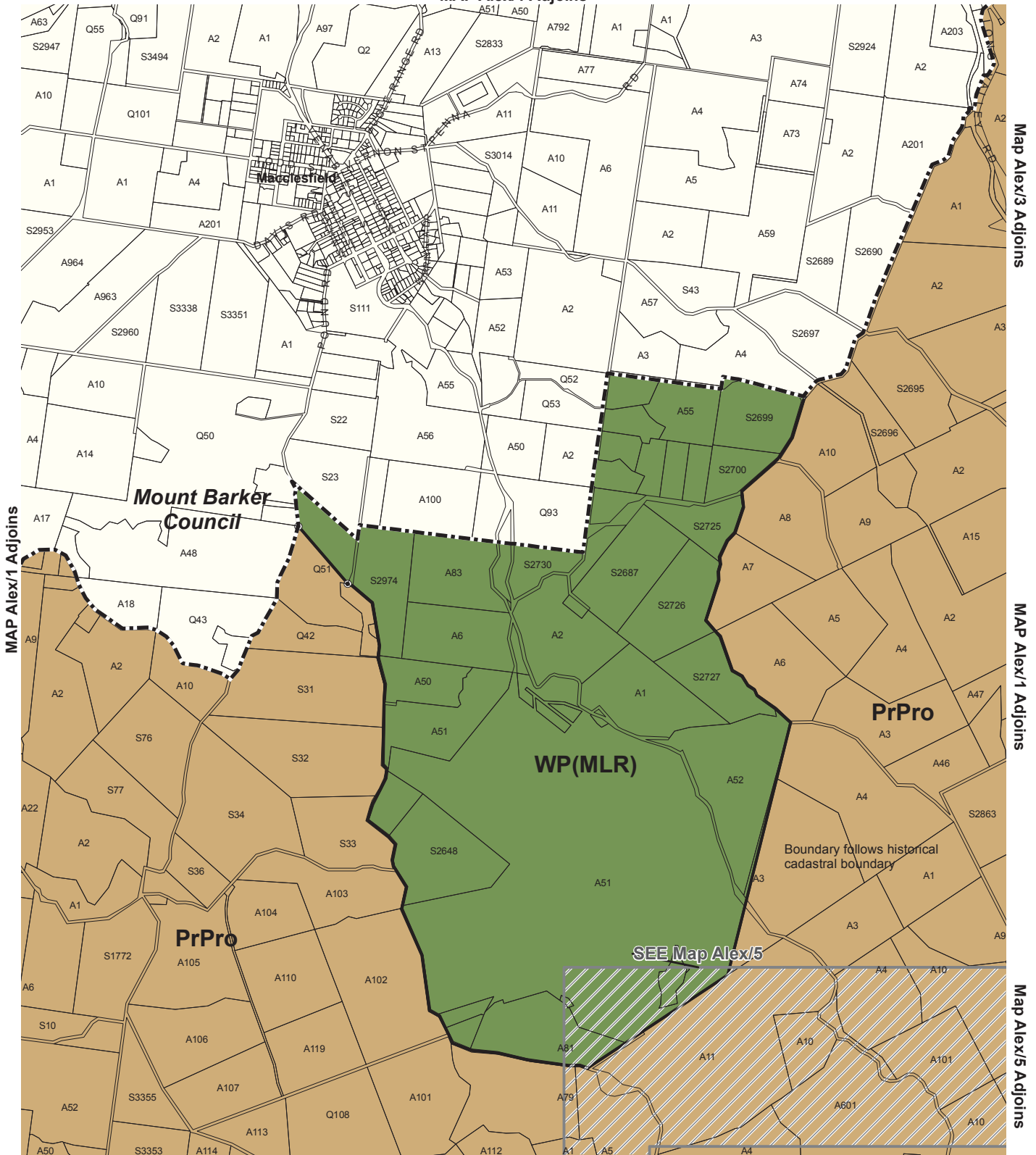
MAP Alex/1 Adjoins



Overlay Map Alex/2 DEVELOPMENT CONSTRAINTS

-  Mt Lofty Watershed Boundary
-  Development Plan Boundary

MAP Alex/1 Adjoins



MAP Alex/1 Adjoins

Map Alex/28 Adjoins

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

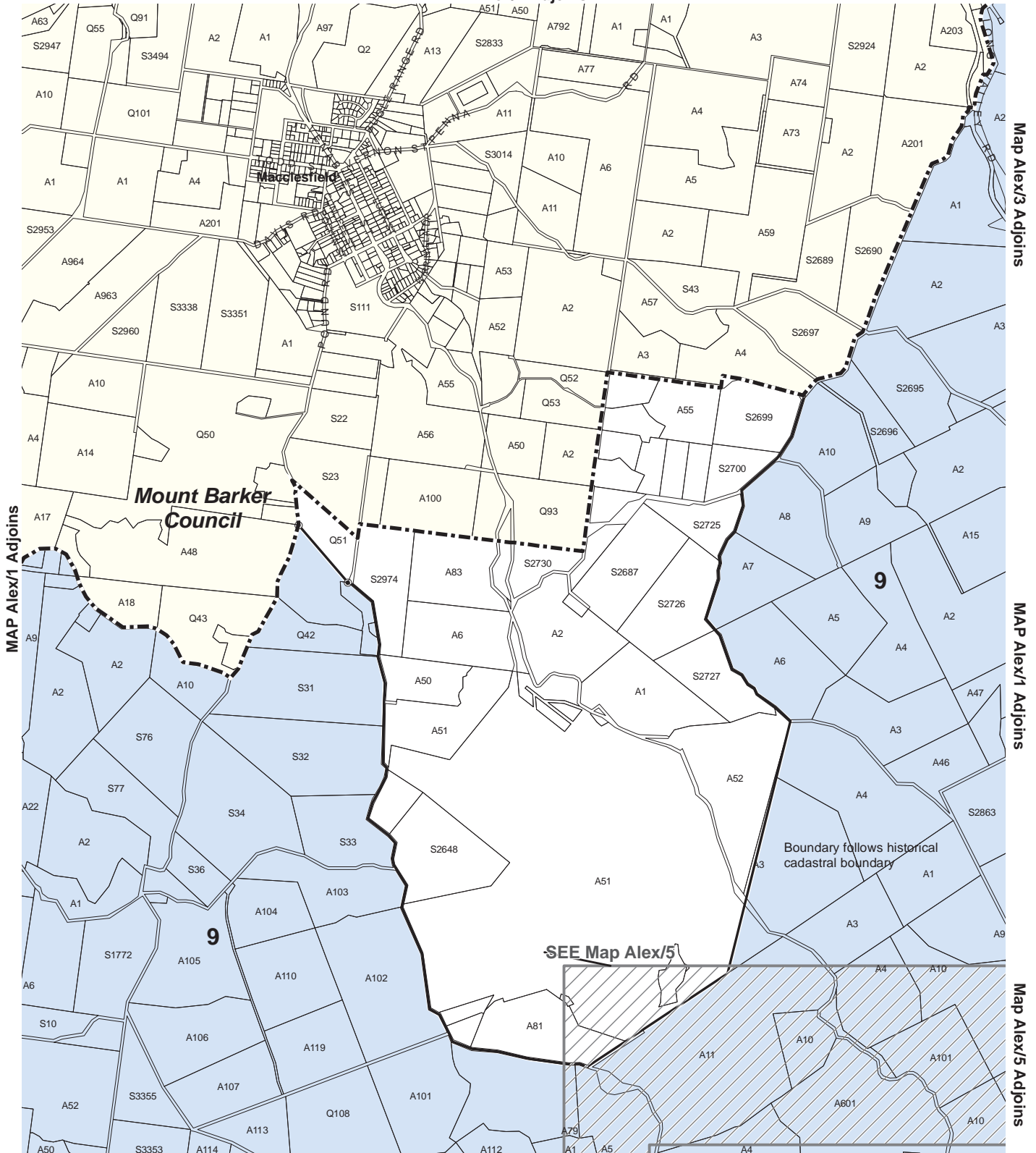


Zones

- PrPro Primary Production
- WP(MLR) Watershed Protection (Mount Lofty Ranges)
- Zone Boundary
- Development Plan Boundary

Zone Map Alex/2

MAP Alex/1 Adjoins



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

Policy Area

9 Mount Lofty Ranges

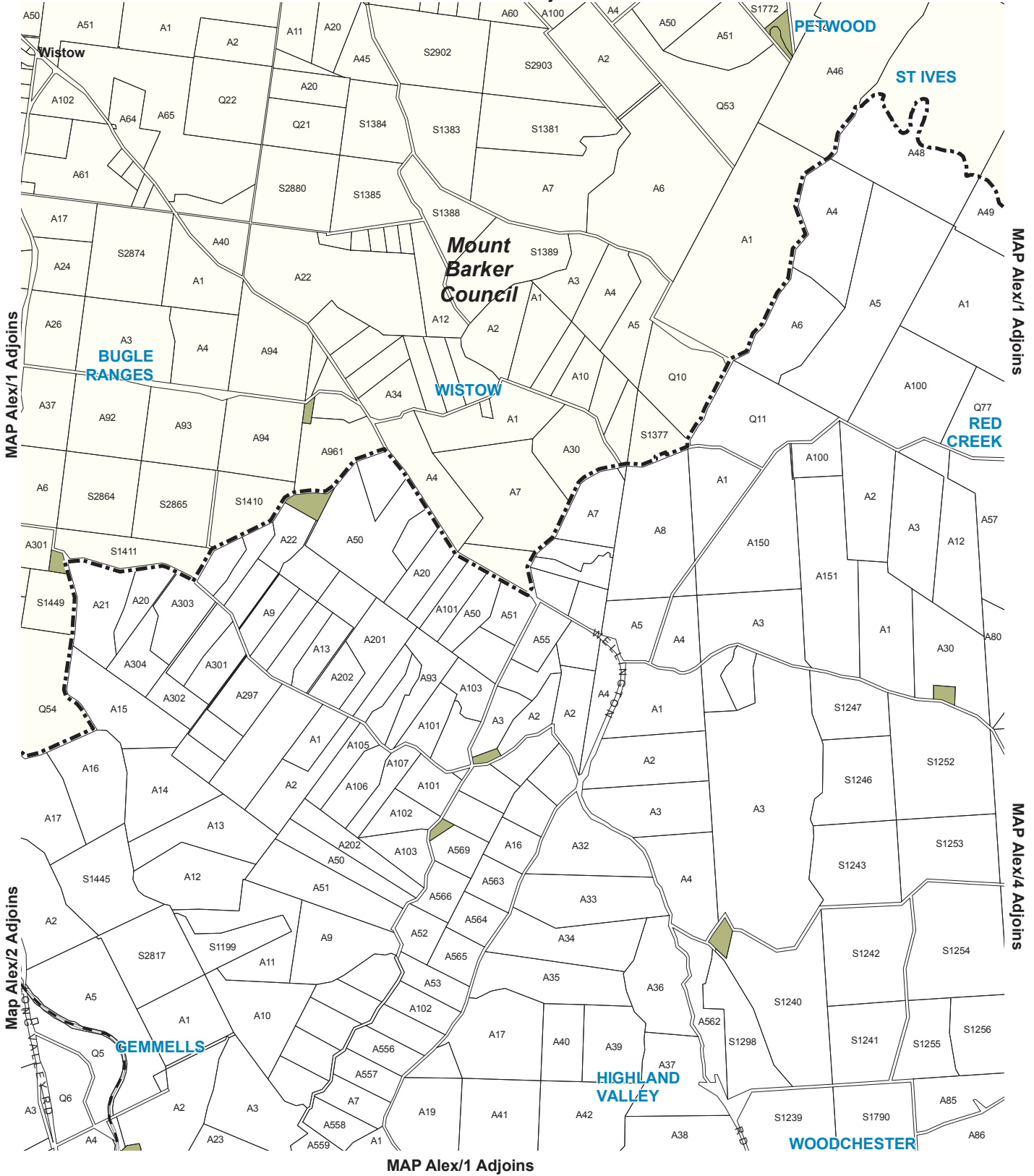
Map Alex/28 Adjoins





Policy Area Map Alex/2

- Policy Area Boundary
- Development Plan Boundary

MAP Alex/1 Adjoins





Location Map Alex/3

-  Railways
-  Local Reserves
-  Development Plan Boundary

MAP Alex/1 Adjoins

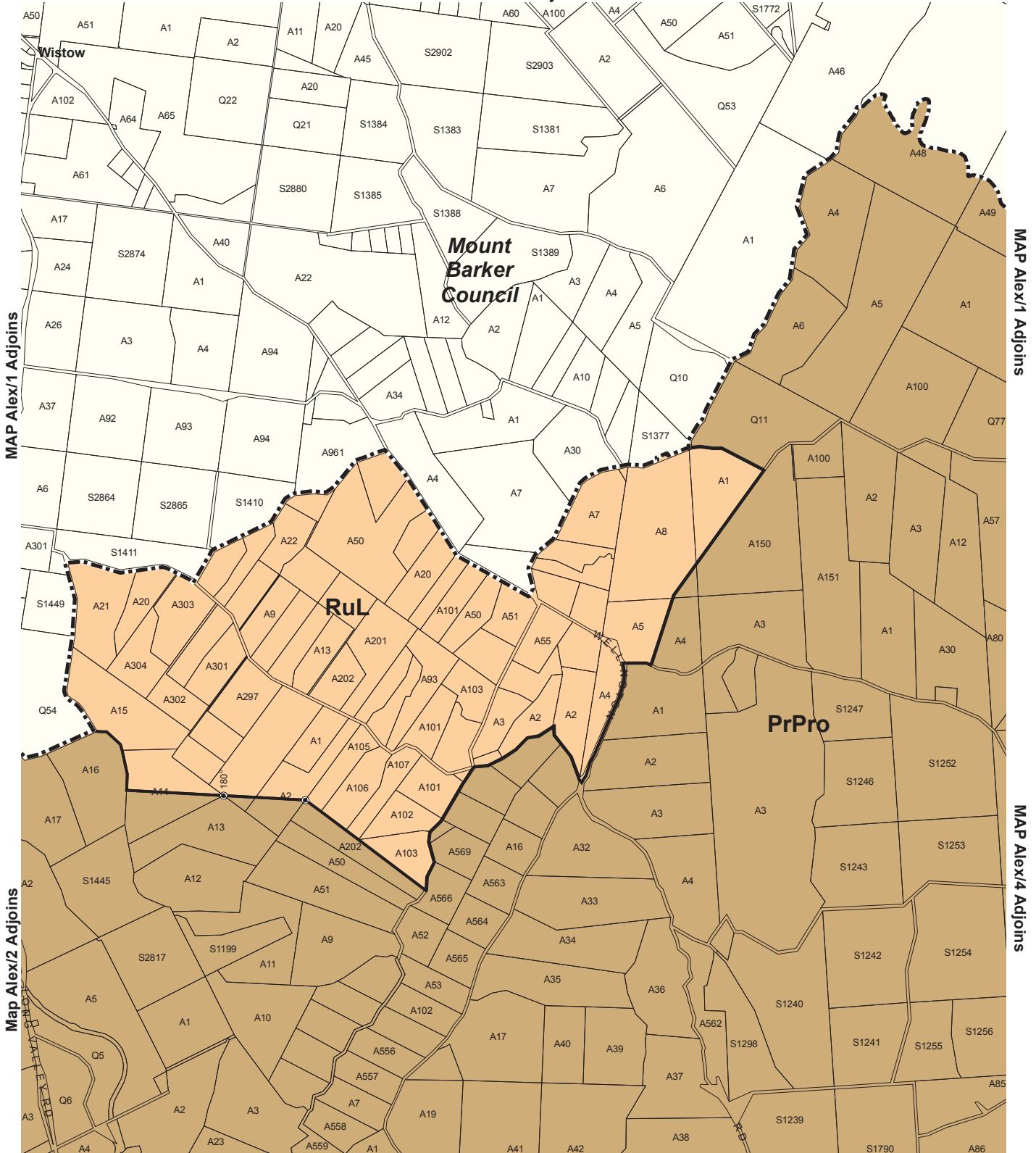


-  Secondary Arterial Roads
-  Development Plan Boundary

Overlay Map Alex/3

TRANSPORT

MAP Alex/1 Adjoins



MAP Alex/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



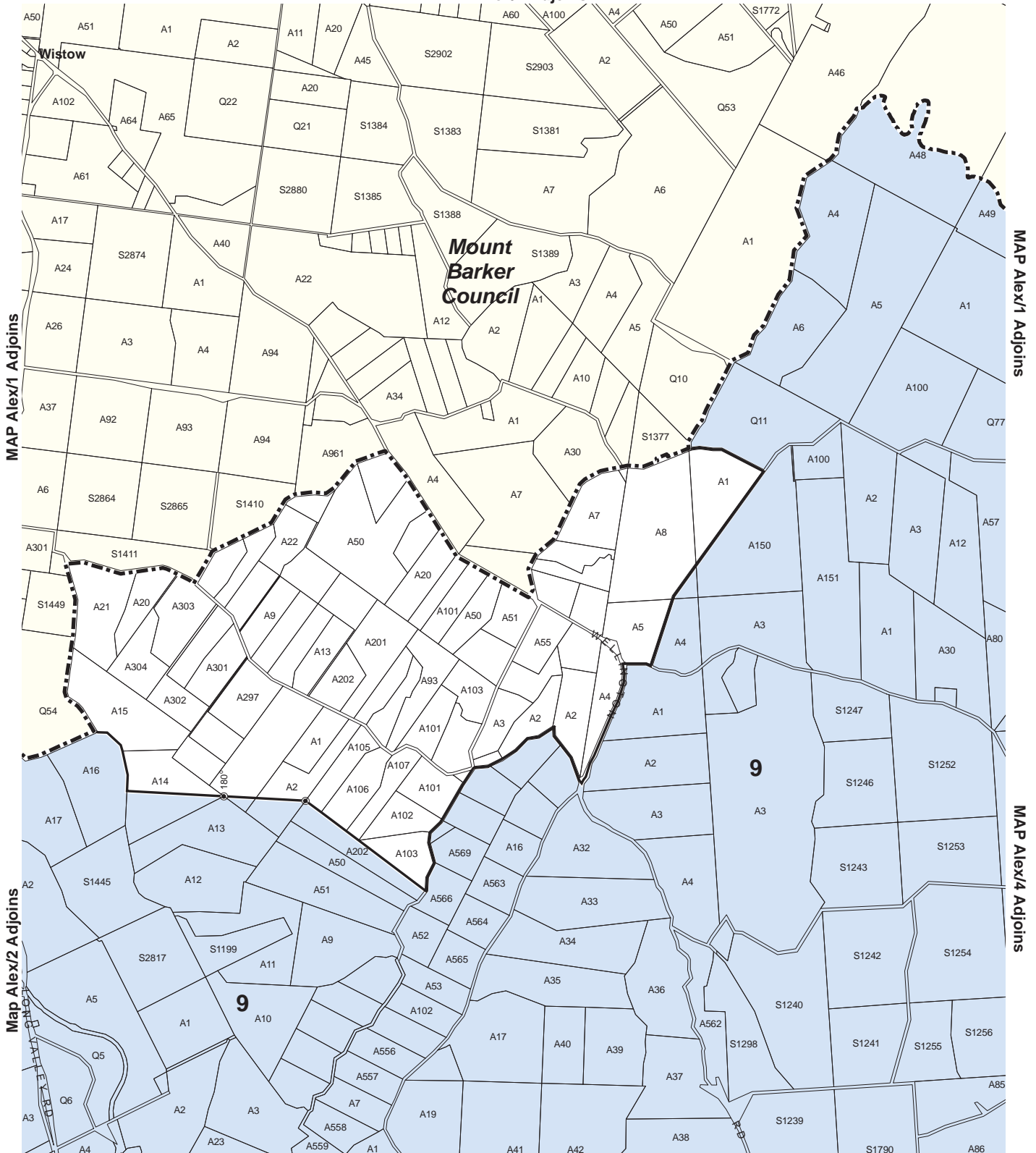
Zones

- PrPro Primary Production
- RuL Rural Living
- Zone Boundary

- Development Plan Boundary

Zone Map Alex/3

MAP Alex/1 Adjoins



MAP Alex/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

9 Mount Lofty Ranges



Policy Area Map Alex/3

- Policy Area Boundary
- Development Plan Boundary

MAP Alex/1 Adjoins



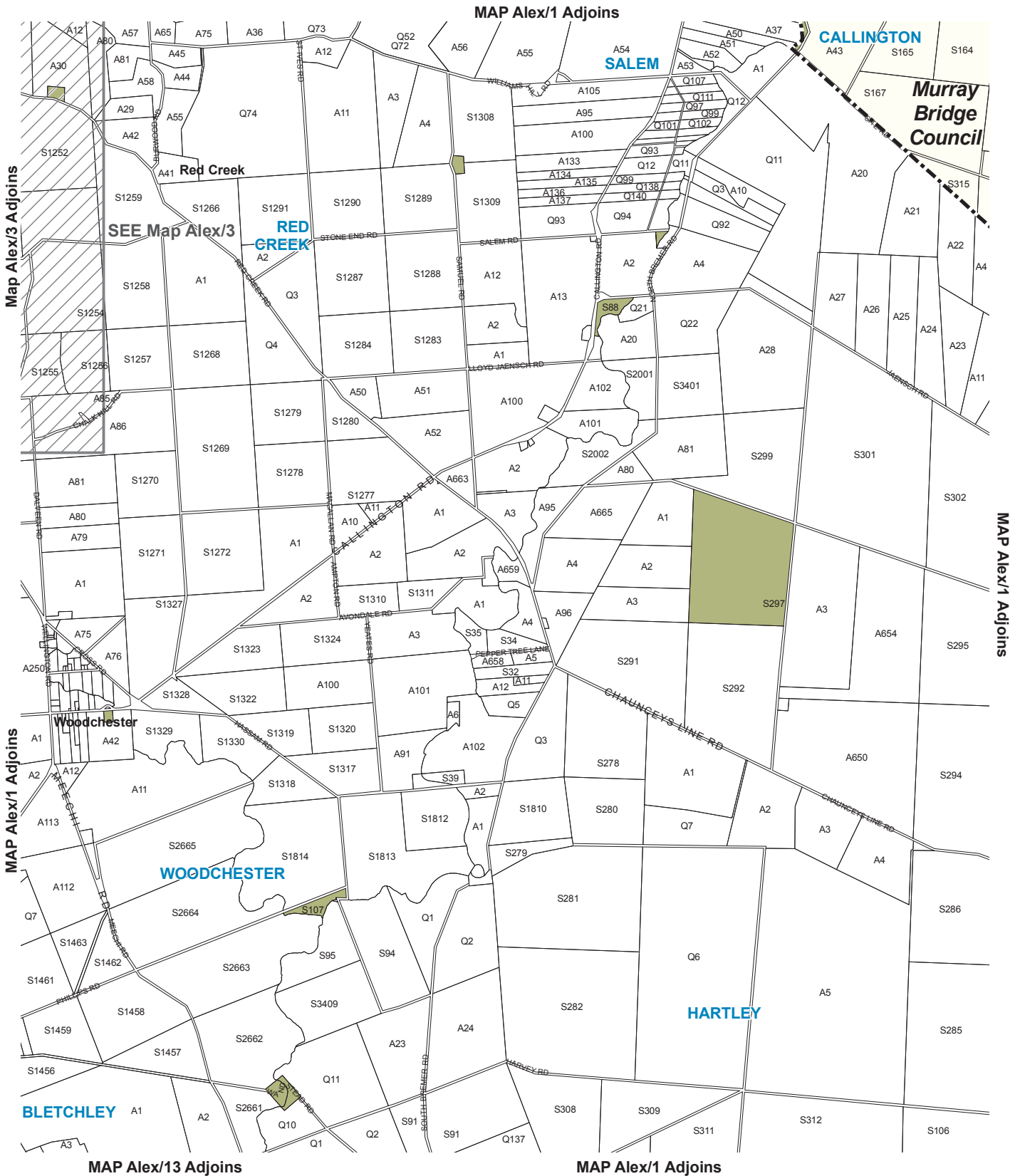
Lamberts Conformal Conic Projection, GDA94

Precinct
32 Highland Valley



Precinct Map Alex/3

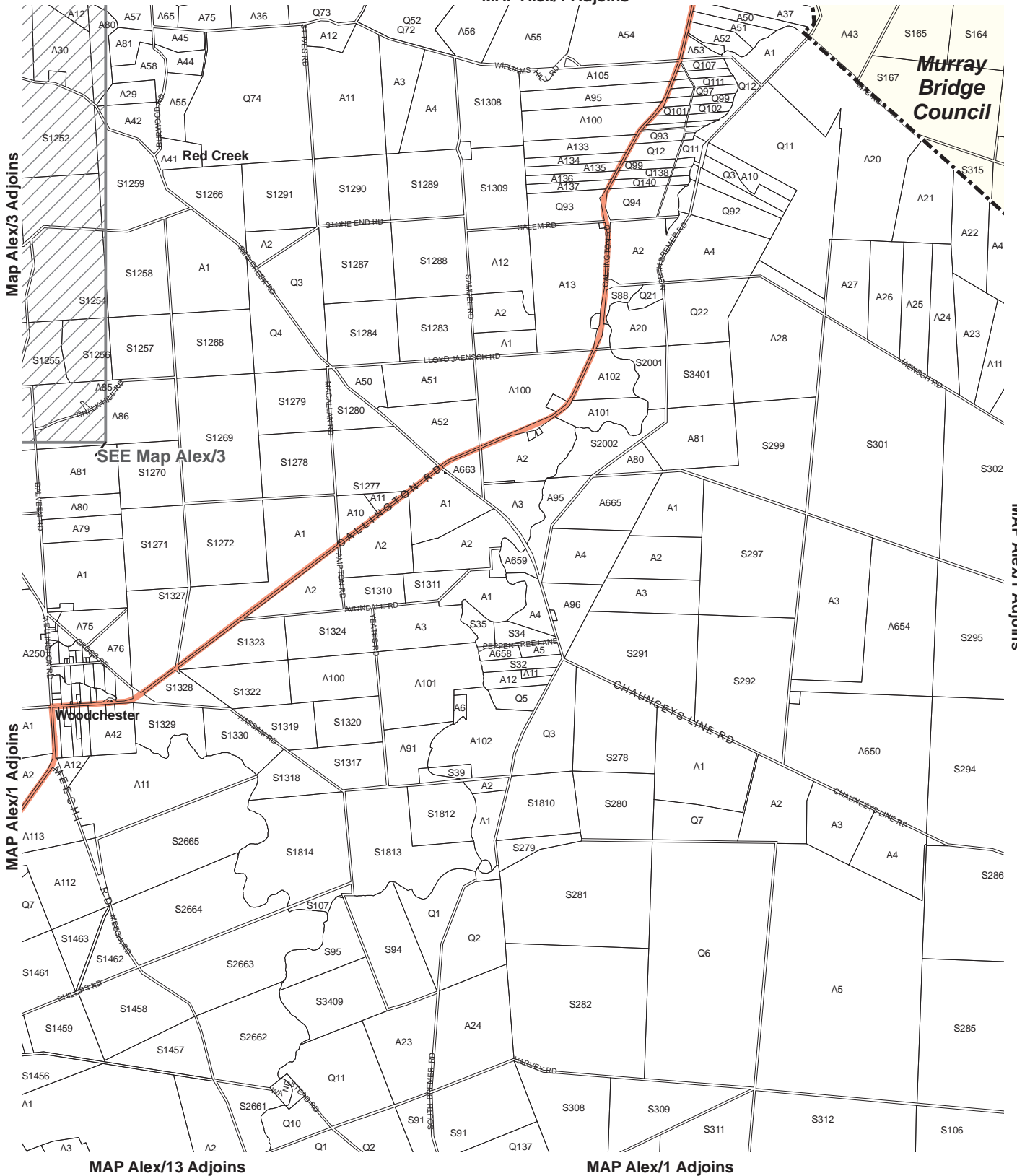
- Precinct Boundary
- Development Plan Boundary



Location Map Alex/4

- Local Reserves
- Development Plan Boundary

MAP Alex/1 Adjoins



Murray Bridge Council

SEE Map Alex/3

MAP Alex/13 Adjoins

MAP Alex/1 Adjoins

MAP Alex/1 Adjoins

Map Alex/3 Adjoins

MAP Alex/1 Adjoins

Woodchester

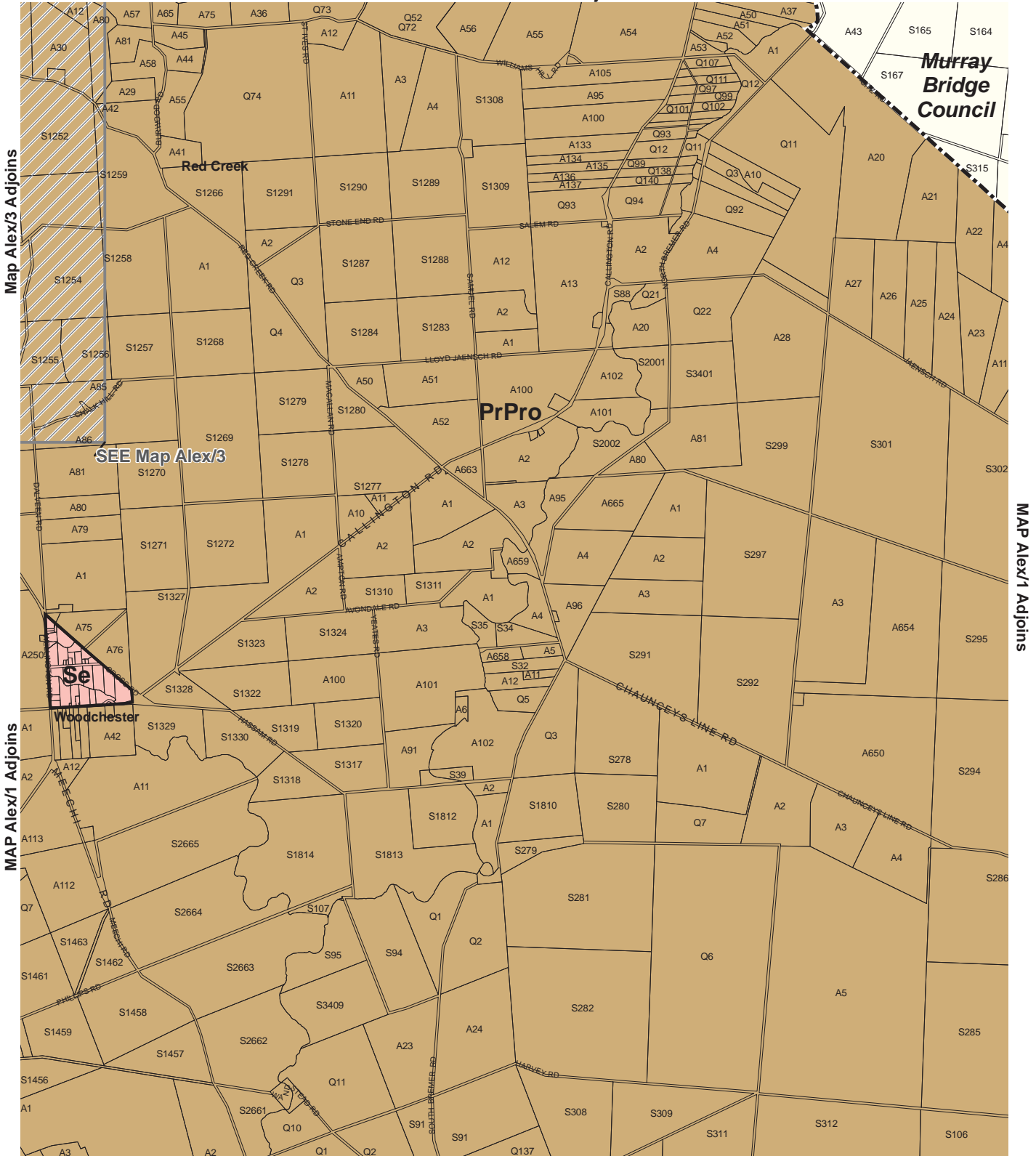
Red Creek



Overlay Map Alex/4 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

MAP Alex/1 Adjoins



MAP Alex/13 Adjoins

MAP Alex/1 Adjoins

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



Zones

PrPro Primary Production

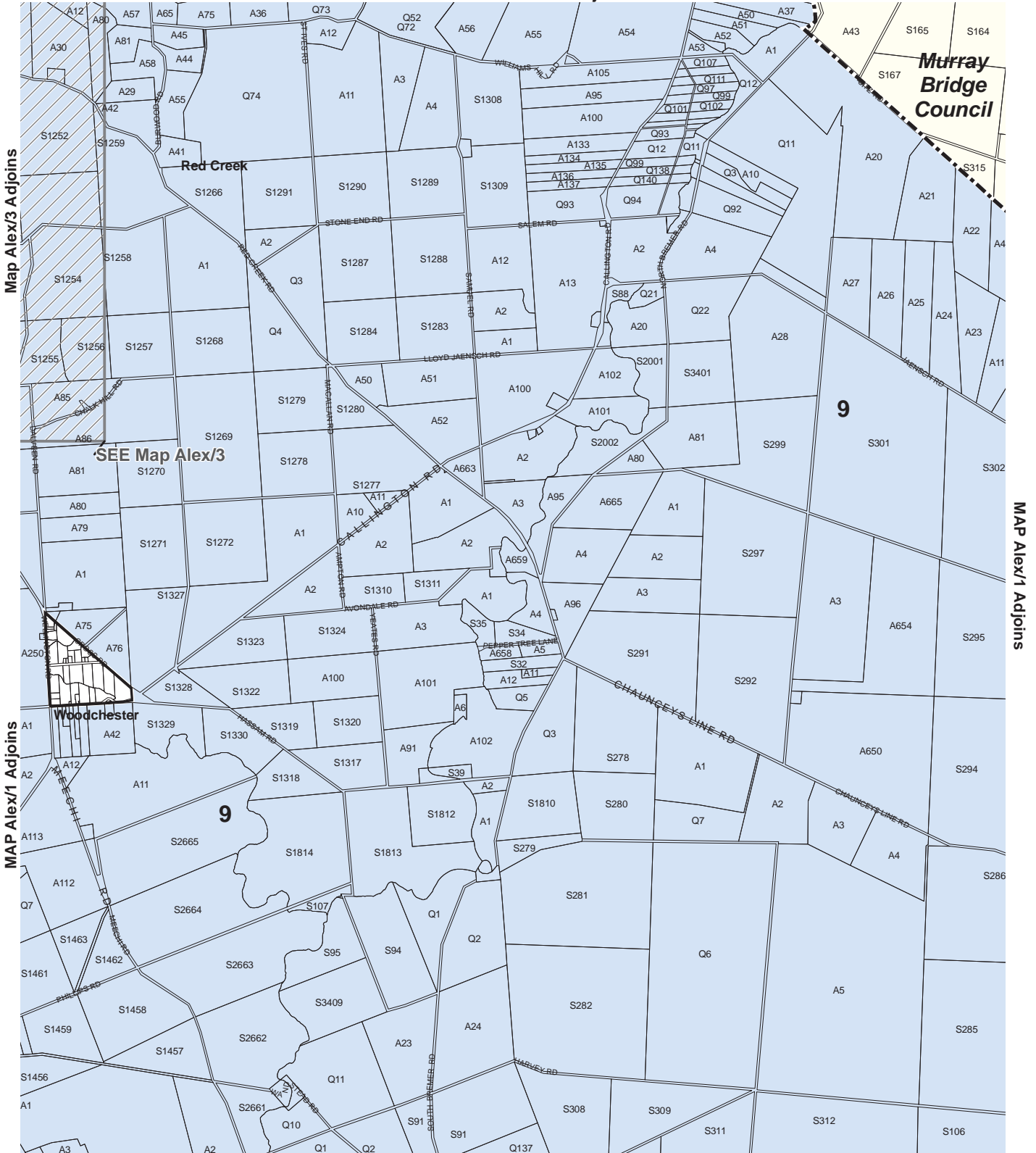
Se Settlement

— Zone Boundary

- - - - - Development Plan Boundary

Zone Map Alex/4

MAP Alex/1 Adjoins



MAP Alex/13 Adjoins

MAP Alex/1 Adjoins

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

Policy Area

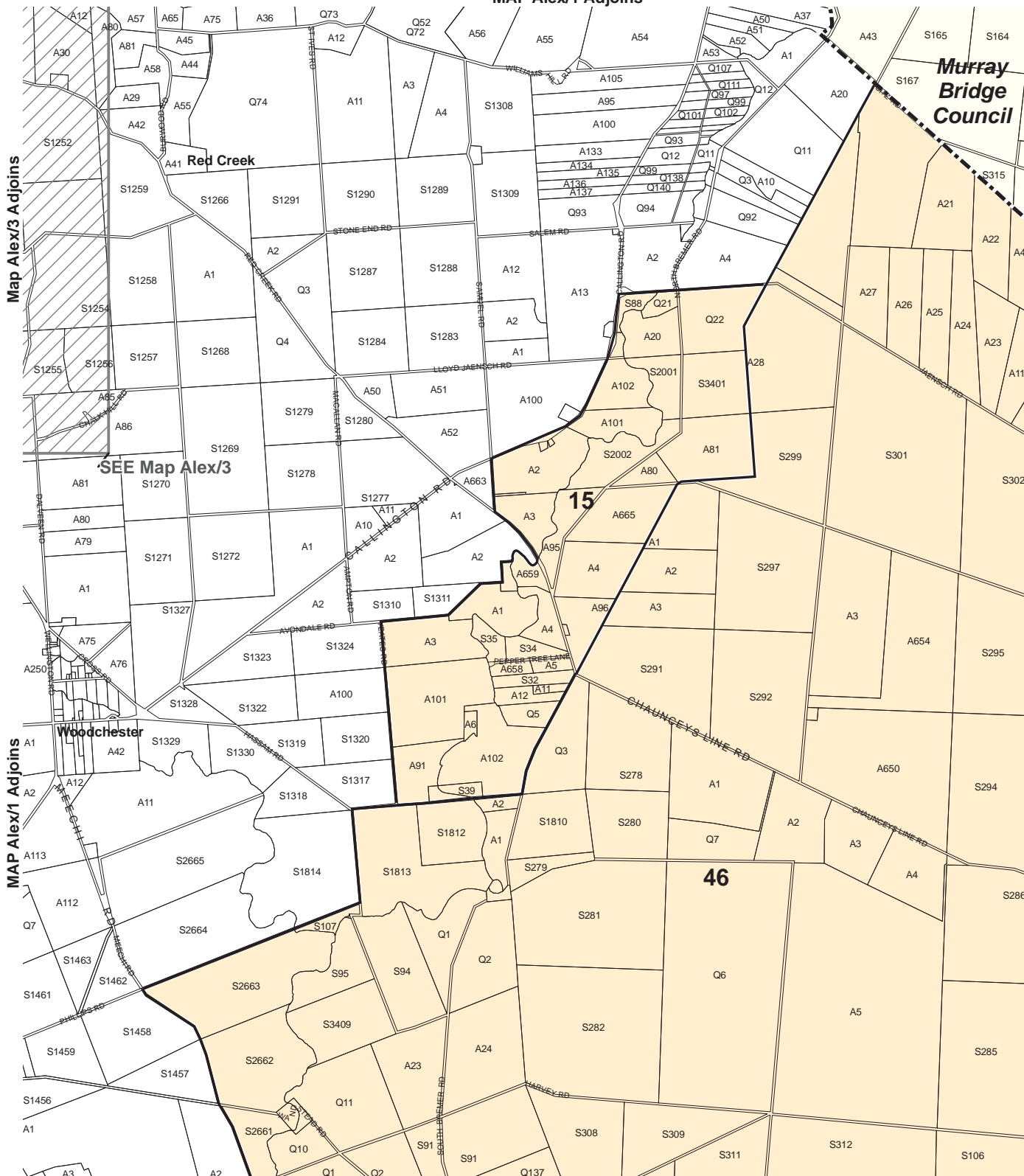
9 Mount Lofty Ranges



Policy Area Map Alex/4

- Policy Area Boundary
- Development Plan Boundary

MAP Alex/1 Adjoins



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



Precinct

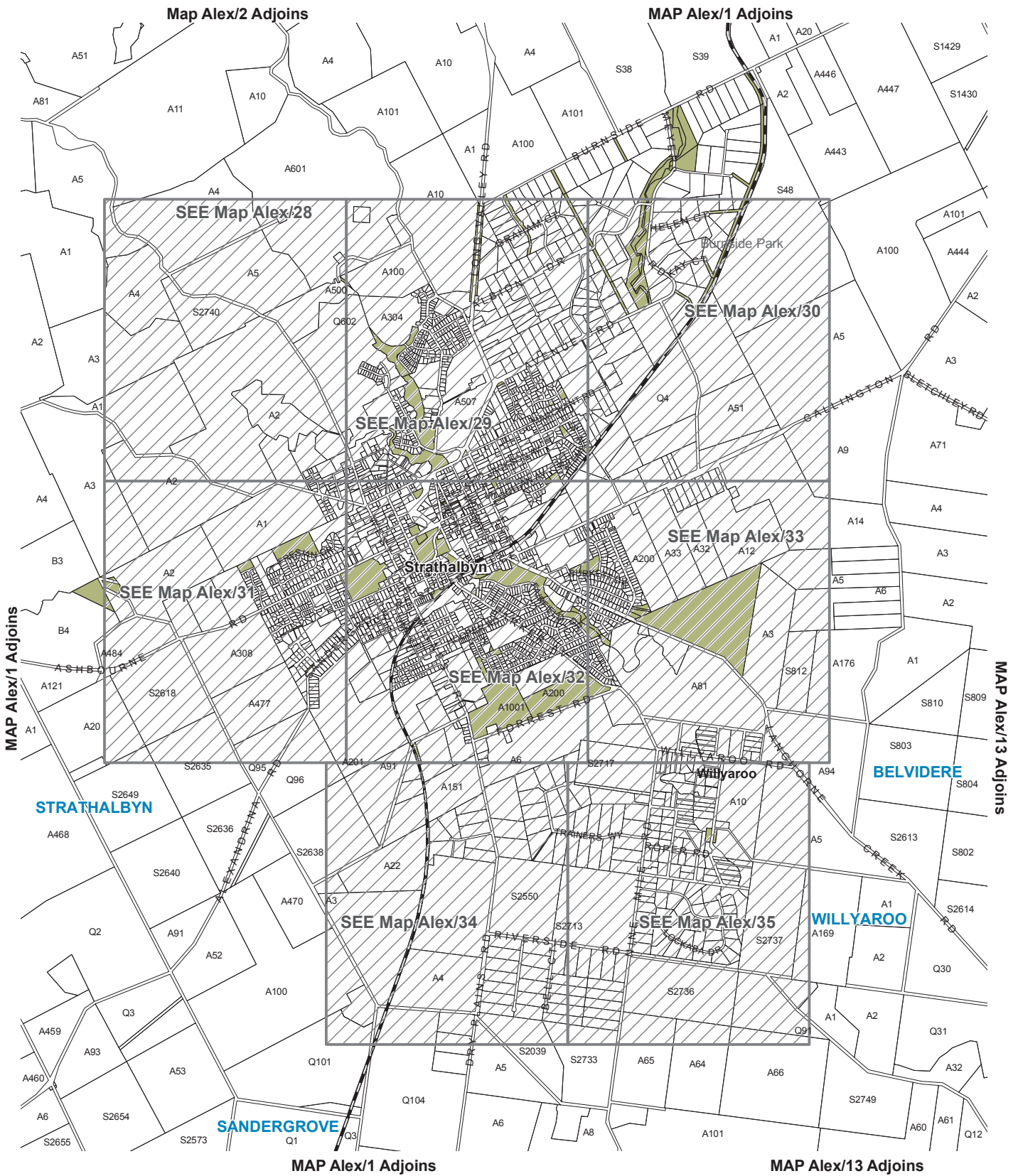
- 15 Horticulture
- 46 Wind Farms

0



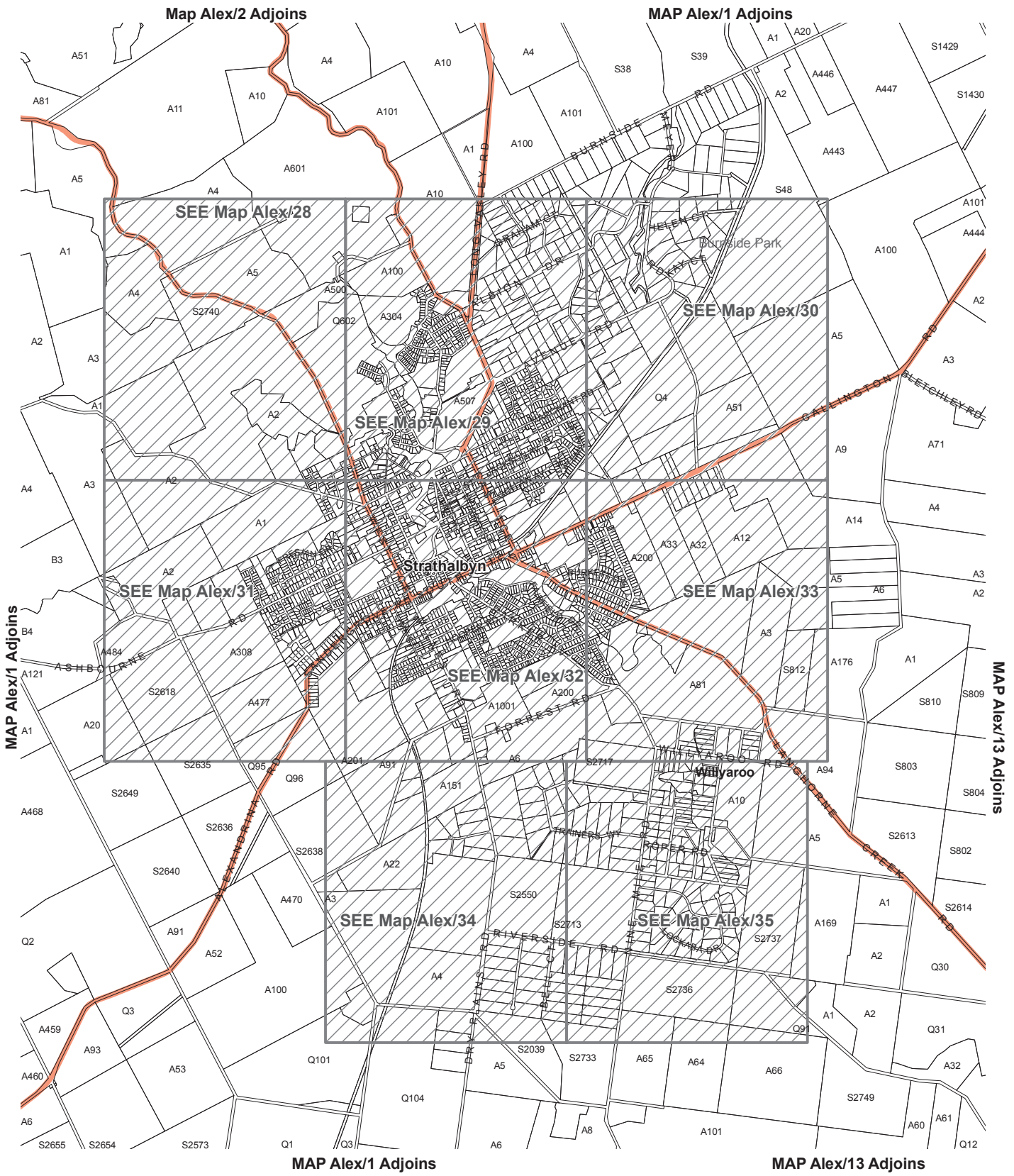
Precinct Map Alex/4

-  Precinct Boundary
-  Development Plan Boundary



Location Map Alex/5

-  Railways
-  Local Reserves



Map Alex/2 Adjoins

MAP Alex/1 Adjoins

SEE Map Alex/28

SEE Map Alex/30

SEE Map Alex/29

SEE Map Alex/31

SEE Map Alex/33

SEE Map Alex/32

SEE Map Alex/34

SEE Map Alex/35

MAP Alex/1 Adjoins

MAP Alex/13 Adjoins

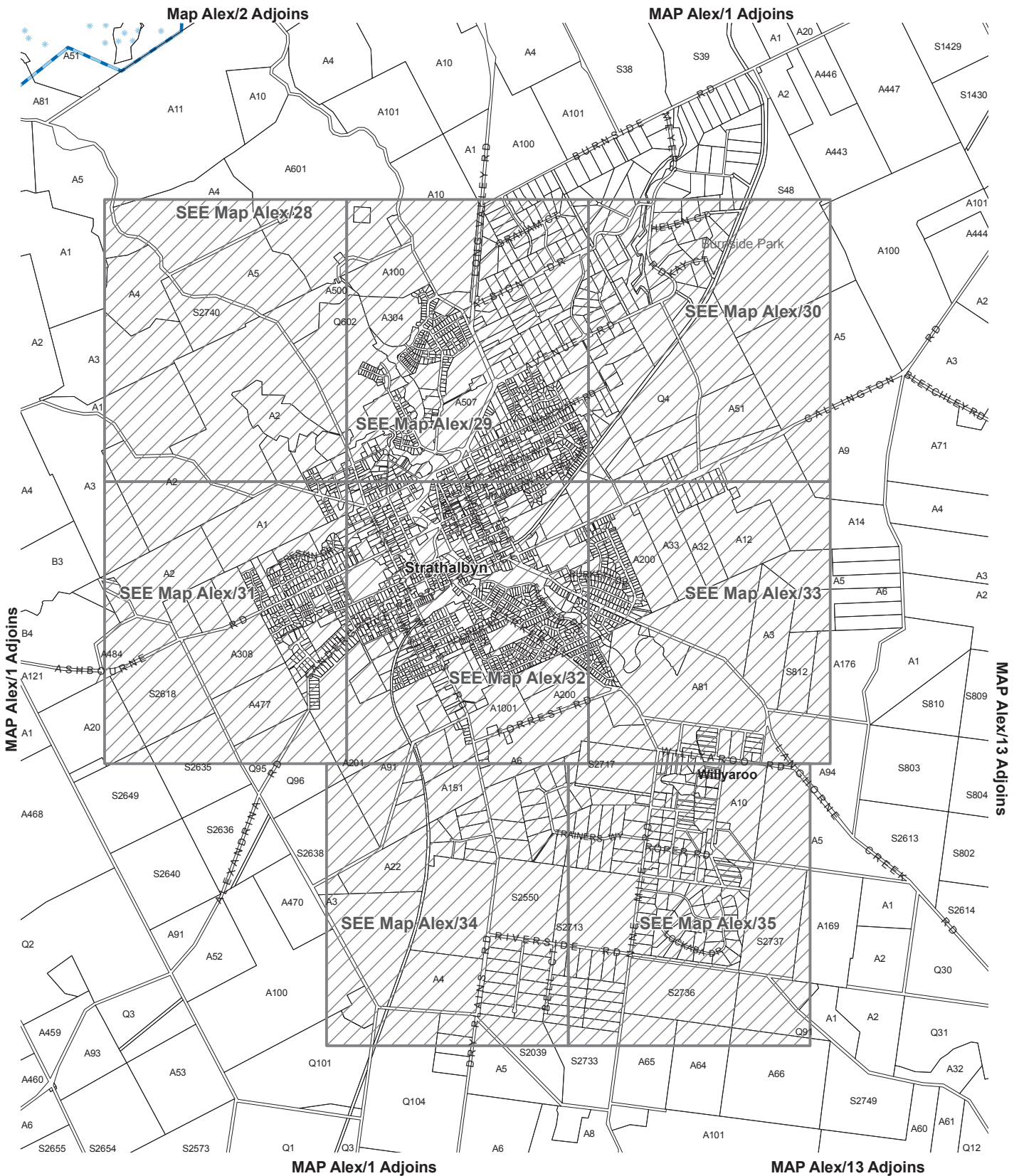
MAP Alex/1 Adjoins

MAP Alex/13 Adjoins



Overlay Map Alex/5 TRANSPORT

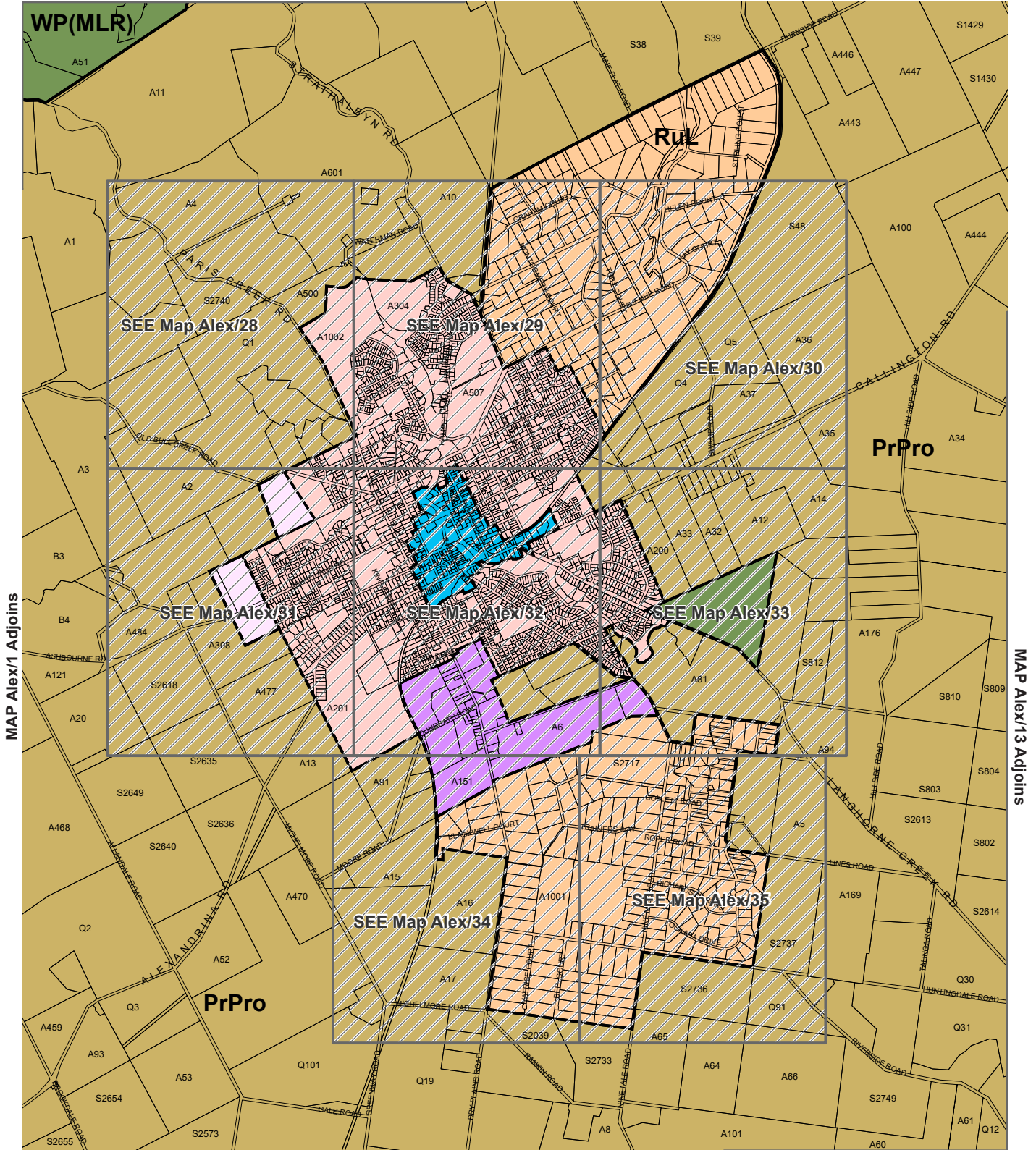
Secondary Arterial Roads



Overlay Map Alex/5 DEVELOPMENT CONSTRAINTS

Map Alex/2 Adjoins

MAP Alex/1 Adjoins



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



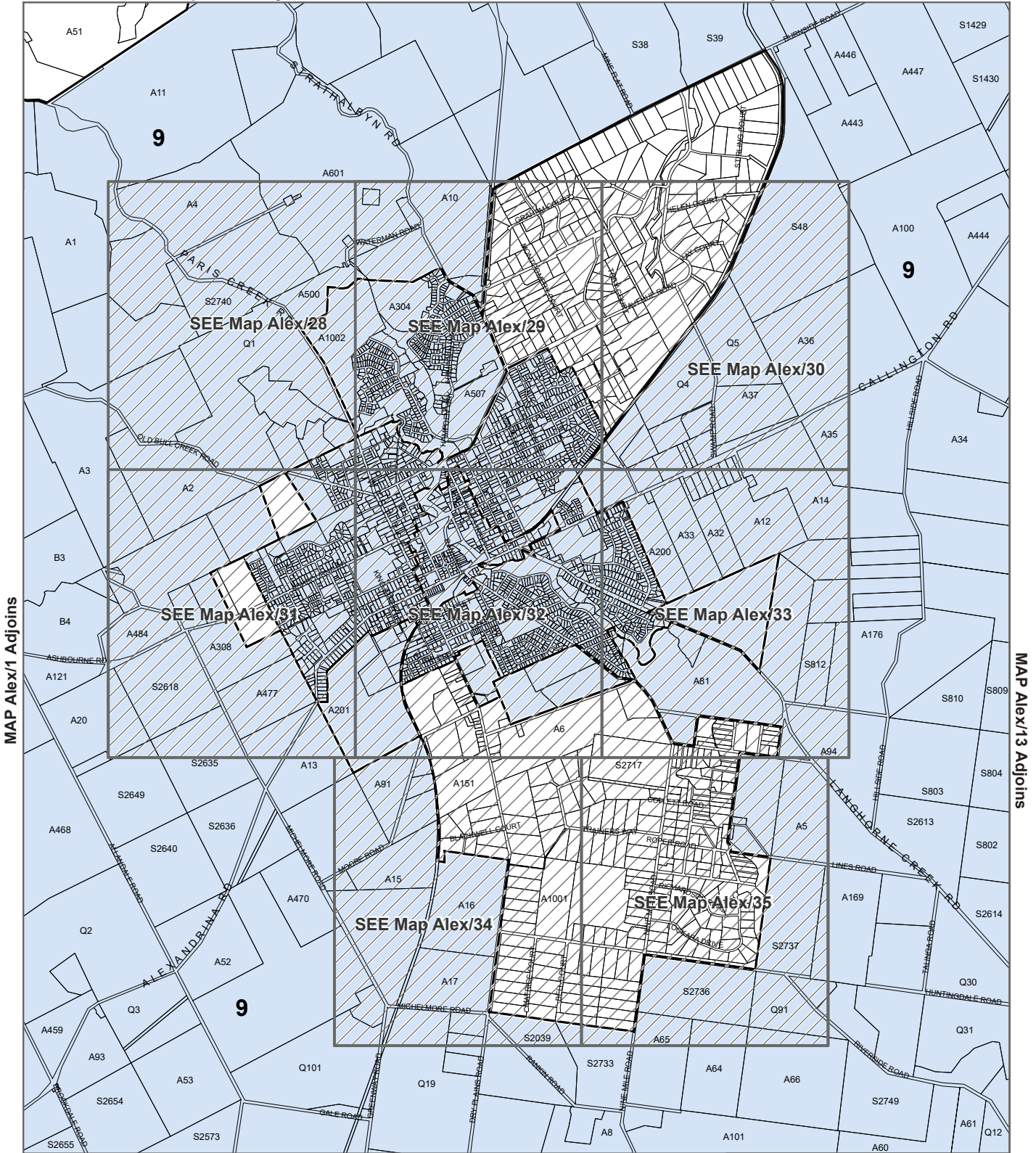
Zones

- PrPro Primary Production
- RuL Rural Living
- WP(MLR) Watershed Protection (Mount Lofty Ranges)
- Zone Boundary

Zone Map Alex/5

Map Alex/2 Adjoins

MAP Alex/1 Adjoins



MAP Alex/1 Adjoins

MAP Alex/13 Adjoins

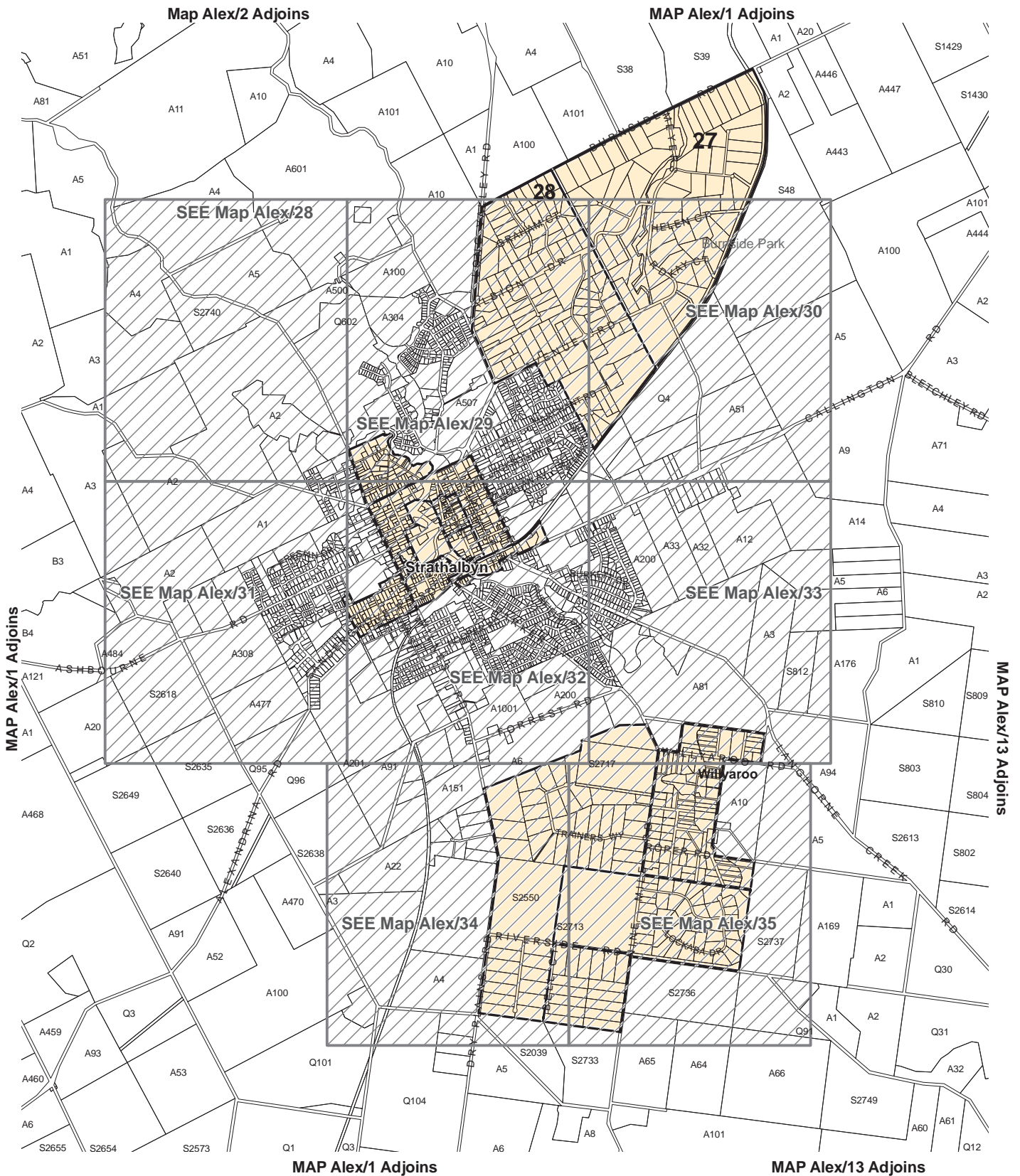
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Policy Area
9 Mount Lofty Ranges



Policy Area Map Alex/5

 Policy Area Boundary



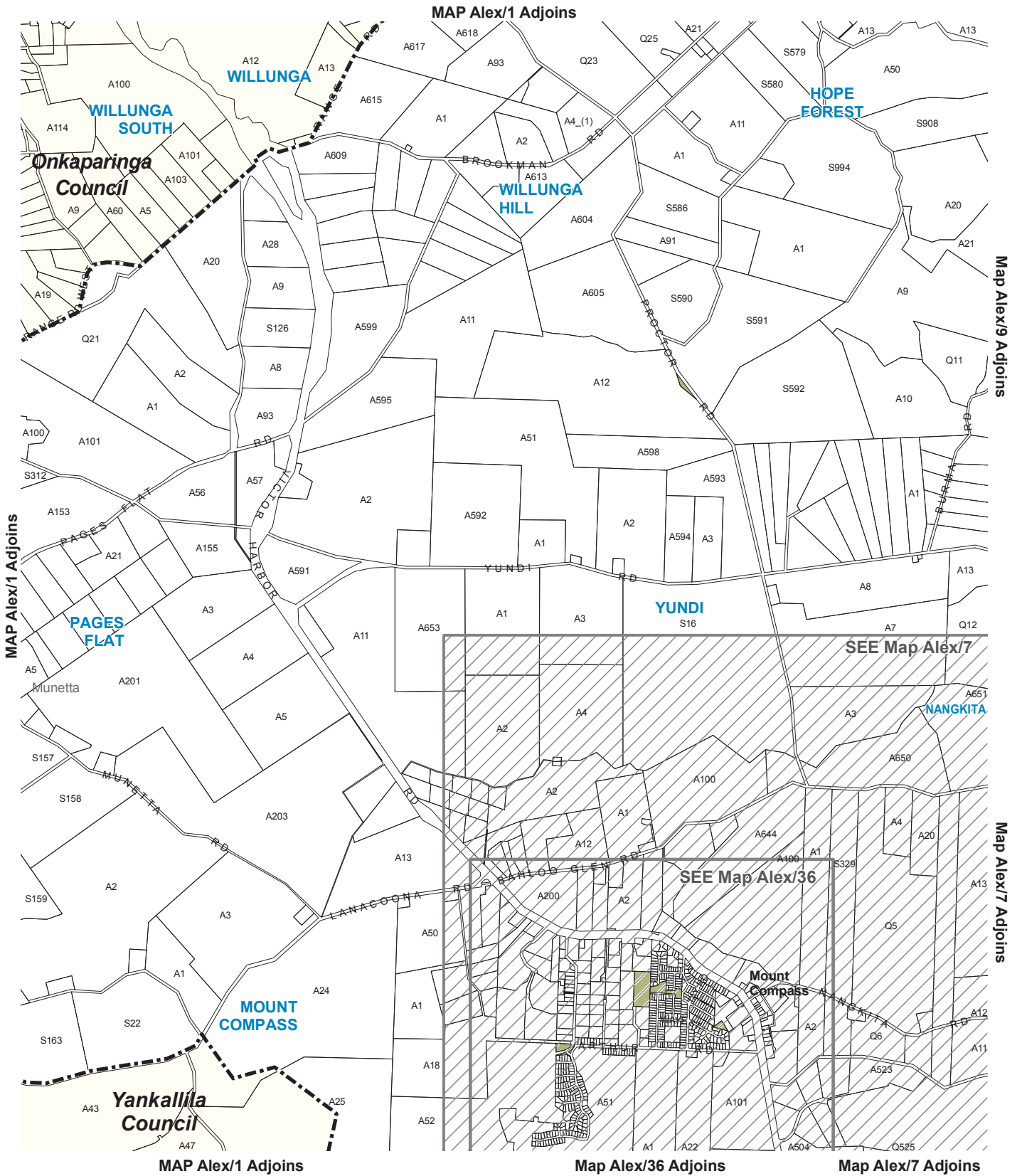
See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94

- Precinct**
 27 Burnside North
 28 Burnside South



Precinct Map Alex/5

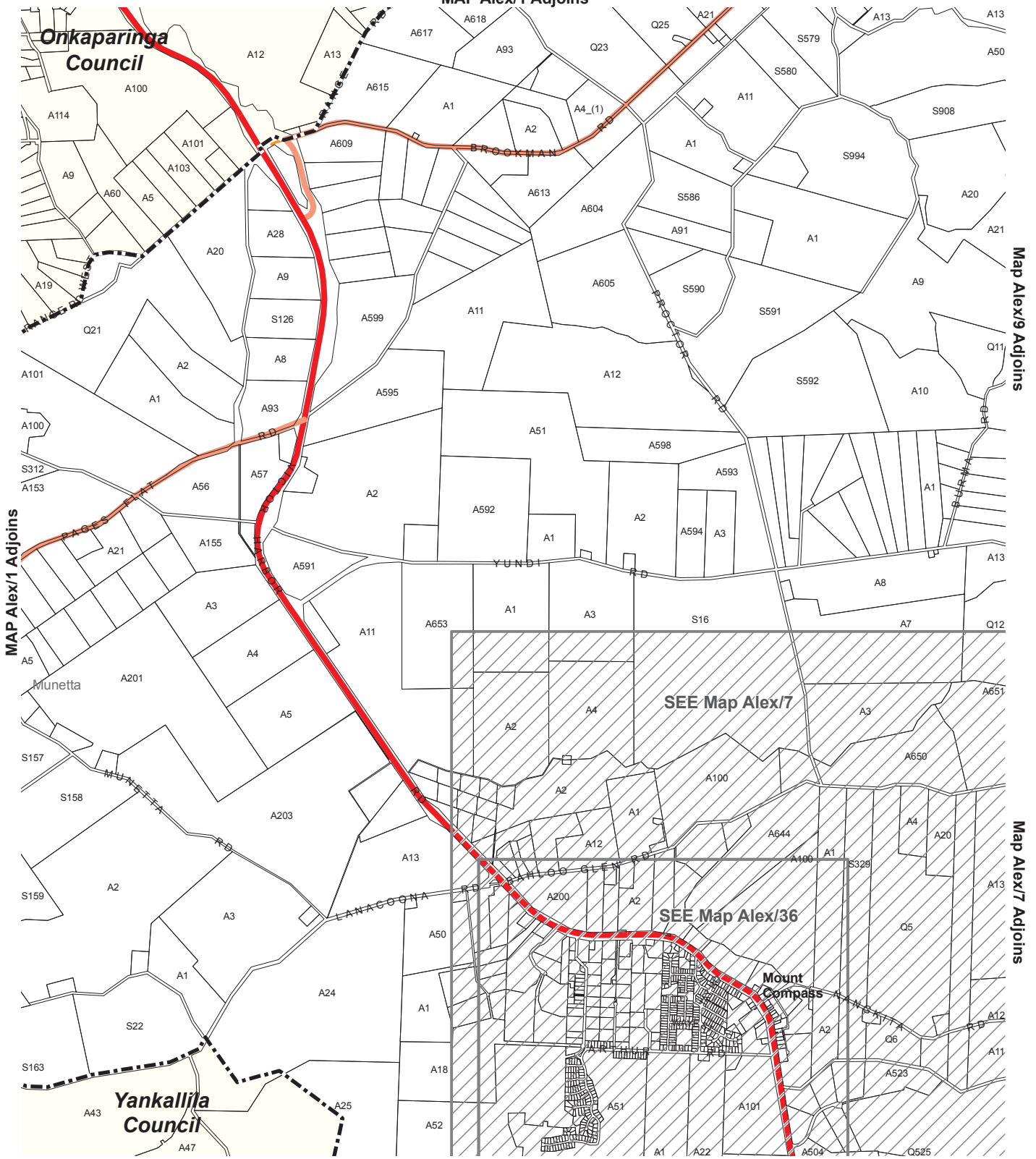
 Precinct Boundary



- Local Reserves
- Development Plan Boundary

Location Map Alex/6

MAP Alex/1 Adjoins



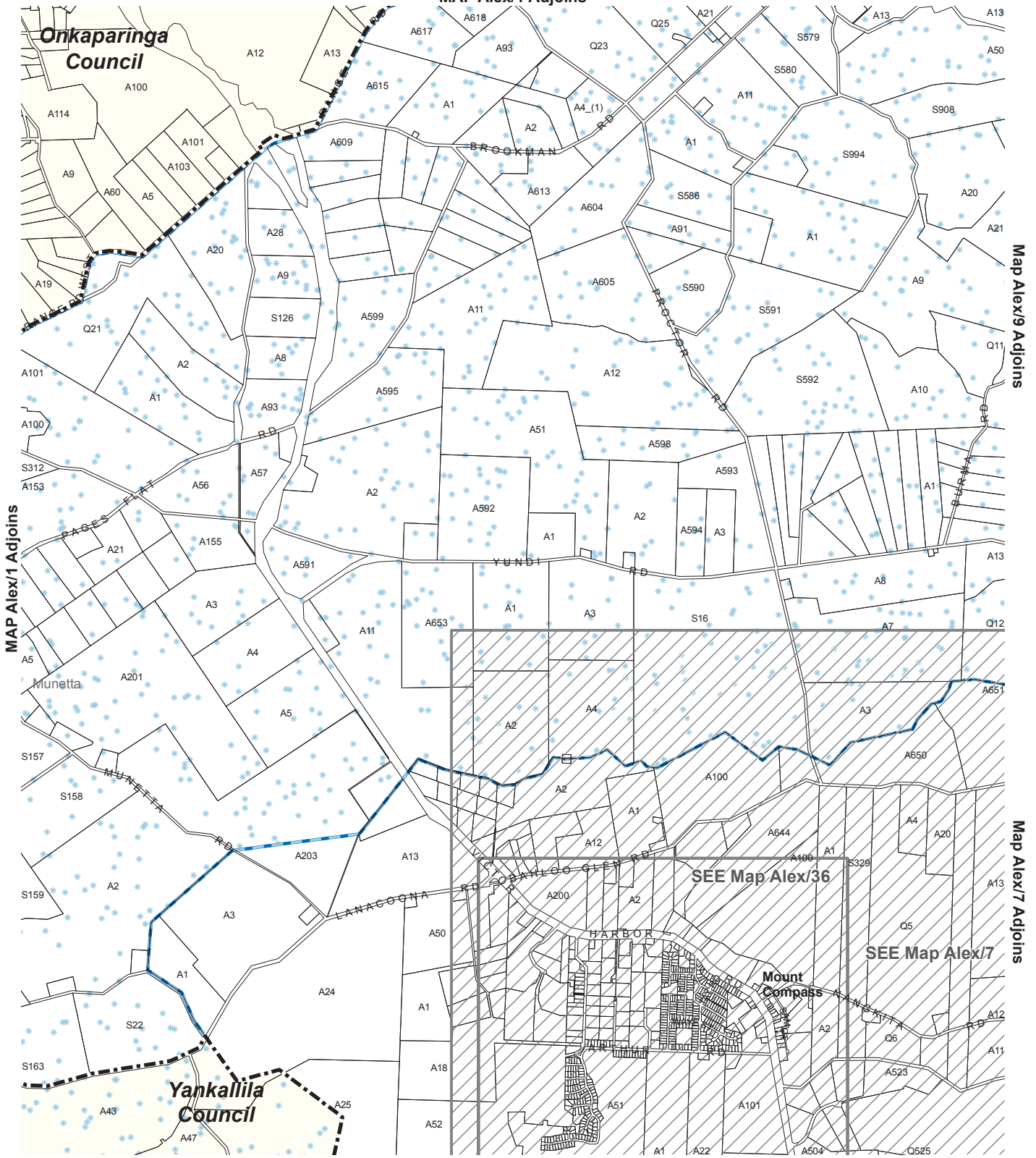
- Mount Lofty Scenic Roads
- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

Overlay Map Alex/6

TRANSPORT



MAP Alex/1 Adjoins



Onkaparinga Council

Yankalilla Council

SEE Map Alex/36

SEE Map Alex/7

Mount Compass

MAP Alex/1 Adjoins

Map Alex/36 Adjoins

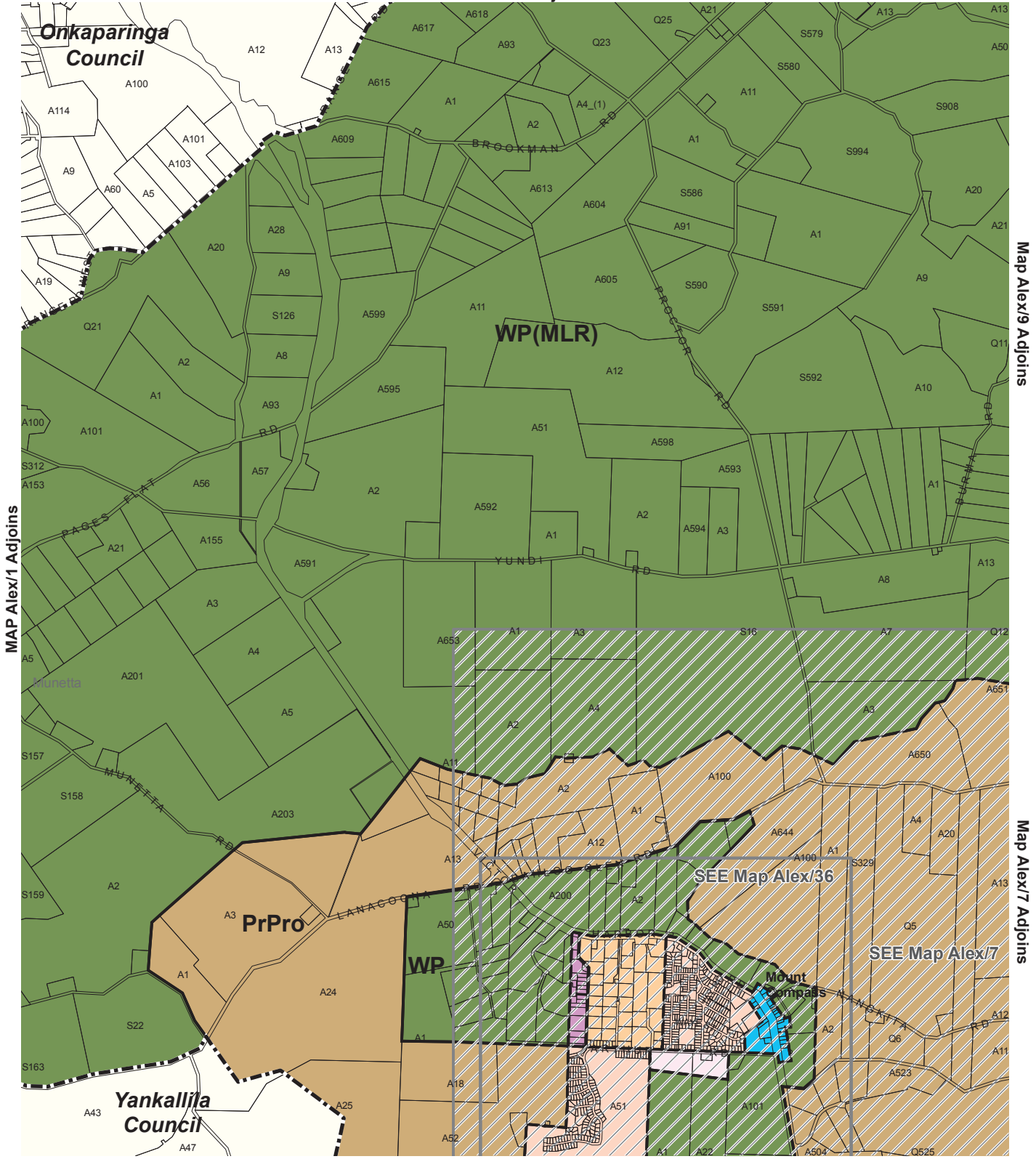
Map Alex/7 Adjoins



Overlay Map Alex/6 DEVELOPMENT CONSTRAINTS

- Mt Lofty Watershed Boundary
- Development Plan Boundary

MAP Alex/1 Adjoins



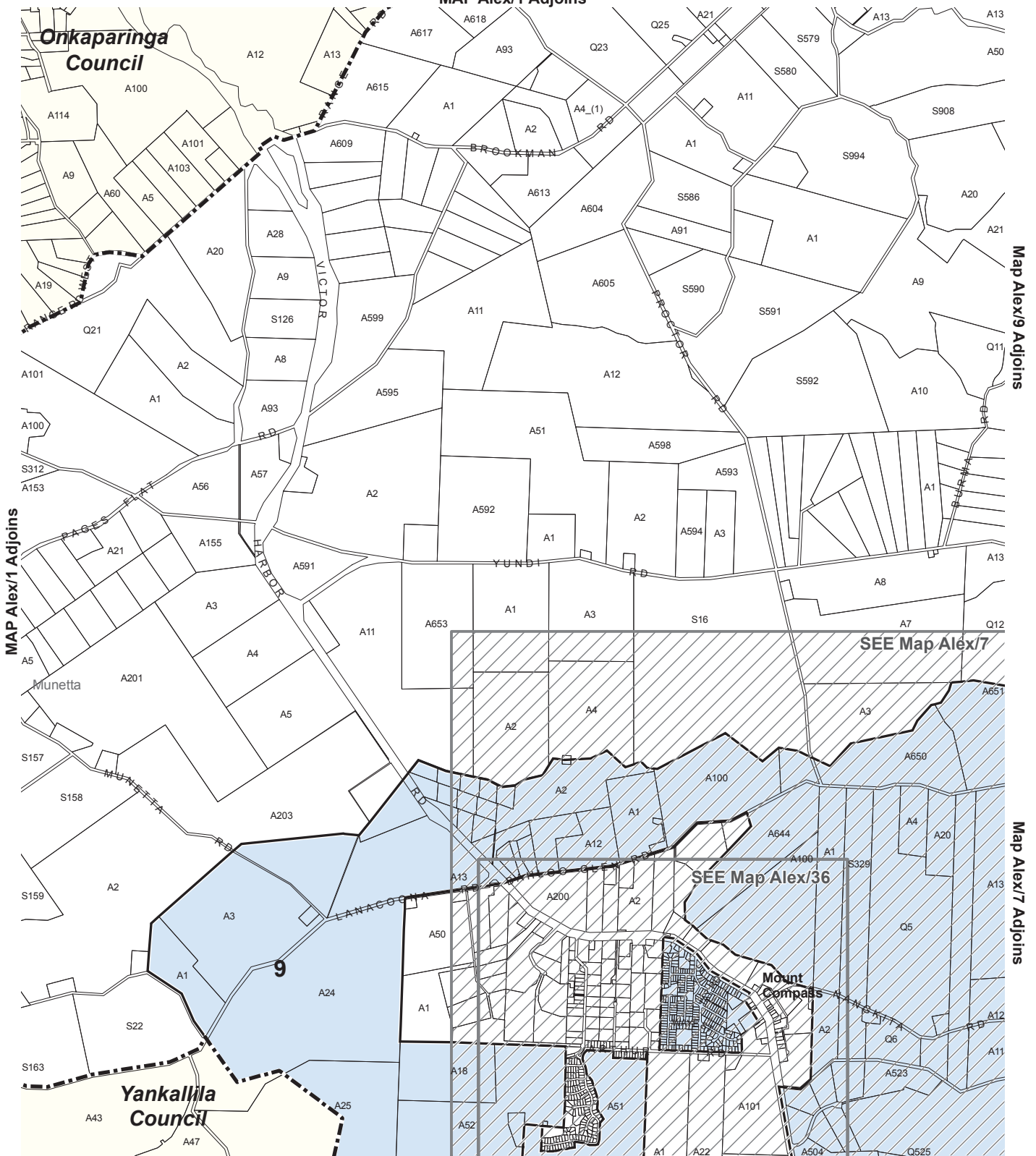
See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94



- Zones**
- PrPro Primary Production
 - WP Water Protection
 - WP(MLR) Watershed Protection (Mount Lofty Ranges)
 - Zone Boundary
 - Development Plan Boundary

Zone Map Alex/6

MAP Alex/1 Adjoins



MAP Alex/1 Adjoins

Map Alex/36 Adjoins

Map Alex/7 Adjoins

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

Policy Area

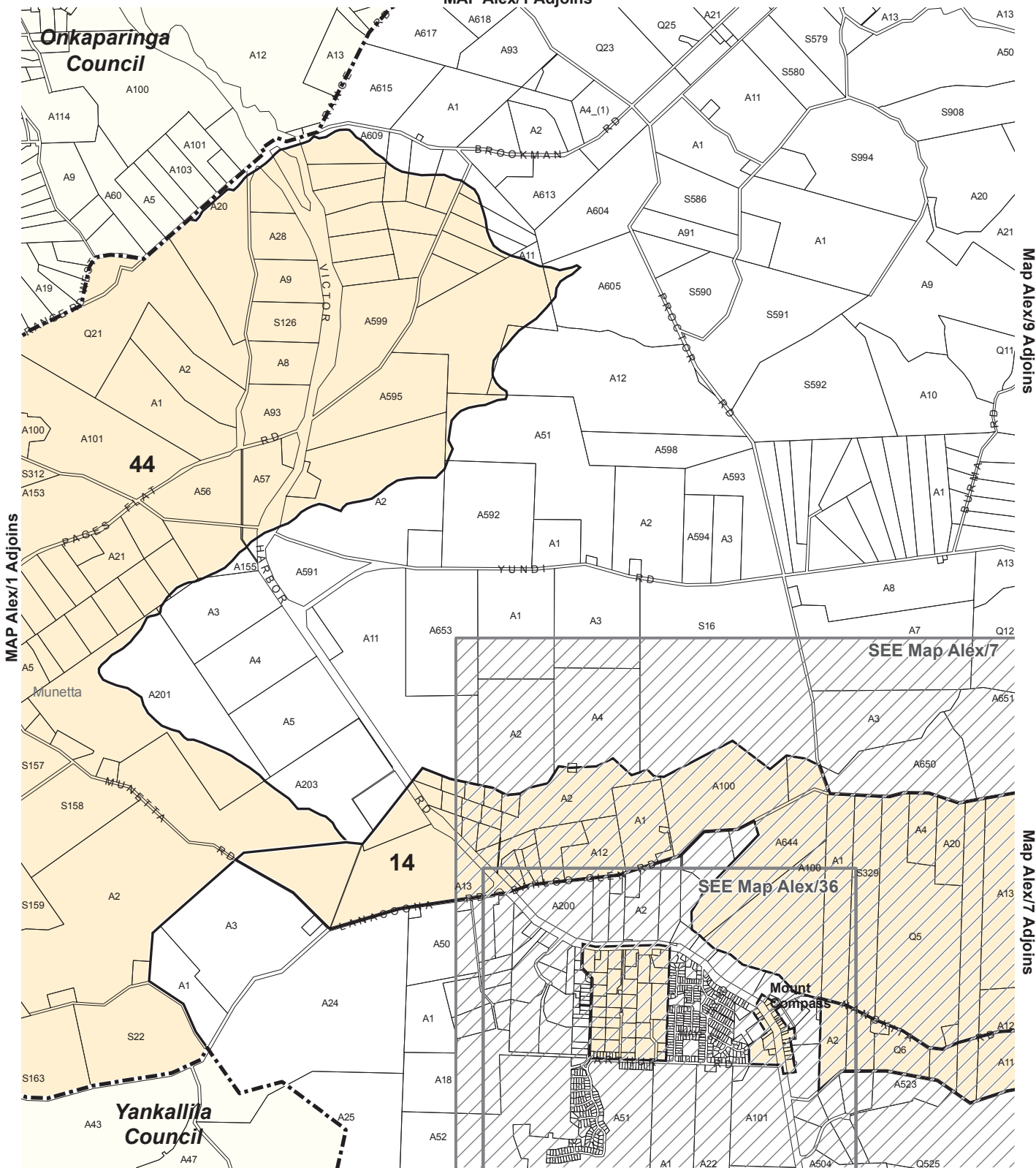
9 Mount Lofty Ranges



Policy Area Map Alex/6

- Policy Area Boundary
- Development Plan Boundary

MAP Alex/1 Adjoins



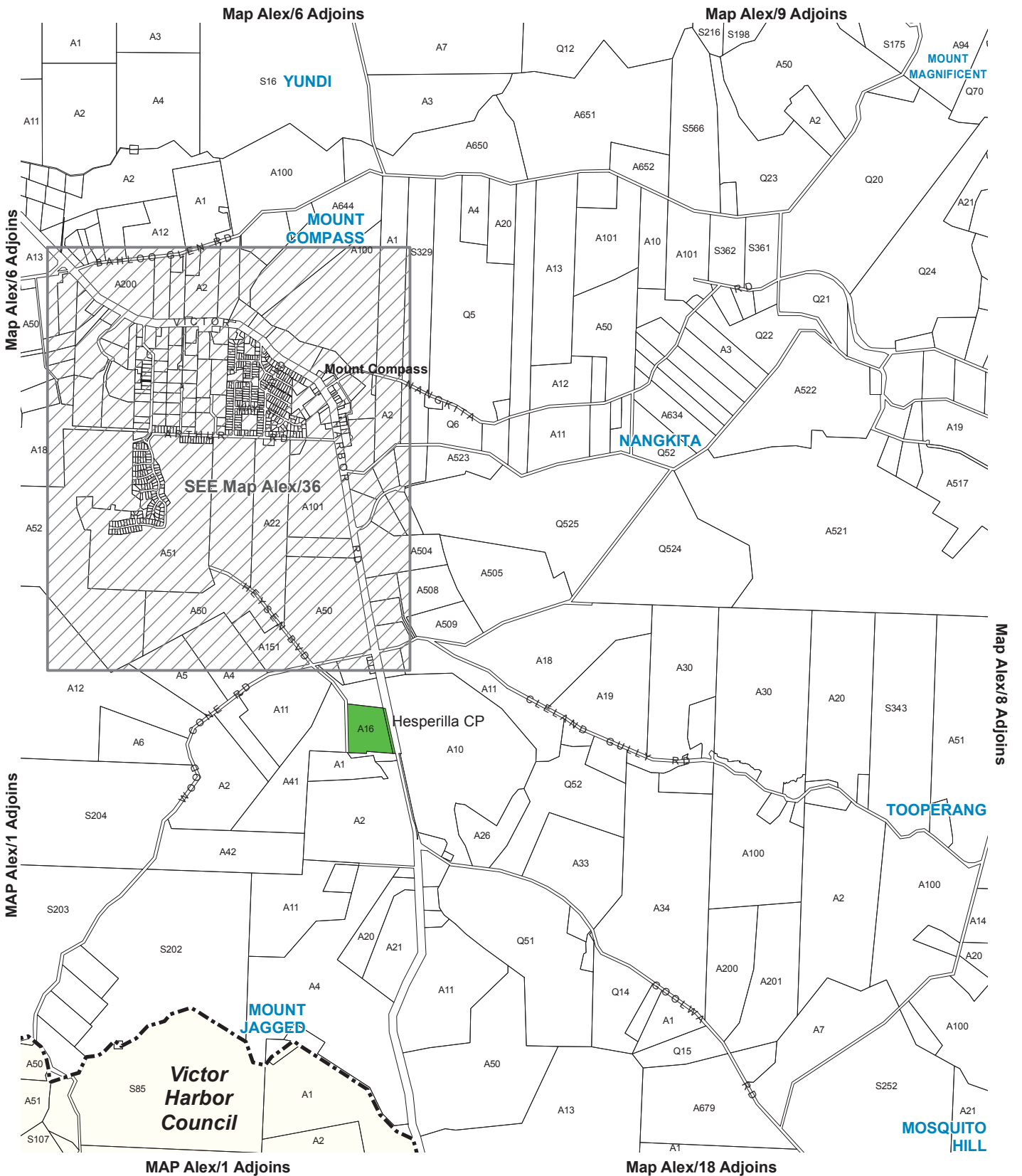
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

- Precinct**
 14 Landscape
 44 Watershed Area 1



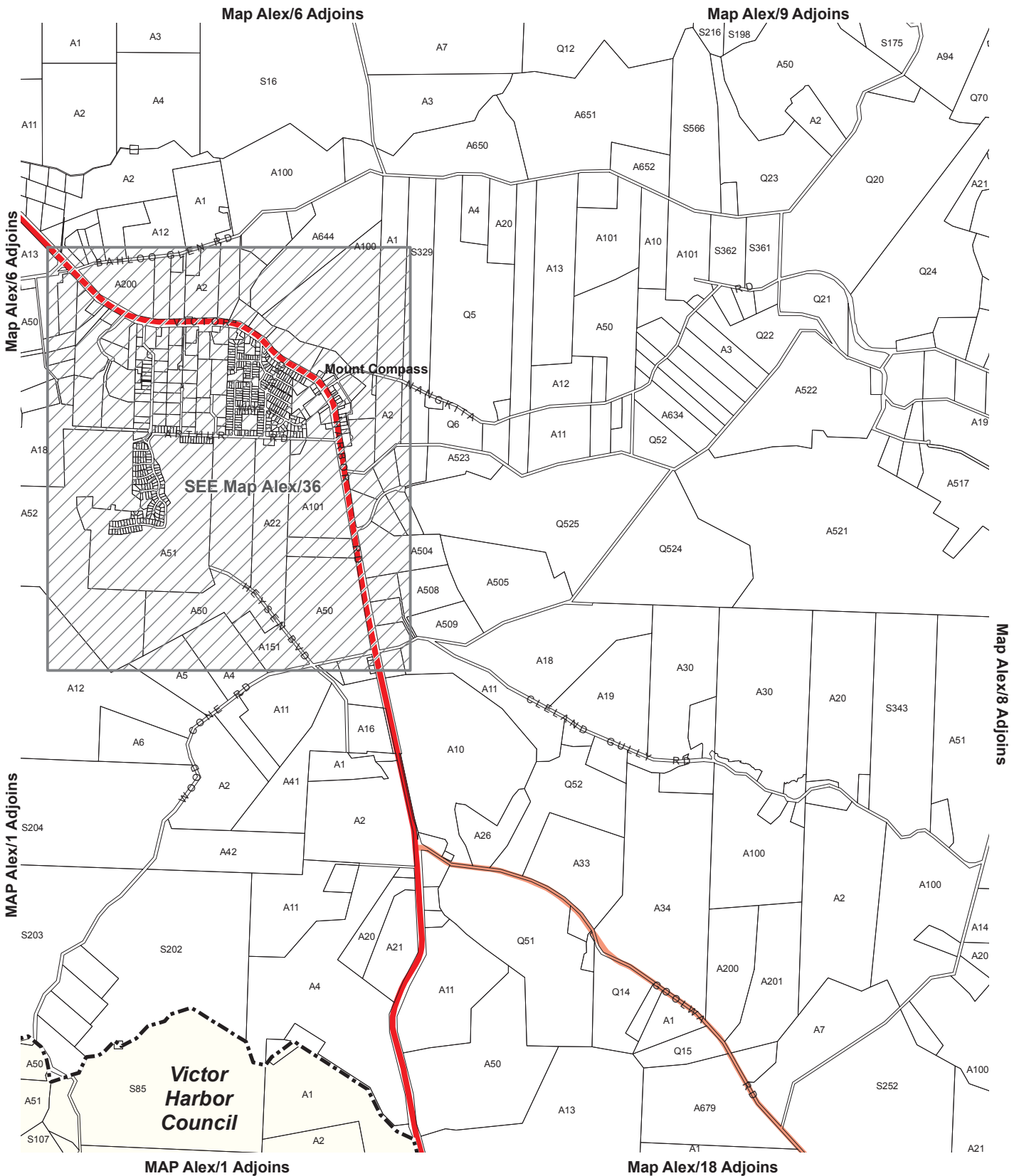
Precinct Map Alex/6

- Precinct Boundary
- Development Plan Boundary



Location Map Alex/7

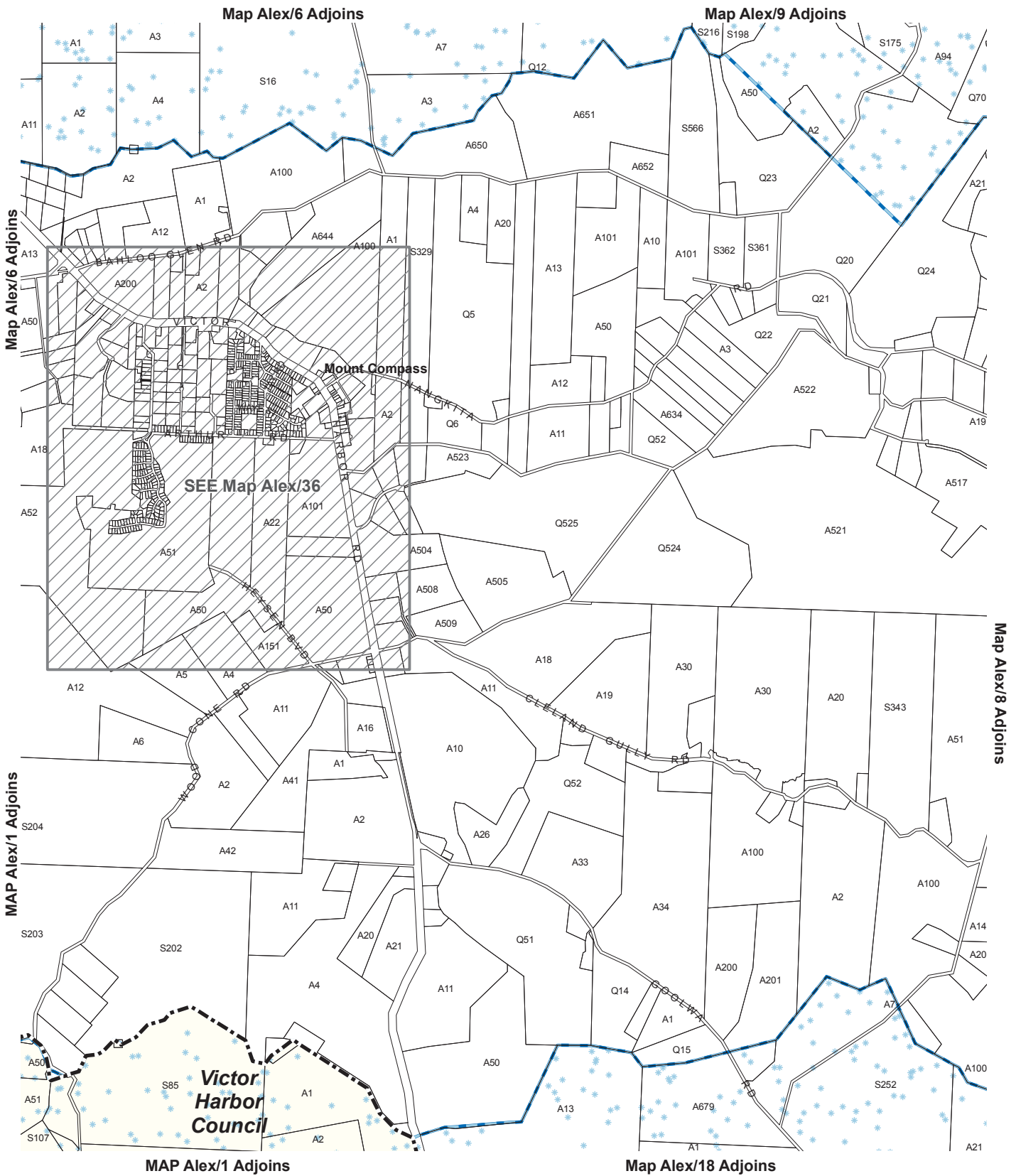
- Conservation Park
- Development Plan Boundary



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



Overlay Map Alex/7 TRANSPORT

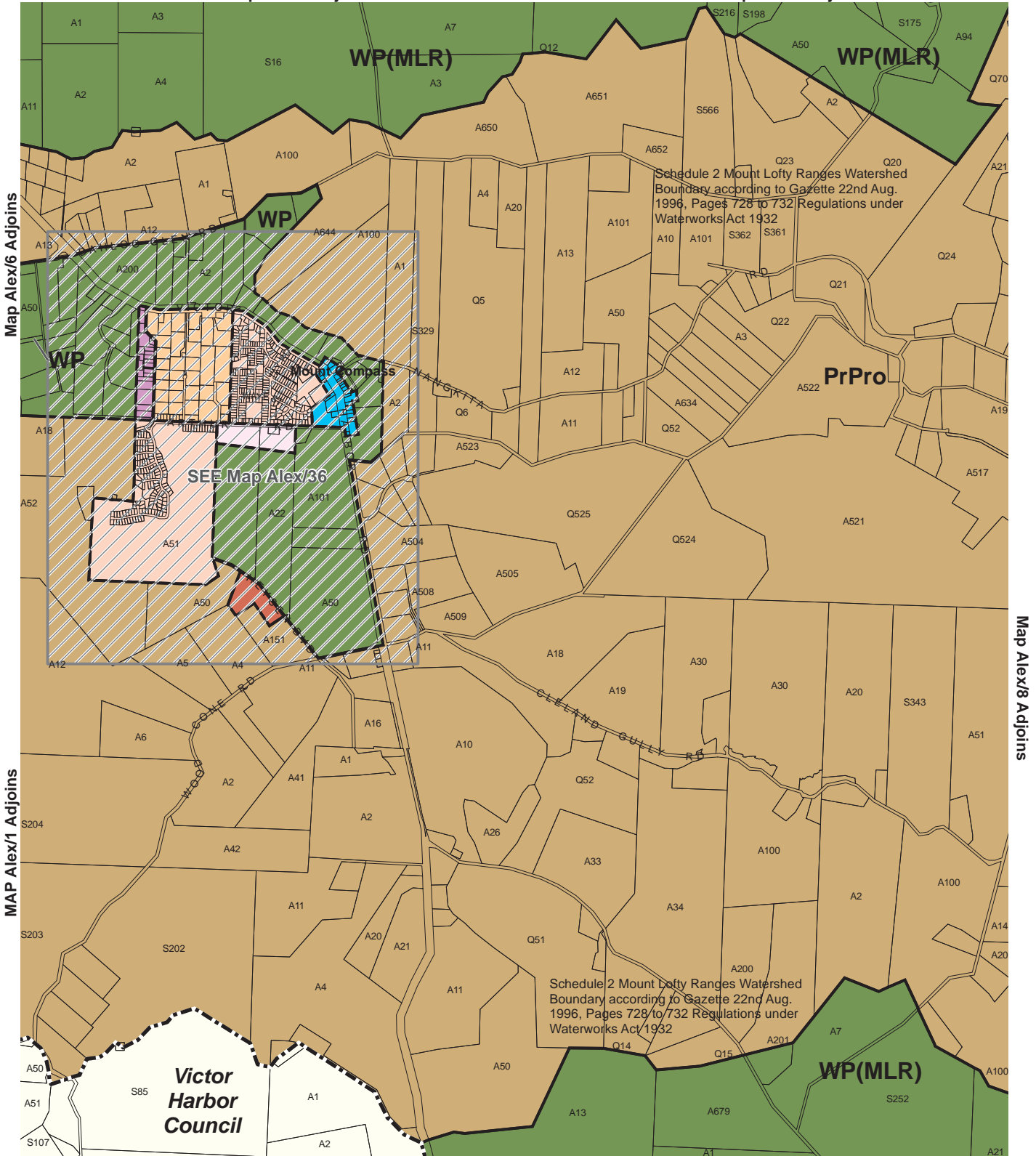


Overlay Map Alex/7 DEVELOPMENT CONSTRAINTS

-  Mt Lofty Watershed Boundary
-  Development Plan Boundary

Map Alex/6 Adjoins

Map Alex/9 Adjoins

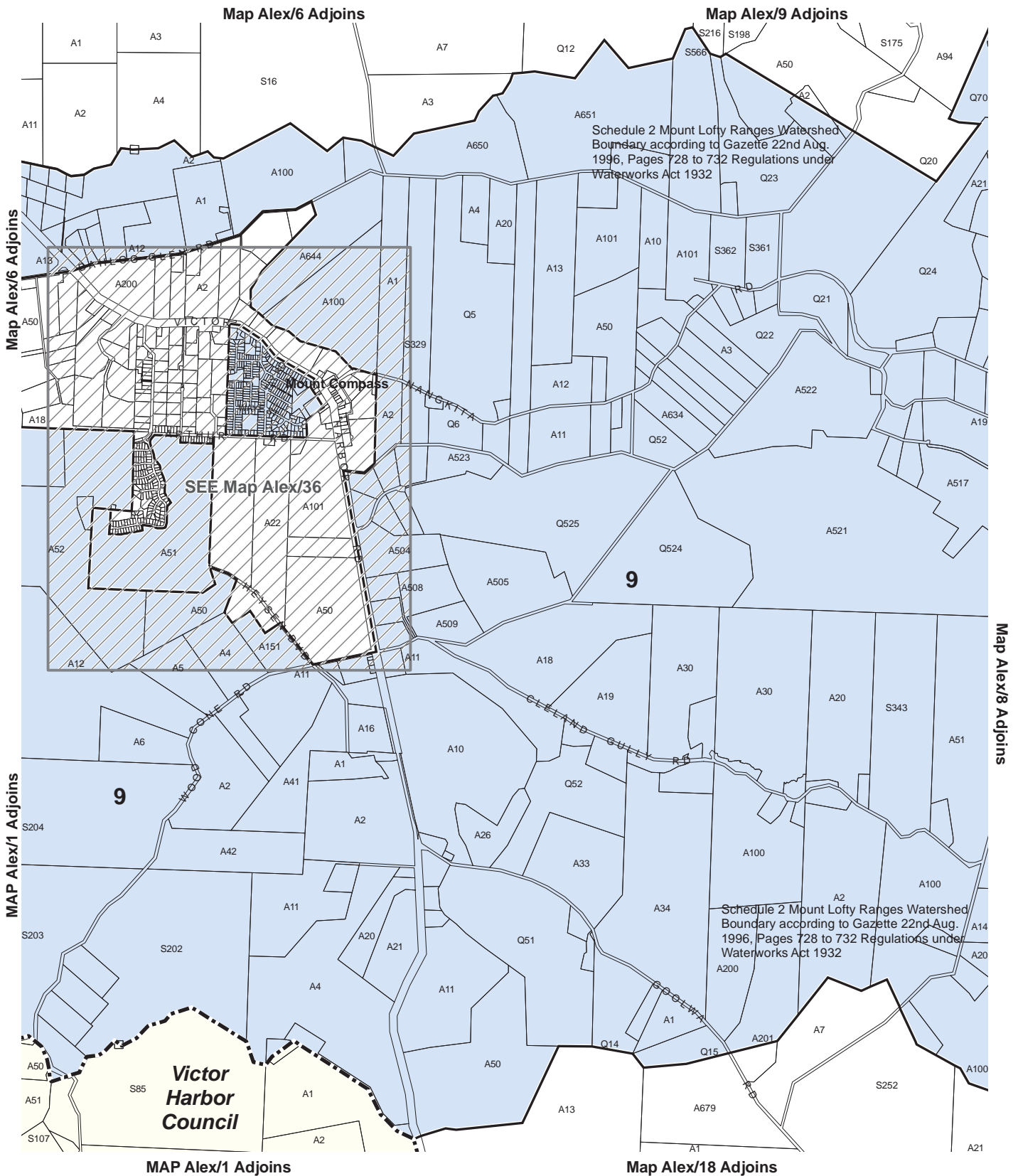


See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94



- Zones**
- PrPro Primary Production
 - WP Water Protection
 - WP(MLR) Watershed Protection (Mount Lofty Ranges)
 - Zone Boundary
 - Development Plan Boundary

Zone Map Alex/7



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

Policy Area

9 Mount Lofty Ranges

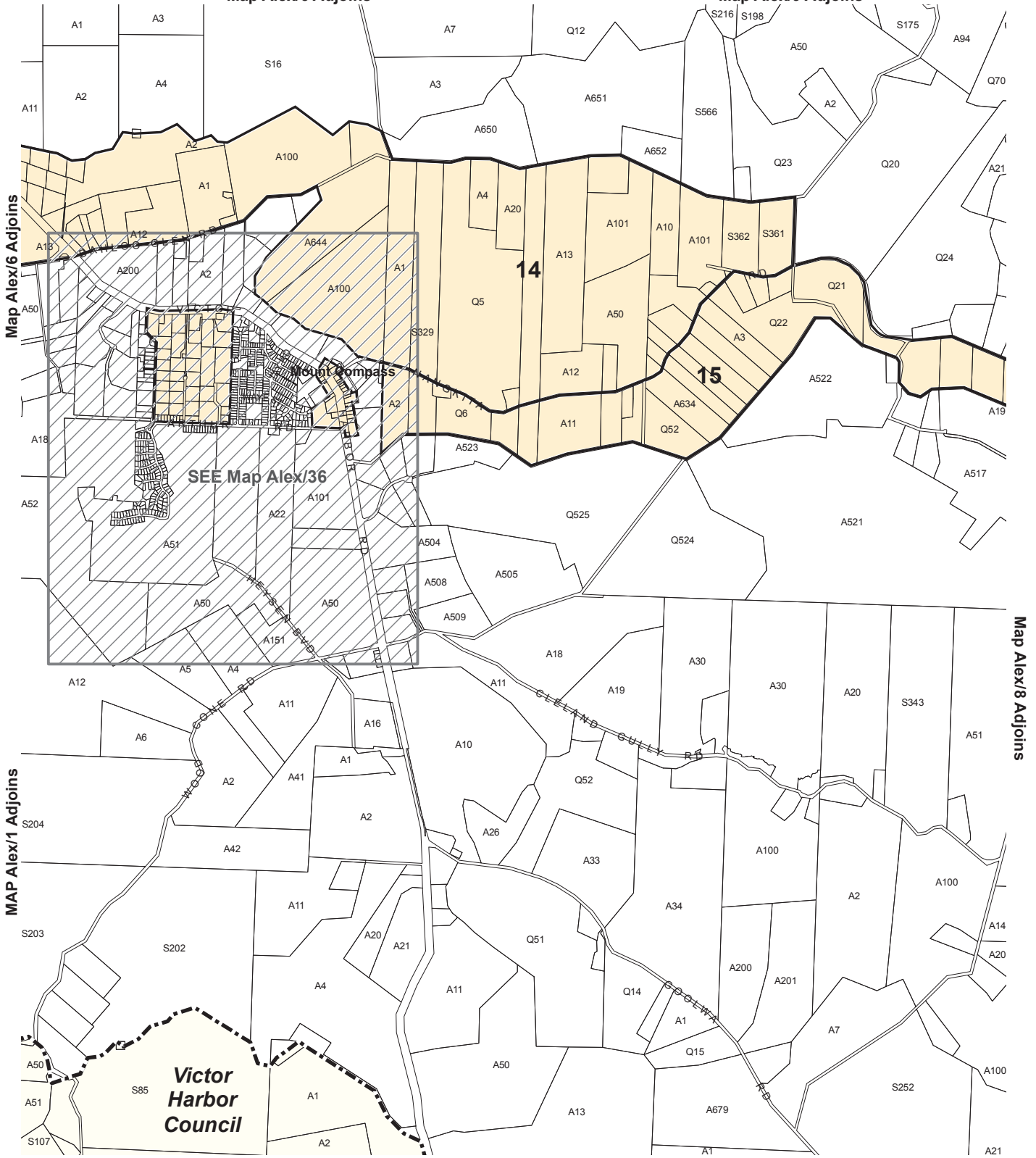


Policy Area Map Alex/7

- Policy Area Boundary
- Development Plan Boundary

Map Alex/6 Adjoins

Map Alex/9 Adjoins



SEE Map Alex/36

Mount Compass

Victor Harbor Council

MAP Alex/1 Adjoins



Map Alex/18 Adjoins

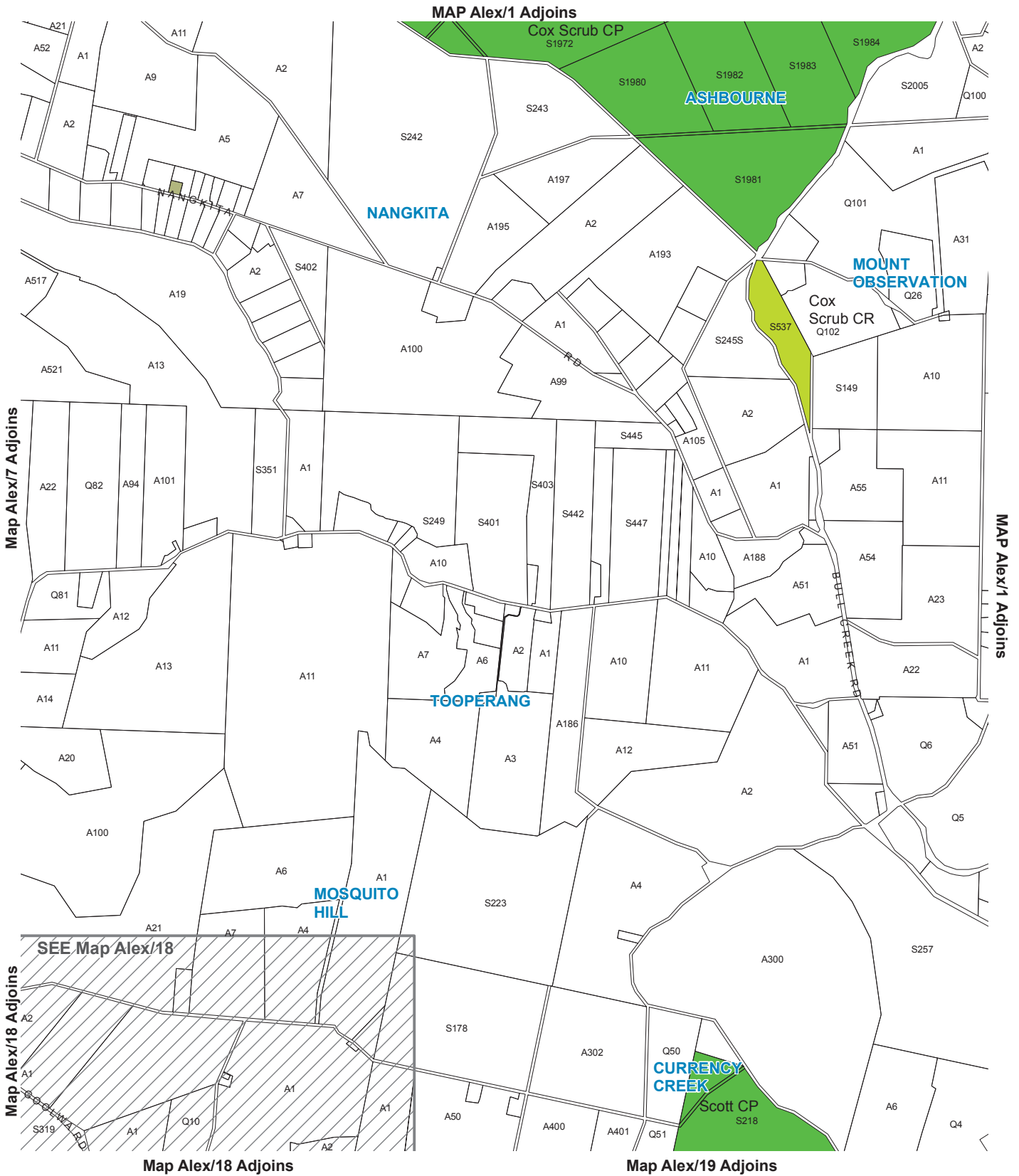
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

- Precinct**
- 14 Landscape
 - 15 Horticulture



Precinct Map Alex/7

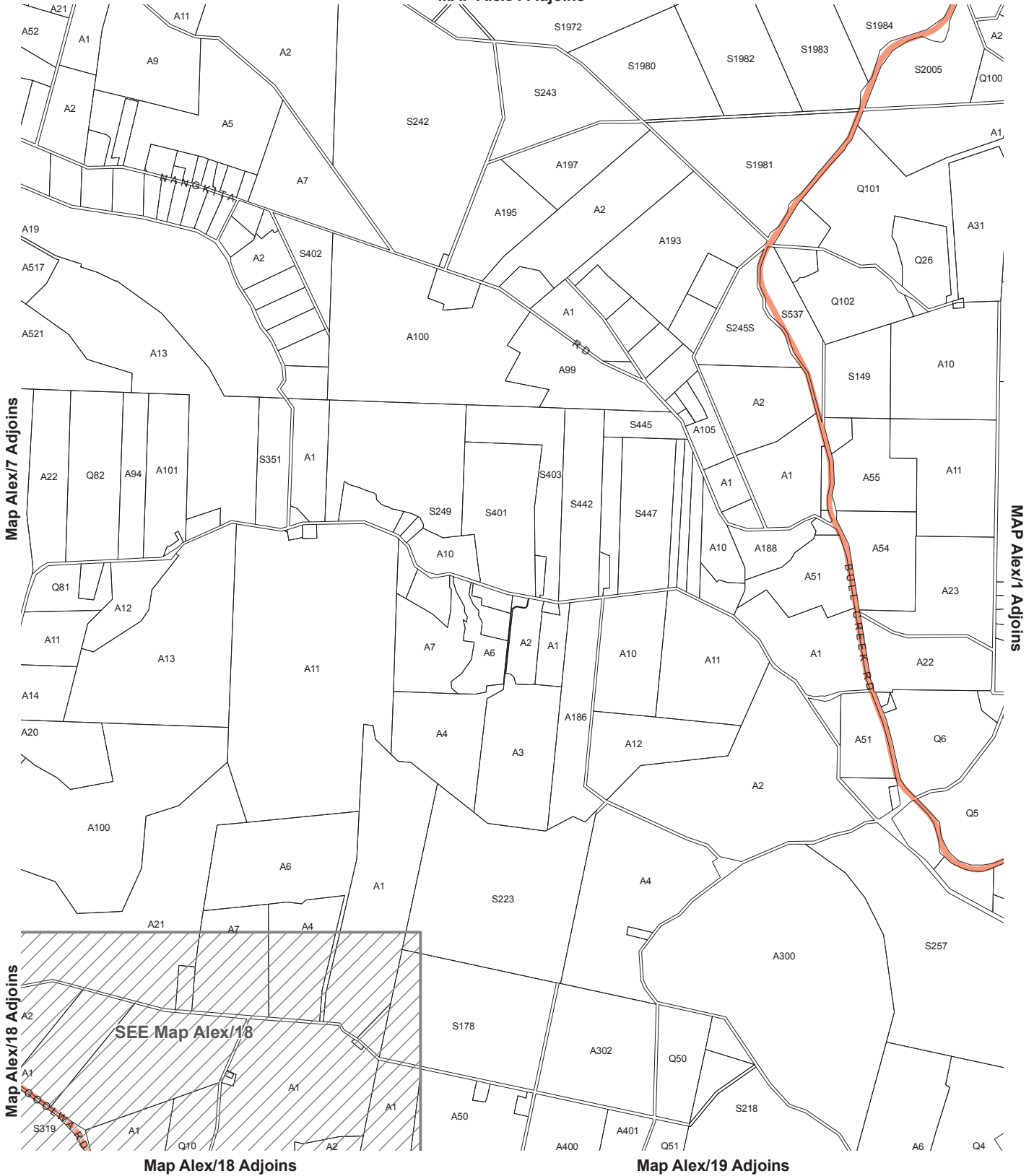
-  Precinct Boundary
-  Development Plan Boundary



- Local Reserves
- Conservation Park
- Conservation Reserve

Location Map Alex/8

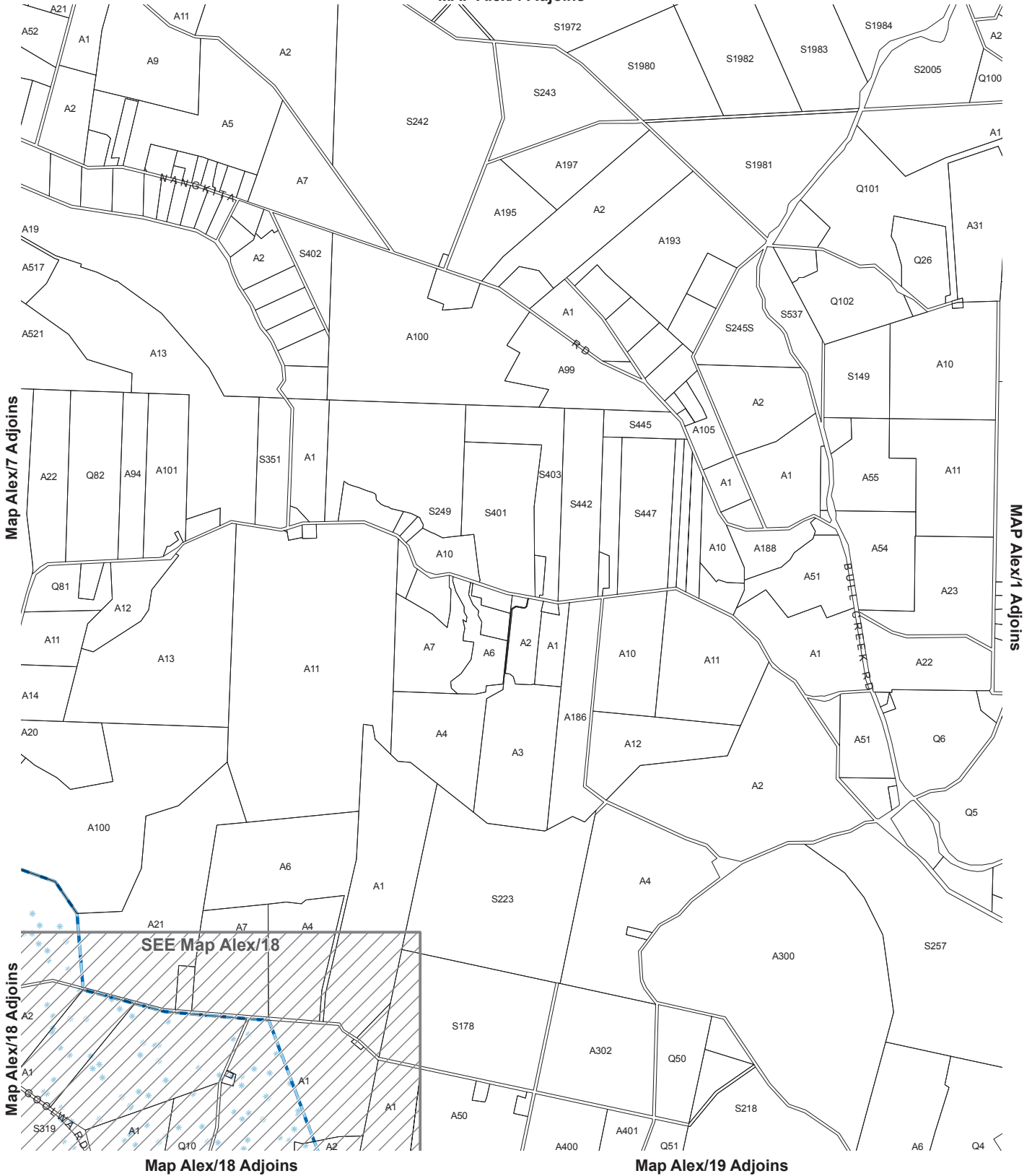
MAP Alex/1 Adjoins



Overlay Map Alex/8 TRANSPORT

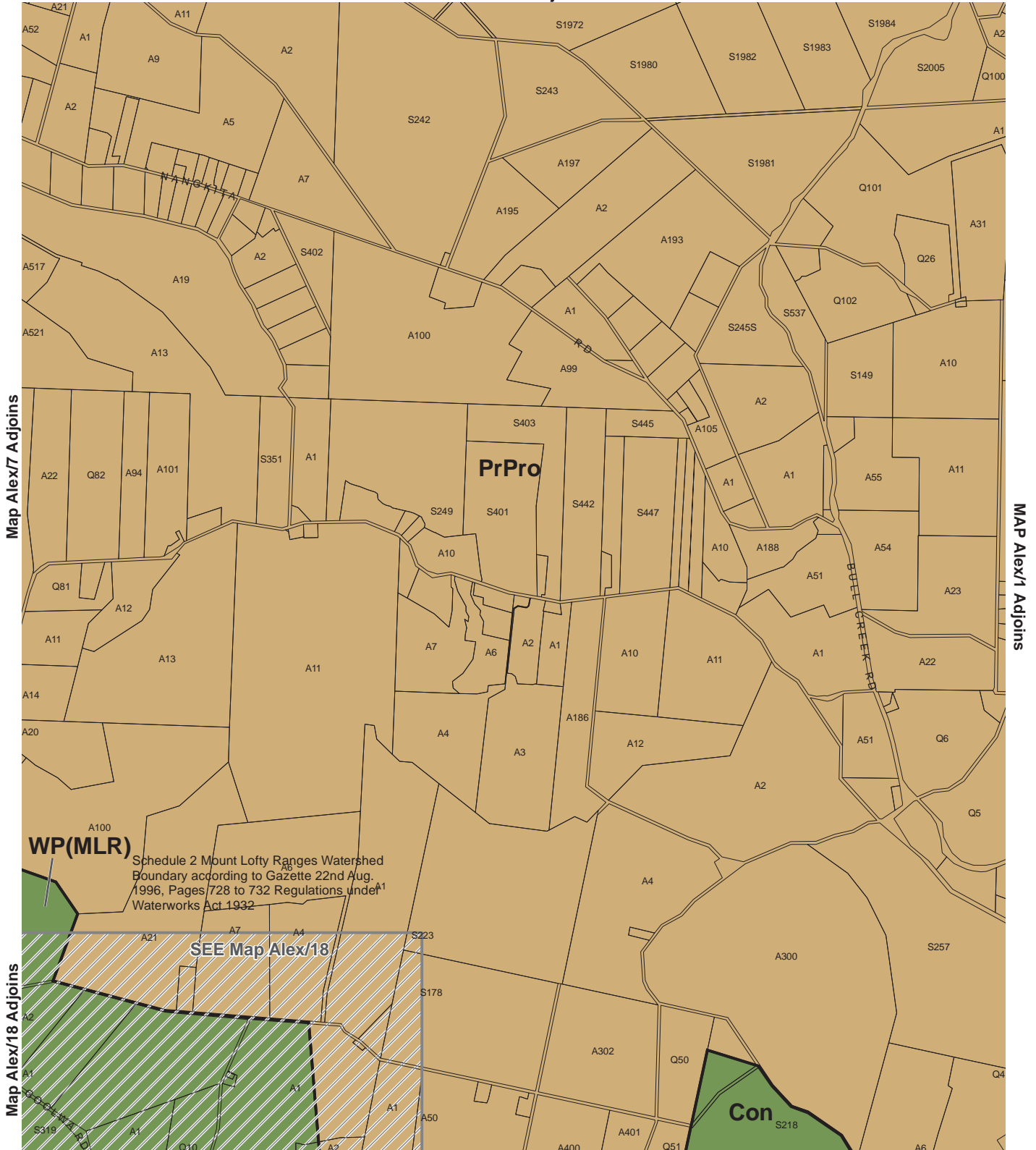
- Primary Arterial Roads
- Secondary Arterial Roads

MAP Alex/1 Adjoins



Overlay Map Alex/8 DEVELOPMENT CONSTRAINTS

MAP Alex/1 Adjoins



Map Alex/18 Adjoins

Map Alex/19 Adjoins

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

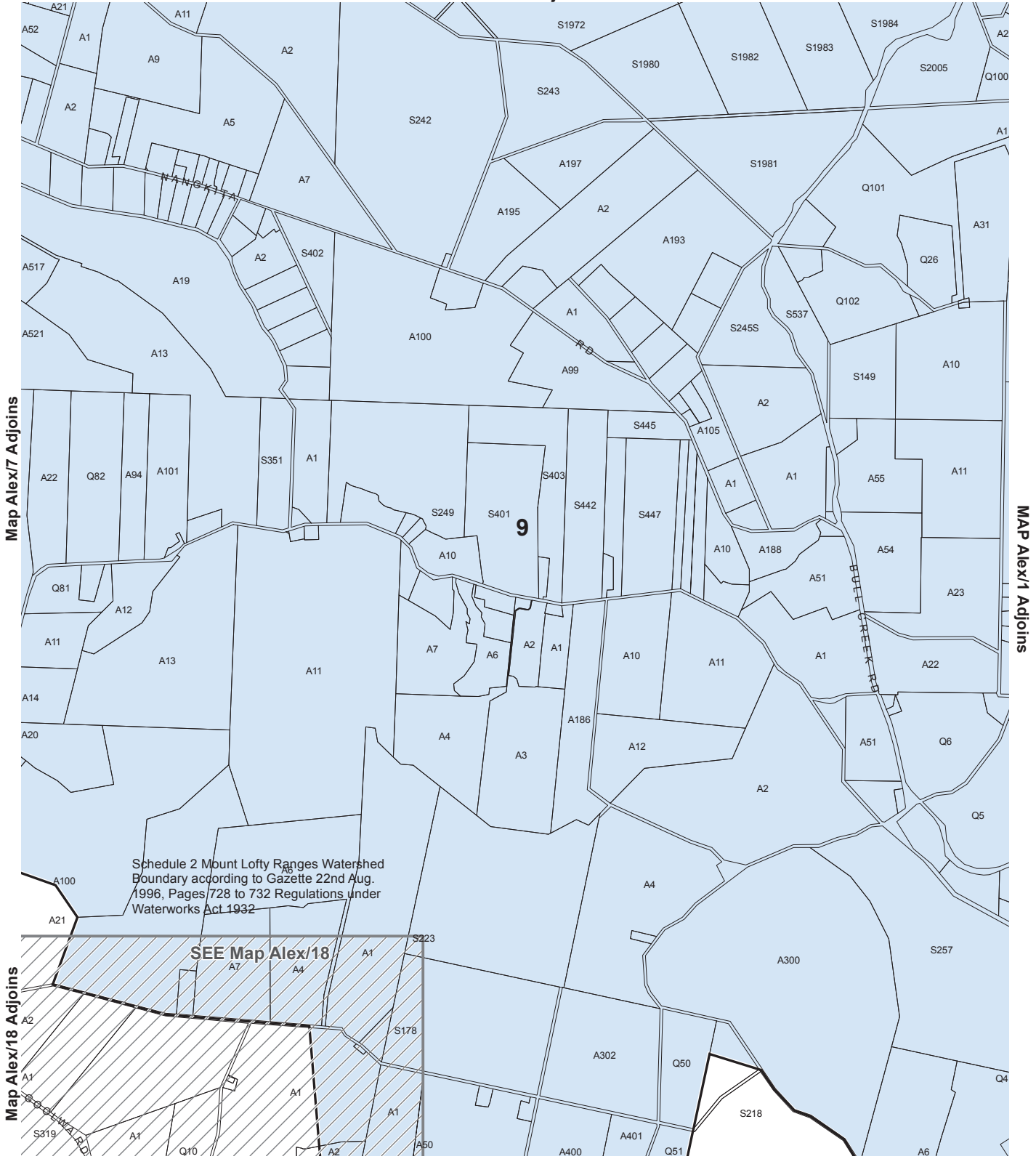


Zones

- Conservation
- Primary Production
- Watershed Protection (Mount Lofty Ranges)
- Zone Boundary

Zone Map Alex/8

MAP Alex/1 Adjoins



Schedule 2 Mount Lofty Ranges Watershed Boundary according to Gazette 22nd Aug. 1996, Pages 728 to 732 Regulations under Waterworks Act 1932

SEE Map Alex/18

Map Alex/18 Adjoins

Map Alex/19 Adjoins

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

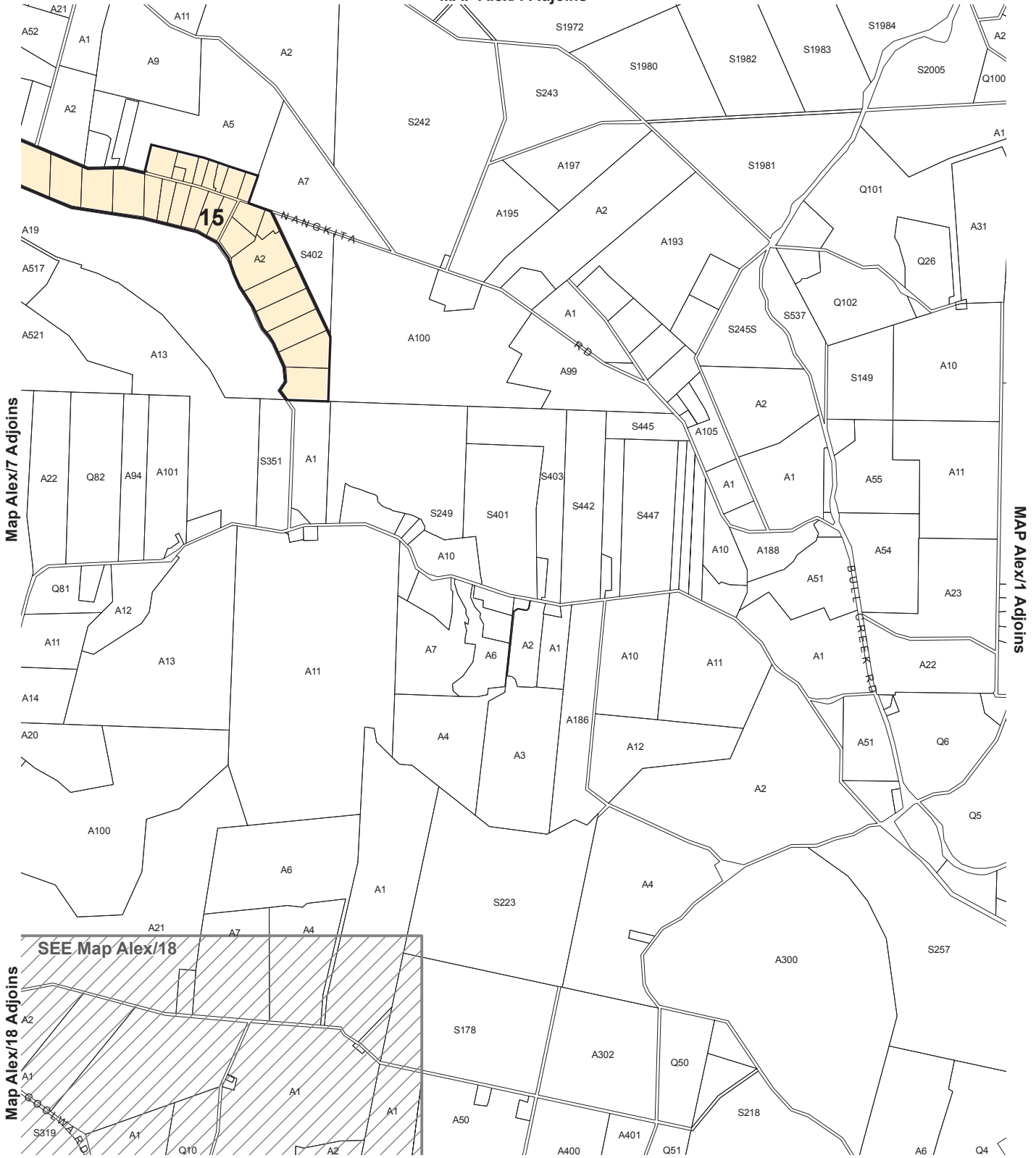
Policy Area
9 Mount Lofty Ranges



Policy Area Map Alex/8

 Policy Area Boundary

MAP Alex/1 Adjoins



SEE Map Alex/18

Map Alex/18 Adjoins

Map Alex/19 Adjoins

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

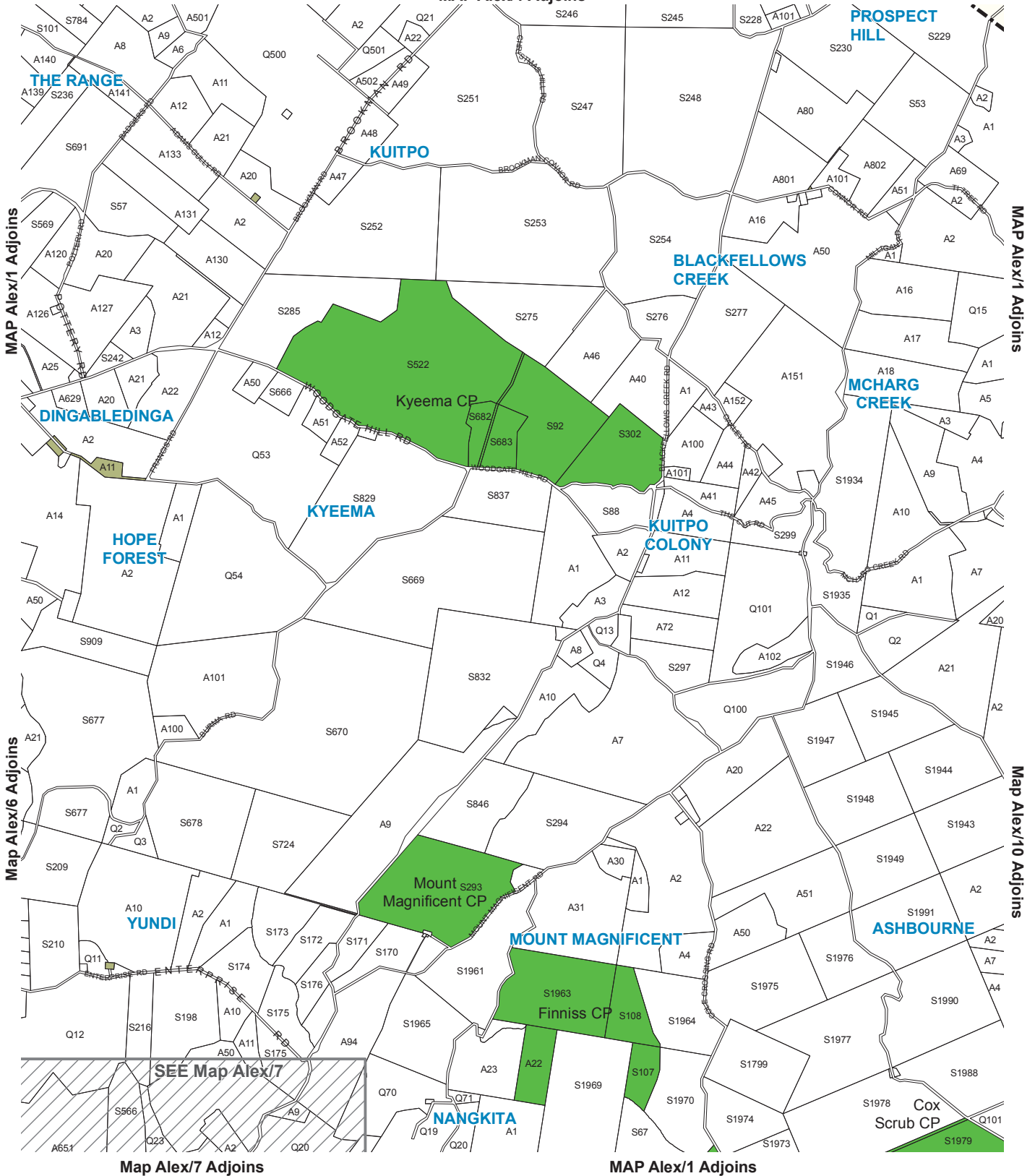
Precinct
15 Horticulture



Precinct Map Alex/8

 Precinct Boundary

MAP Alex/1 Adjoins



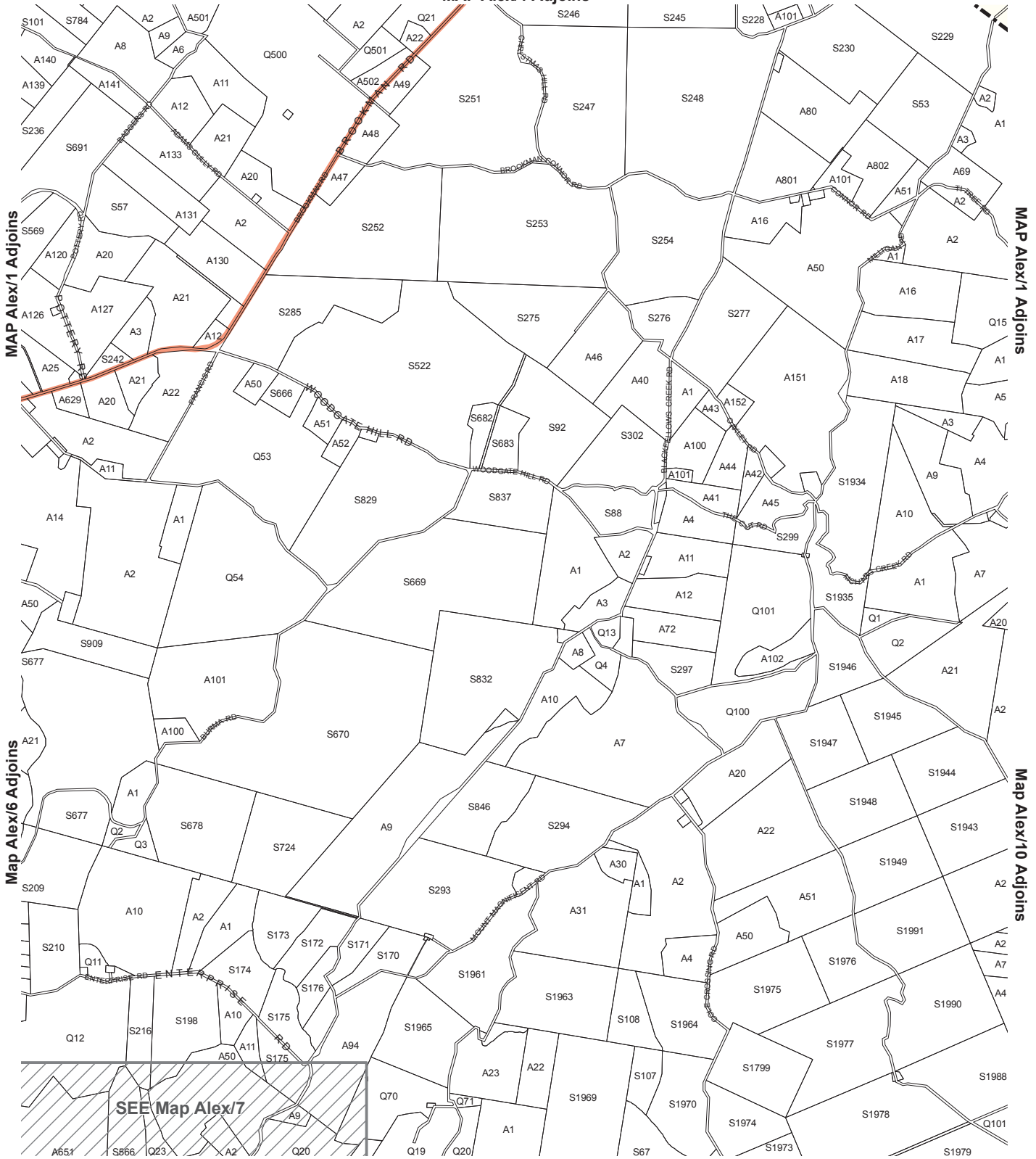
0



Location Map Alex/9

- Local Reserves
- Conservation Park
- Development Plan Boundary

MAP Alex/1 Adjoins



SEE Map Alex/7

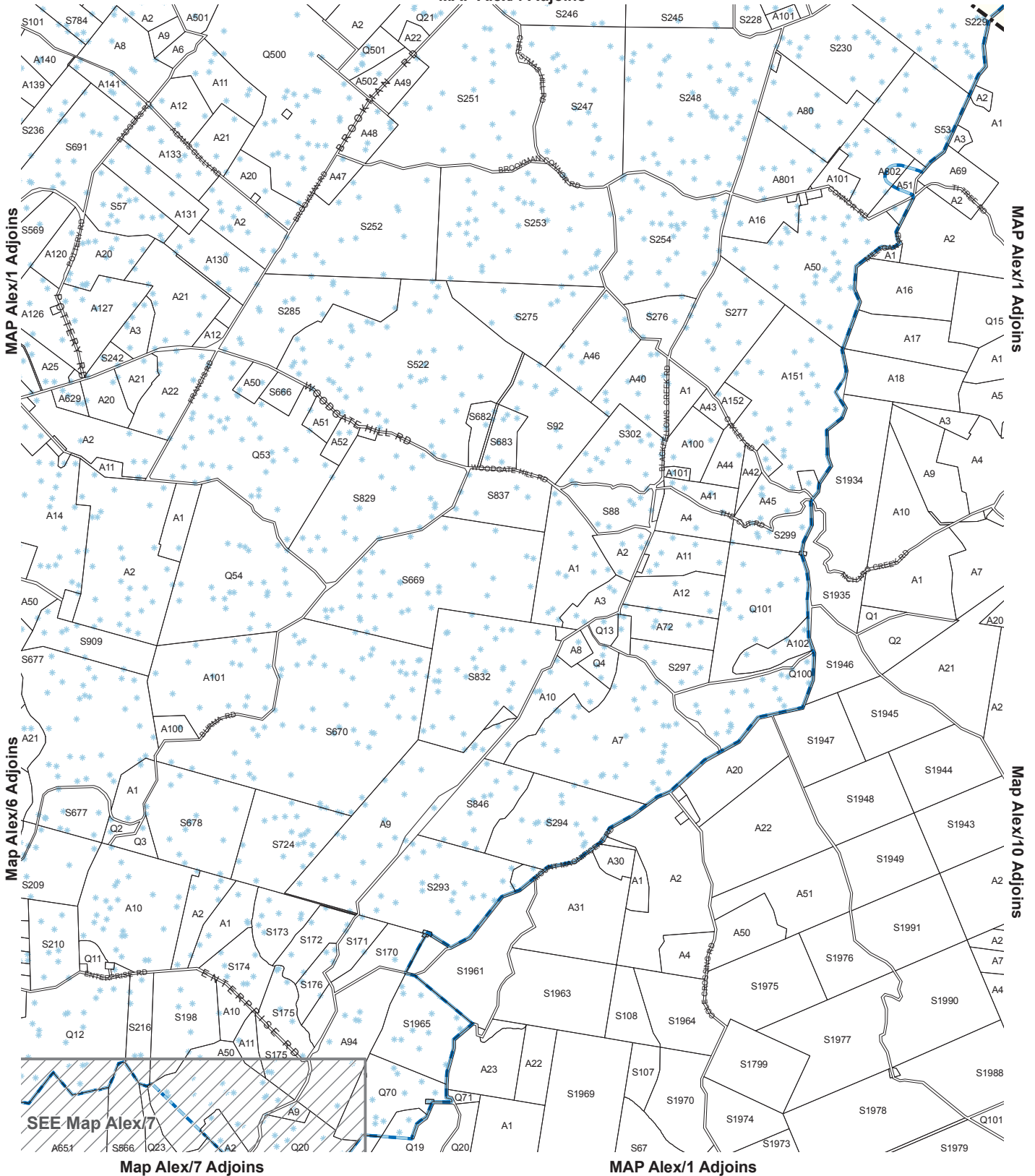
Map Alex/7 Adjoins

MAP Alex/1 Adjoins

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

Overlay Map Alex/9 TRANSPORT

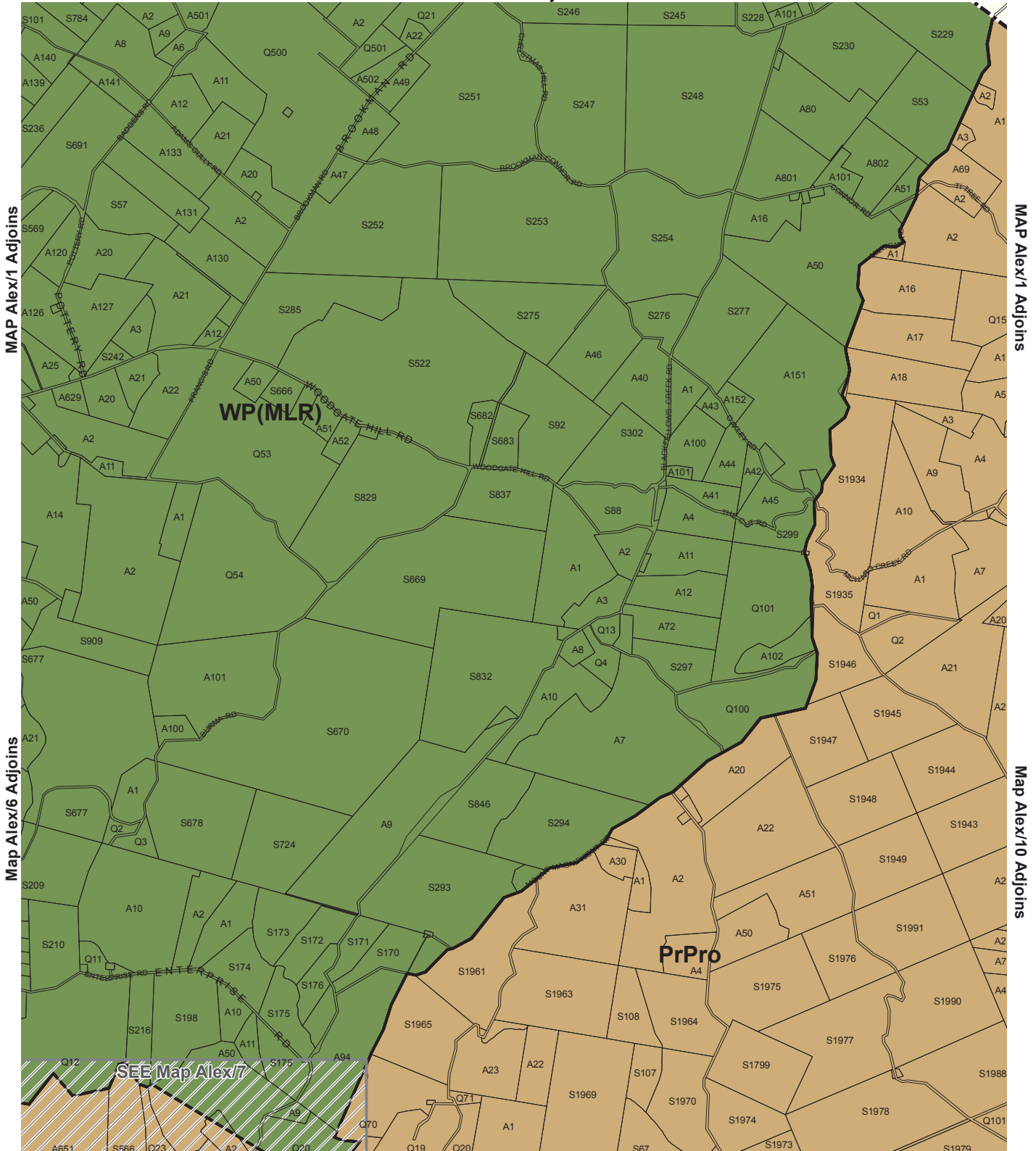
MAP Alex/1 Adjoins



Overlay Map Alex/9 DEVELOPMENT CONSTRAINTS

 Mt Lofty Watershed Boundary
 Development Plan Boundary

MAP Alex/1 Adjoins



Map Alex/7 Adjoins
 See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94

MAP Alex/1 Adjoins

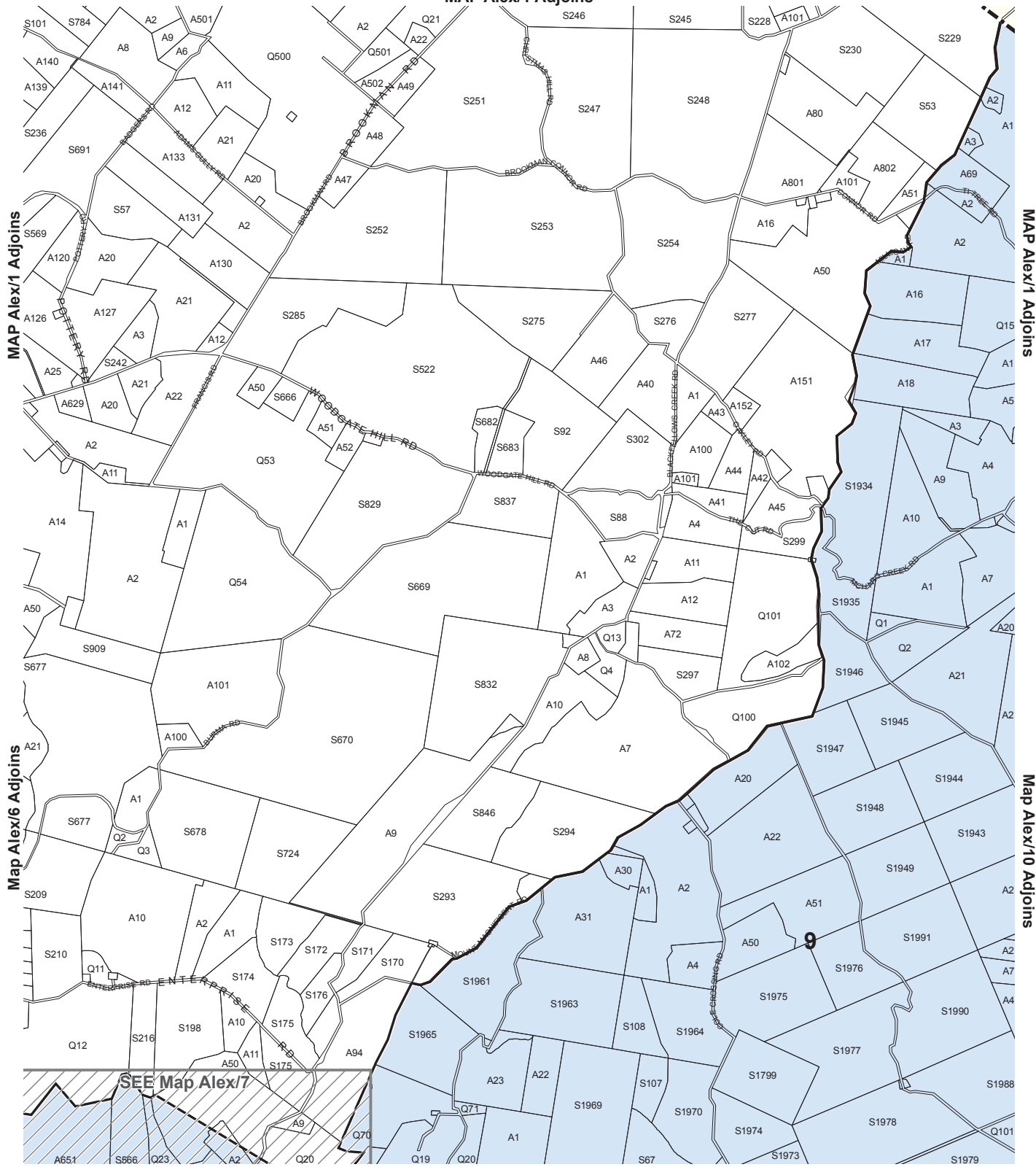
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- Zones**
- PrPro Primary Production
 - WP(MLR) Watershed Protection (Mount Lofty Ranges)
 - Zone Boundary
 - Development Plan Boundary

Zone Map Alex/9

MAP Alex/1 Adjoins



SEE Map Alex/7

Map Alex/7 Adjoins

MAP Alex/1 Adjoins

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

Policy Area
9 Mount Lofty Ranges

0



5 km

Policy Area Map Alex/9

Policy Area Boundary
Development Plan Boundary

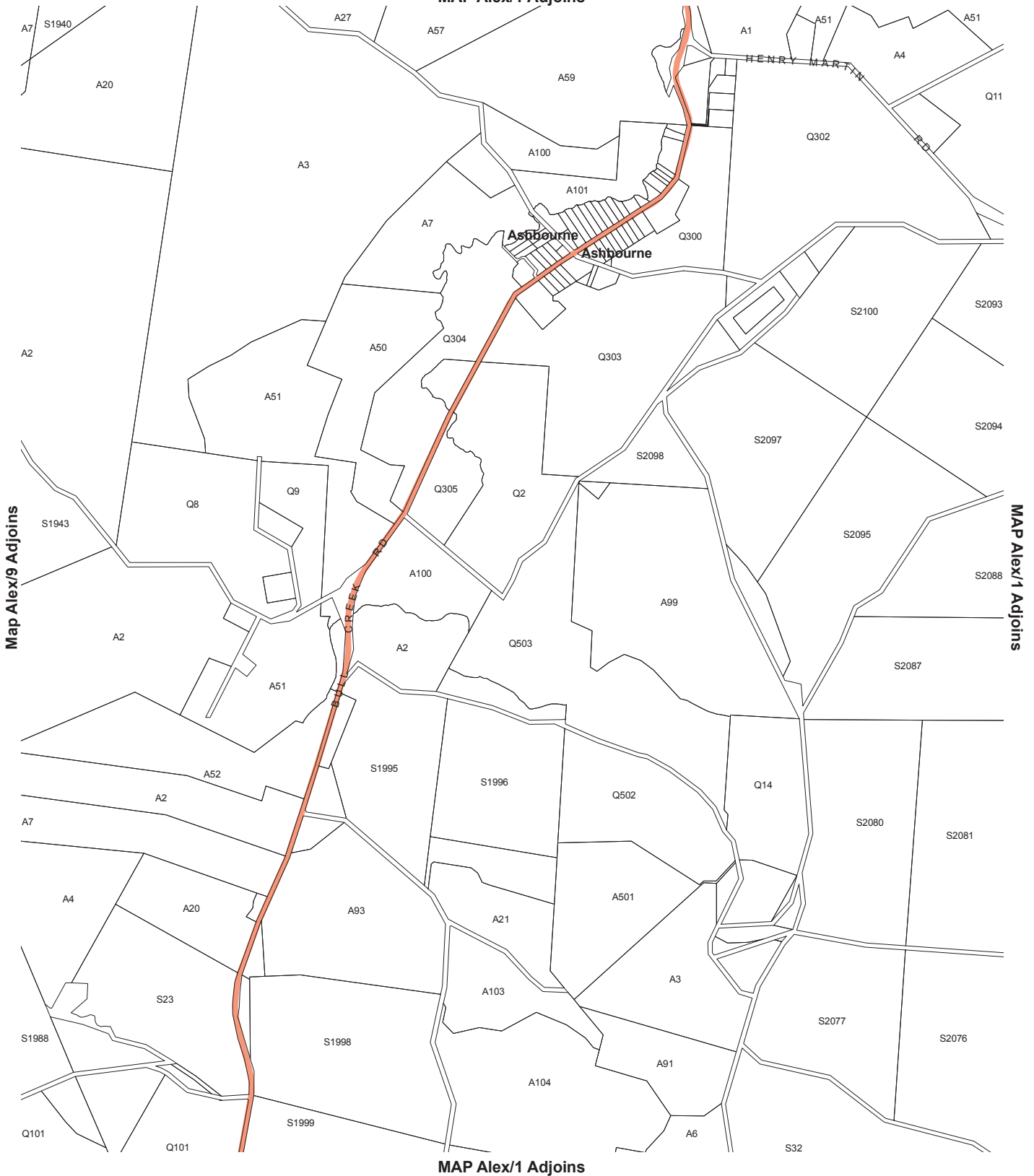


ASHBOURNE

Location Map Alex/10

- S School
- H Other Health Services
- Local Reserves

MAP Alex/1 Adjoins

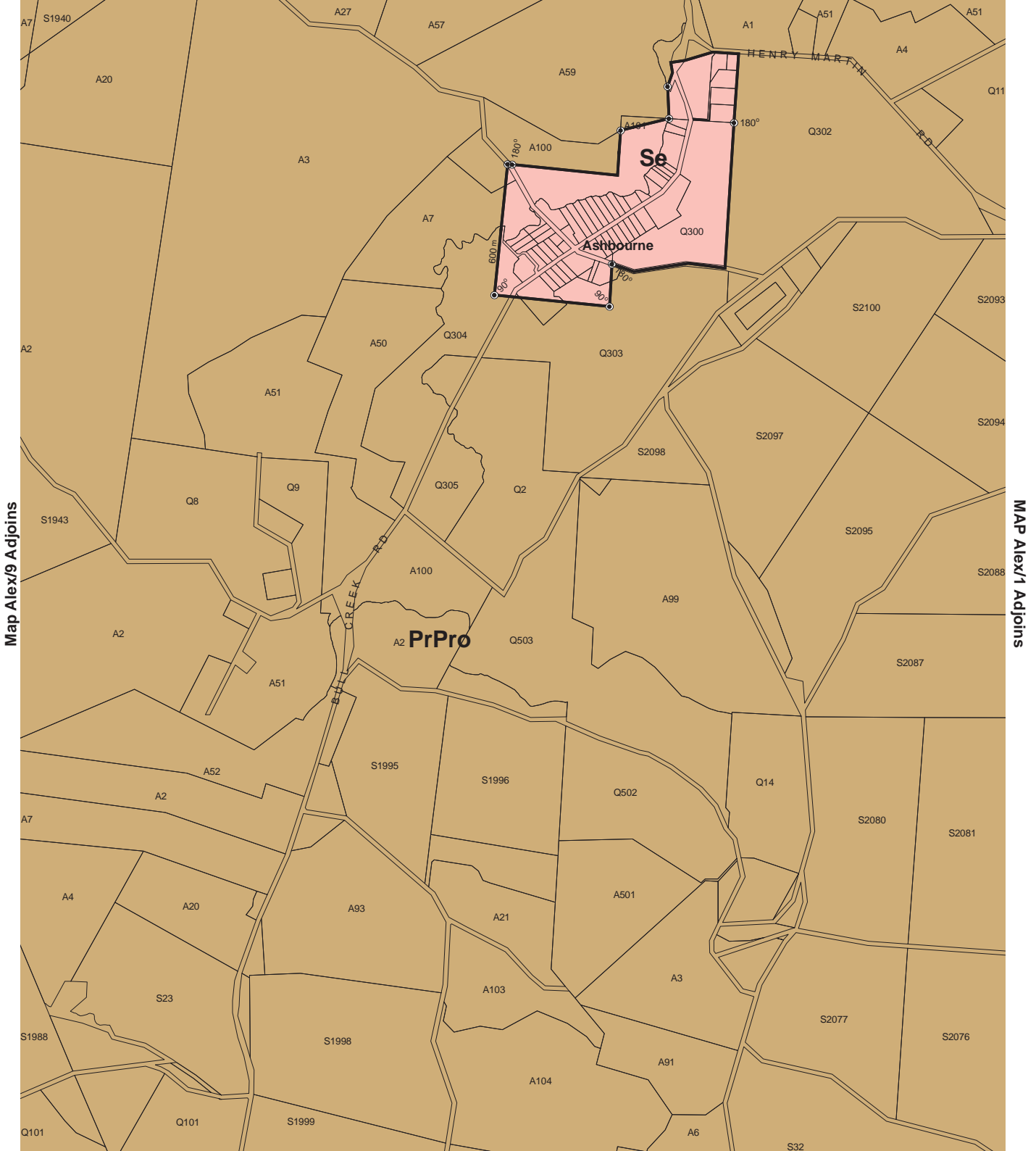


ASHBOURNE

Overlay Map Alex/10 TRANSPORT

Secondary Arterial Roads

MAP Alex/1 Adjoins



MAP Alex/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



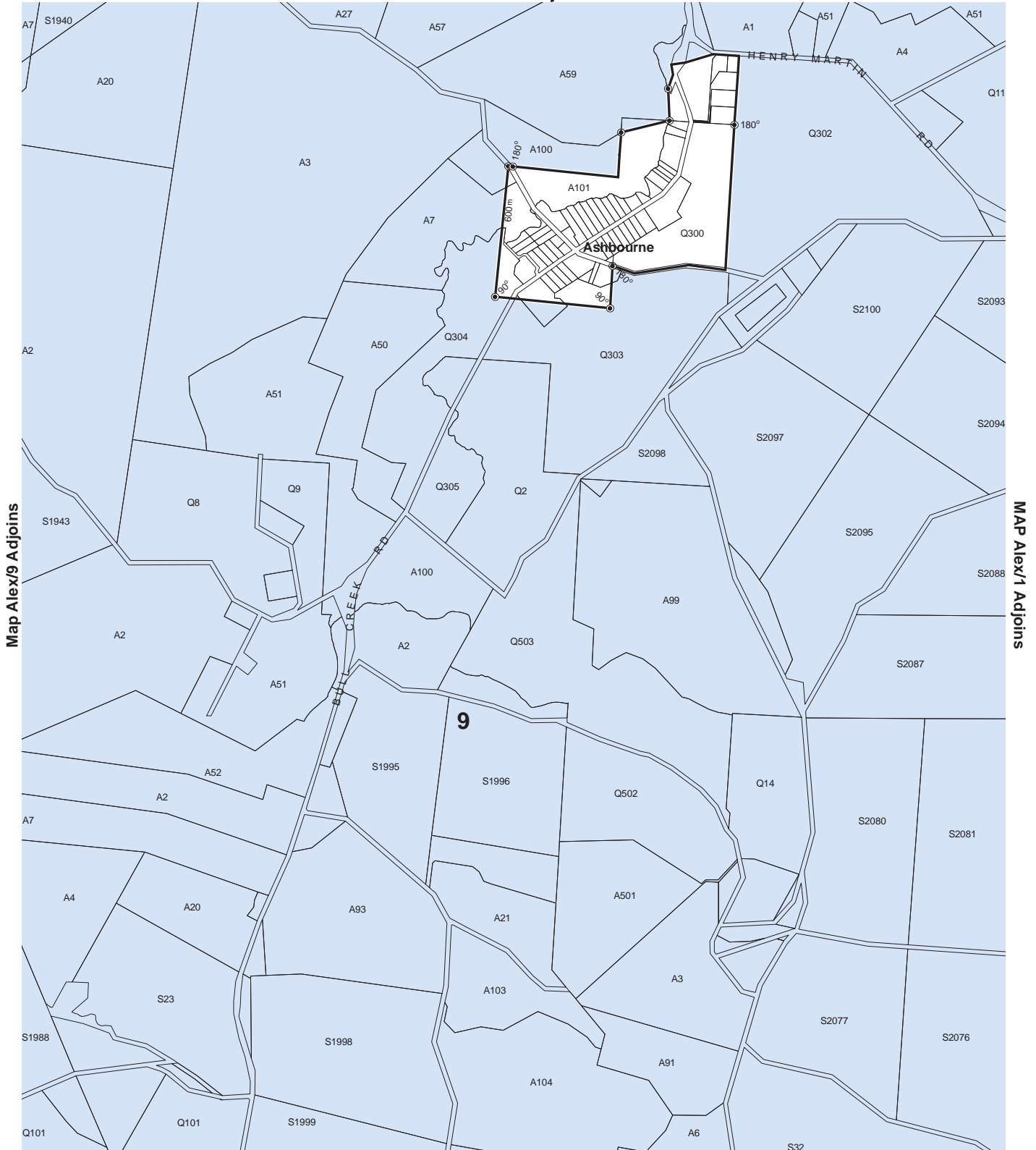
ASHBOURNE

Zone Map Alex/10

Zones

- PrPro Primary Production
- Se Settlement
- Zone Boundary

MAP Alex/1 Adjoins



MAP Alex/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

9 Mount Lofty Ranges



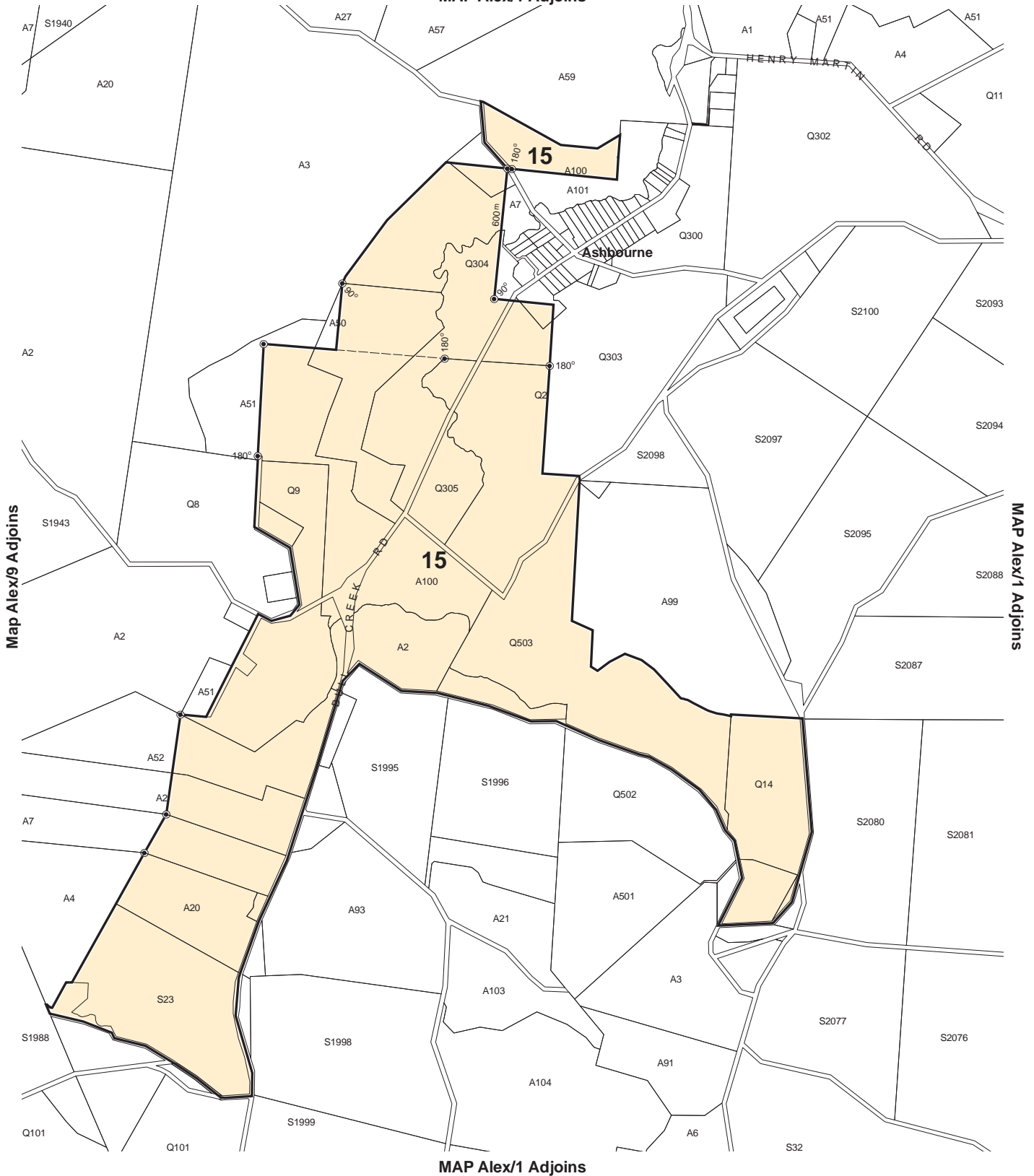
0 1,000 m

ASHBOURNE

Policy Area Map Alex/10

 Policy Area Boundary

MAP Alex/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct
15 Horticulture



ASHBOURNE




Precinct Map Alex/10

 Precinct Boundary

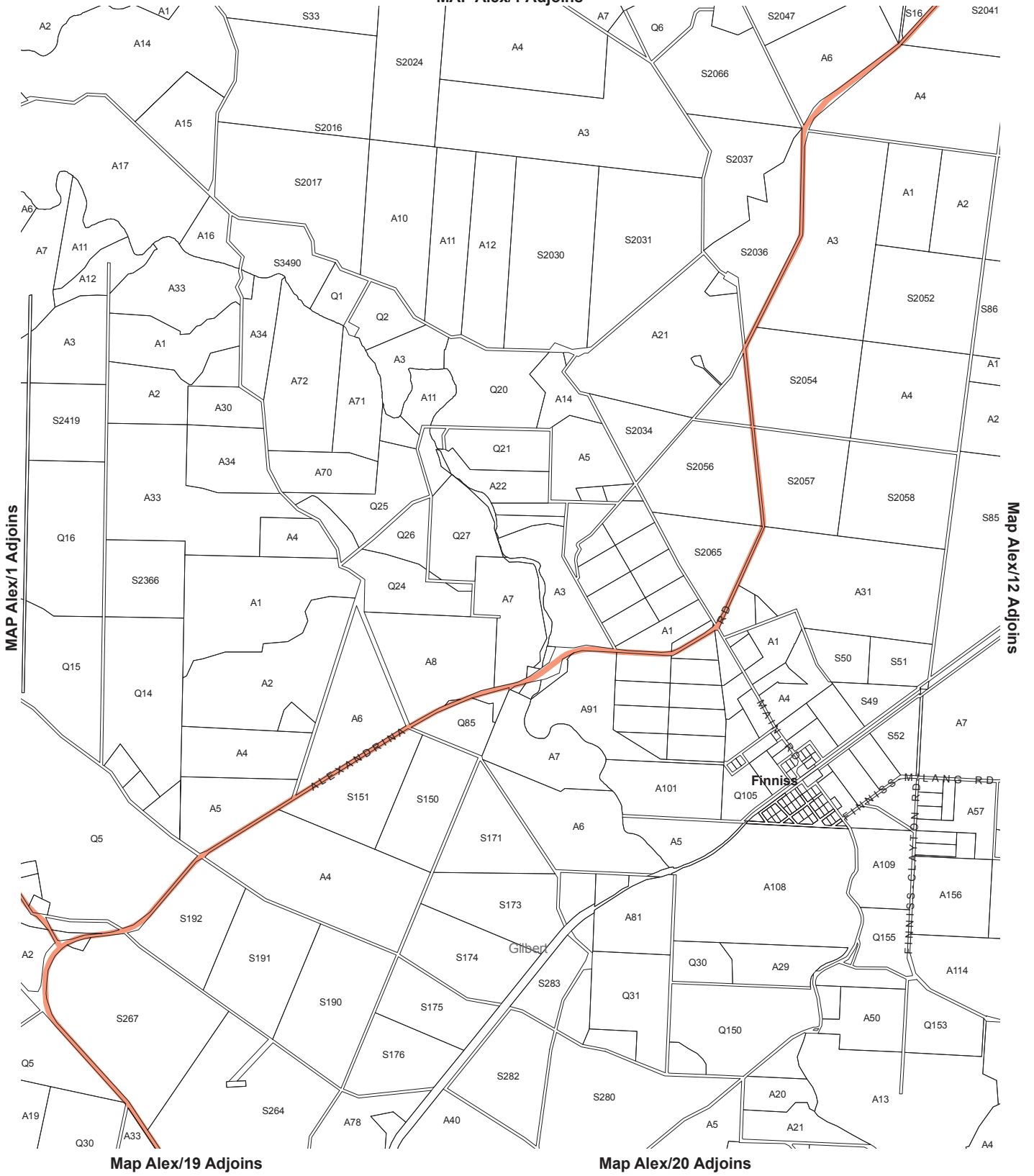
MAP Alex/1 Adjoins



Location Map Alex/11

-  Railways
-  Local Reserves
-  Waterbodies

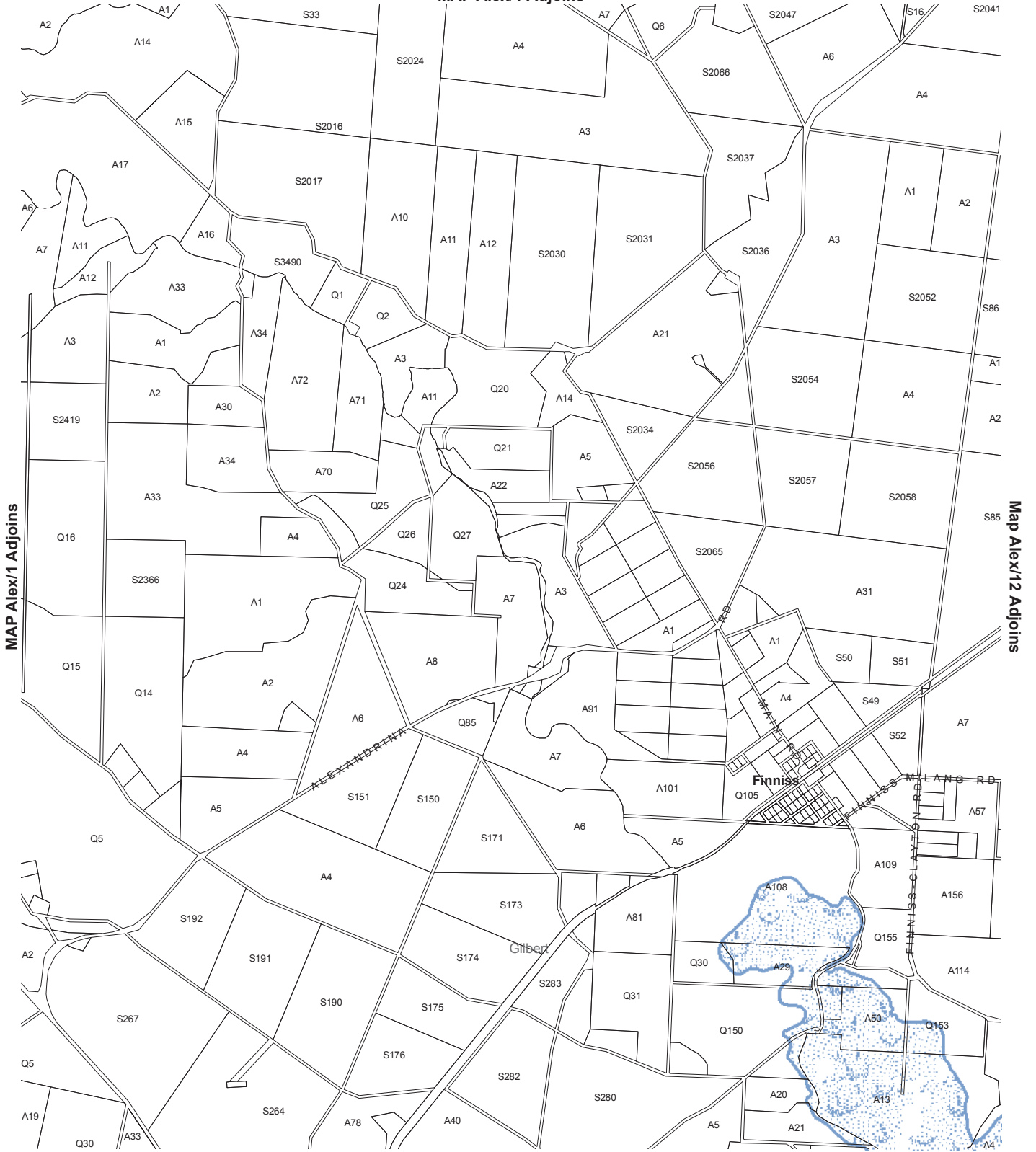
MAP Alex/1 Adjoins



Overlay Map Alex/11 TRANSPORT

Secondary Arterial Roads

MAP Alex/1 Adjoins

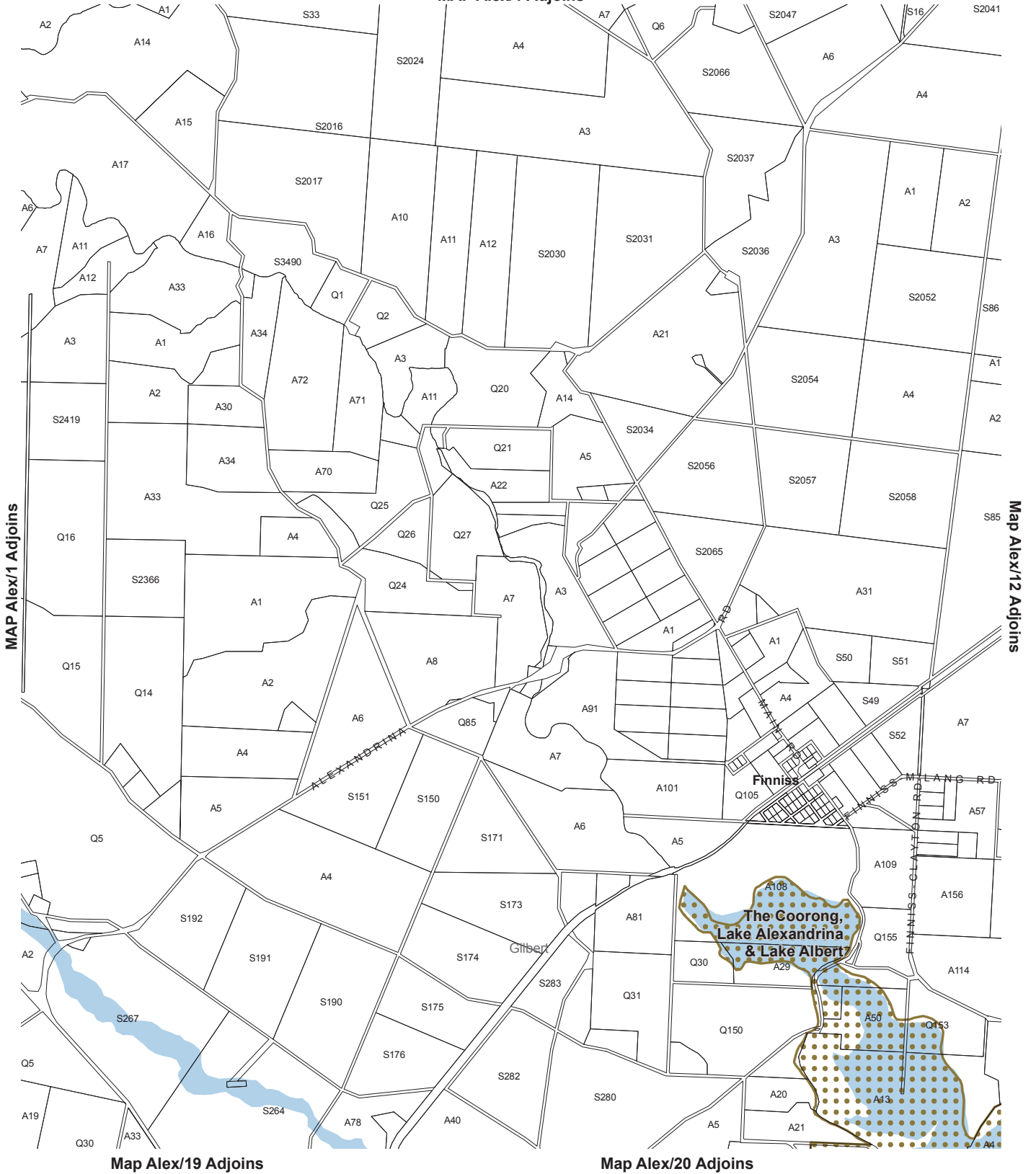


Overlay Map Alex/11 DEVELOPMENT CONSTRAINTS



 1956 Flood Boundary

ALEXANDRINA COUNCIL
Consolidated - 11 February 2021

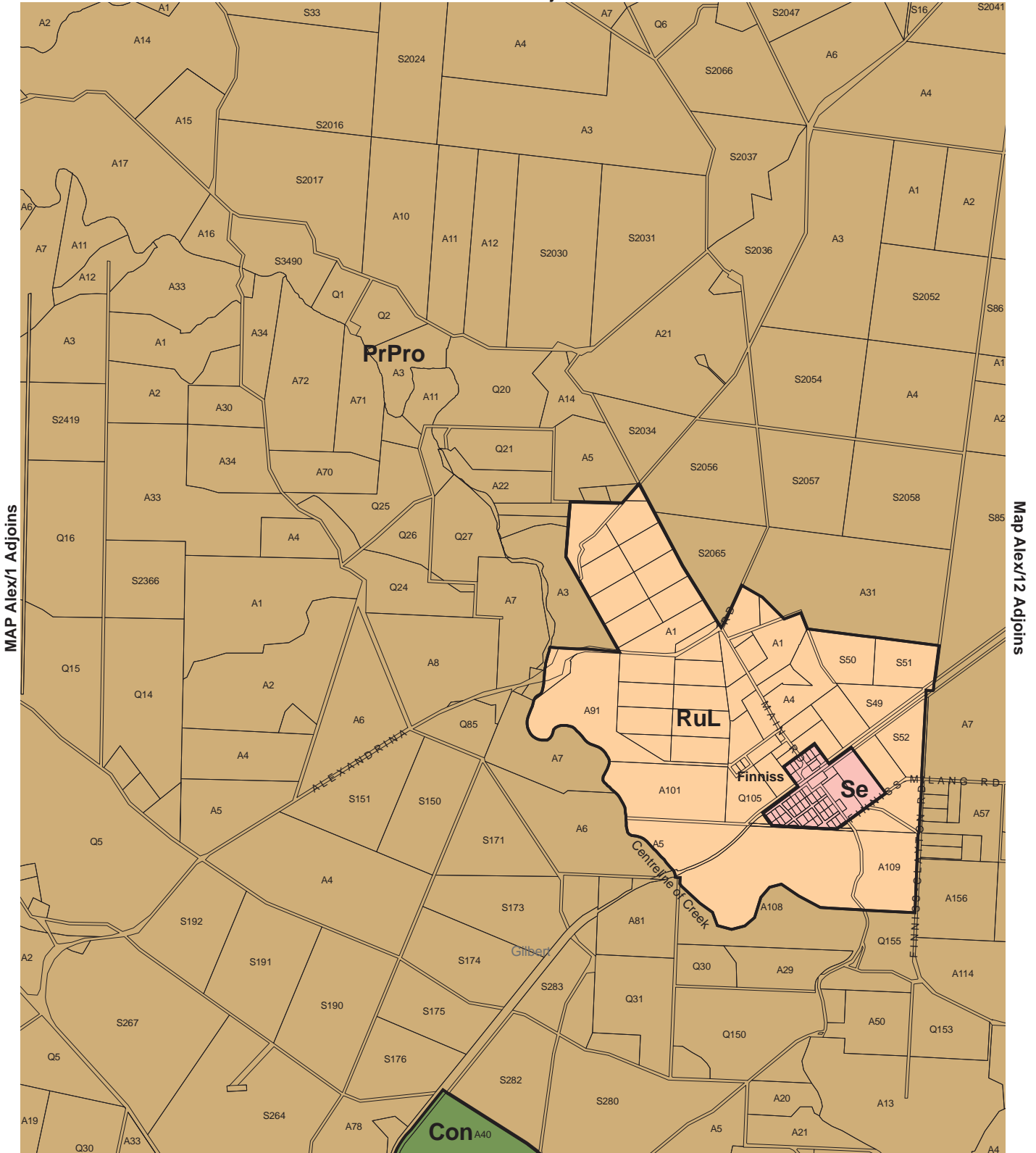
MAP Alex/1 Adjoins



Overlay Map Alex/11 NATURAL RESOURCES

-  Ramsar Wetlands
-  Wetlands of National Importance

MAP Alex/1 Adjoins



Map Alex/19 Adjoins

Map Alex/20 Adjoins

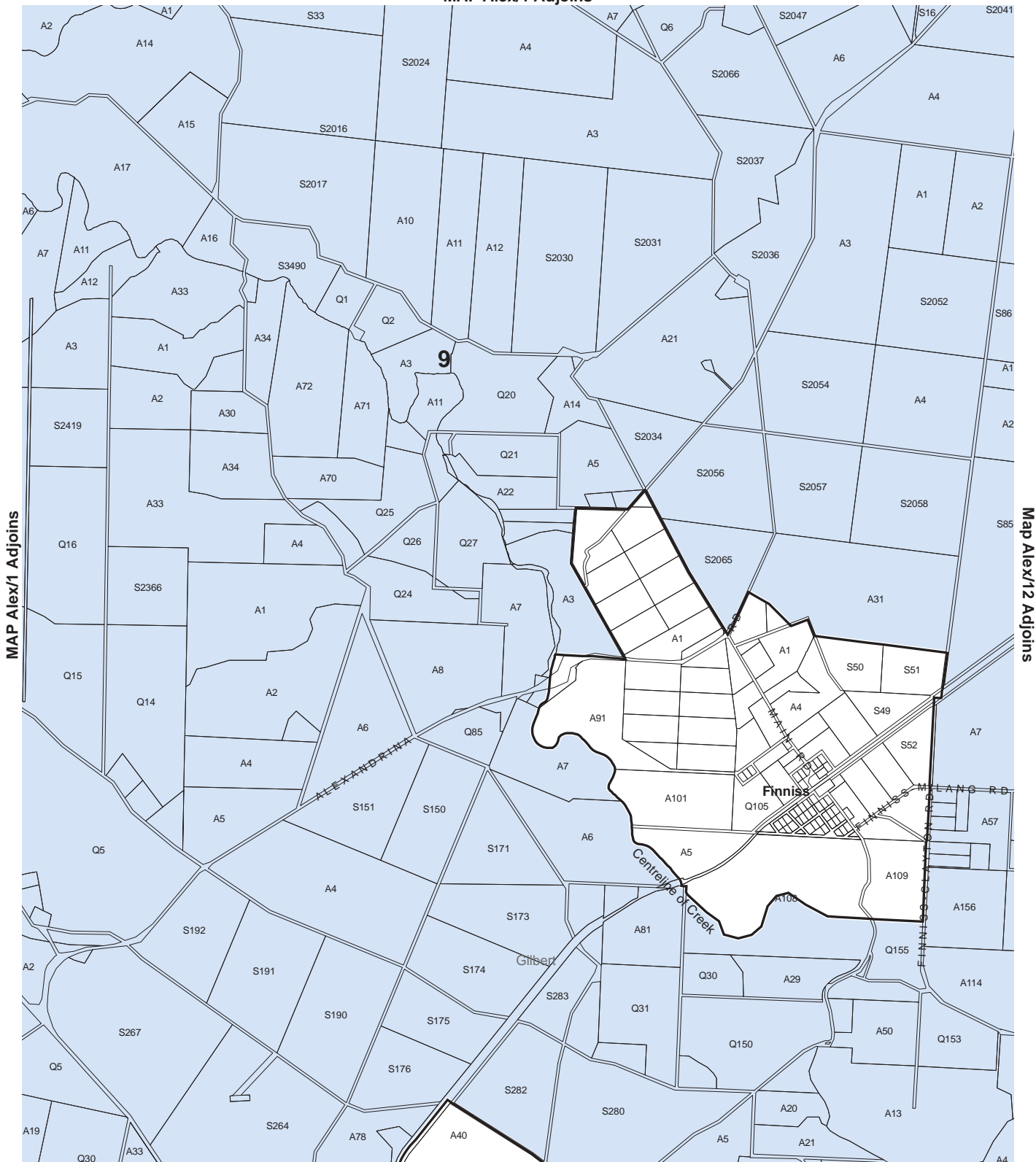
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Conservation
 - Primary Production
 - Rural Living
 - Settlement
 - Zone Boundary

Zone Map Alex/11

MAP Alex/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

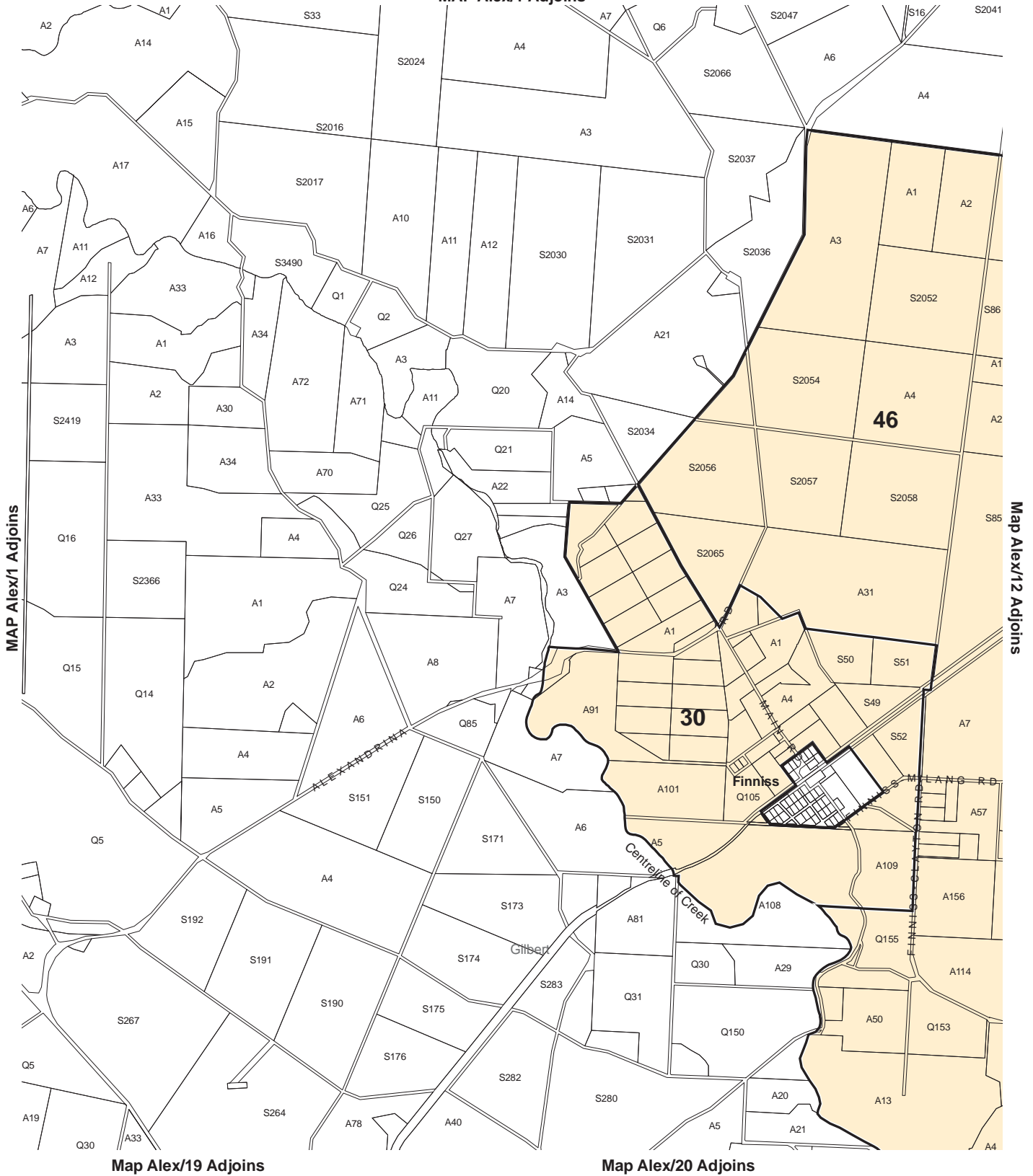
9 Mount Lofty Ranges



Policy Area Map Alex/11

 Policy Area Boundary

MAP Alex/1 Adjoins



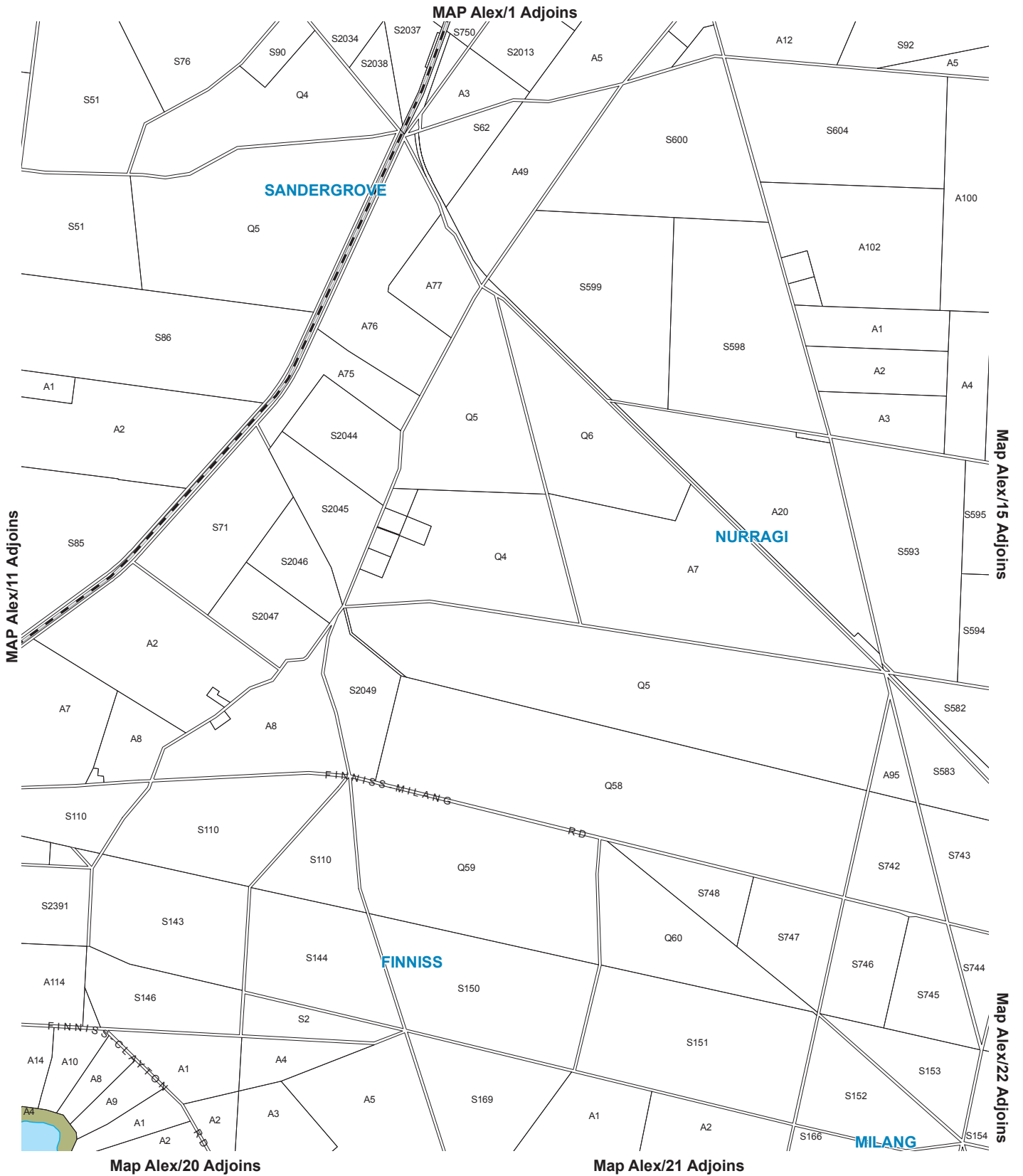
Lamberts Conformal Conic Projection, GDA94

- Precinct**
- 30** Finniss
- 46** Wind Farms



Precinct Map Alex/11

Precinct Boundary



-  Railways
-  Local Reserves
-  Waterbodies

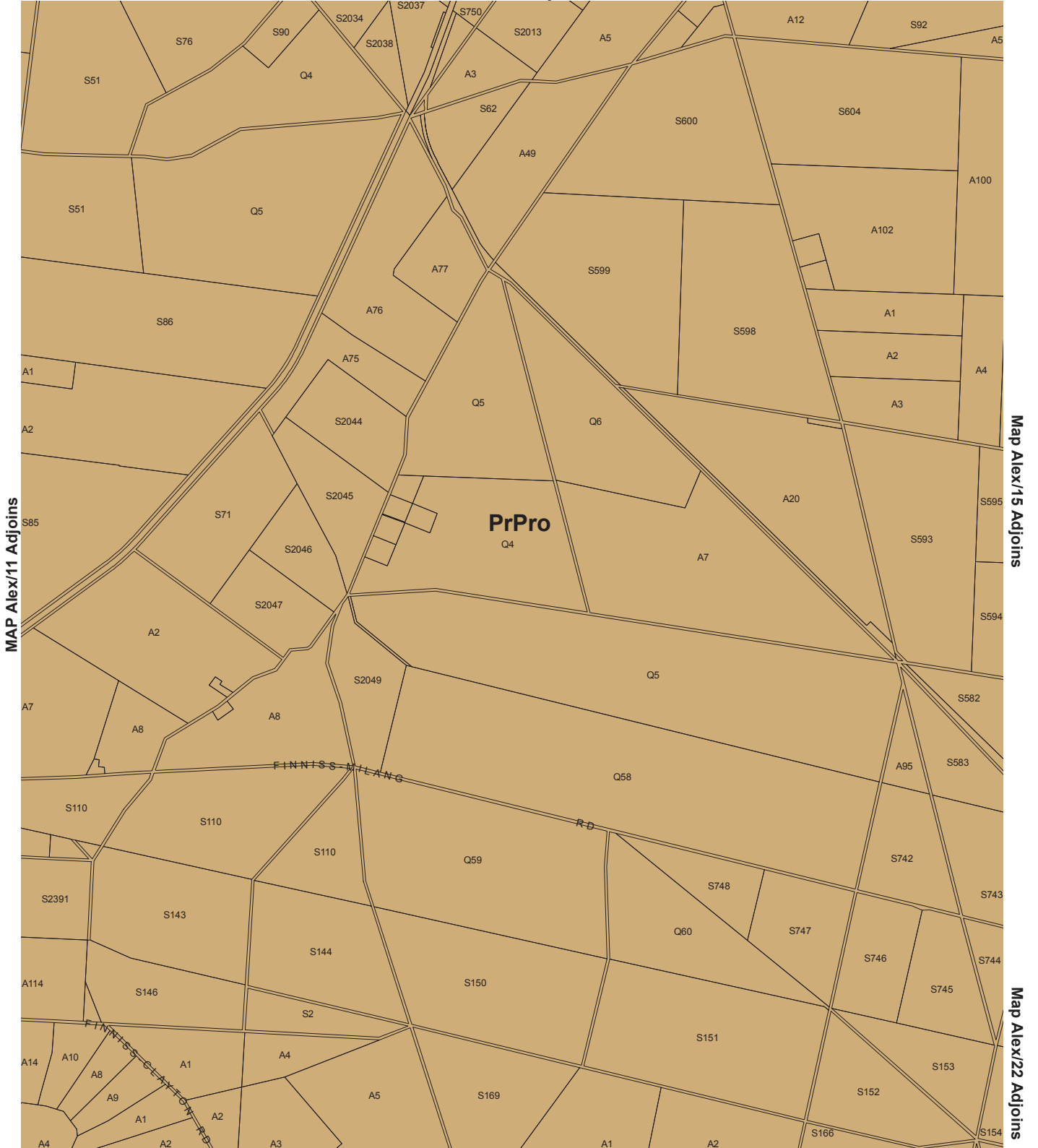
Location Map Alex/12



Overlay Map Alex/12 DEVELOPMENT CONSTRAINTS

1956 Flood Boundary

MAP Alex/1 Adjoins



Map Alex/20 Adjoins

Map Alex/21 Adjoins

Lamberts Conformal Conic Projection, GDA94

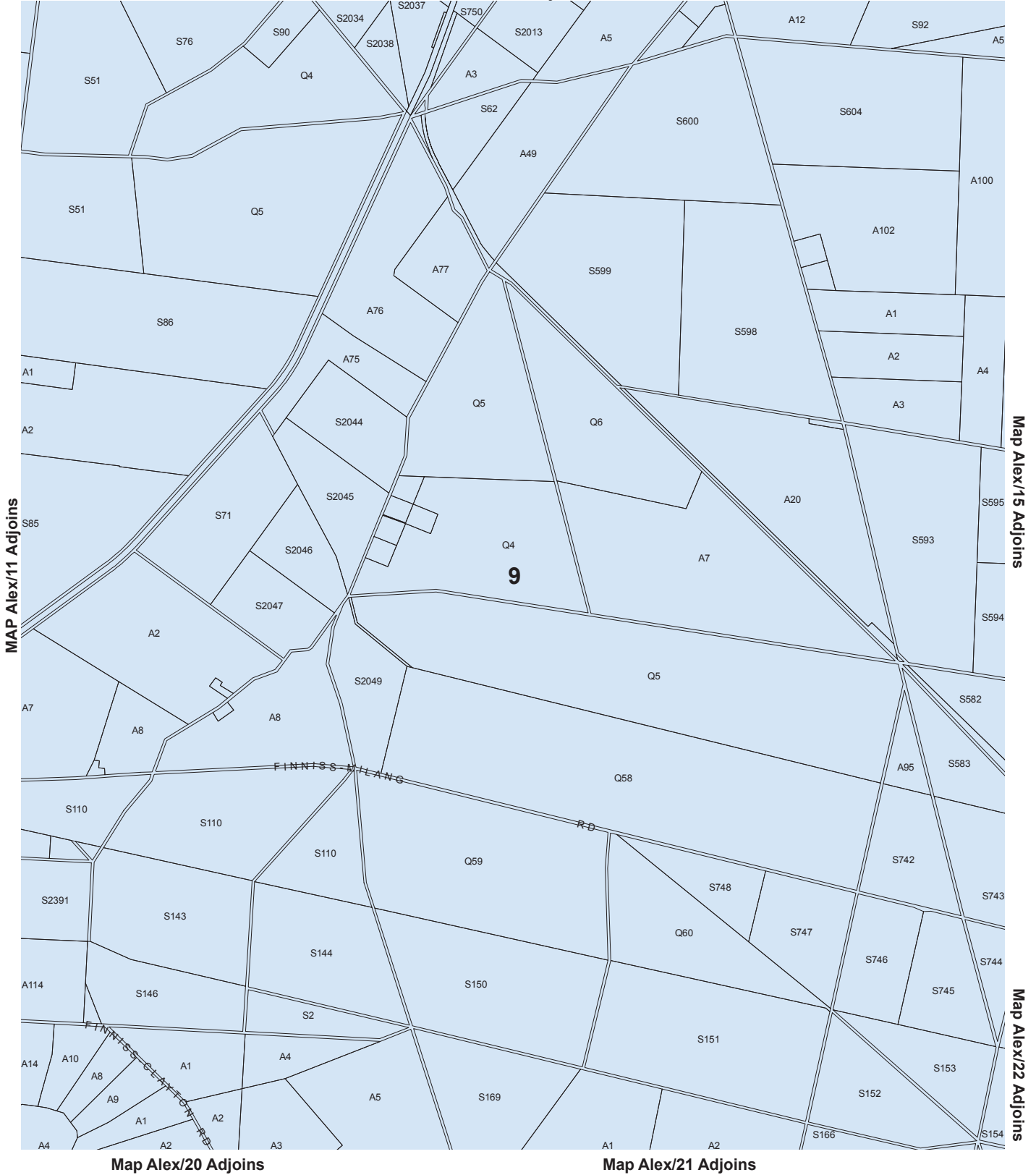


Zone Map Alex/12

Zones

- PrPro Primary Production
- Zone Boundary

MAP Alex/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

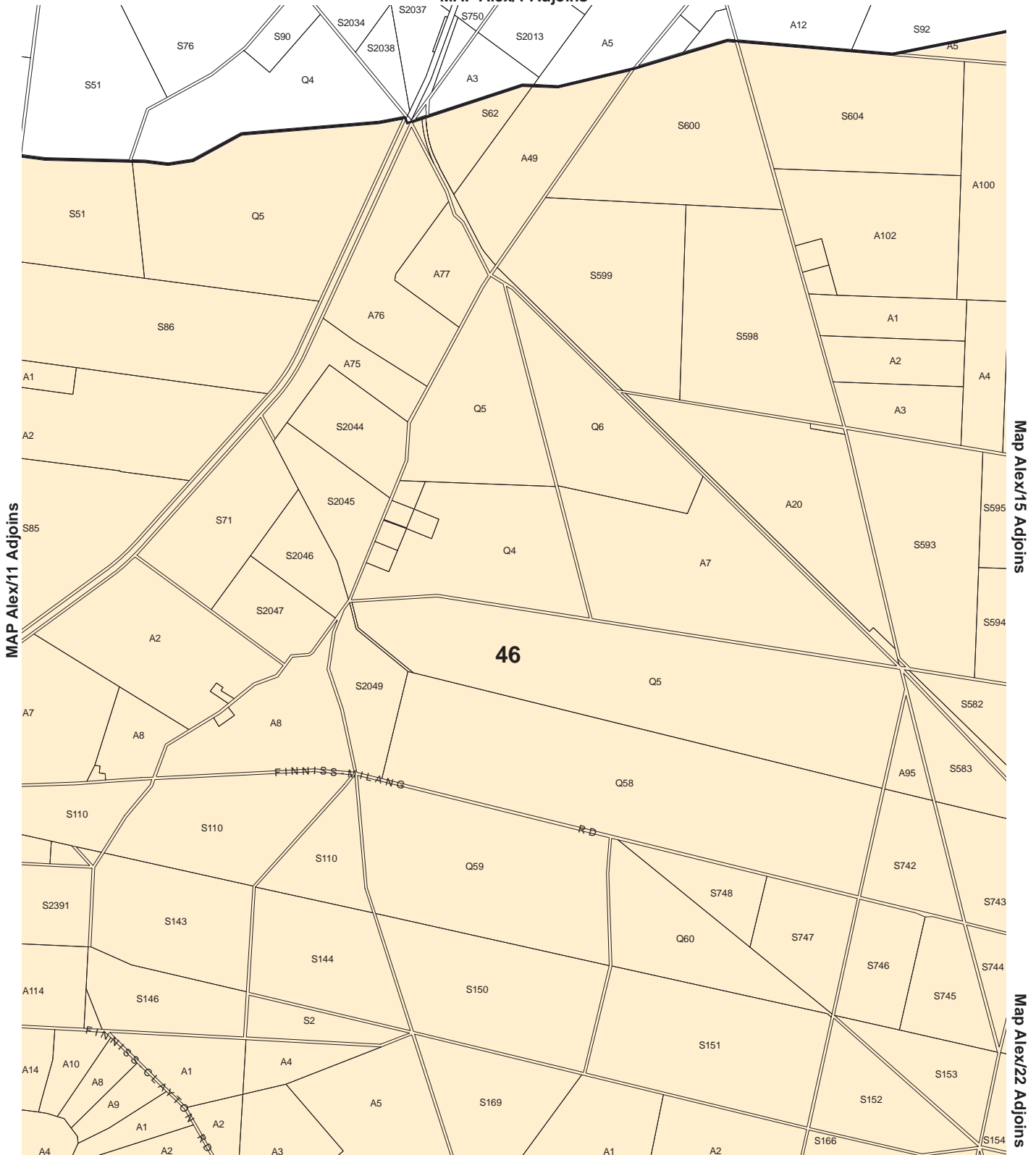
9 Mount Lofty Ranges



Policy Area Map Alex/12

 Policy Area Boundary

MAP Alex/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct
46 Wind Farms



Precinct Map Alex/12

 Precinct Boundary

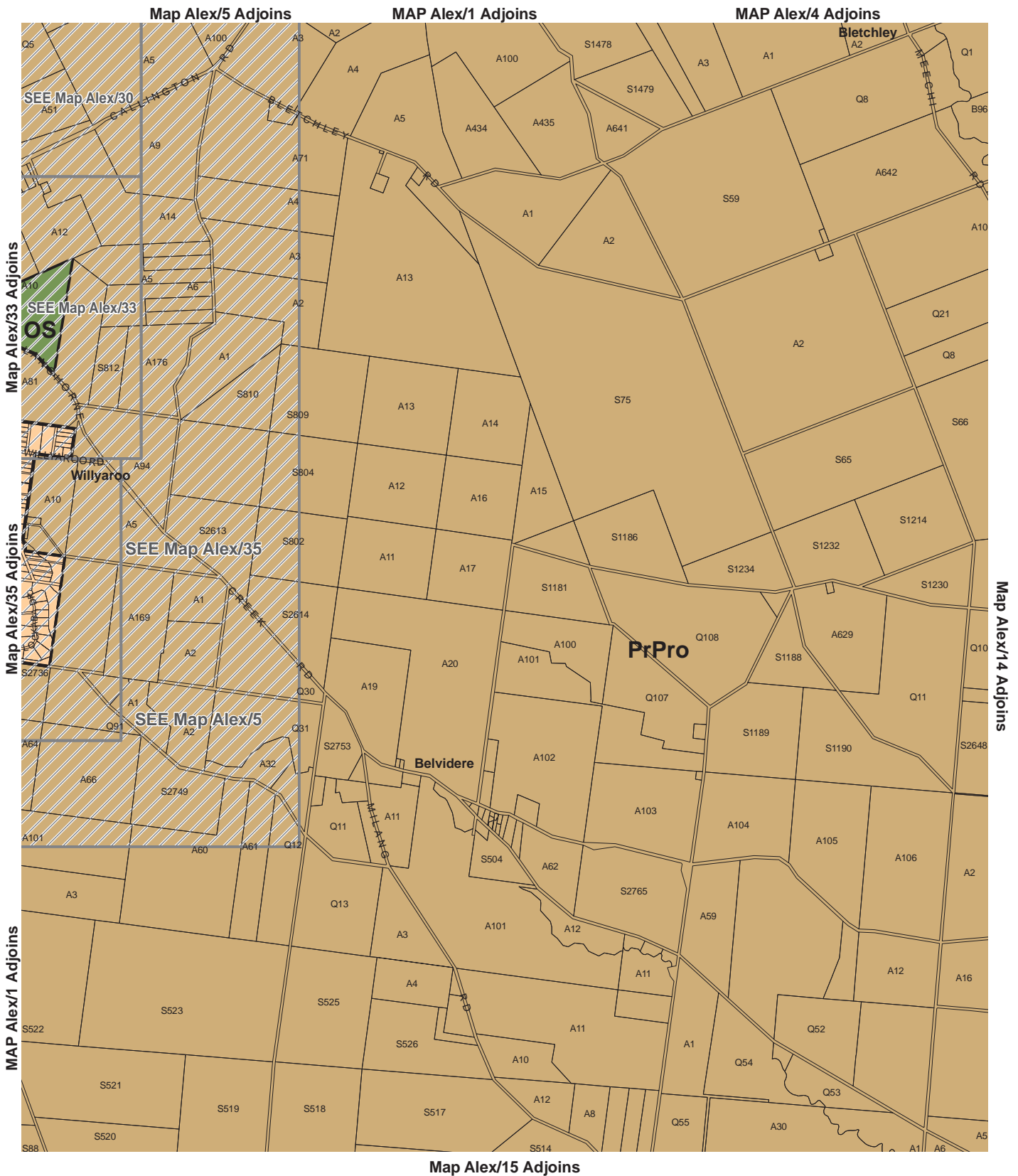


Location Map Alex/13



Overlay Map Alex/13 TRANSPORT

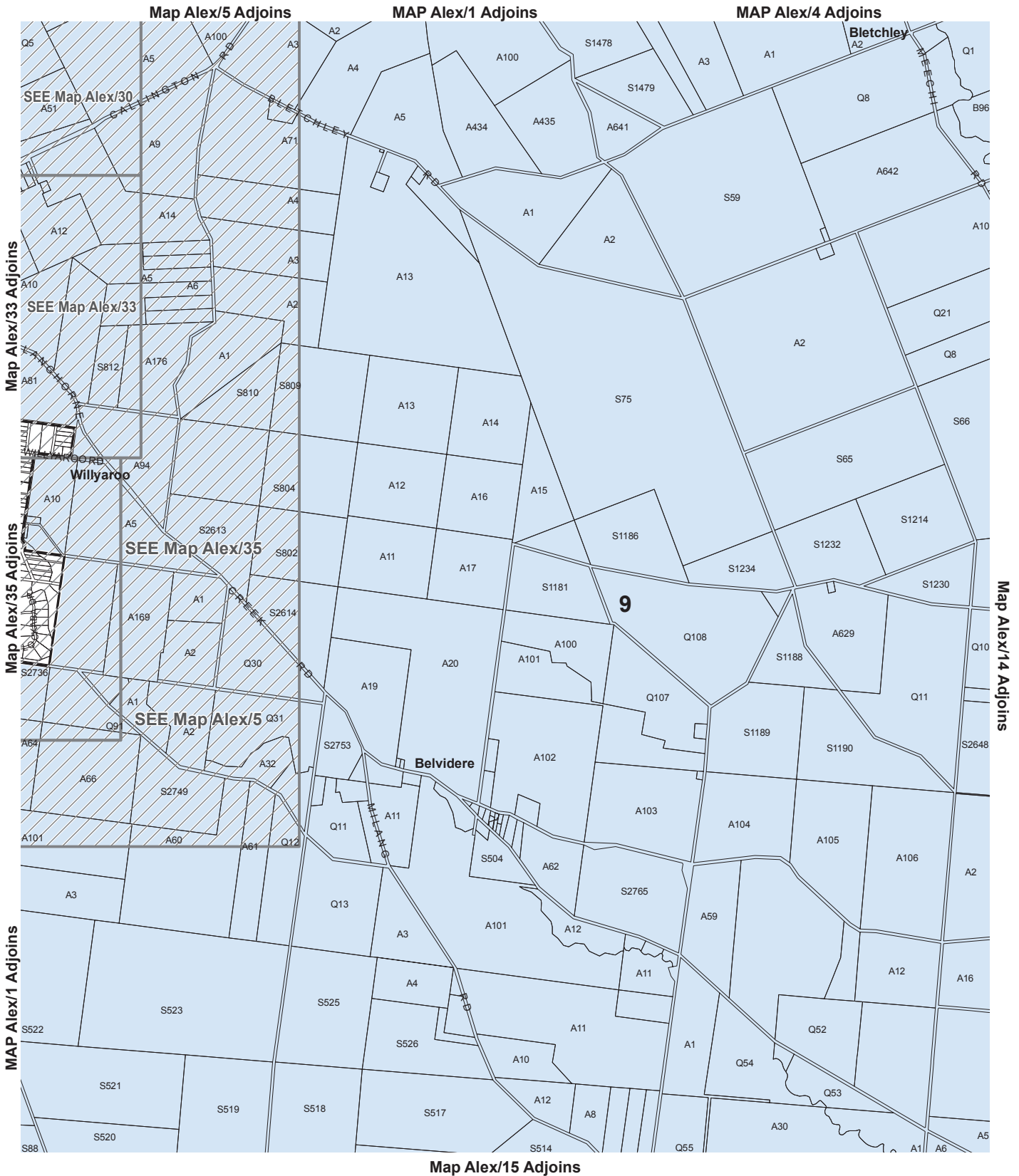
Secondary Arterial Roads



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

- Zones**
- PrPro Primary Production
 - OS Open Space
 - Zone Boundary

Zone Map Alex/13



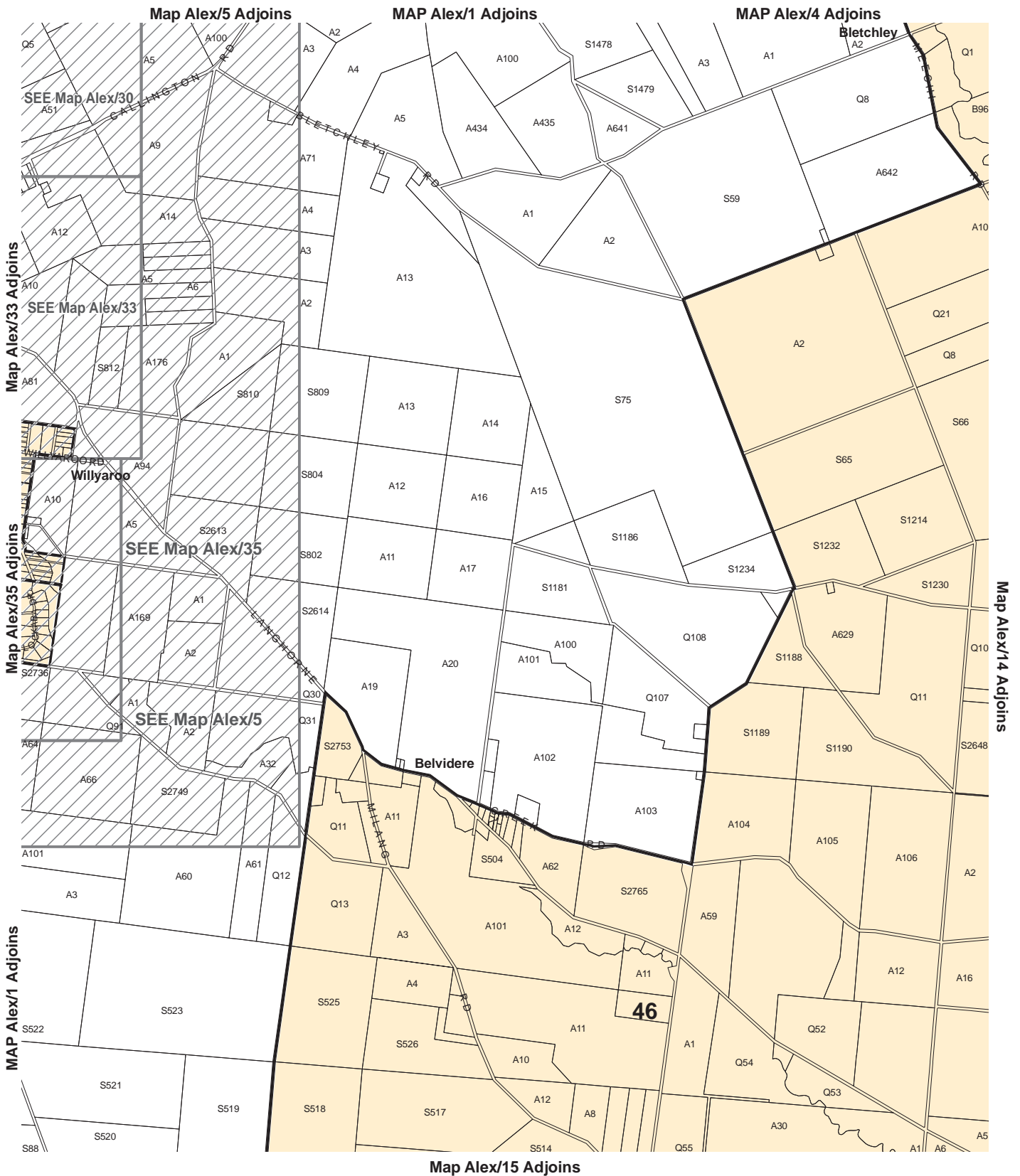
See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94

Policy Area
 9 Mount Lofty Ranges



Policy Area Map Alex/13

 Policy Area Boundary



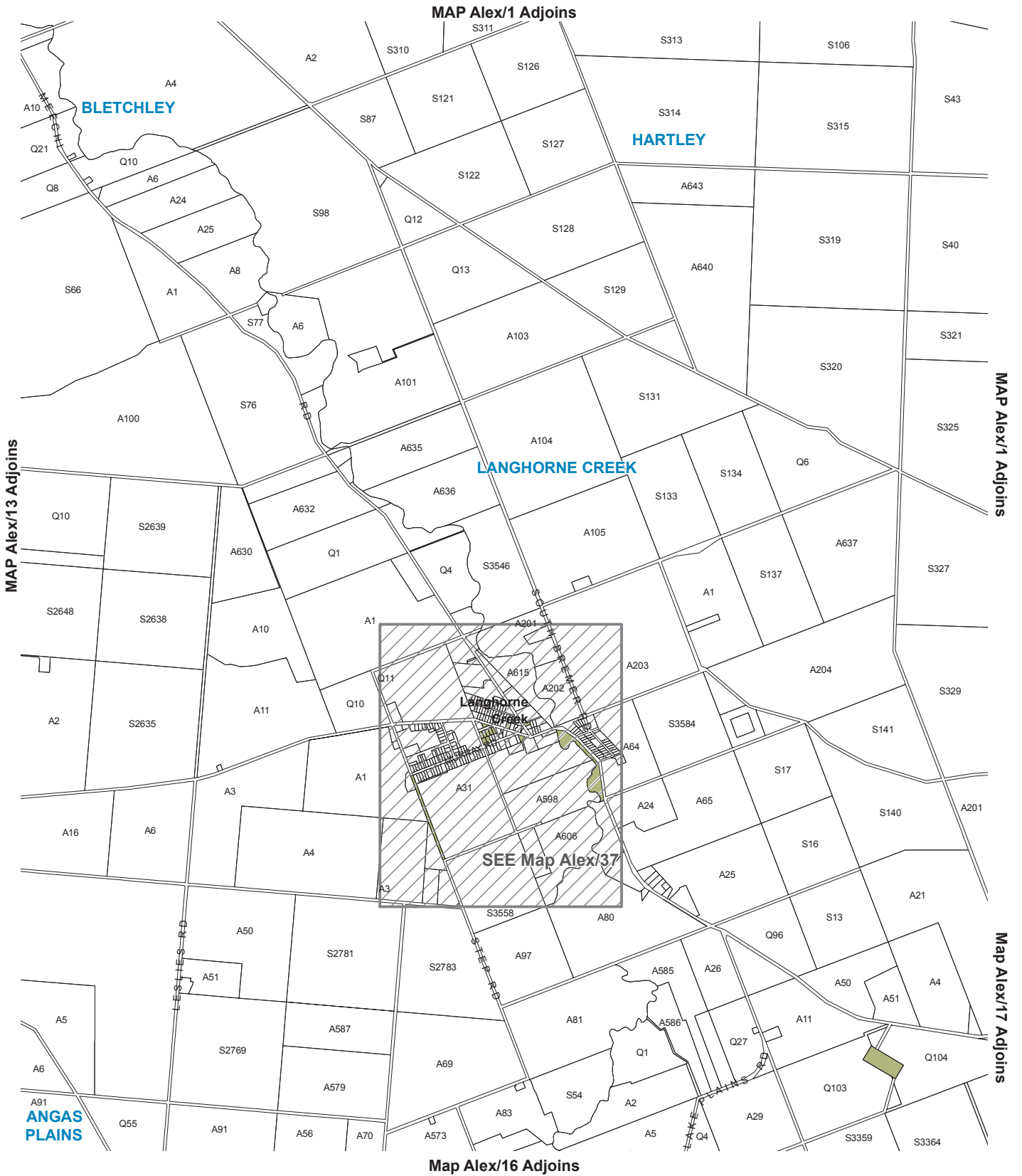
See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94

Precinct
46 Wind Farms



Precinct Map Alex/13

 Precinct Boundary



Location Map Alex/14

MAP Alex/1 Adjoins



MAP Alex/13 Adjoins

MAP Alex/1 Adjoins

Map Alex/17 Adjoins

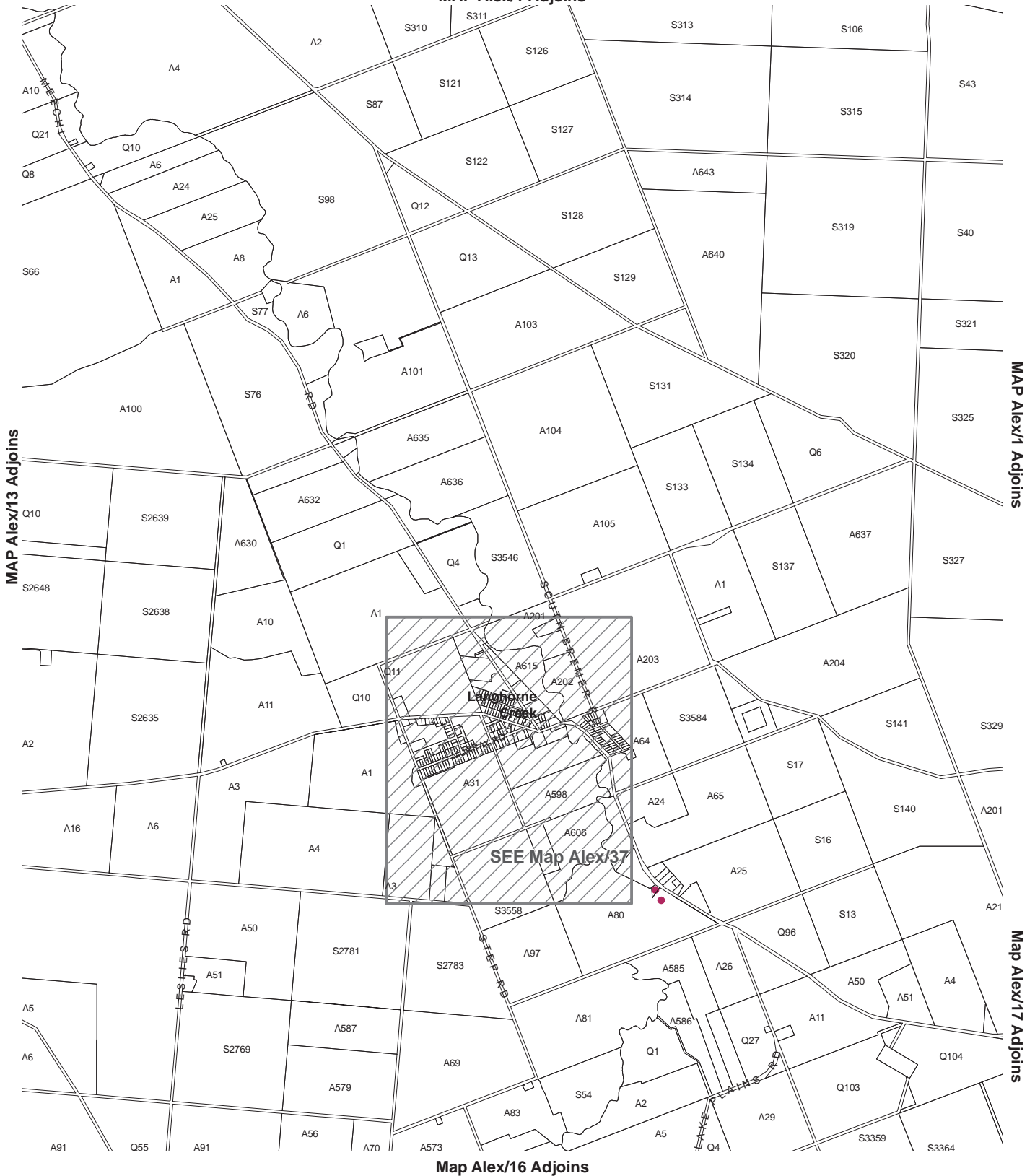
Map Alex/16 Adjoins



Overlay Map Alex/14 TRANSPORT

Secondary Arterial Roads

MAP Alex/1 Adjoins



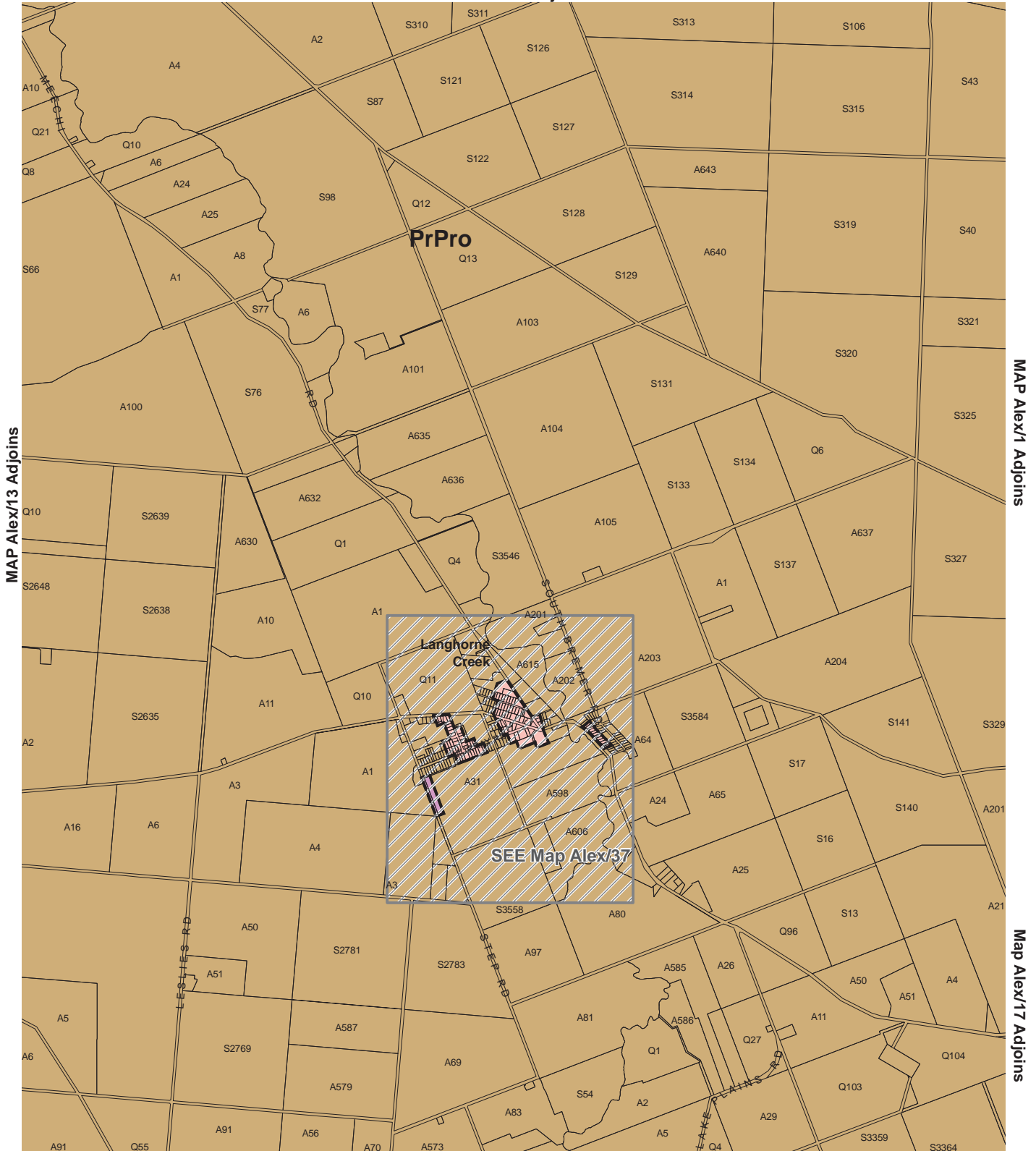
Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory
 Items please refer to the relevant tables within this document.



Overlay Map Alex/14 HERITAGE

● State heritage place

MAP Alex/1 Adjoins



Map Alex/16 Adjoins

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

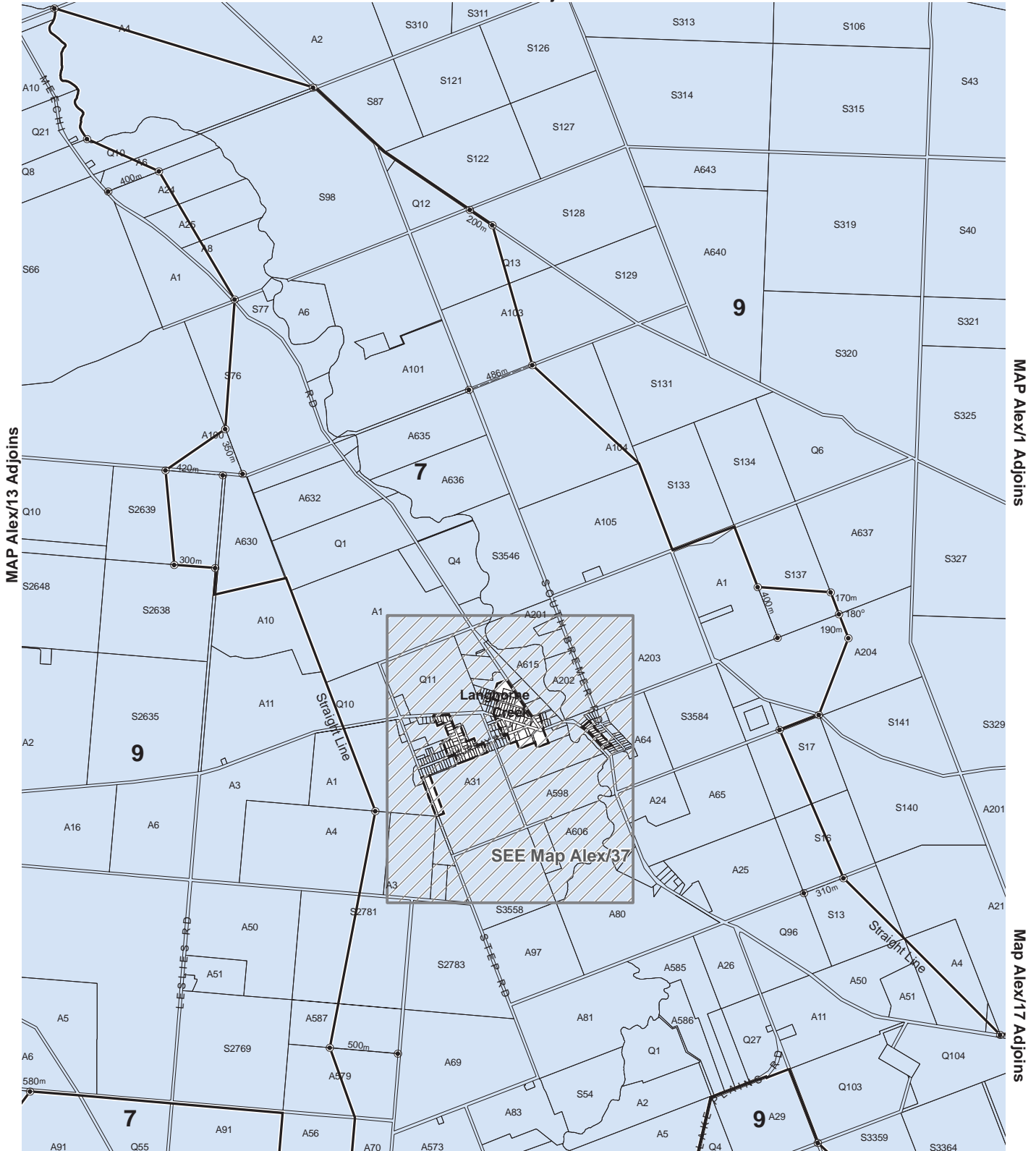


Zone Map Alex/14

Zones

- PrPro Primary Production
- Zone Boundary

MAP Alex/1 Adjoins



Map Alex/16 Adjoins

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

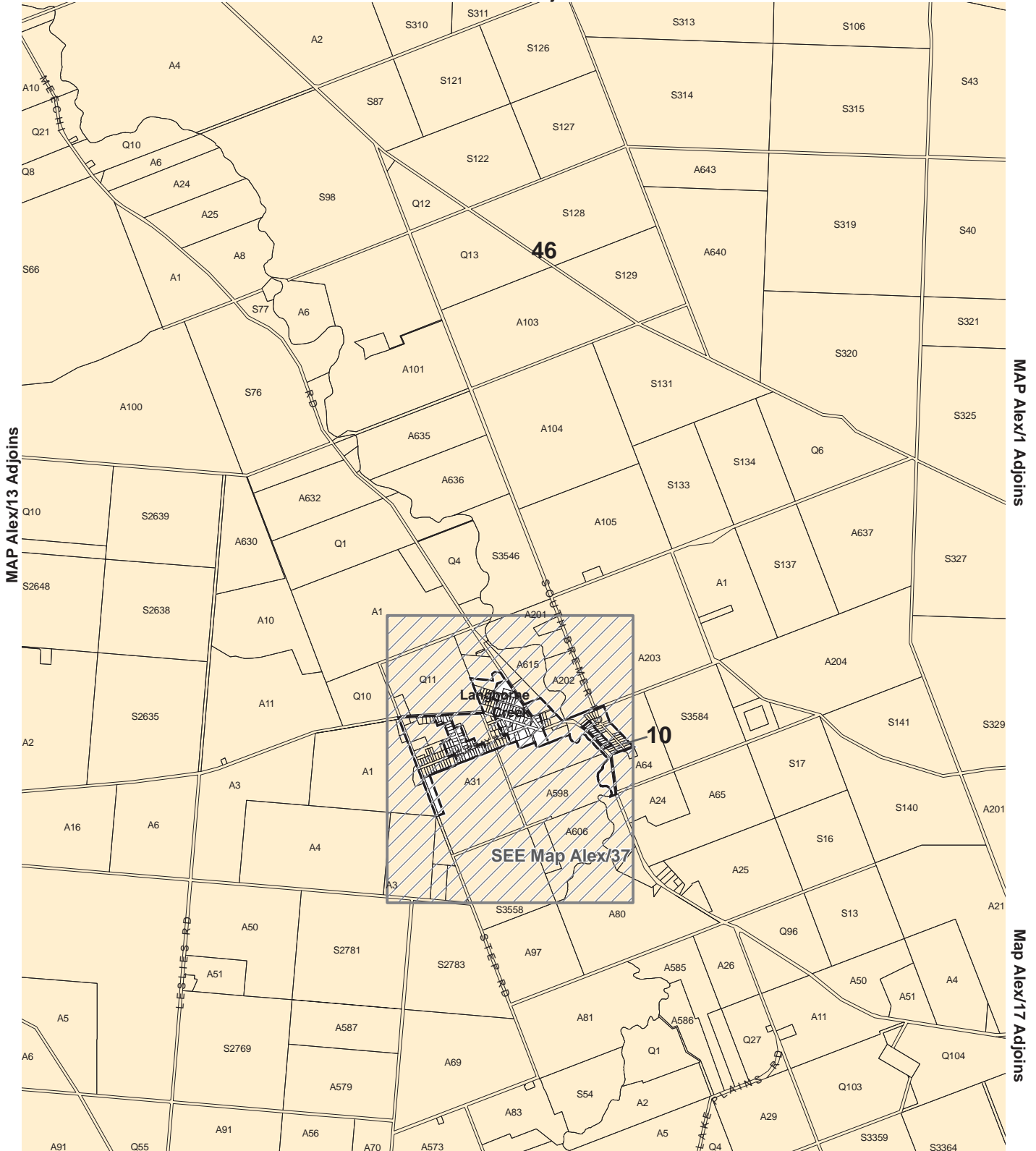
- Policy Area**
 7 Flood
 9 Mount Lofty Ranges



Policy Area Map Alex/14

 Policy Area Boundary

MAP Alex/1 Adjoins



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

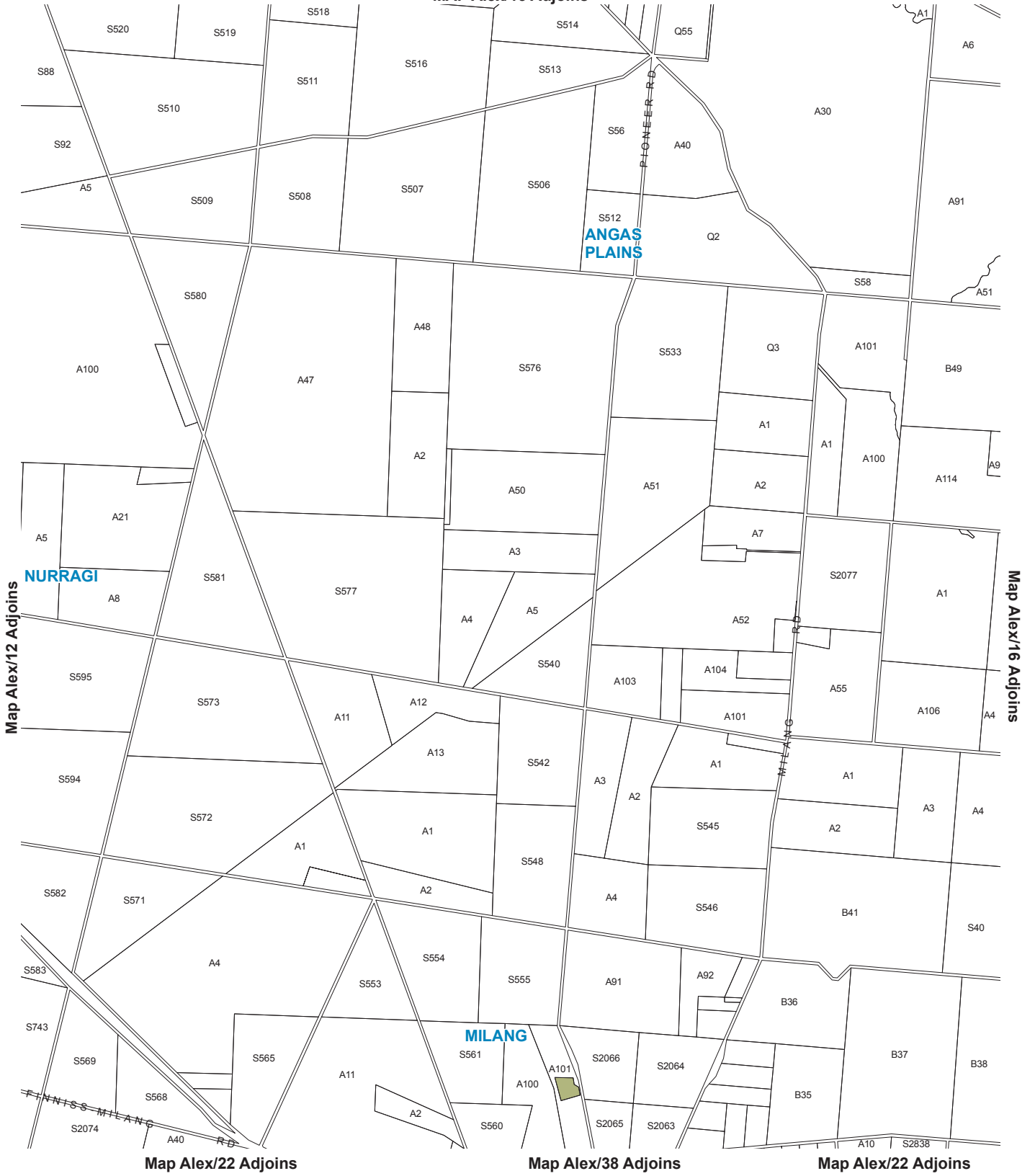
- Precinct**
 10 Langhorne Creek
 46 Wind Farms



Precinct Map Alex/14

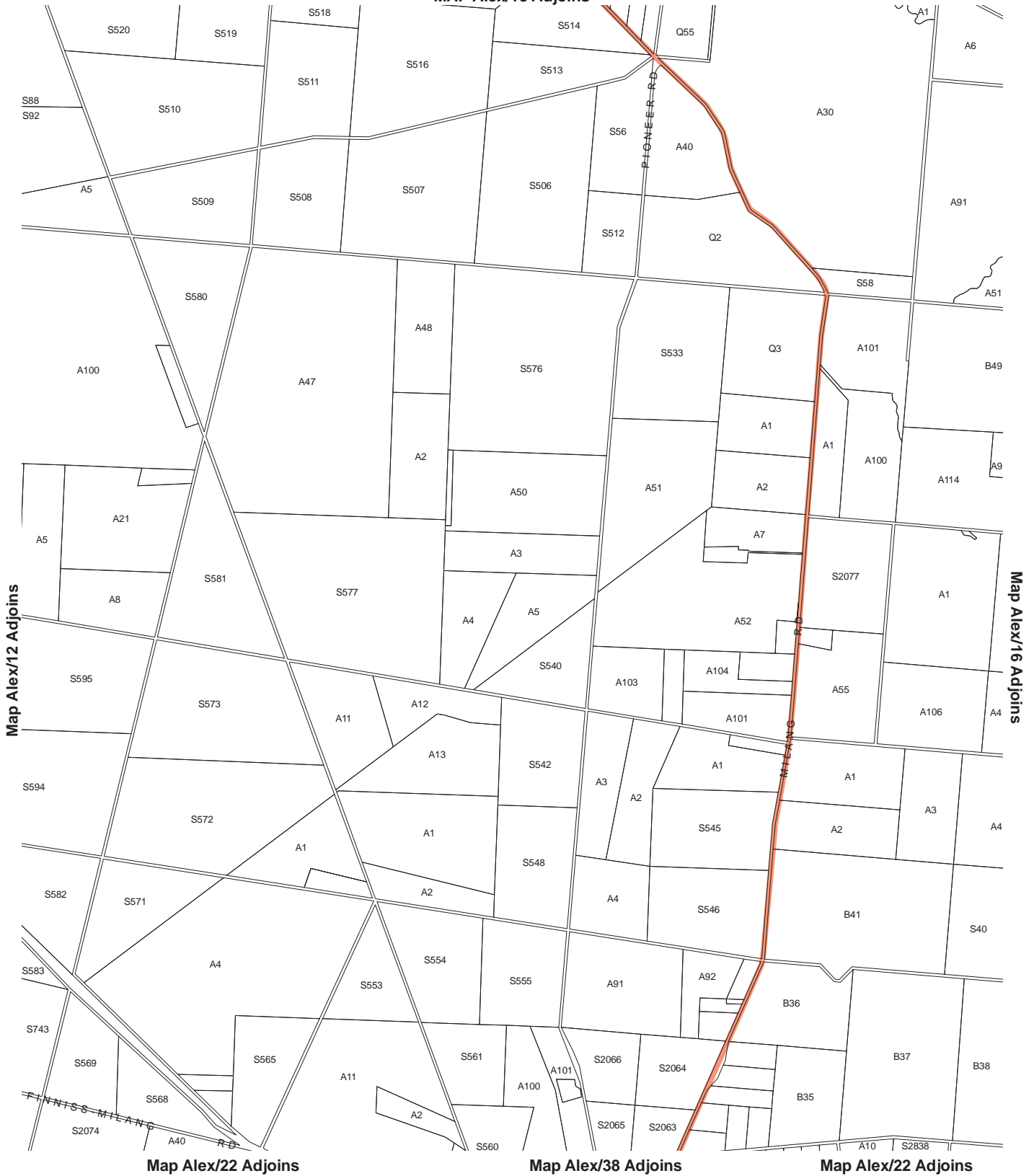
 Precinct Boundary

MAP Alex/13 Adjoins



Location Map Alex/15

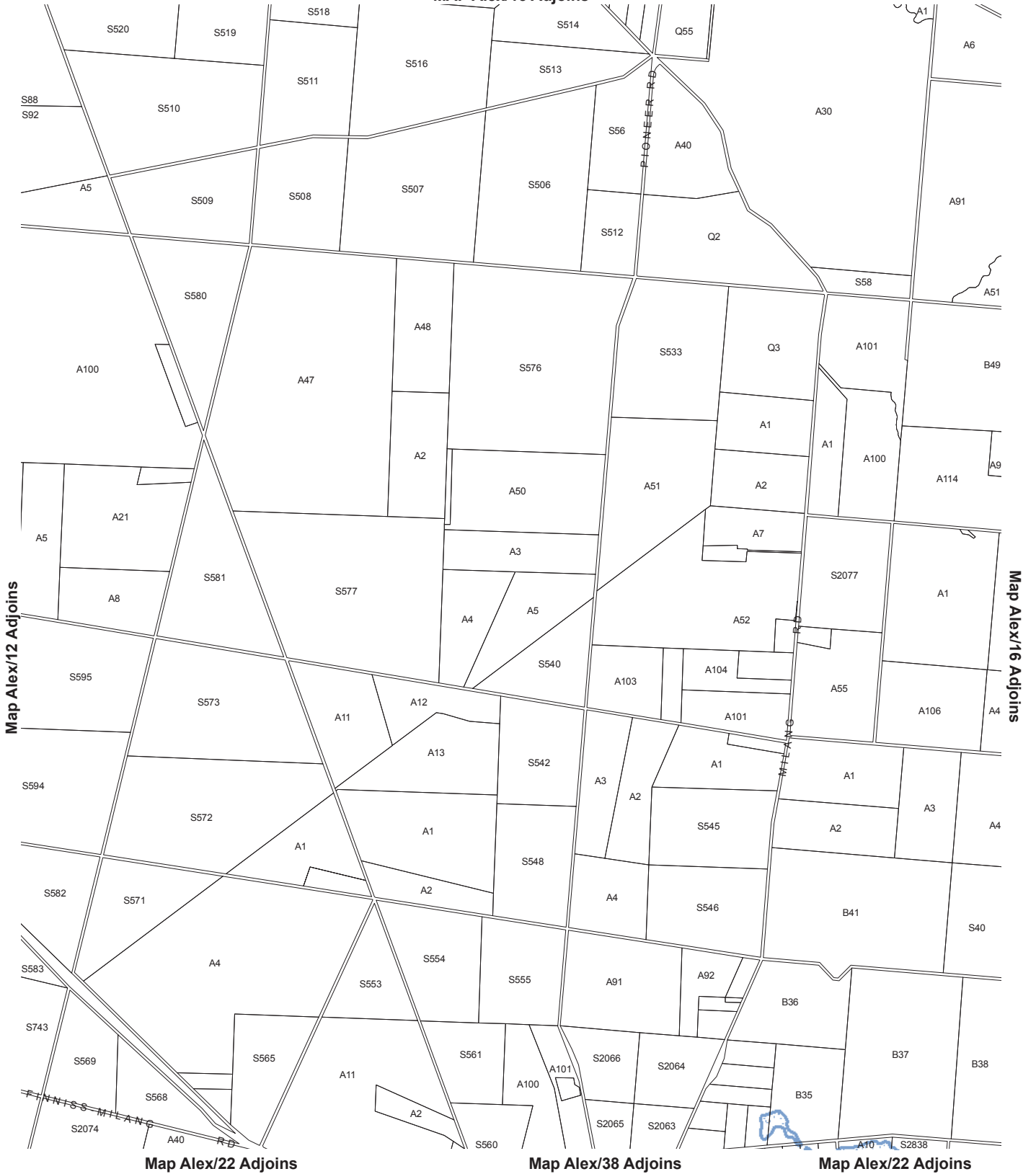
MAP Alex/13 Adjoins



Secondary Arterial Roads

Overlay Map Alex/15 TRANSPORT

MAP Alex/13 Adjoins

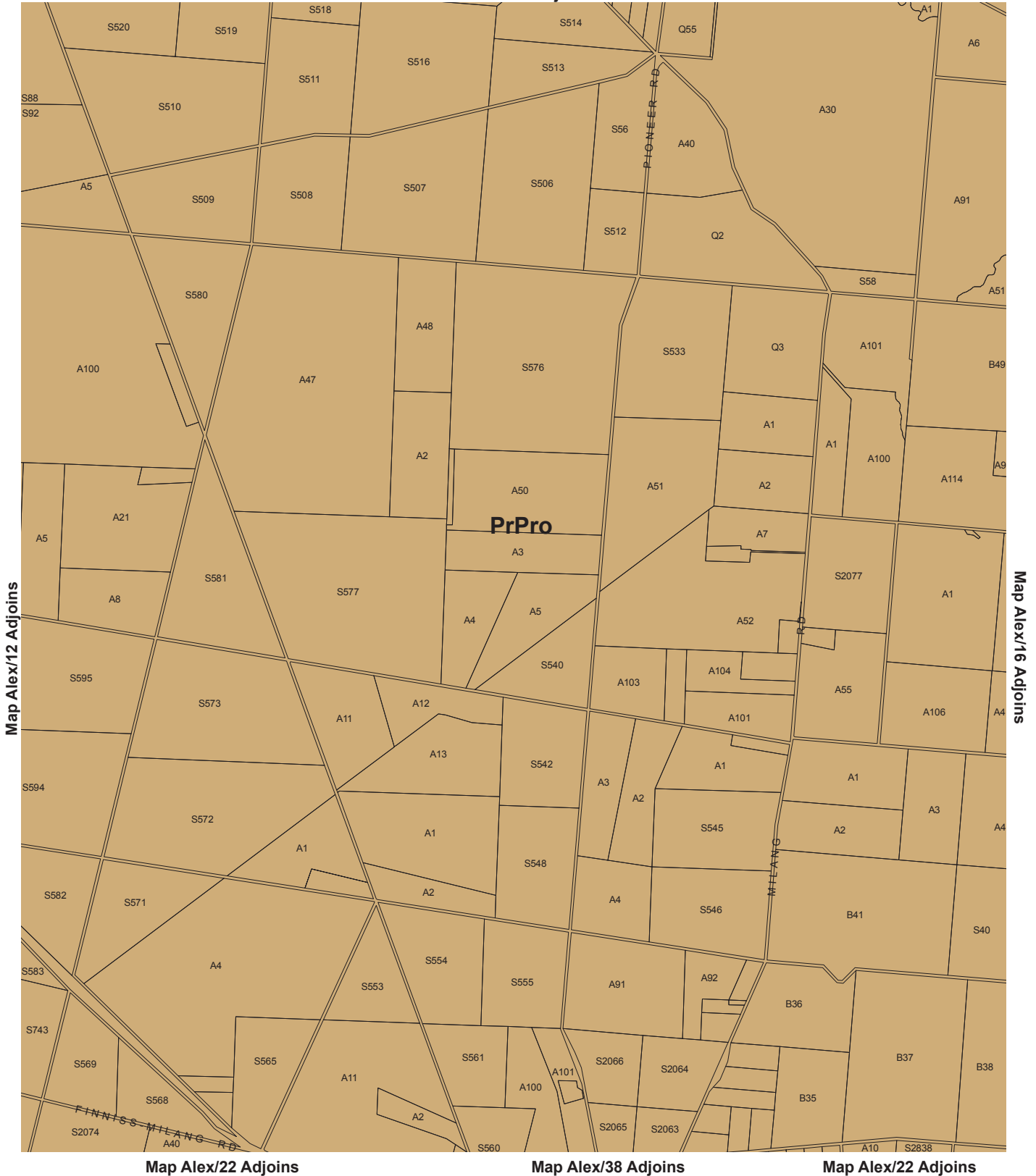


Overlay Map Alex/15 DEVELOPMENT CONSTRAINTS

 1956 Flood Boundary

ALEXANDRIA COUNCIL
Consolidated - 11 February 2021

MAP Alex/13 Adjoins



Lamberts Conformal Conic Projection, GDA94

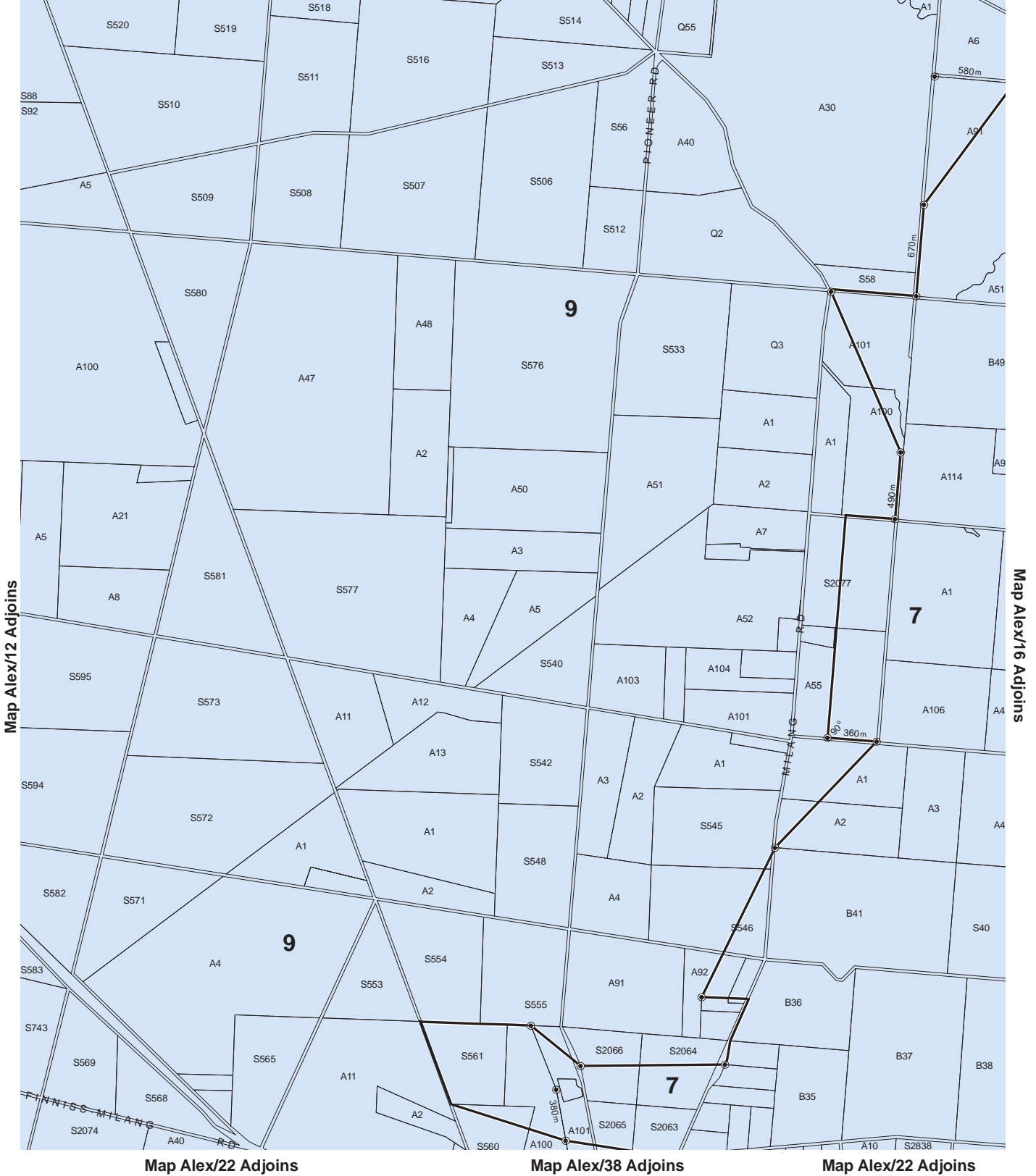


Zone Map Alex/15

Zones

- PrPro Primary Production
- Zone Boundary

MAP Alex/13 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

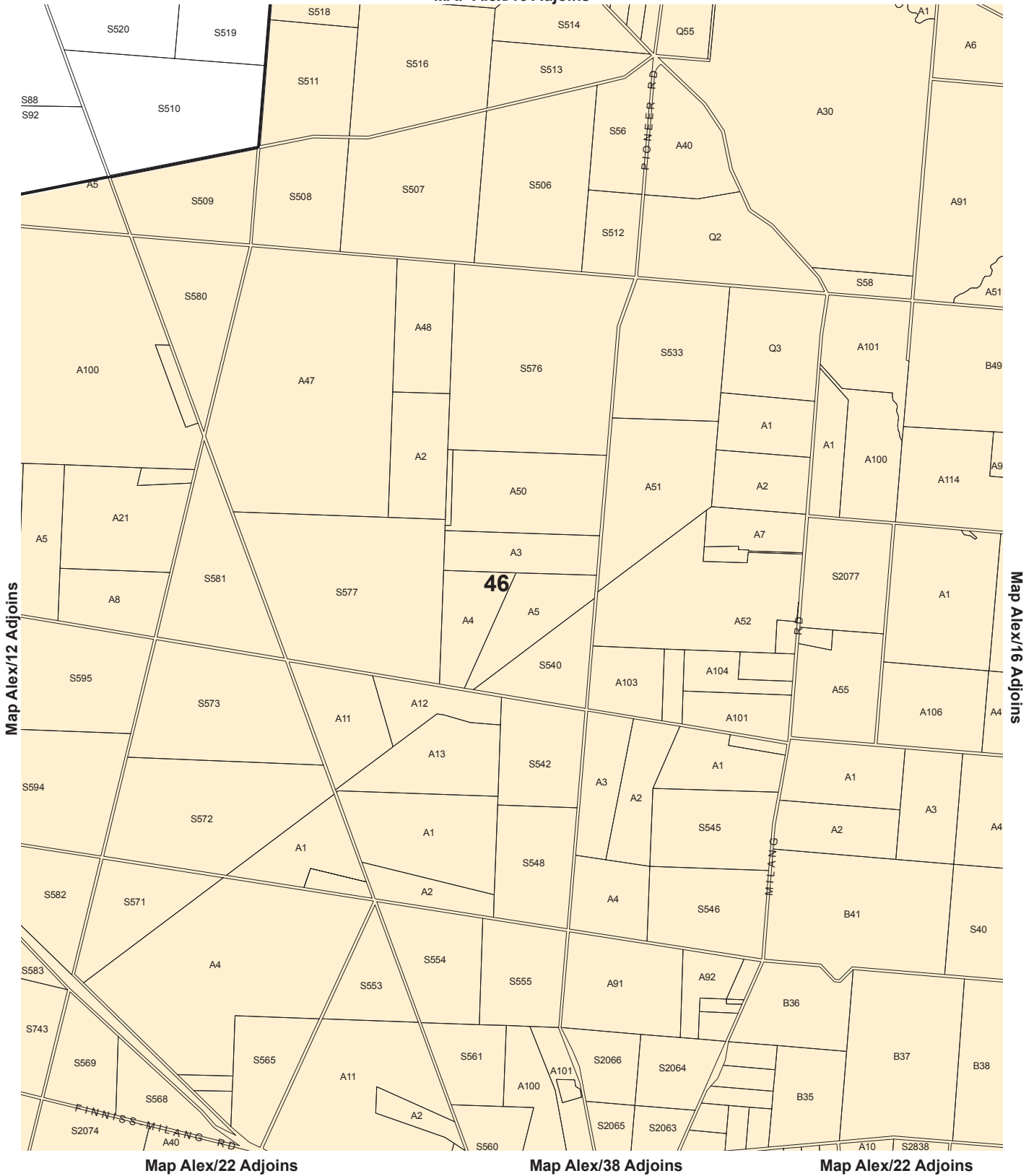
- 7 Flood
- 9 Mount Lofty Ranges



Policy Area Map Alex/15

 Policy Area Boundary

MAP Alex/13 Adjoins



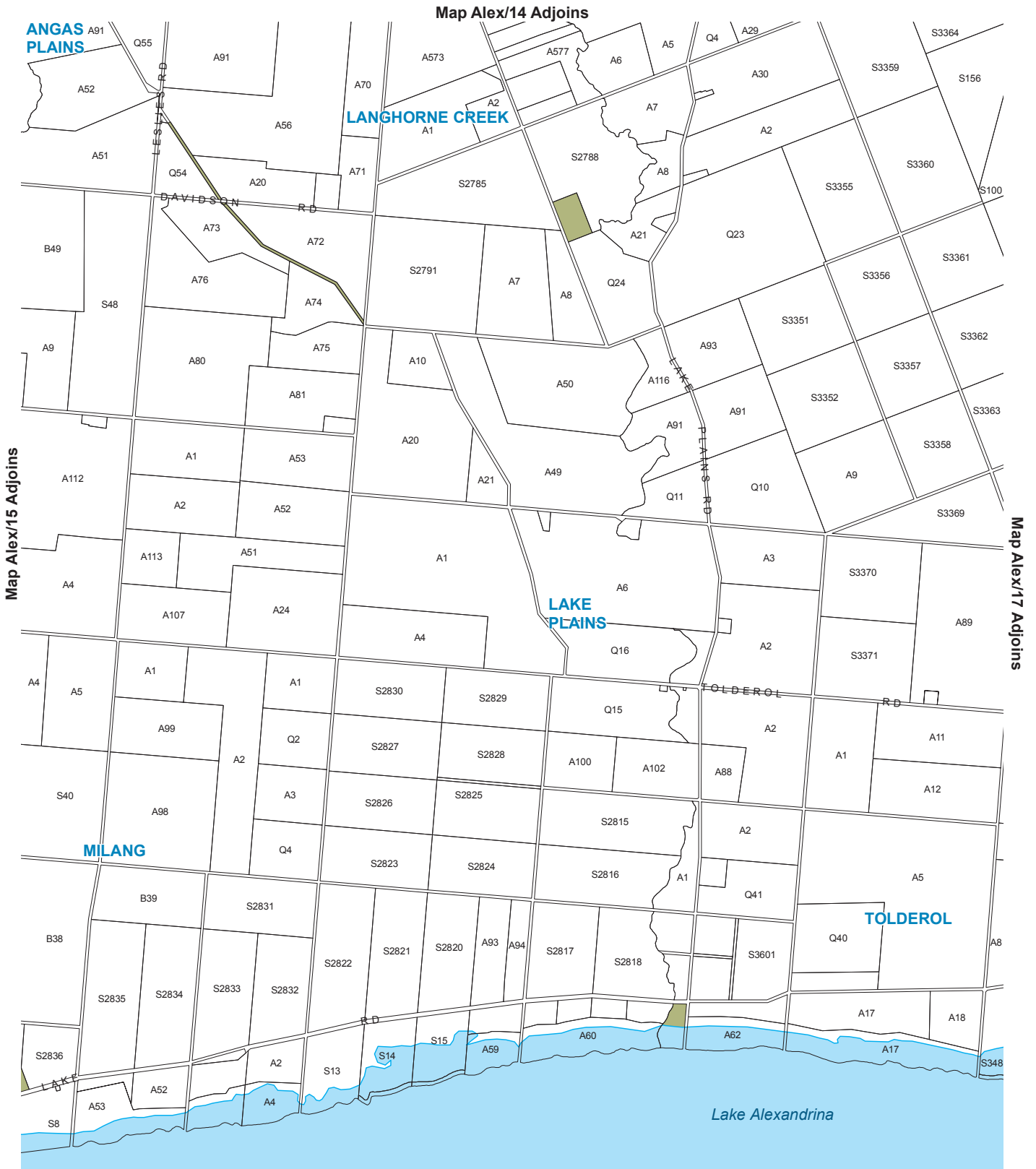
Lamberts Conformal Conic Projection, GDA94

Precinct
46 Wind Farms



Precinct Map Alex/15

Precinct Boundary



MAP Alex/1 Adjoins



Location Map Alex/16

- Local Reserves
- Waterbodies

Map Alex/14 Adjoins



MAP Alex/1 Adjoins



Overlay Map Alex/16 DEVELOPMENT CONSTRAINTS

 1956 Flood Boundary

ALEXANDRINA COUNCIL
Consolidated - 11 February 2021



Map Alex/14 Adjoins



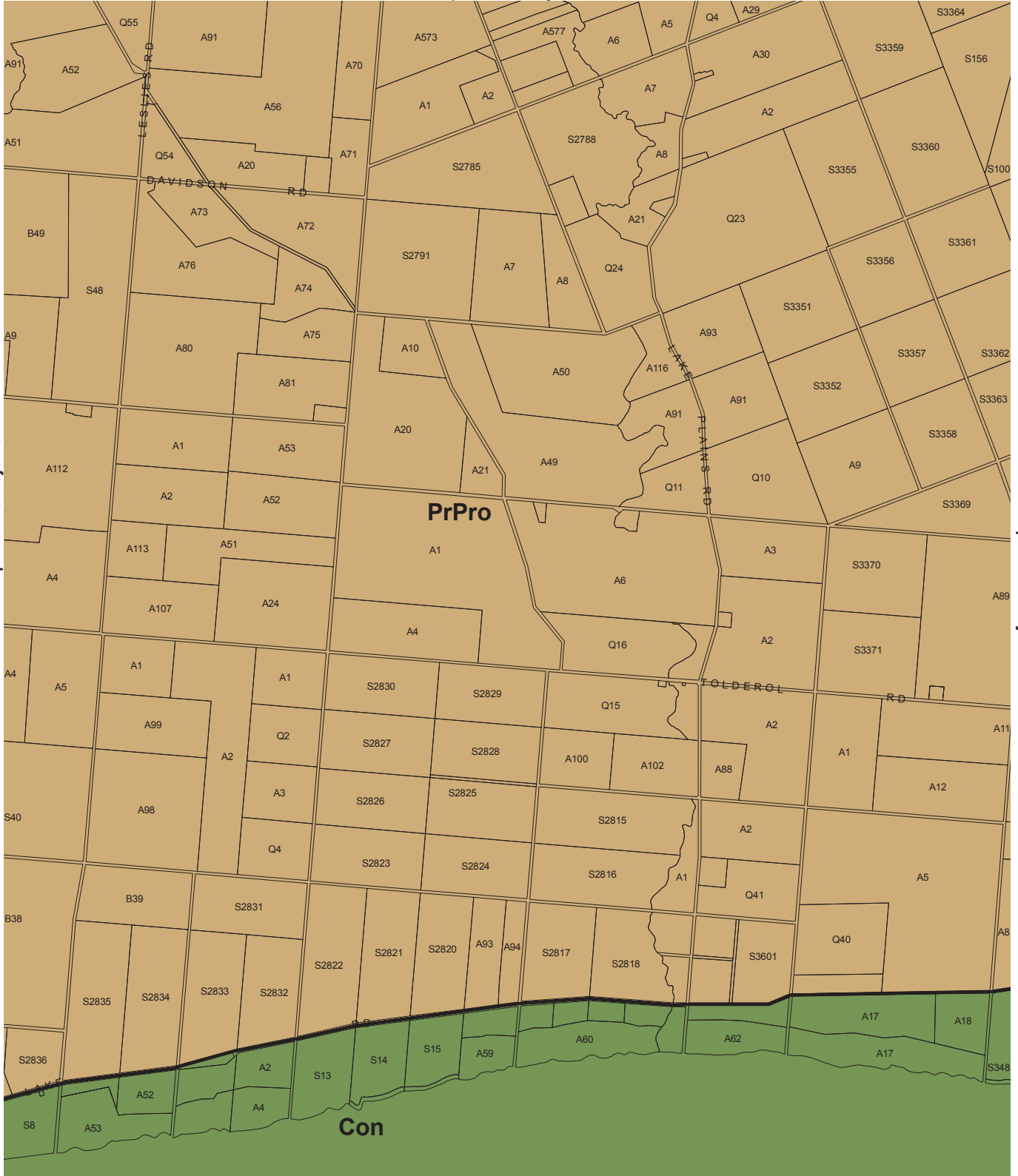
MAP Alex/1 Adjoins



Overlay Map Alex/16 NATURAL RESOURCES

-  Ramsar Wetlands
-  Wetlands of National Importance

Map Alex/14 Adjoins



Map Alex/15 Adjoins

Map Alex/17 Adjoins

MAP Alex/1 Adjoins

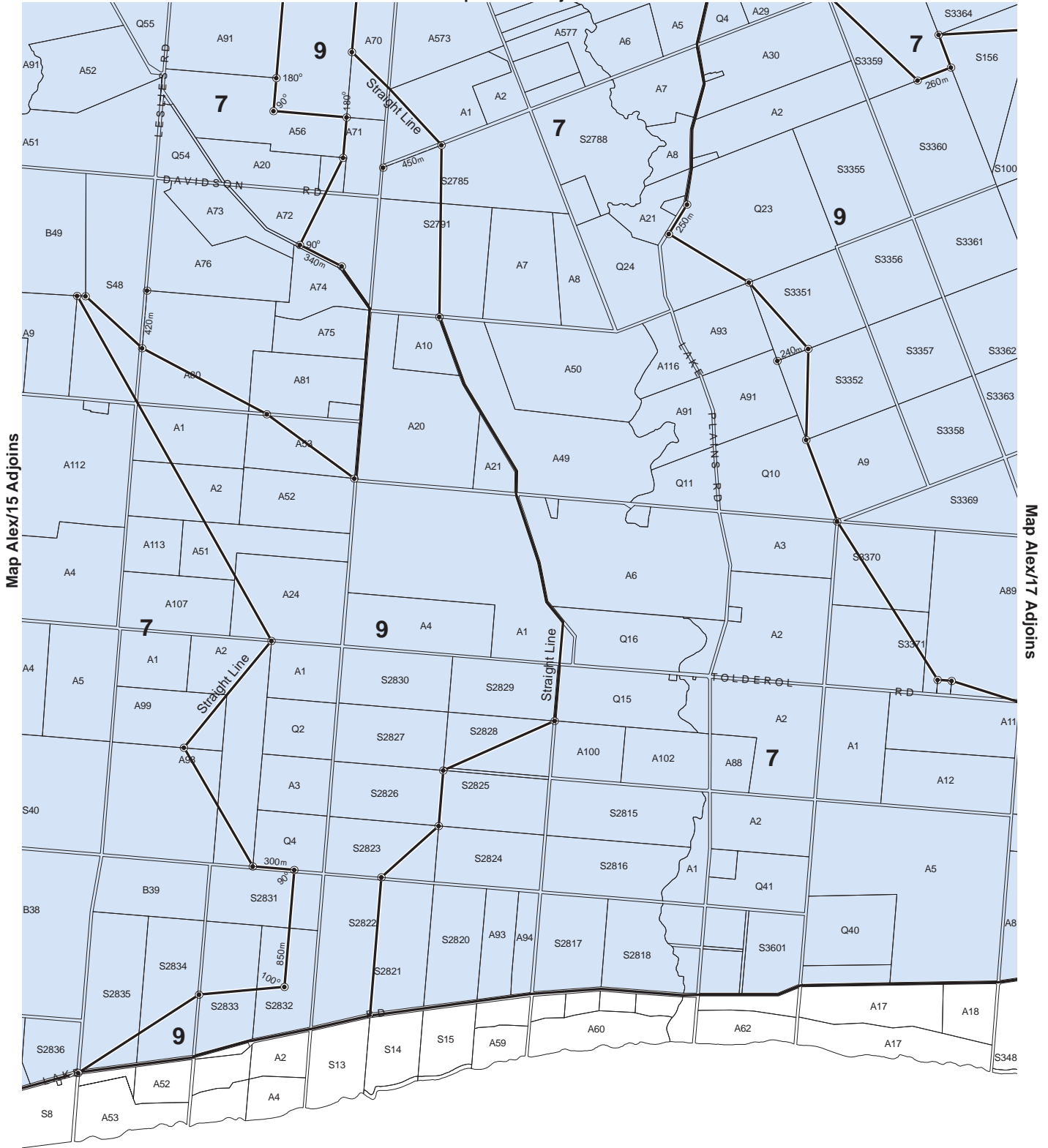
Lamberts Conformal Conic Projection, GDA94



Zone Map Alex/16

- Zones**
- Conservation
 - Primary Production
 - Zone Boundary

Map Alex/14 Adjoins



MAP Alex/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

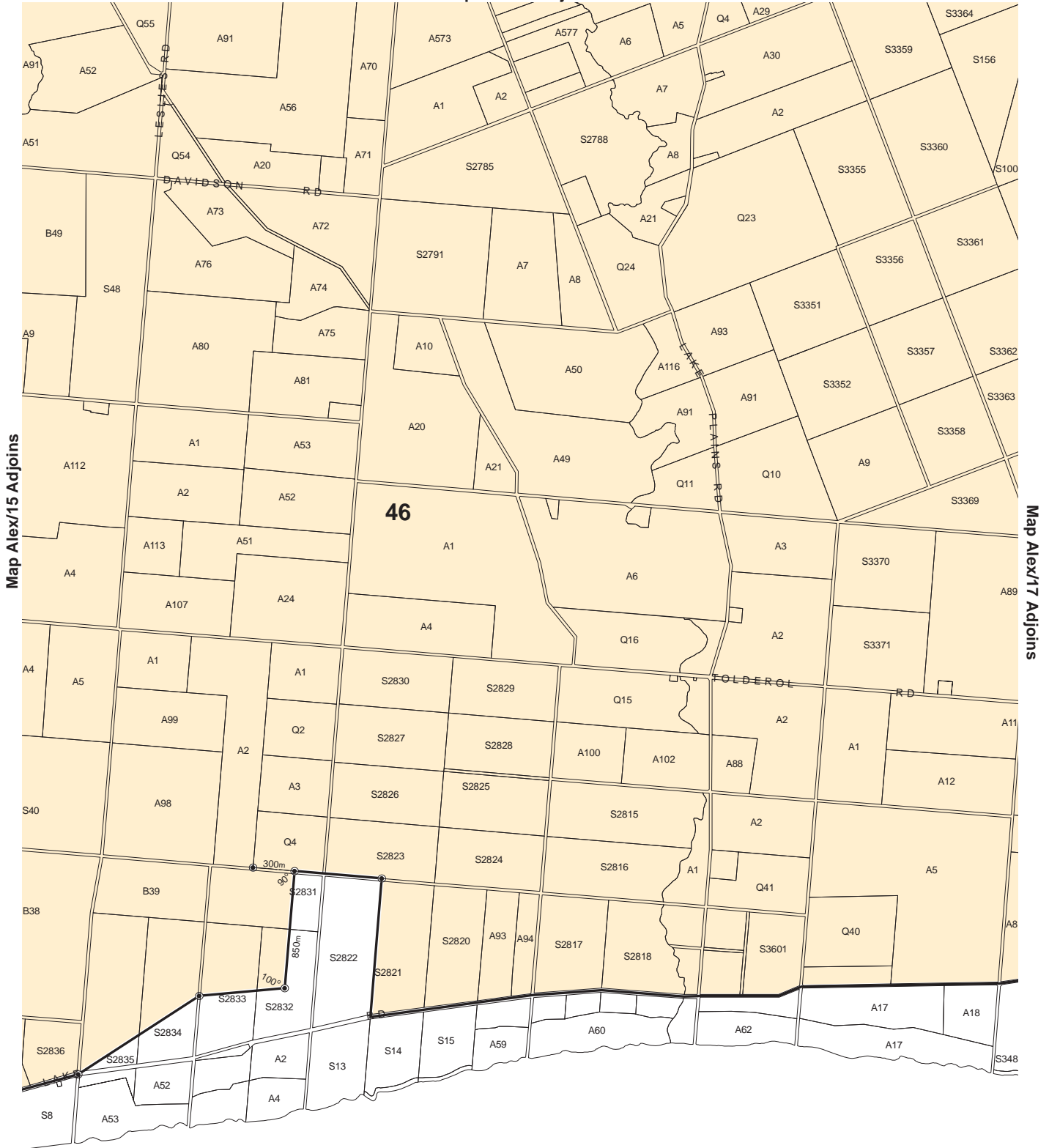
- 7 Flood
- 9 Mount Lofty Ranges



Policy Area Map Alex/16

 Policy Area Boundary

Map Alex/14 Adjoins



MAP Alex/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct
46 Wind Farms



Precinct Map Alex/16

 Precinct Boundary





MAP Alex/1 Adjoins



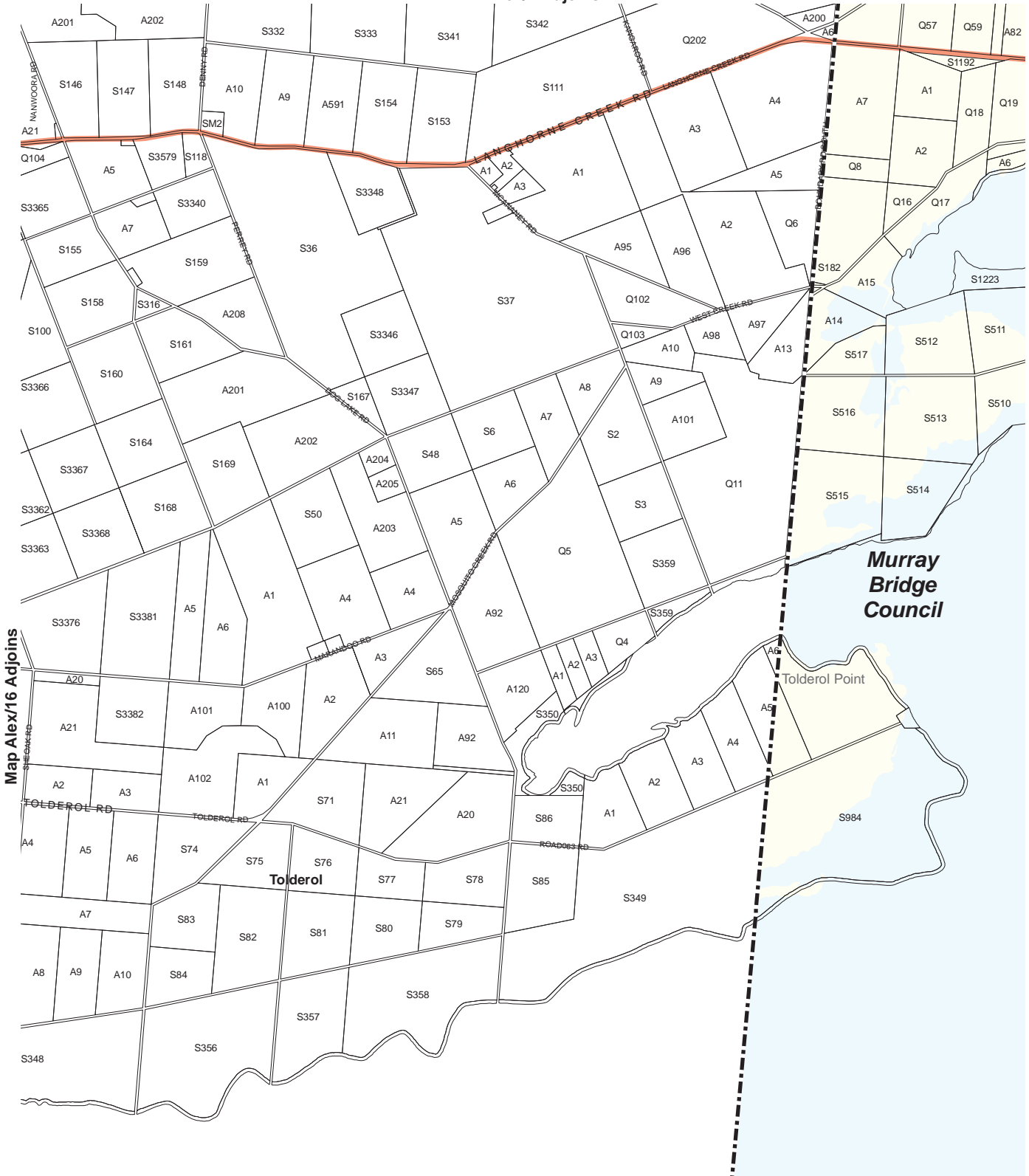
MAP Alex/1 Adjoins



Location Map Alex/17

-  Local Reserves
-  Game Reserve
-  Waterbodies
-  Development Plan Boundary

MAP Alex/1 Adjoins



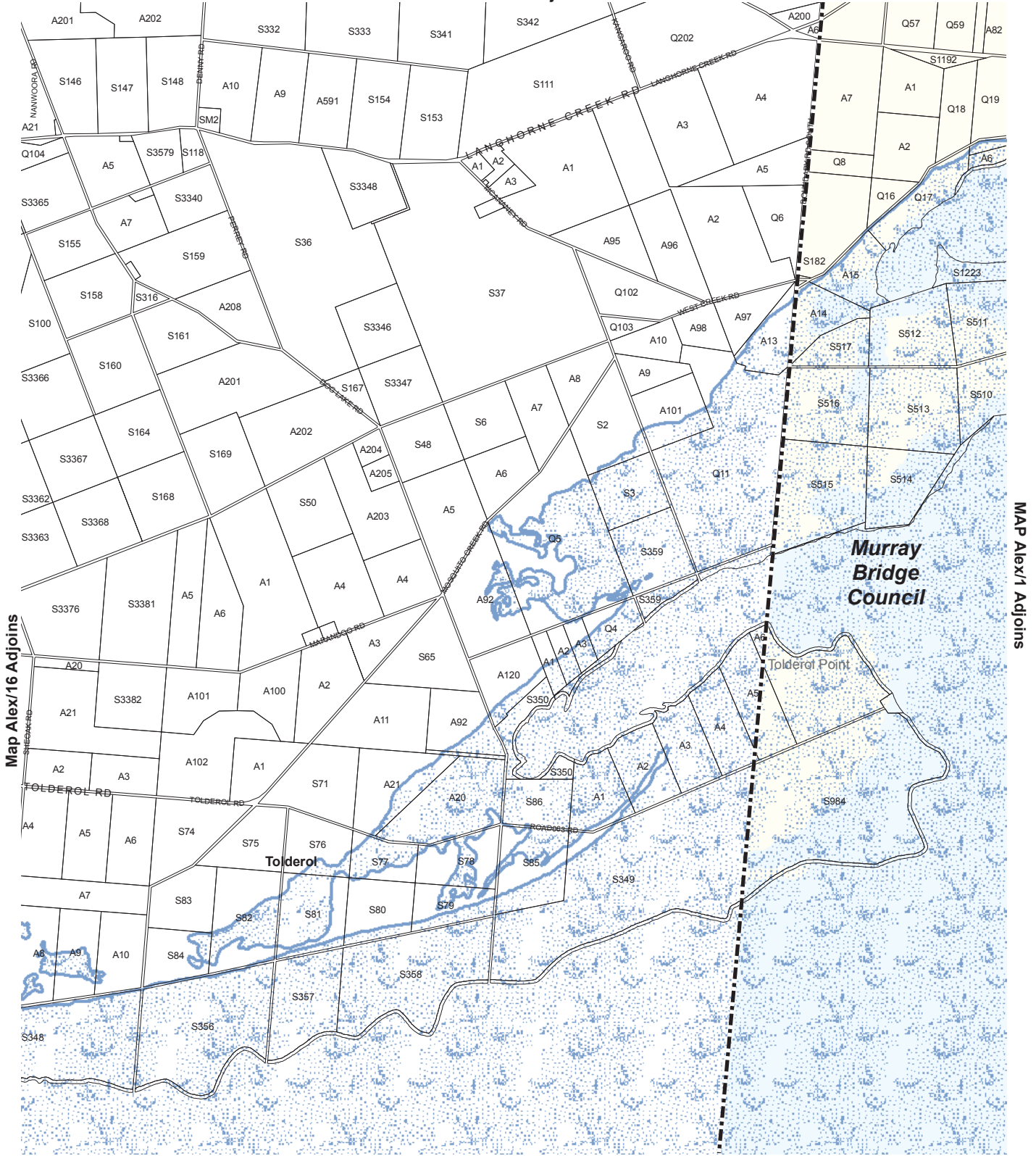
MAP Alex/1 Adjoins



Overlay Map Alex/17 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

MAP Alex/1 Adjoins





MAP Alex/1 Adjoins

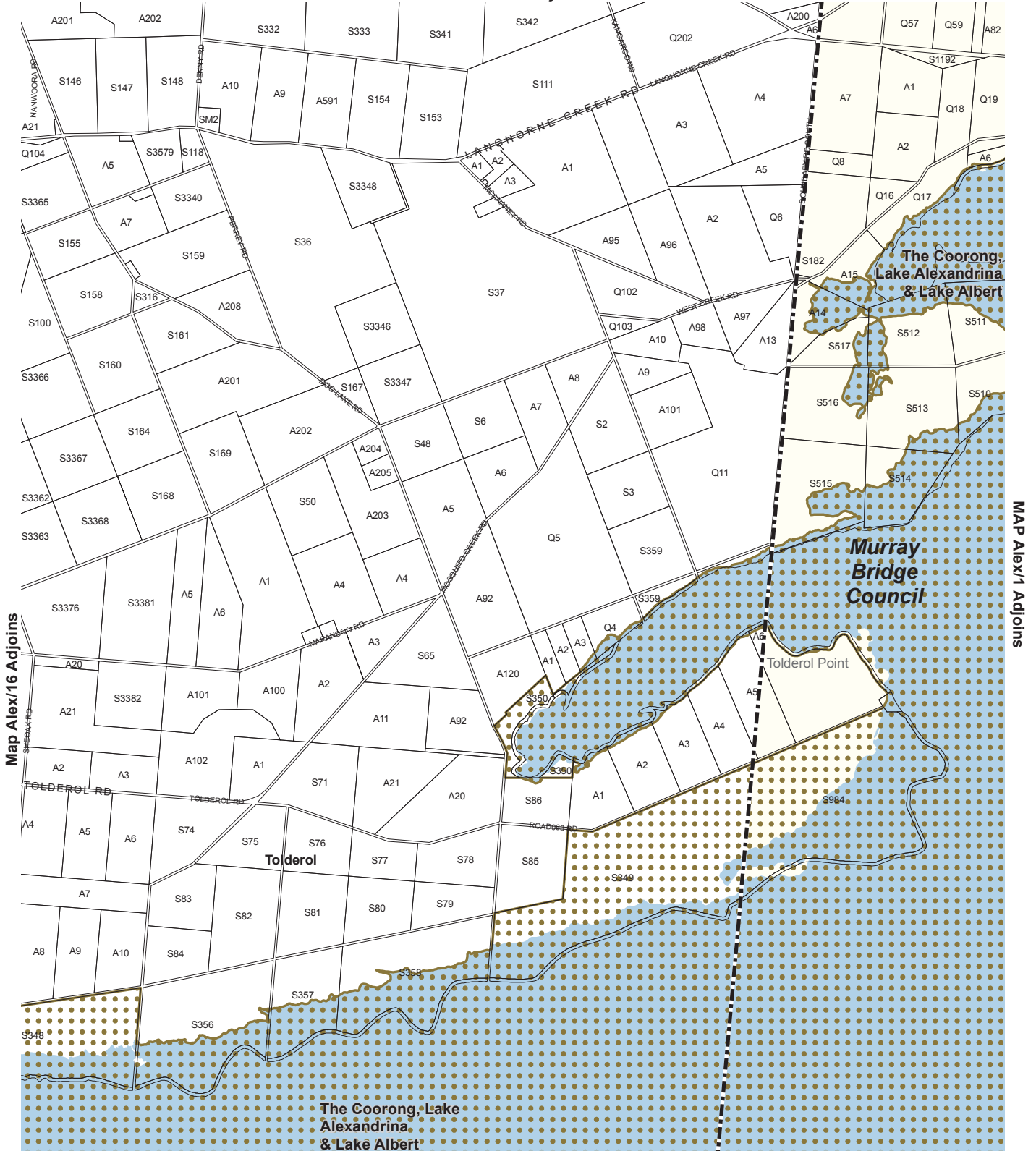


Overlay Map Alex/17

DEVELOPMENT CONSTRAINTS



-  1956 Flood Boundary
-  Development Plan Boundary

MAP Alex/1 Adjoins



MAP Alex/1 Adjoins

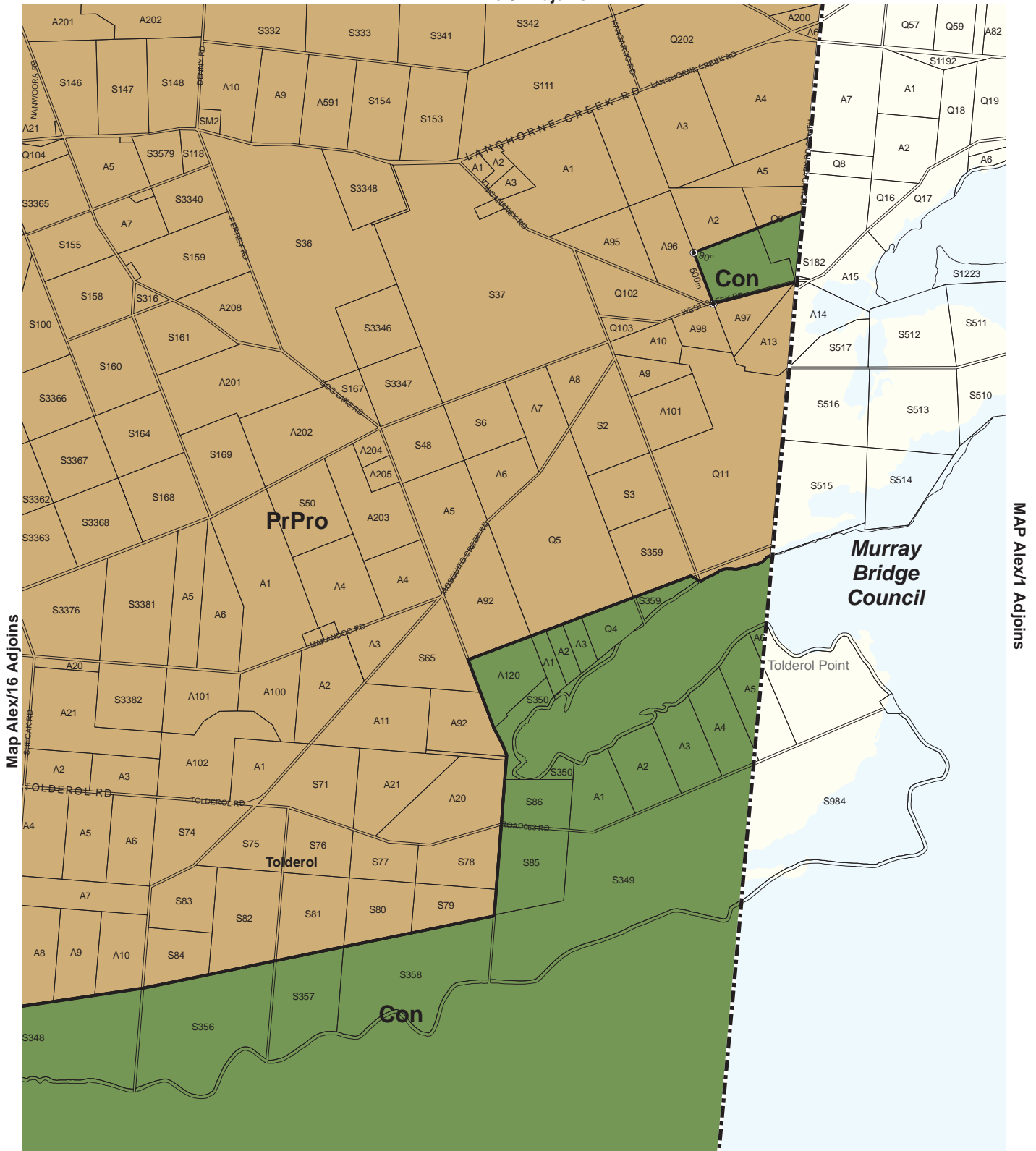


-  Ramsar Wetlands
-  Wetlands of National Importance
-  Development Plan Boundary

Overlay Map Alex/17

NATURAL RESOURCES

MAP Alex/1 Adjoins



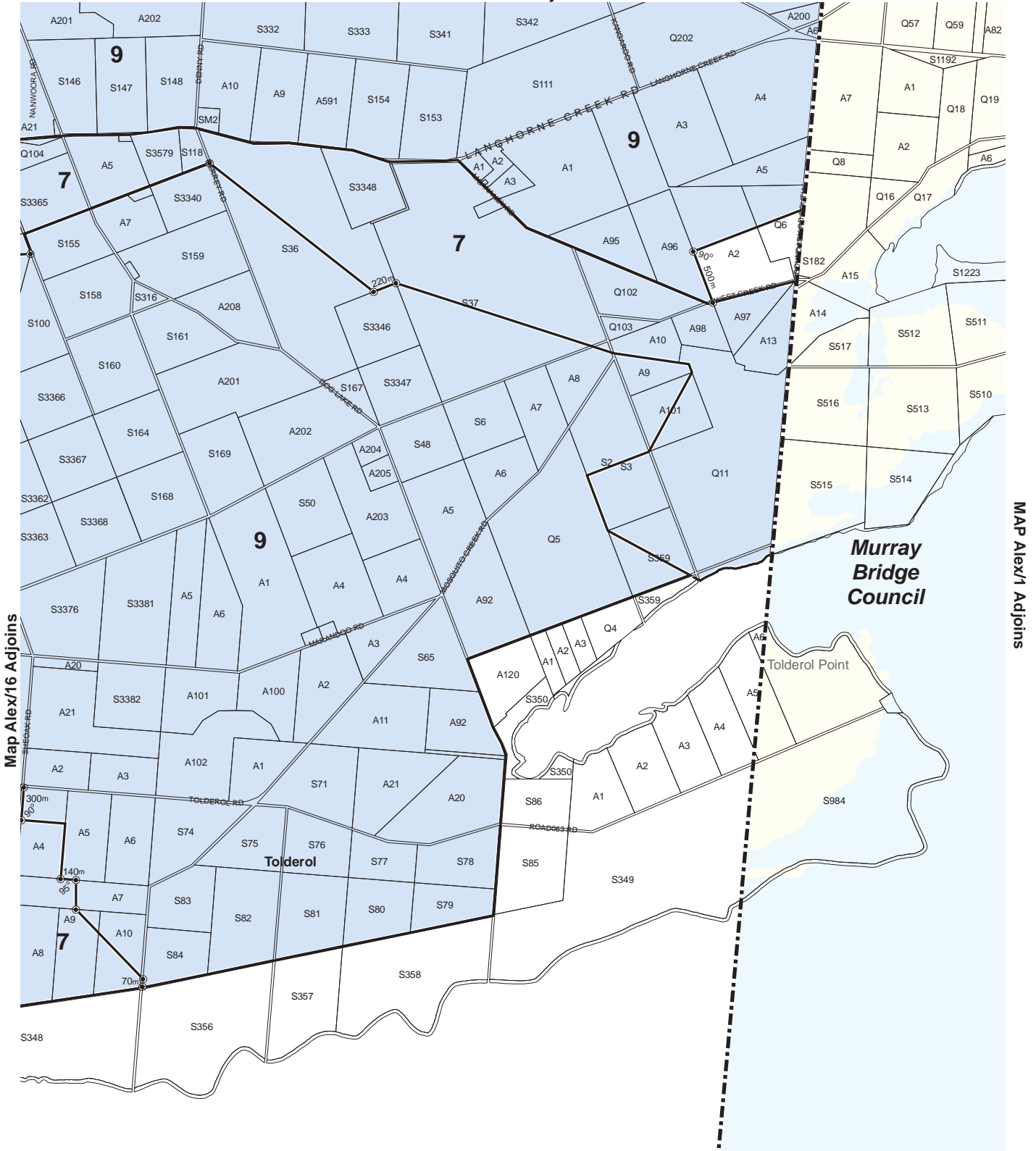
MAP Alex/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

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

Zone Map Alex/17

MAP Alex/1 Adjoins



MAP Alex/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 7 Flood
- 9 Mount Lofty Ranges

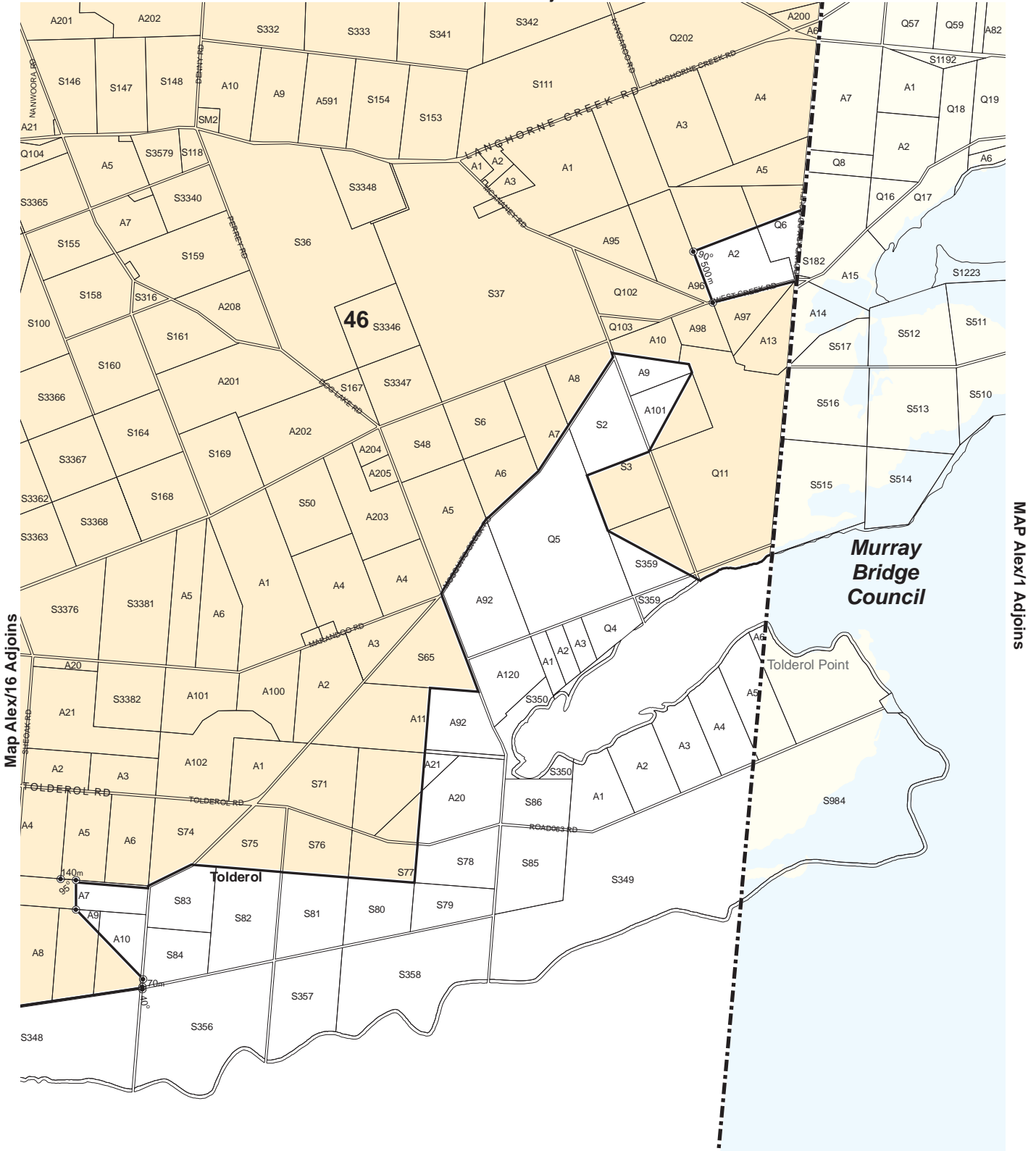
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Policy Area Map Alex/17

- Policy Area Boundary
- Development Plan Boundary

MAP Alex/1 Adjoins



MAP Alex/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

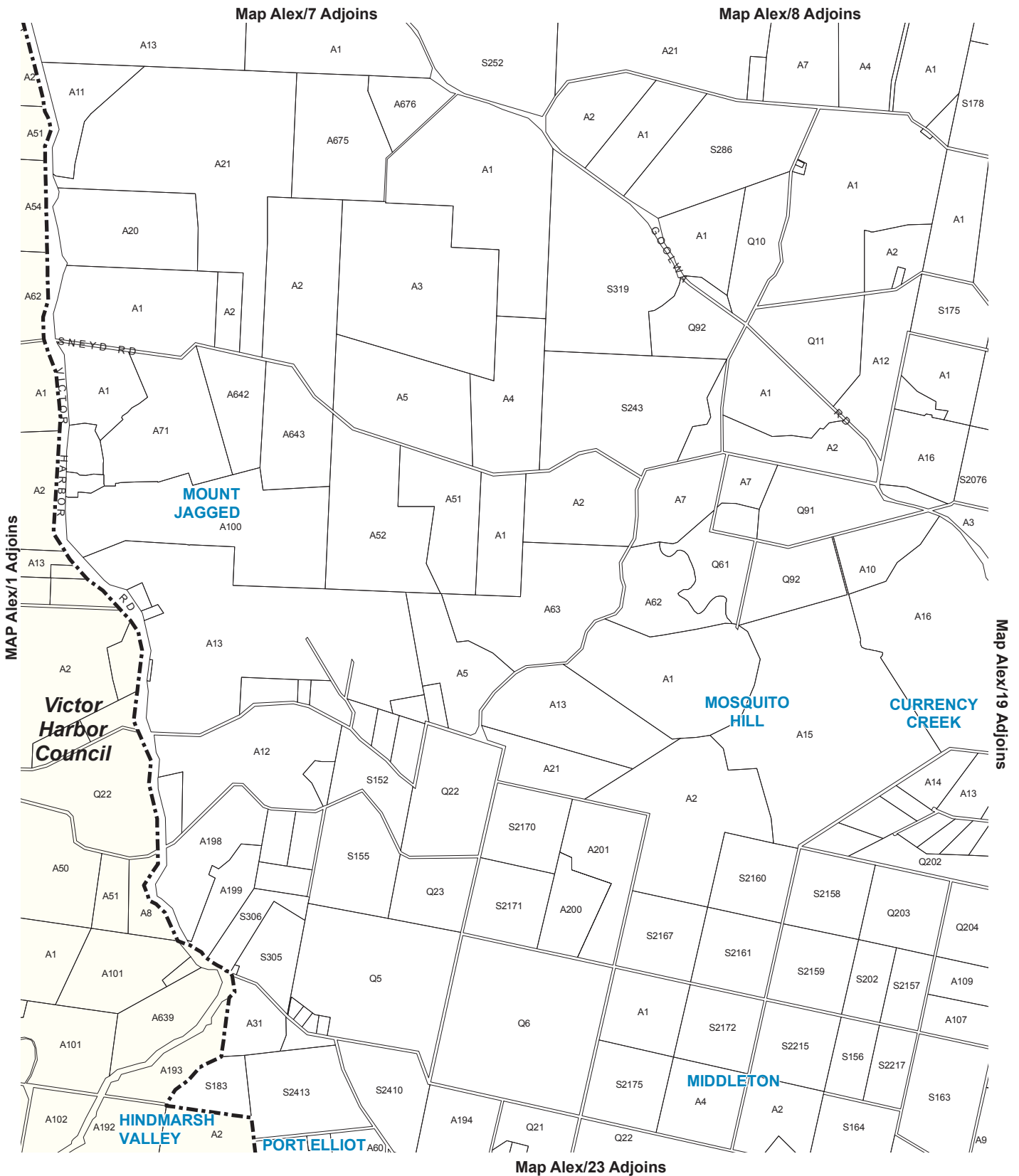
Precinct
46 Wind Farms

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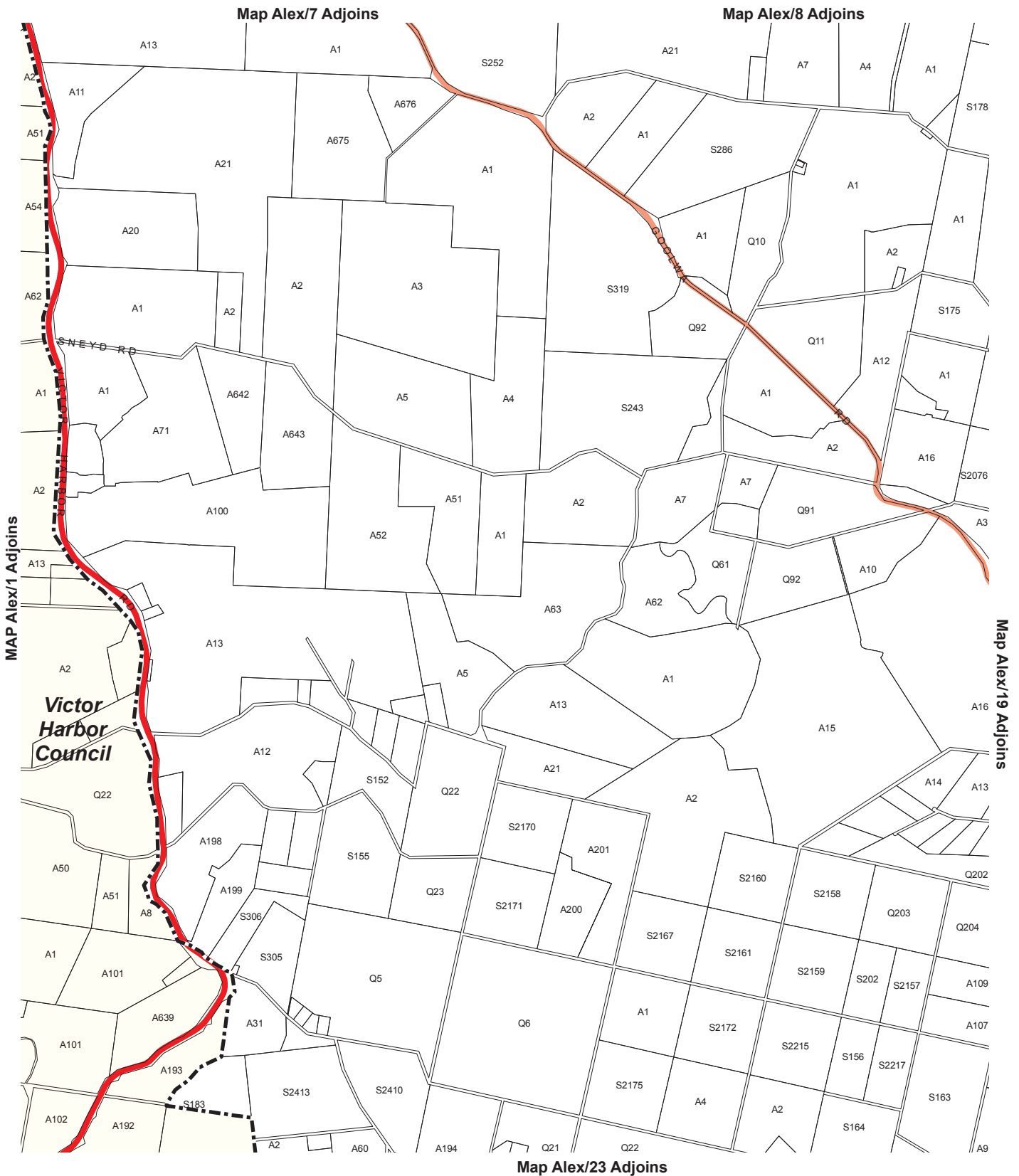
Precinct Map Alex/17

- Precinct Boundary
- Development Plan Boundary



Location Map Alex/18

----- Development Plan Boundary



MAP Alex/1 Adjoins

Map Alex/7 Adjoins

Map Alex/8 Adjoins

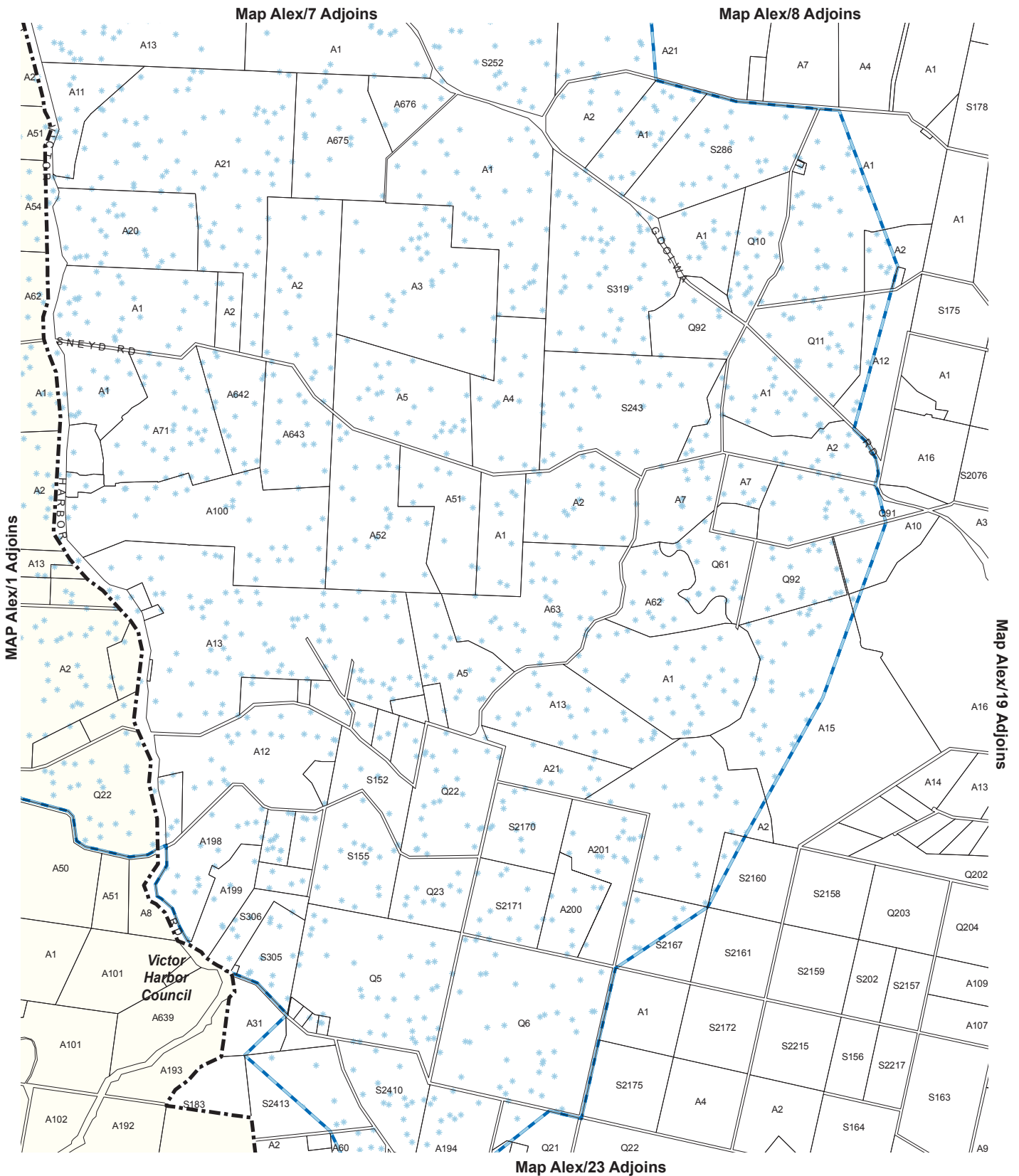
Map Alex/19 Adjoins

Map Alex/23 Adjoins



Overlay Map Alex/18 TRANSPORT

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



MAP Alex/1 Adjoins

Map Alex/7 Adjoins

Map Alex/8 Adjoins

Map Alex/19 Adjoins

Map Alex/23 Adjoins

Victor Harbor Council

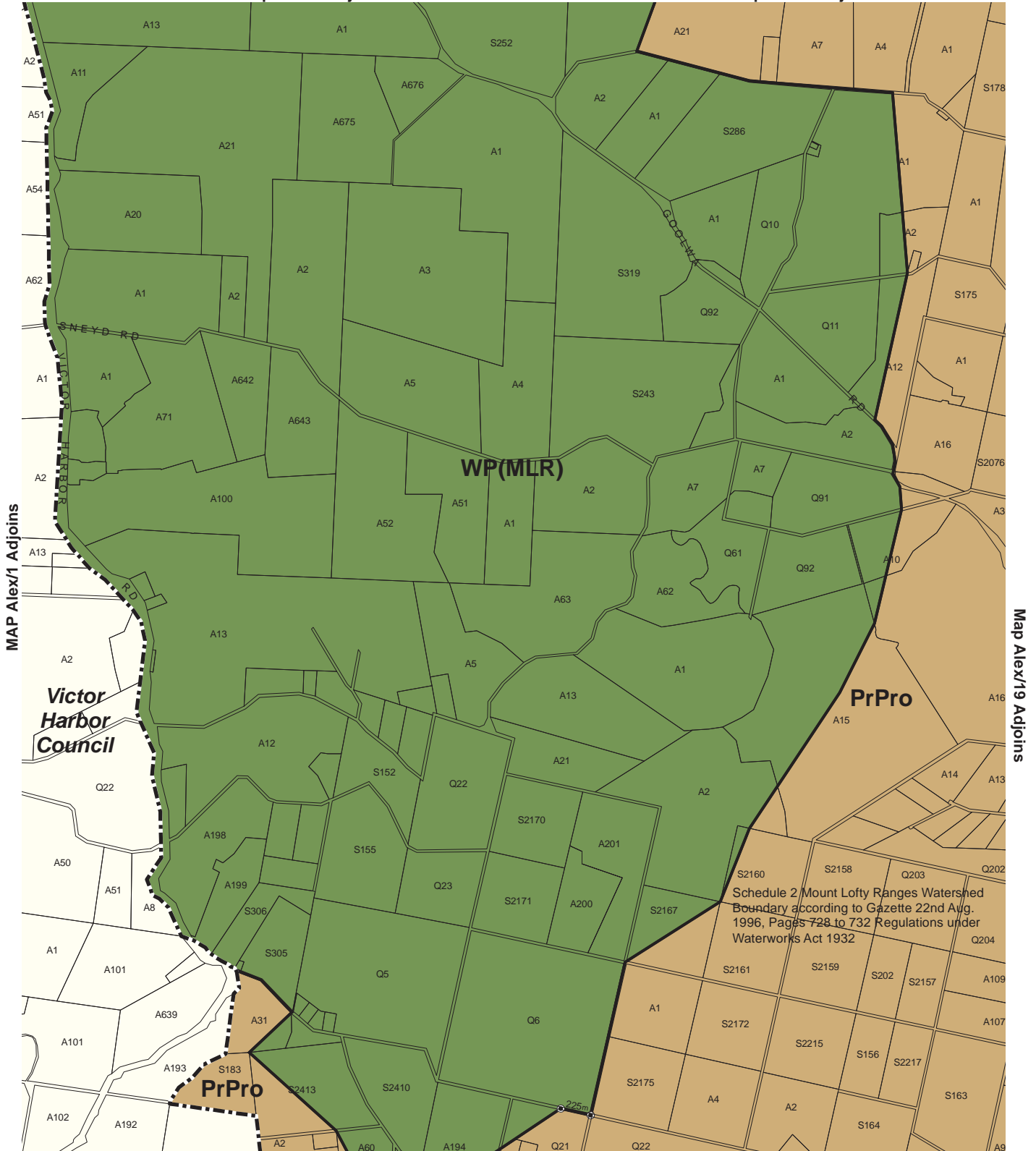


Overlay Map Alex/18 DEVELOPMENT CONSTRAINTS

- Mt Lofty Watershed Boundary
- Development Plan Boundary

Map Alex/7 Adjoins

Map Alex/8 Adjoins



Map Alex/23 Adjoins

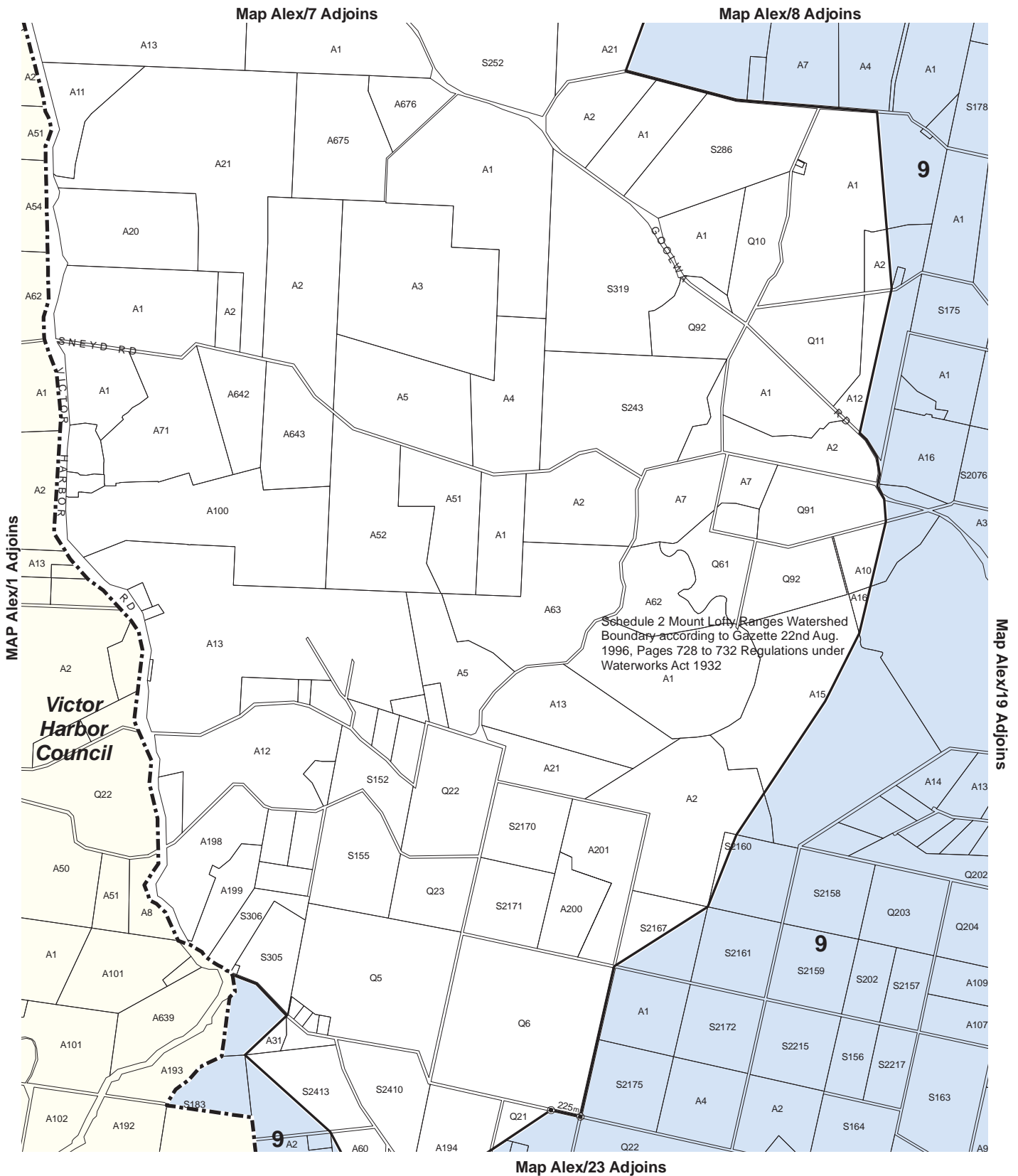
Lamberts Conformal Conic Projection, GDA94



Zones

- PrPro Primary Production
- WP(MLR) Watershed Protection (Mount Lofty Ranges)
- Zone Boundary
- Development Plan Boundary

Zone Map Alex/18



Lamberts Conformal Conic Projection, GDA94

Policy Area

9 Mount Lofty Ranges

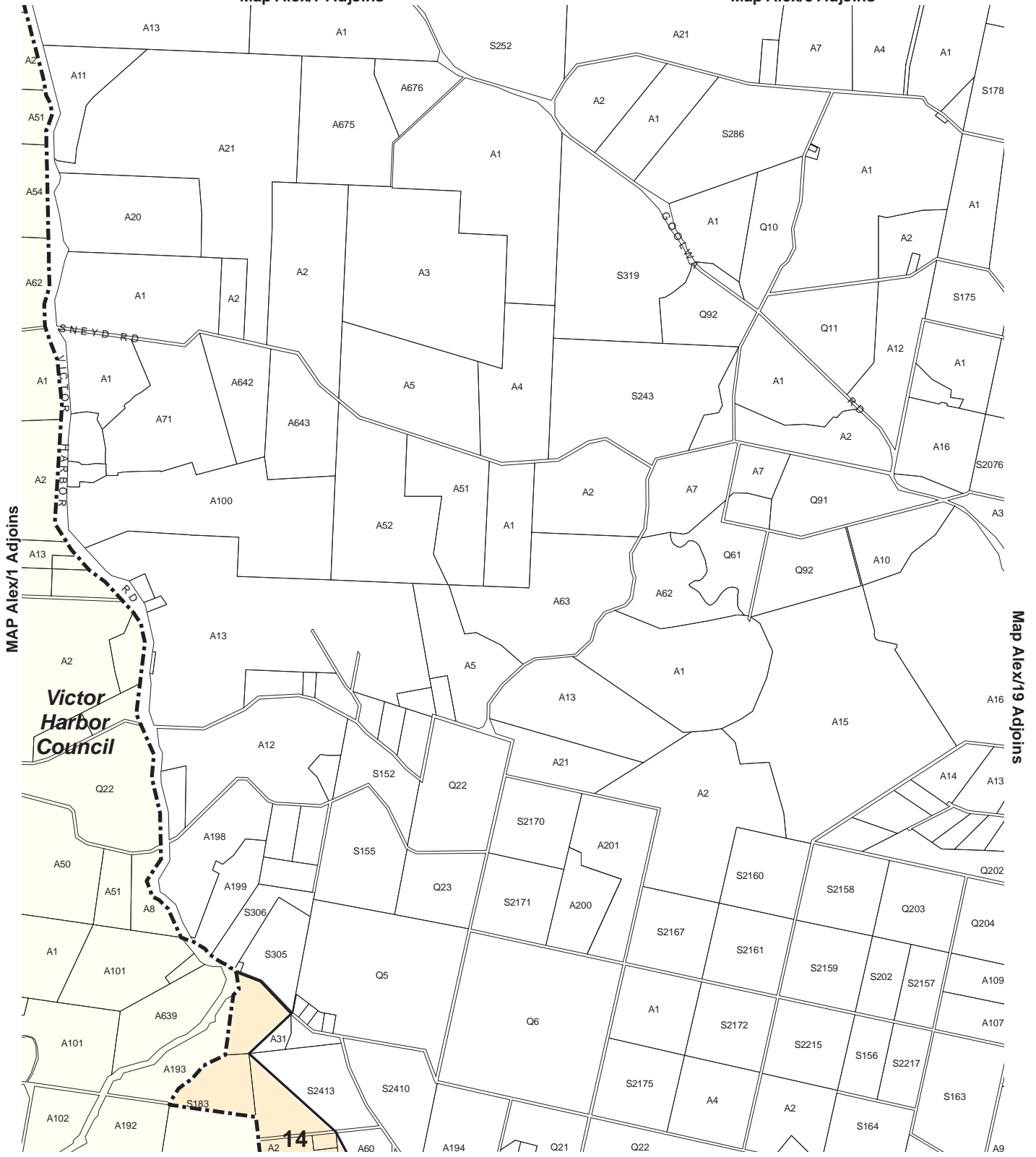


Policy Area Map Alex/18

- Policy Area Boundary
- Development Plan Boundary

Map Alex/7 Adjoins

Map Alex/8 Adjoins



MAP Alex/1 Adjoins

Map Alex/19 Adjoins

Map Alex/23 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct
14 Landscape







Precinct Map Alex/18

- Precinct Boundary
- Development Plan Boundary



Location Map Alex/19

-  Railways
-  Local Reserves
-  Conservation Park
-  Waterbodies



 Secondary Arterial Roads



Overlay Map Alex/19 TRANSPORT



Overlay Map Alex/19 DEVELOPMENT CONSTRAINTS



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





Overlay Map Alex/19 HERITAGE

● State heritage place



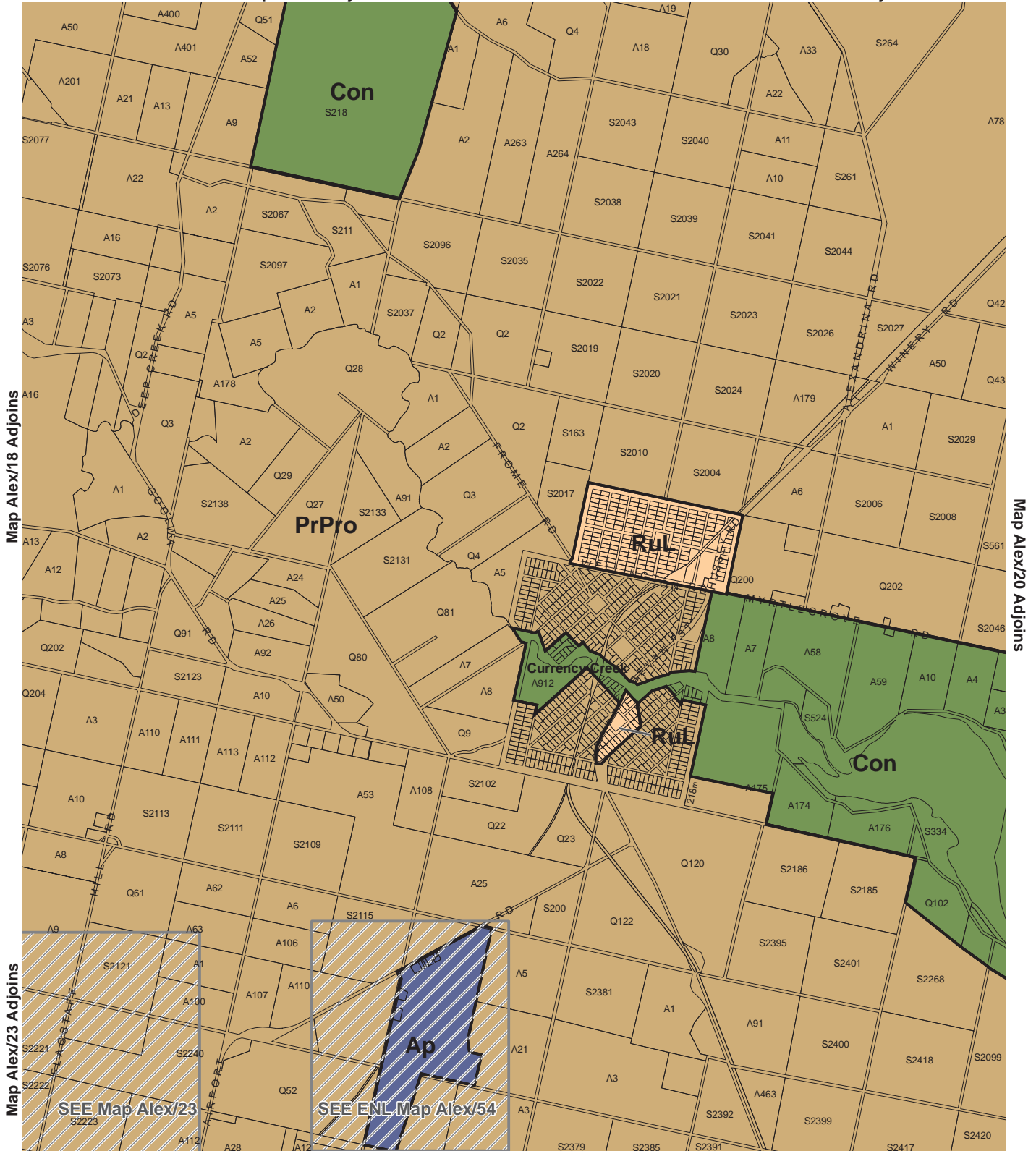
Overlay Map Alex/19

NATURAL RESOURCES

-  Ramsar Wetlands
-  Wetlands of National Importance

Map Alex/8 Adjoins

MAP Alex/11 Adjoins



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



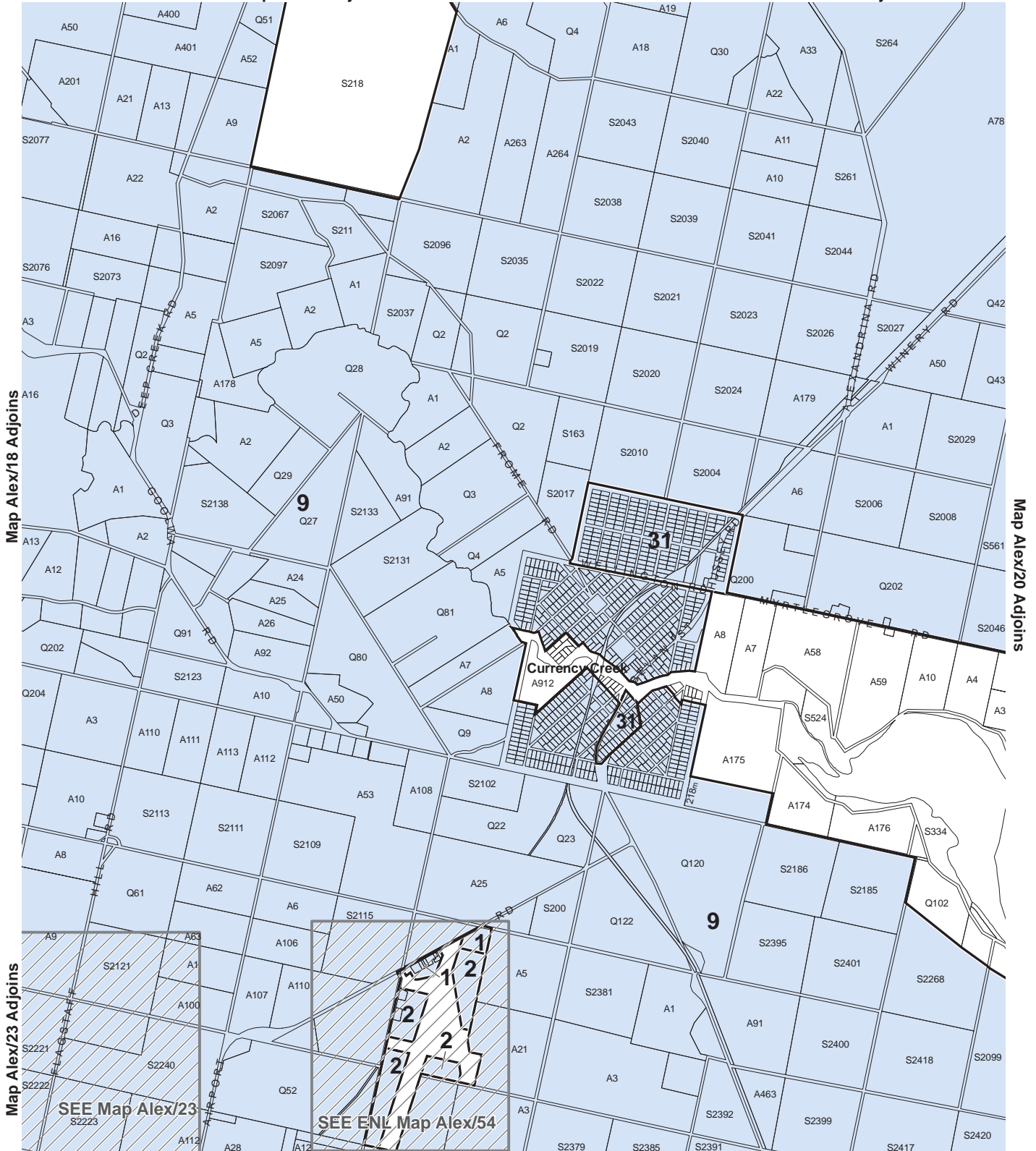
Zones

- Ap Airport
- Con Conservation
- PrPro Primary Production
- RuL Rural Living
- Zone Boundary

Zone Map Alex/19

Map Alex/8 Adjoins

MAP Alex/11 Adjoins



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

Policy Area

- 1 Commercial Airpark
- 2 Residential Airpark
- 31 Currency Creek Rural Living
- 9 Mount Lofty Ranges



Policy Area Map Alex/19

 Policy Area Boundary



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





Precinct
13 Currency Creek



Precinct Map Alex/19

 Precinct Boundary



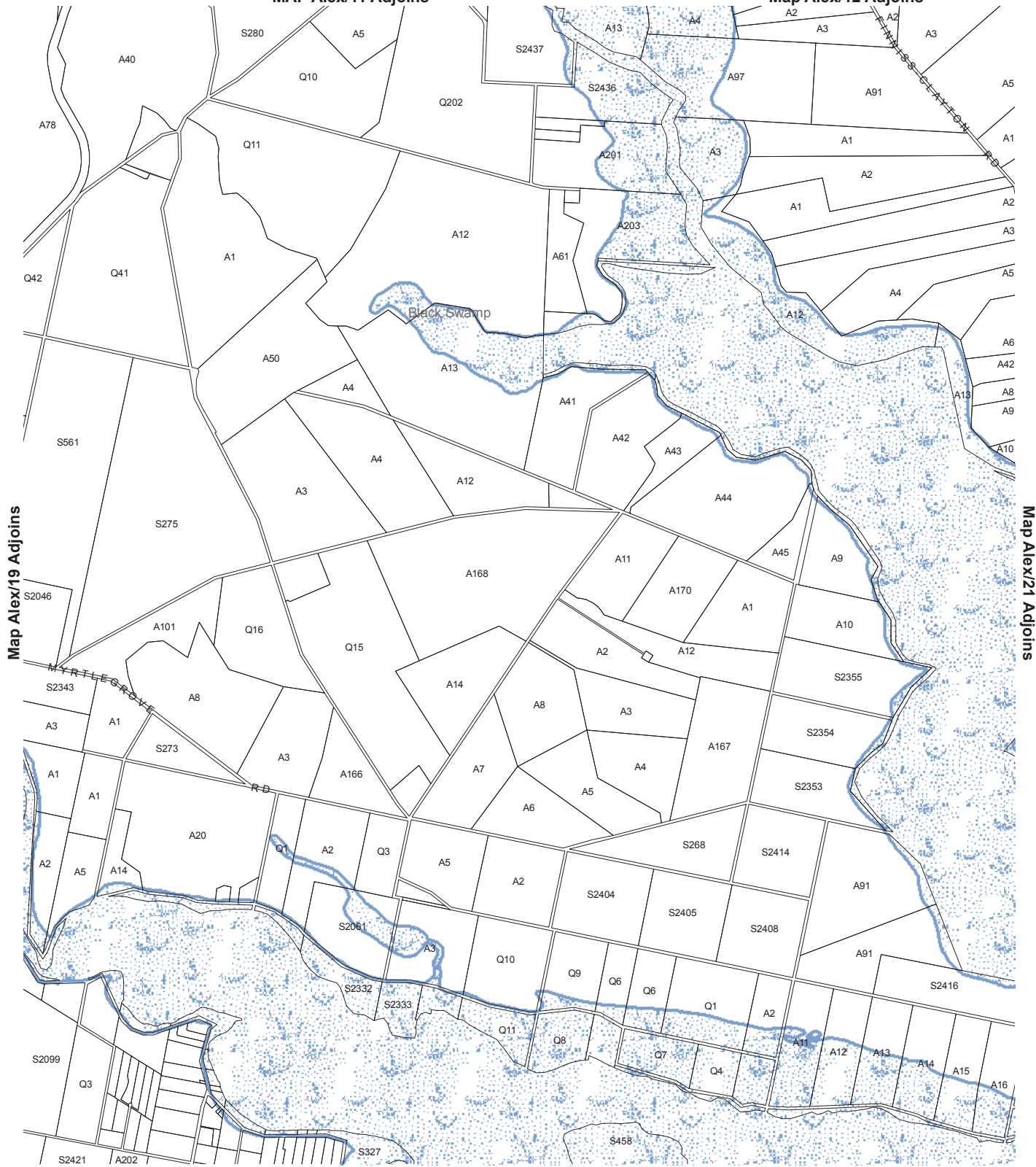
-  Railways
-  Local Reserves
-  Game Reserve
-  Waterbodies



Location Map Alex/20

MAP Alex/11 Adjoins


Map Alex/12 Adjoins



Map Alex/25 Adjoins



Overlay Map Alex/20 DEVELOPMENT CONSTRAINTS

 1956 Flood Boundary

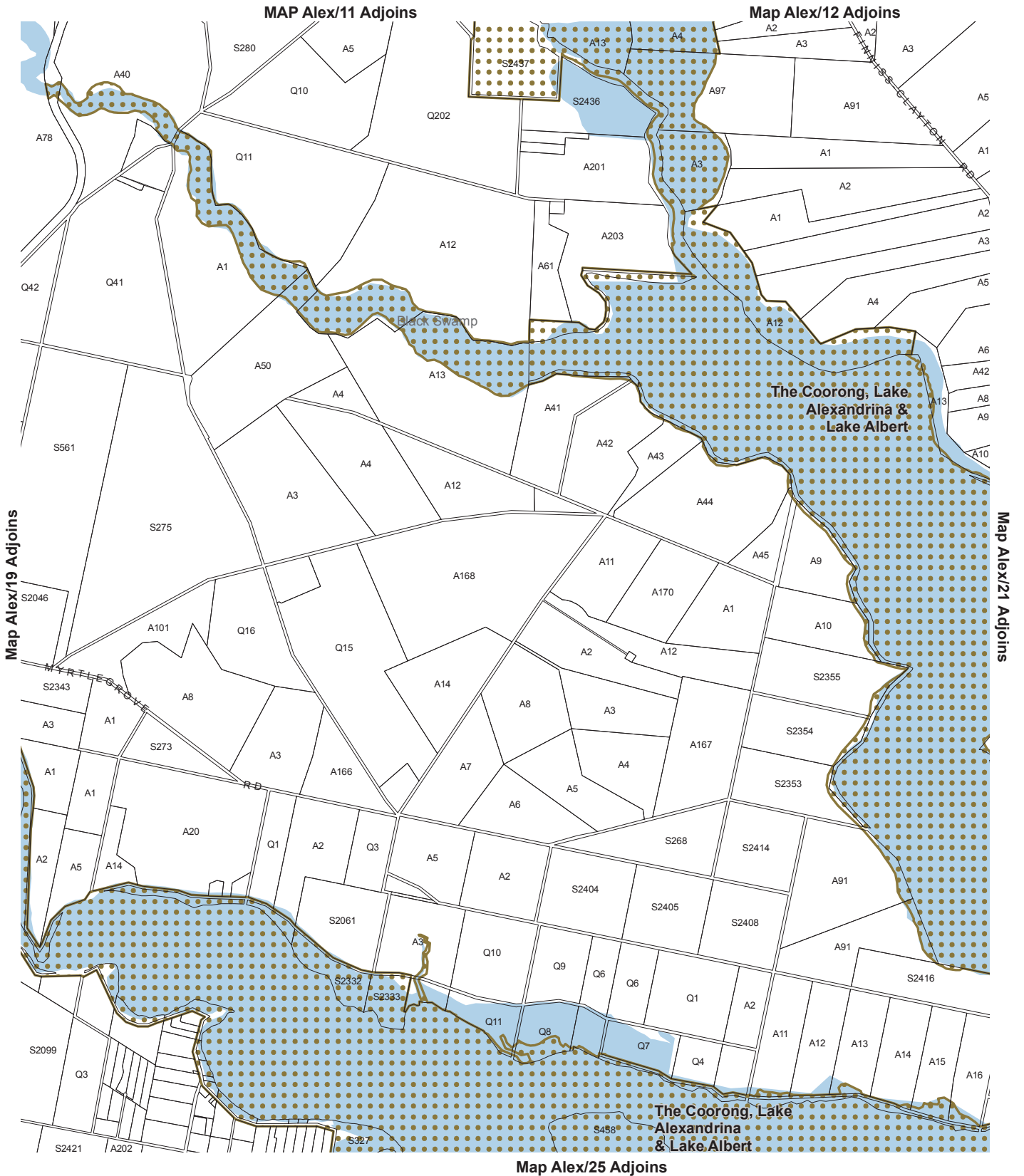


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 Items please refer to the relevant tables within this document.



Overlay Map Alex/20 HERITAGE

● State heritage place

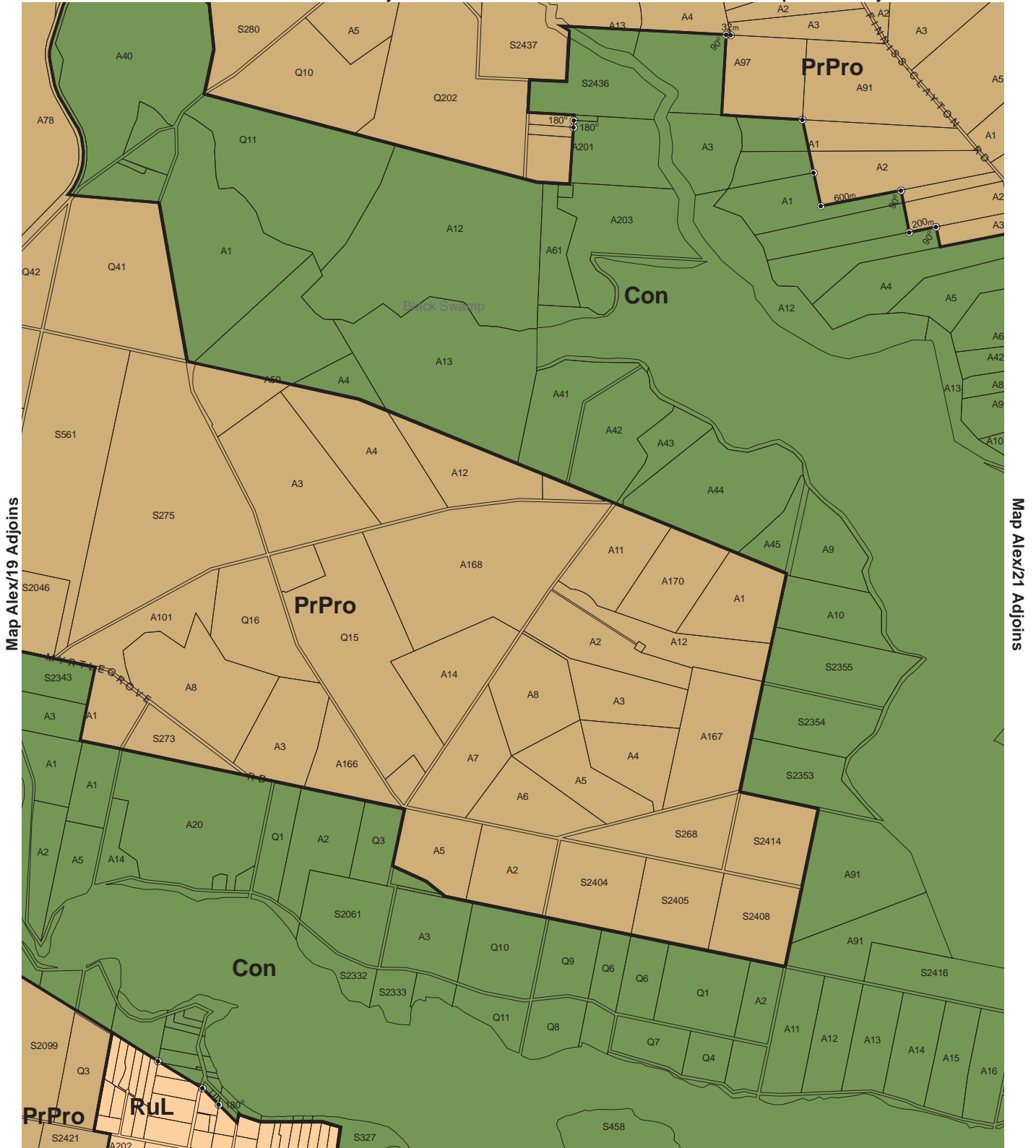


Overlay Map Alex/20 NATURAL RESOURCES

- Ramsar Wetlands
- Wetlands of National Importance

MAP Alex/11 Adjoins

Map Alex/12 Adjoins



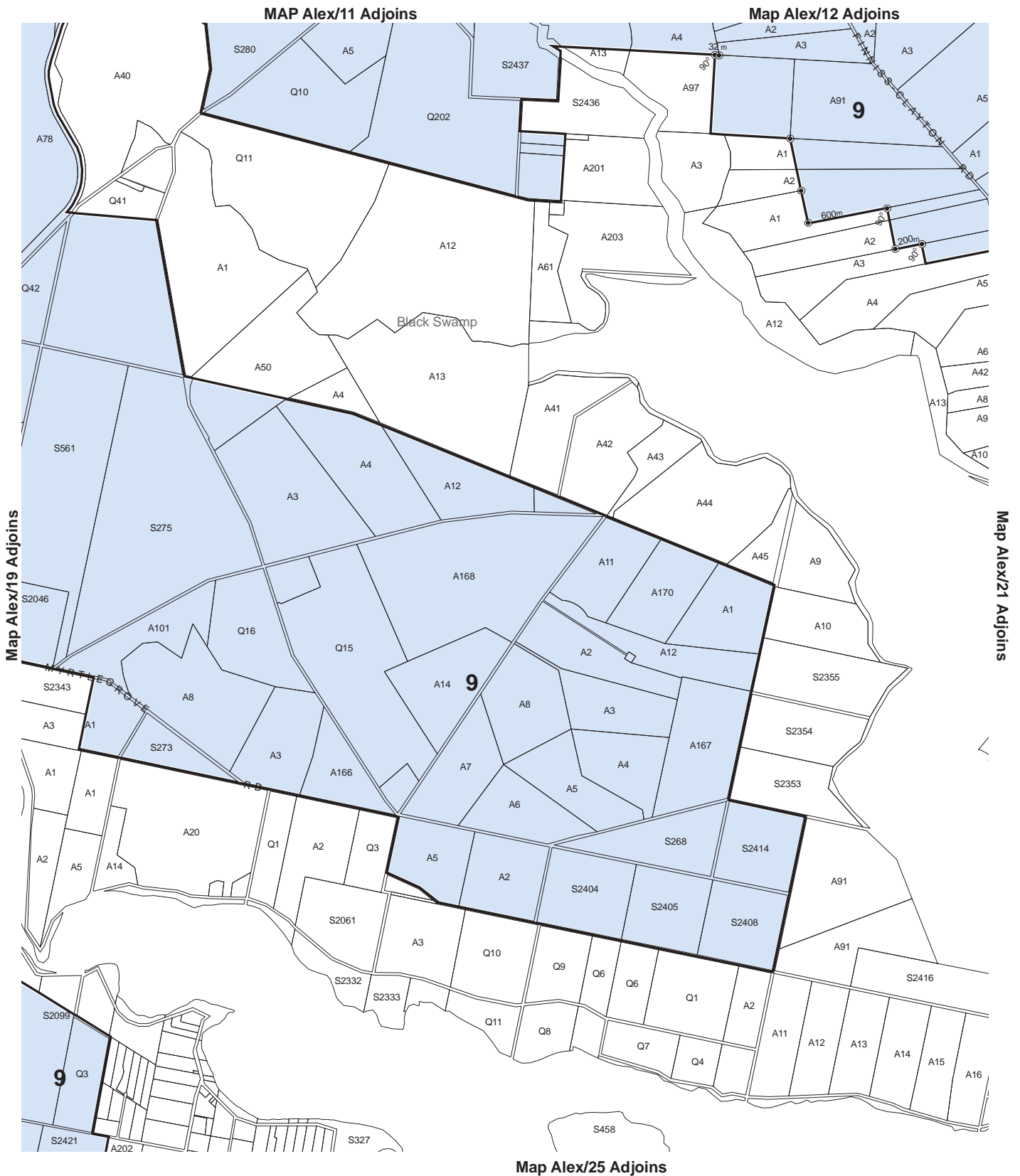
Map Alex/25 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zone Map Alex/20

- Zones**
- Con Conservation
 - PrPro Primary Production
 - RuL Rural Living
 - Zone Boundary



Lamberts Conformal Conic Projection, GDA94

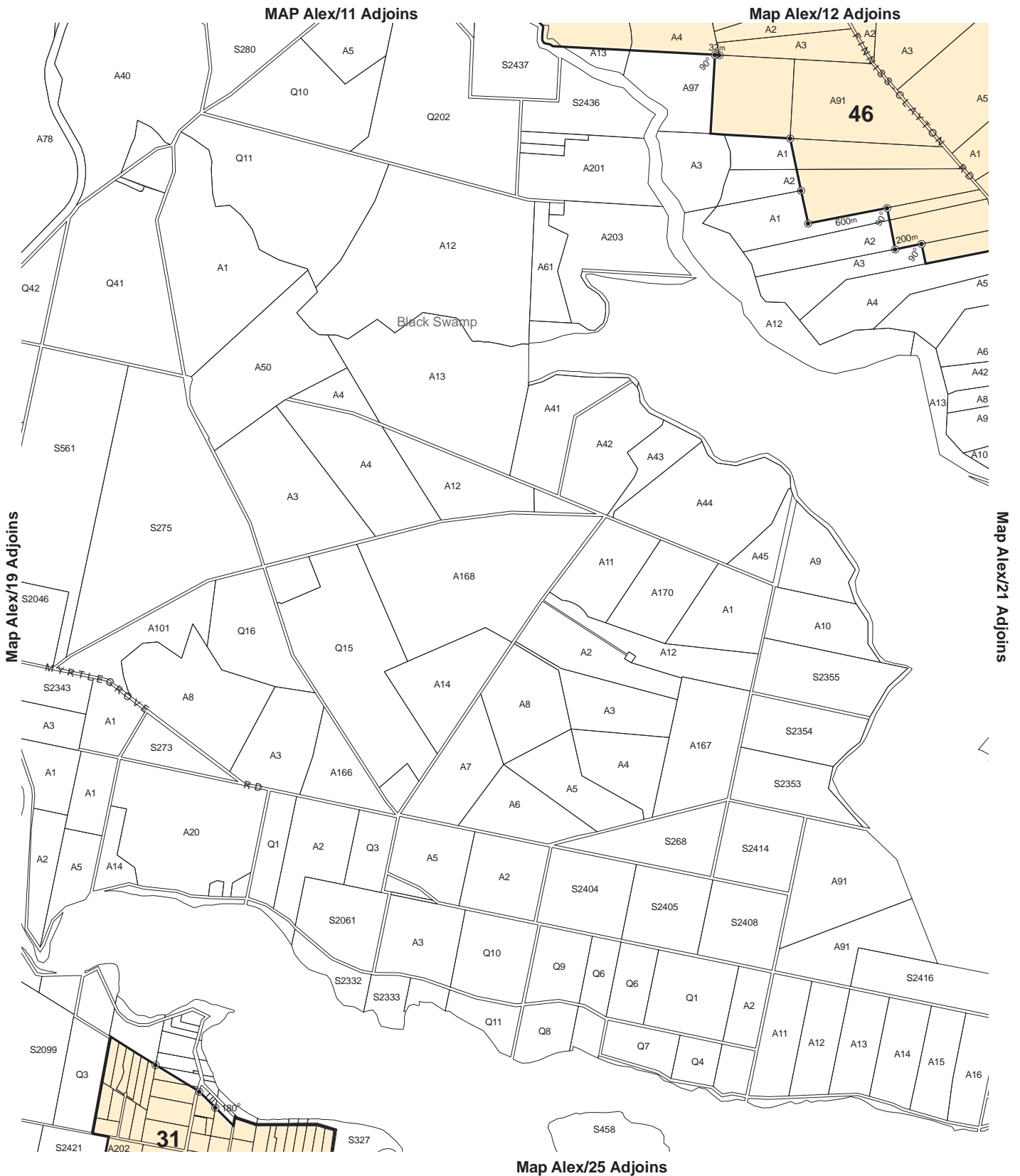
Policy Area

9 Mount Lofty Ranges



Policy Area Map Alex/20

 Policy Area Boundary



Lamberts Conformal Conic Projection, GDA94

Precinct

31 Goolwa East, Middleton and Mount Compass
 46 Wind Farms



Precinct Map Alex/20

 Precinct Boundary

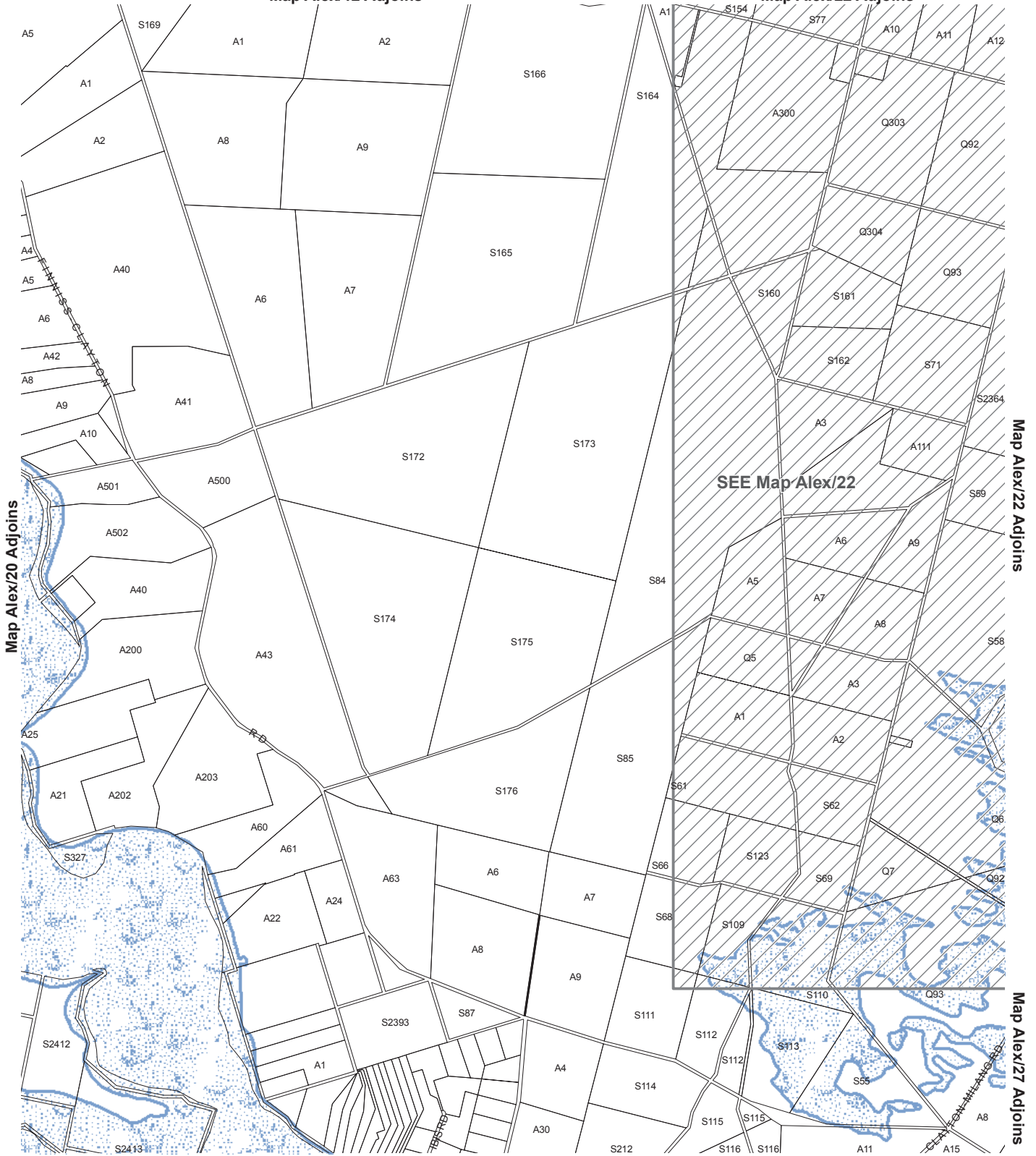


Location Map Alex/21

- Local Reserves
- Waterbodies

Map Alex/12 Adjoins

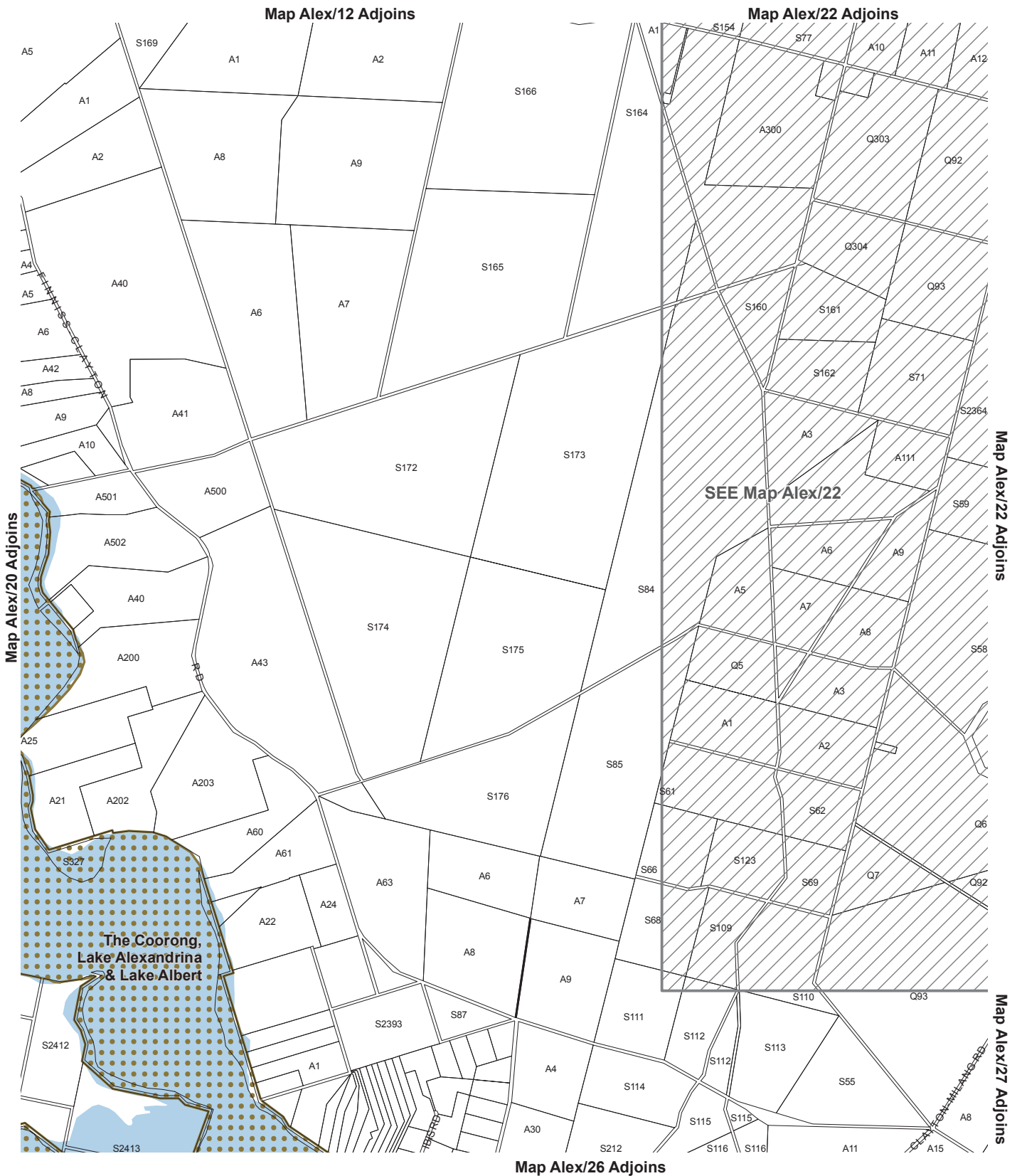
Map Alex/22 Adjoins





Overlay Map Alex/21 DEVELOPMENT CONSTRAINTS

 1956 Flood Boundary

ALEXANDRINA COUNCIL
Consolidated - 11 February 2021

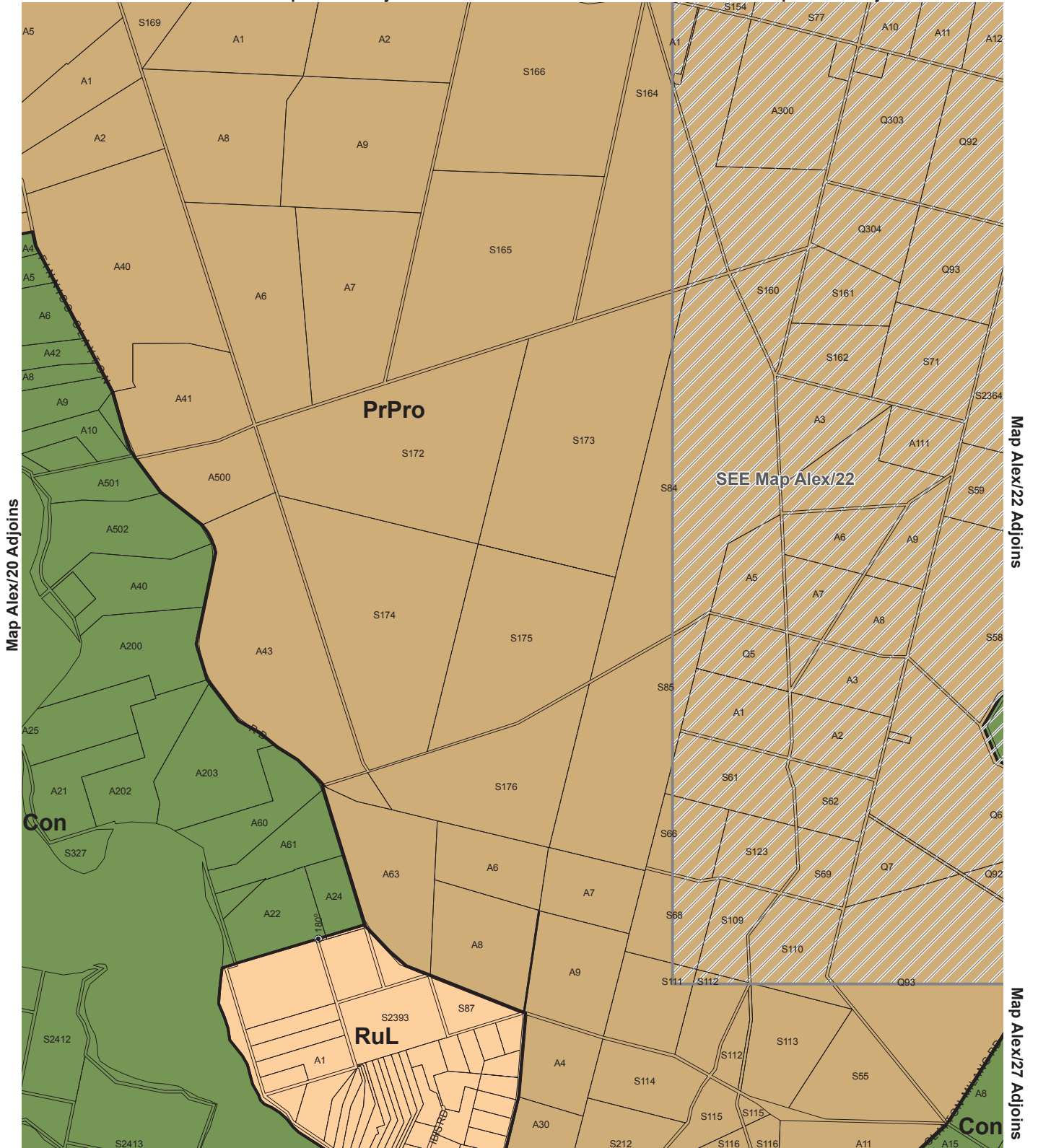


Overlay Map Alex/21 NATURAL RESOURCES

-  Ramsar Wetlands
-  Wetlands of National Importance

Map Alex/12 Adjoins

Map Alex/22 Adjoins



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

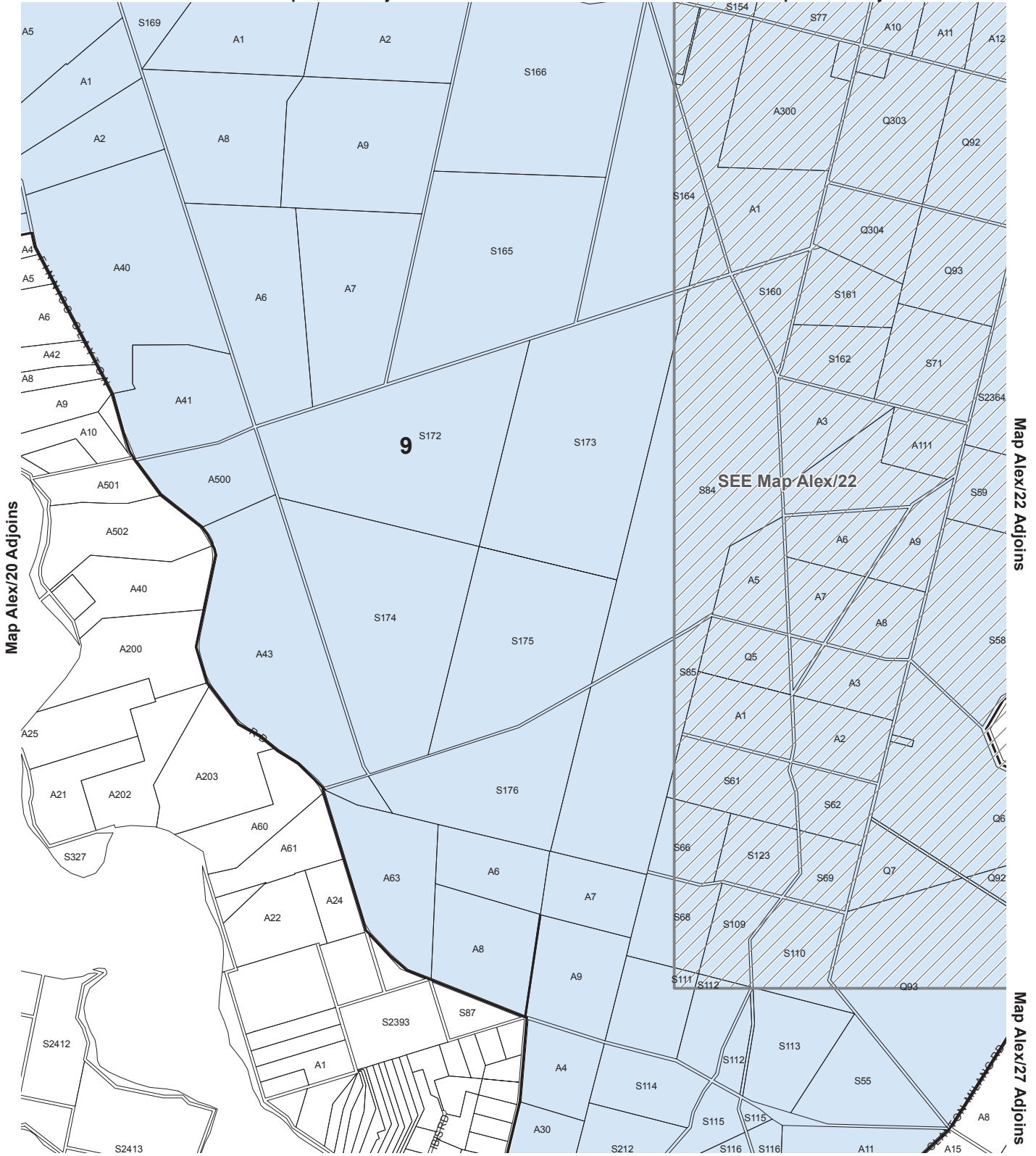


- Zones**
- Con Conservation
 - PrPro Primary Production
 - RuL Rural Living
 - Zone Boundary

Zone Map Alex/21

Map Alex/12 Adjoins

Map Alex/22 Adjoins



SEE Map Alex/22

9

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

Policy Area
9 Mount Lofty Ranges

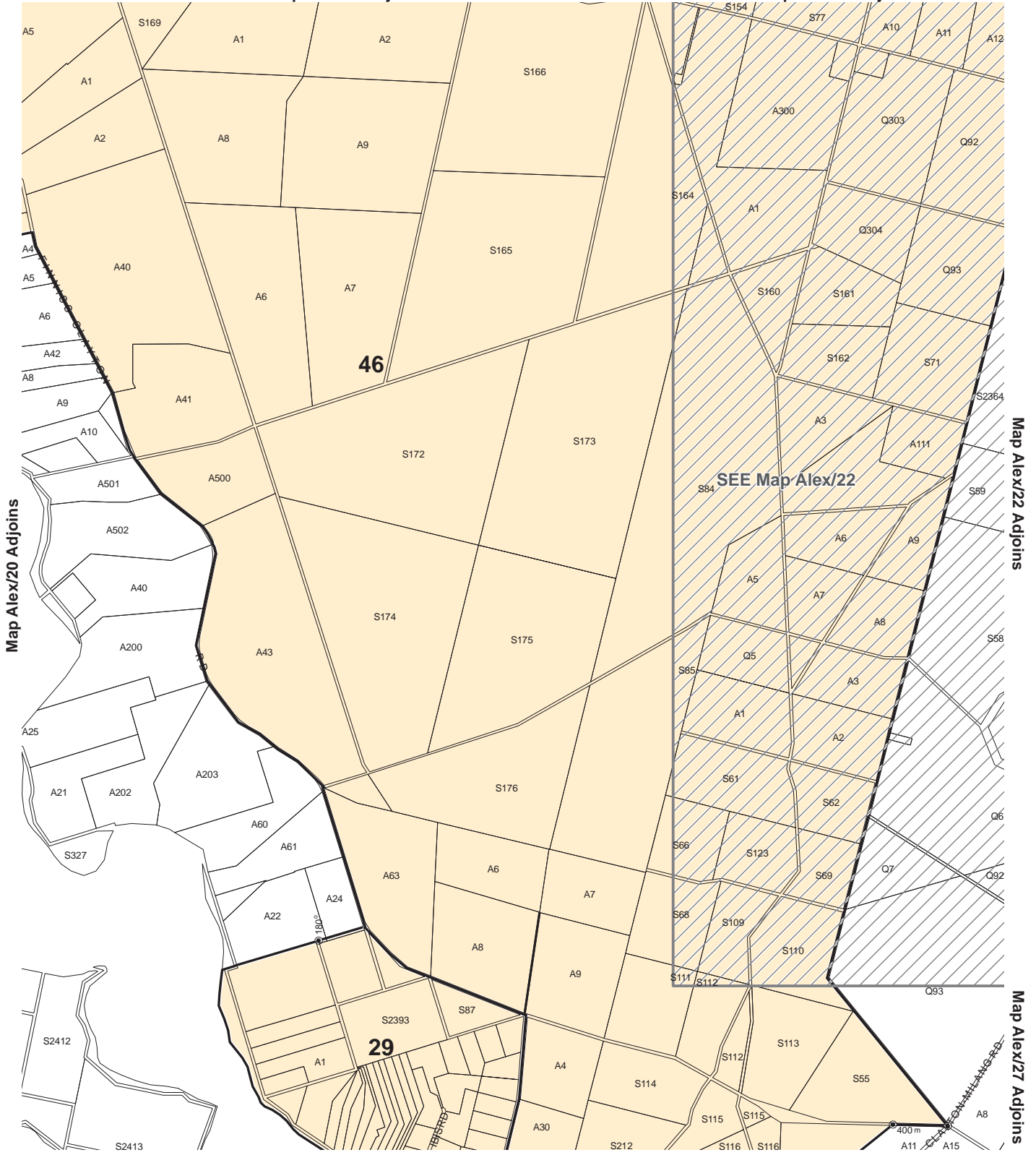


Policy Area Map Alex/21

 Policy Area Boundary

Map Alex/12 Adjoins

Map Alex/22 Adjoins



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

- Precinct**
 29 Clayton
 46 Wind Farms



Precinct Map Alex/21

 Precinct Boundary



- Local Reserves
- Waterbodies

Location Map Alex/22

Map Alex/15 Adjoins



Map Alex/21 Adjoins

MAP Alex/1 Adjoins


Port Milang

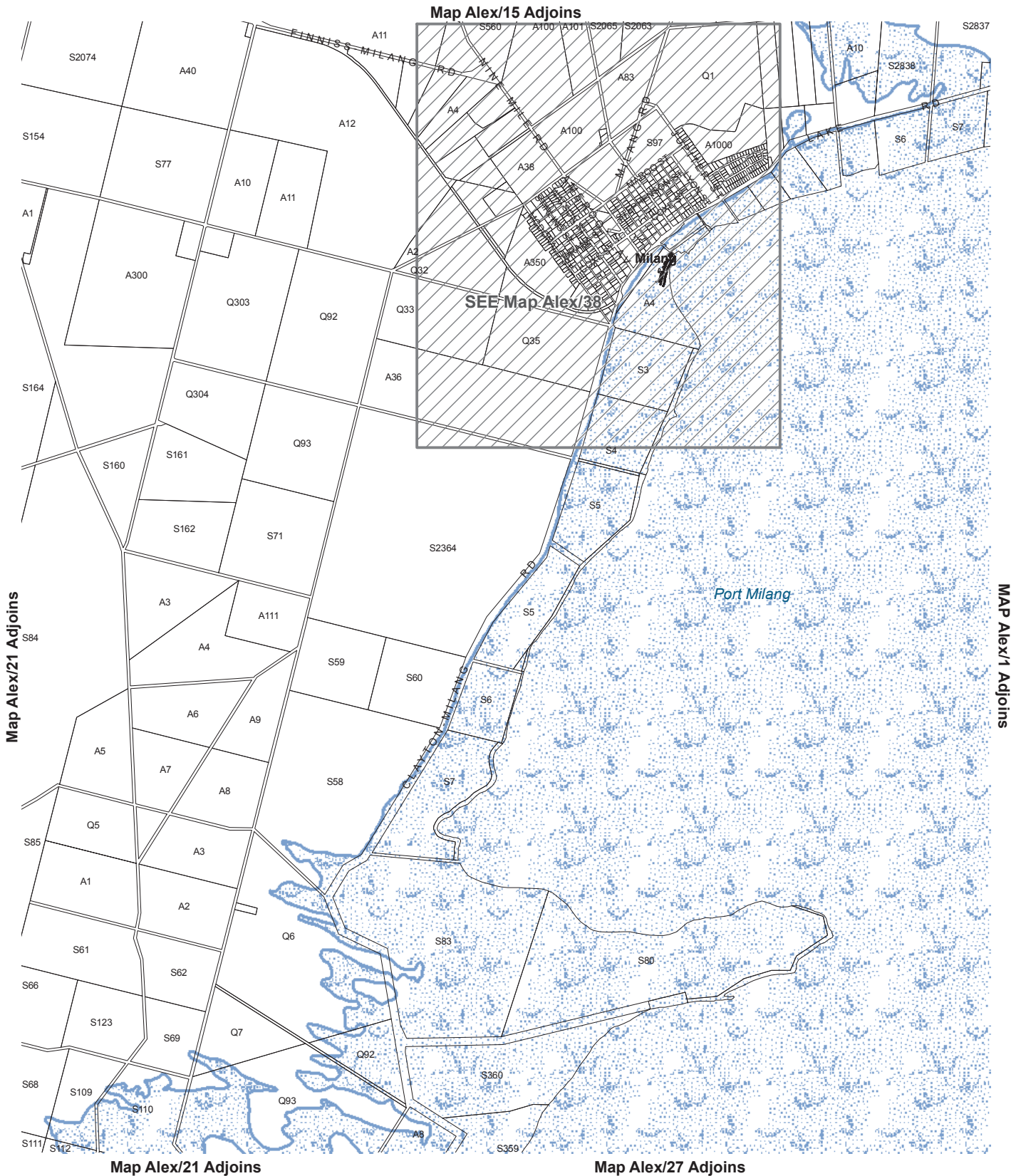
Map Alex/21 Adjoins

Map Alex/27 Adjoins




Overlay Map Alex/22 TRANSPORT

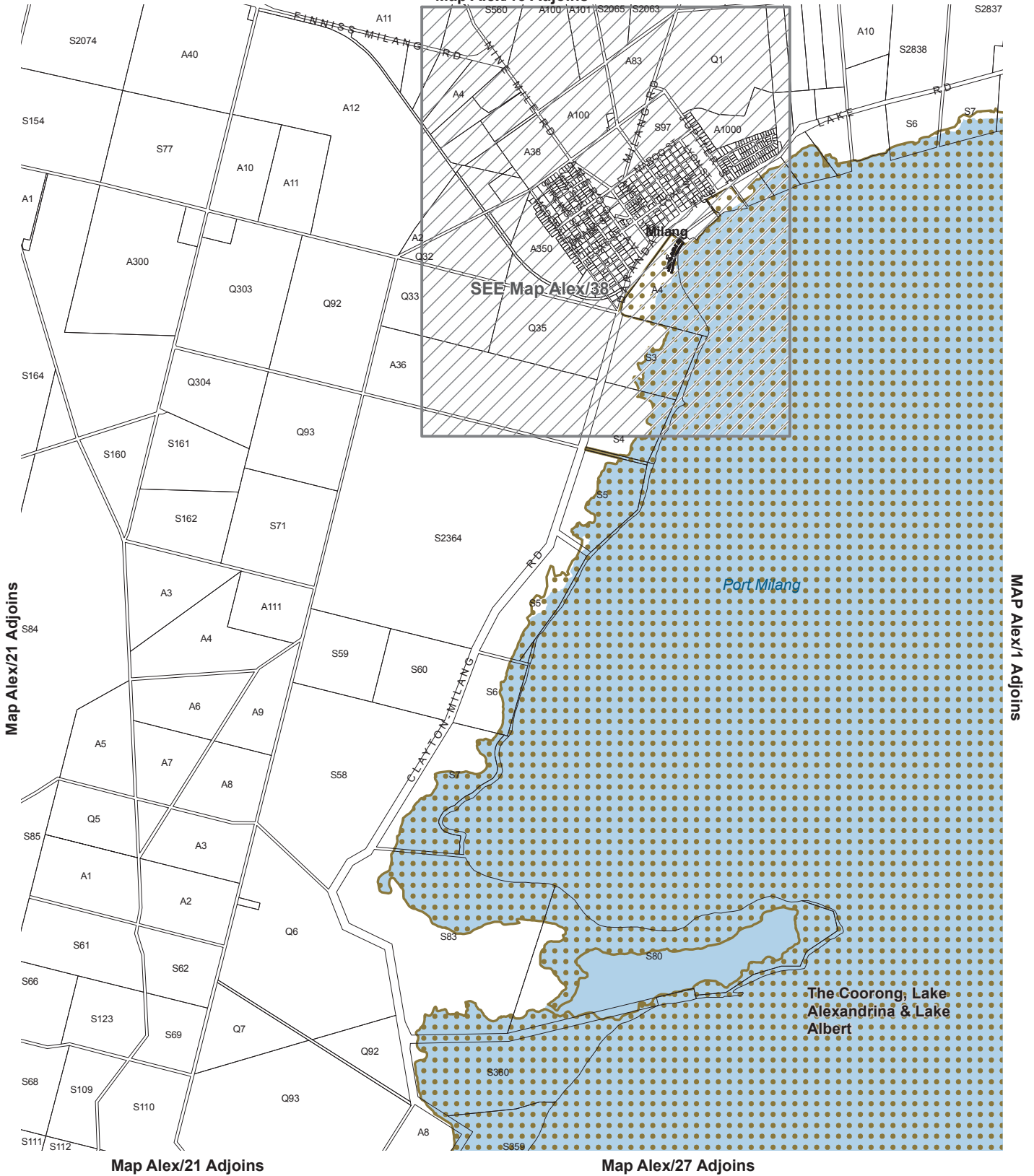
 Secondary Arterial Roads





Overlay Map Alex/22 DEVELOPMENT CONSTRAINTS

 1956 Flood Boundary

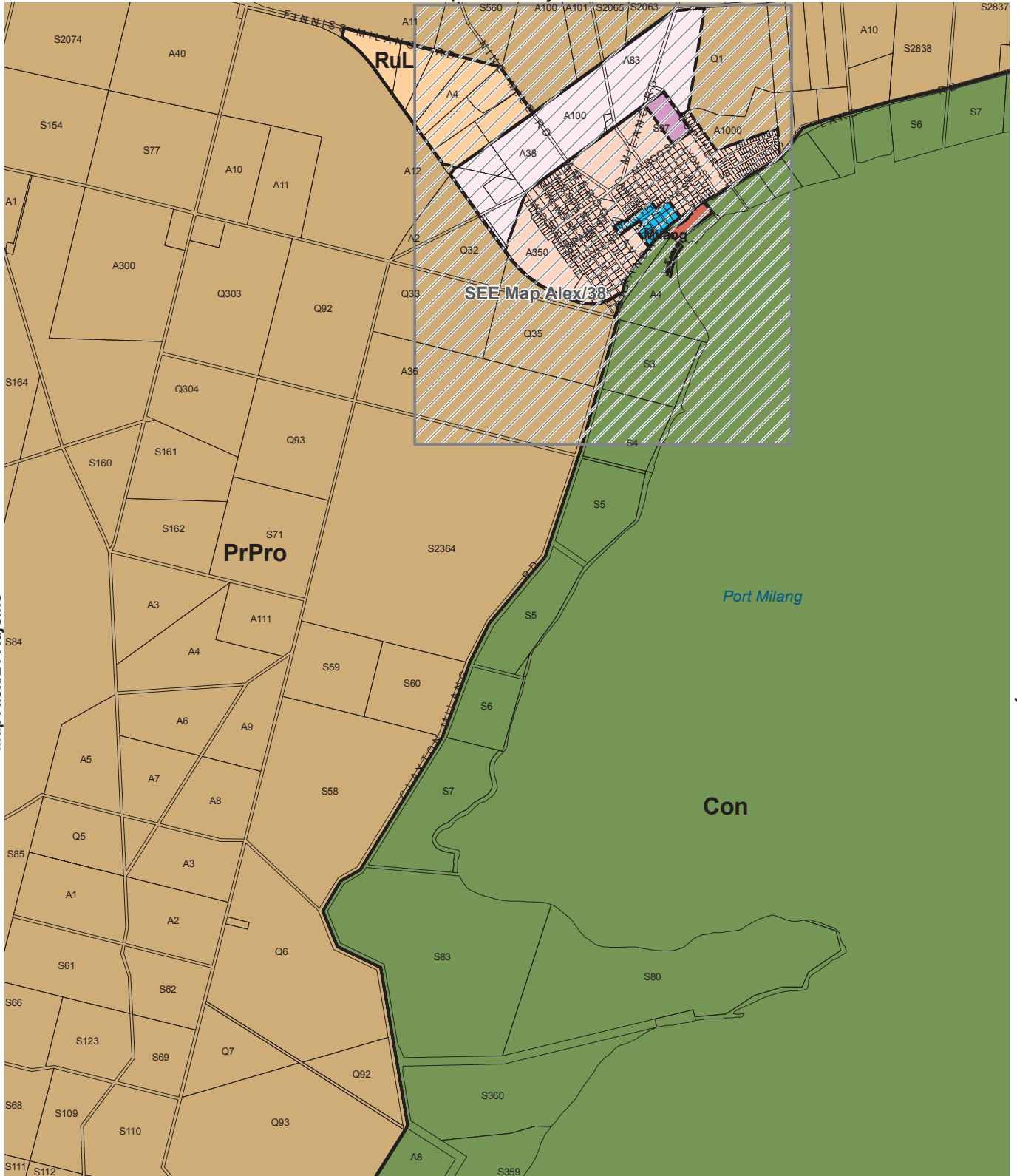
Map Alex/15 Adjoins



Overlay Map Alex/22 NATURAL RESOURCES

-  Ramsar Wetlands
-  Wetlands of National Importance

Map Alex/15 Adjoins



Map Alex/21 Adjoins

Map Alex/27 Adjoins

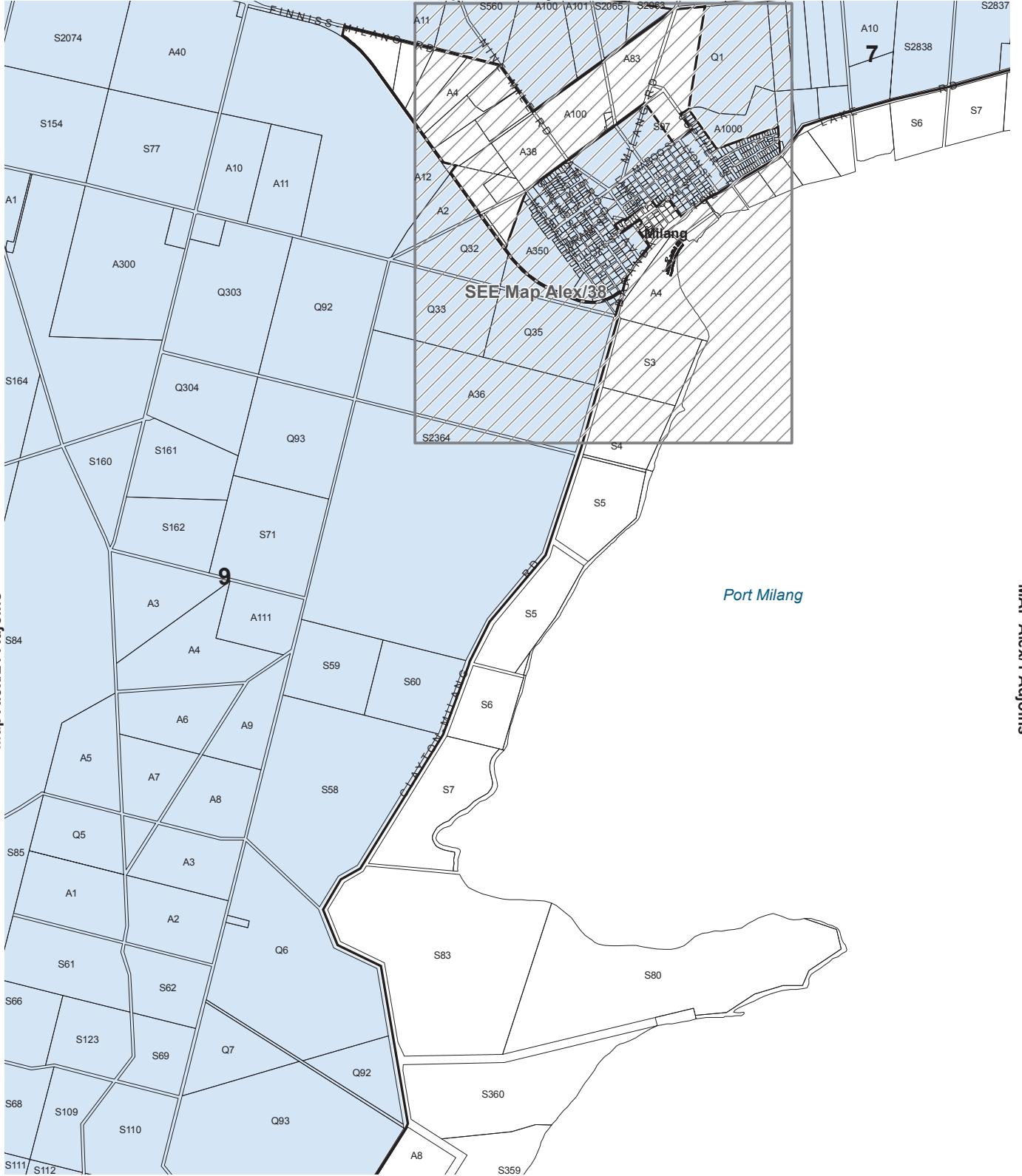
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Con Conservation
 - PrPro Primary Production
 - RuL Rural Living
 - Zone Boundary

Zone Map Alex/22

Map Alex/15 Adjoins



Map Alex/21 Adjoins

Map Alex/27 Adjoins

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

Policy Area

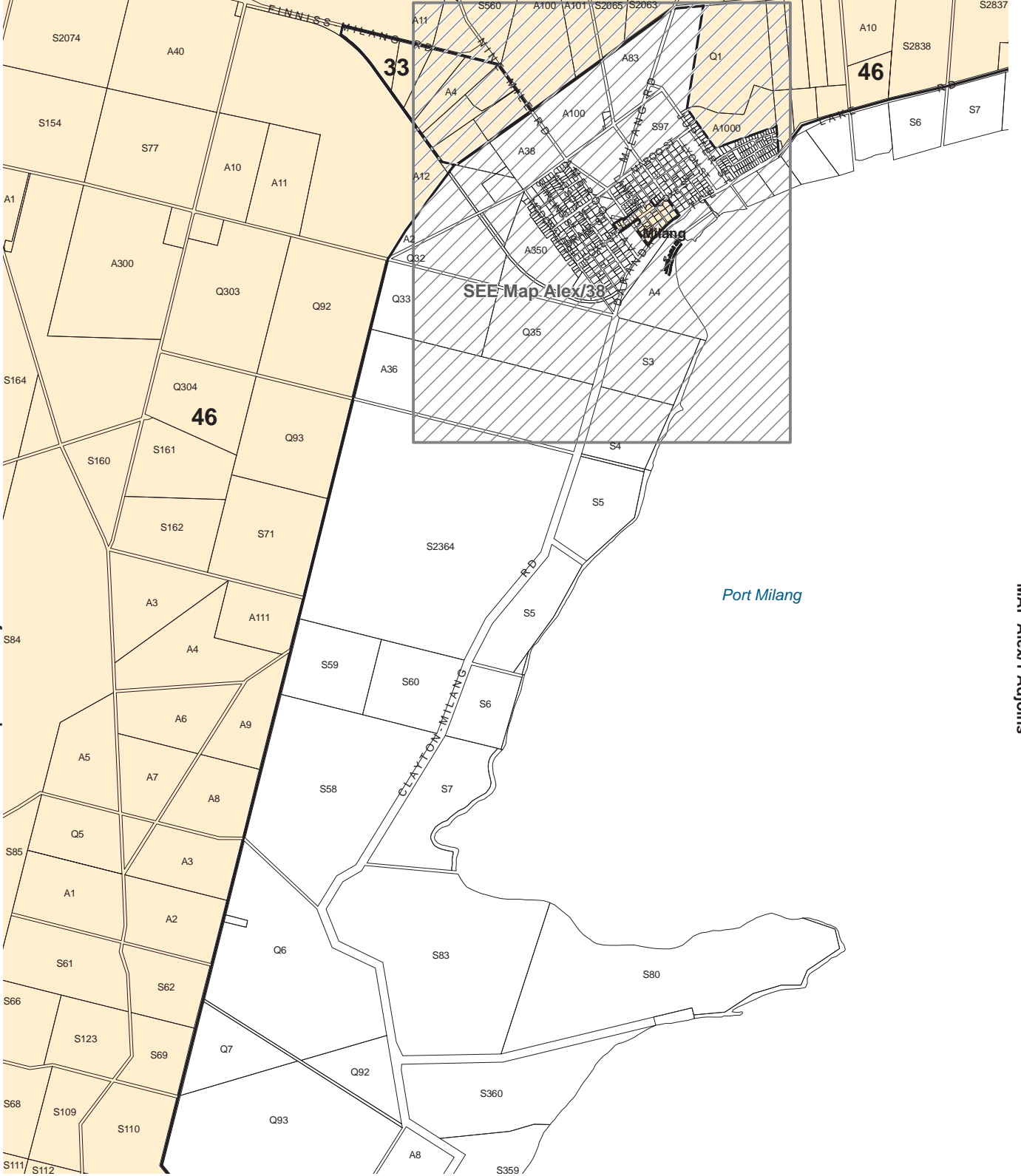
- 7 Flood
- 9 Mount Lofty Ranges



Policy Area Map Alex/22

 Policy Area Boundary

Map Alex/15 Adjoins



Map Alex/21 Adjoins

MAP Alex/1 Adjoins

Map Alex/21 Adjoins

Map Alex/27 Adjoins

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

- Precinct**
 33 Milang Rural Living
 46 Wind Farms




Precinct Map Alex/22

Precinct Boundary

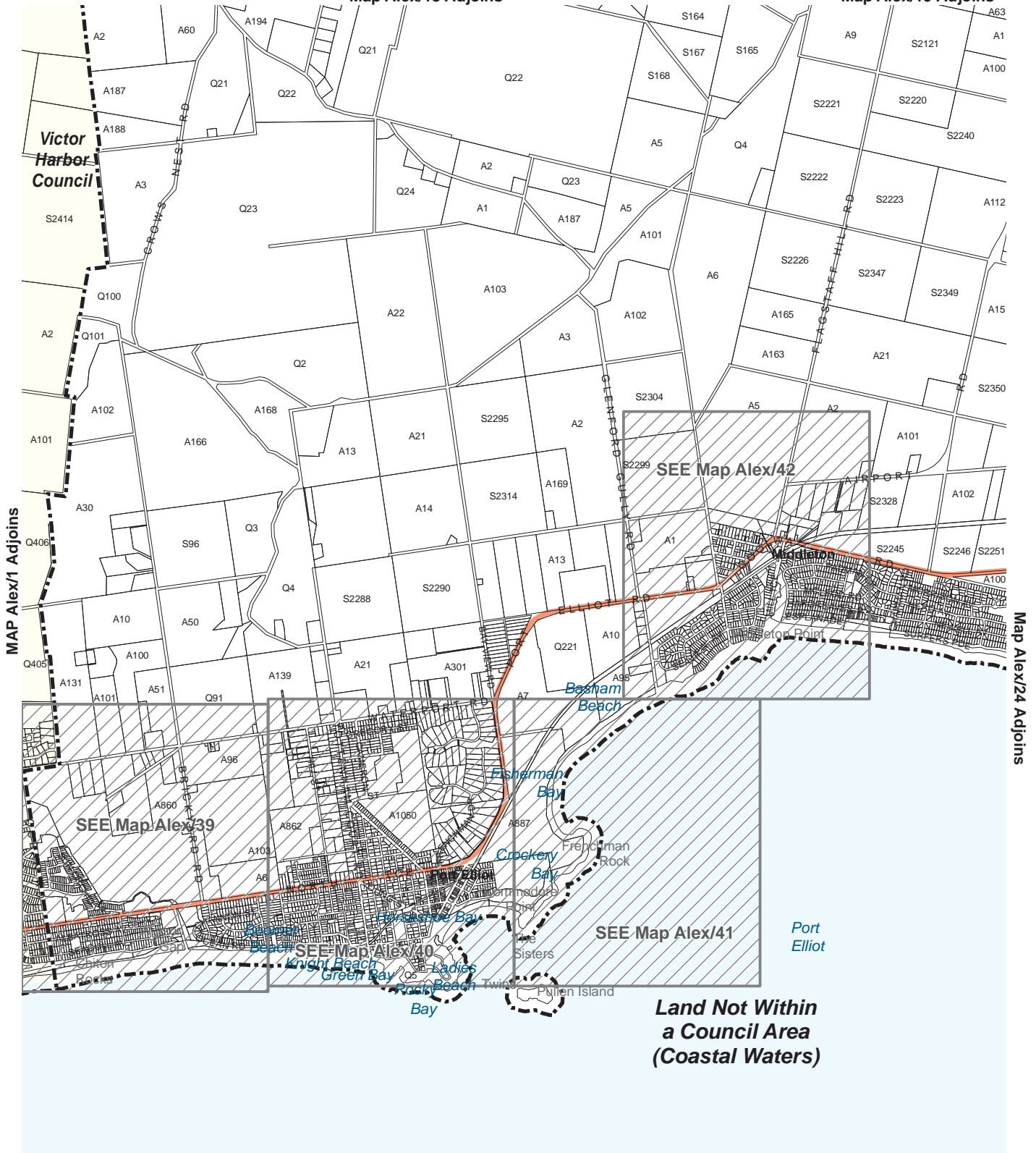


Location Map Alex/23

-  Railways
-  Local Reserves
-  Conservation Park
-  Development Plan Boundary

Map Alex/18 Adjoins

Map Alex/19 Adjoins



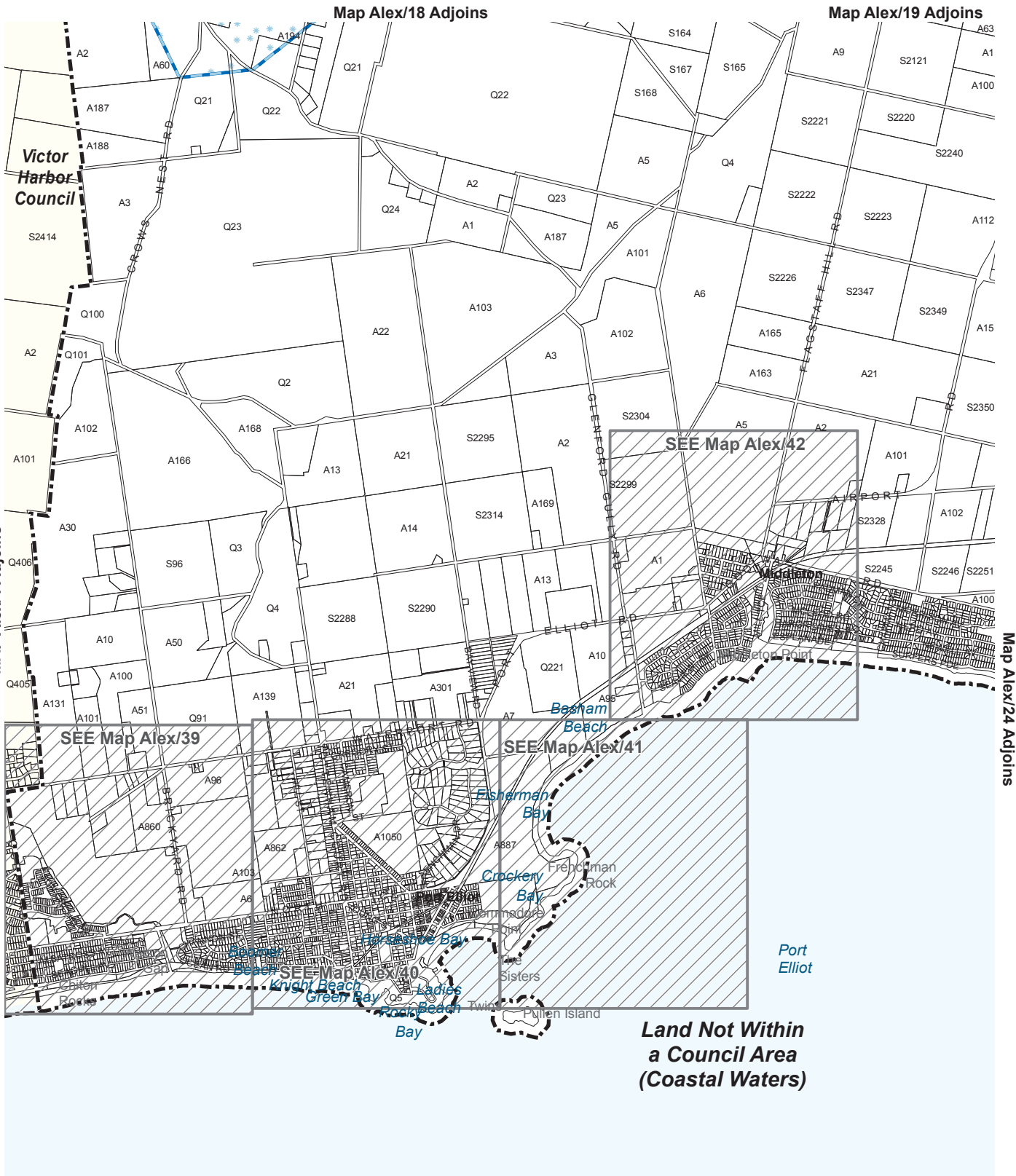
MAP Alex/1 Adjoins



Overlay Map Alex/23

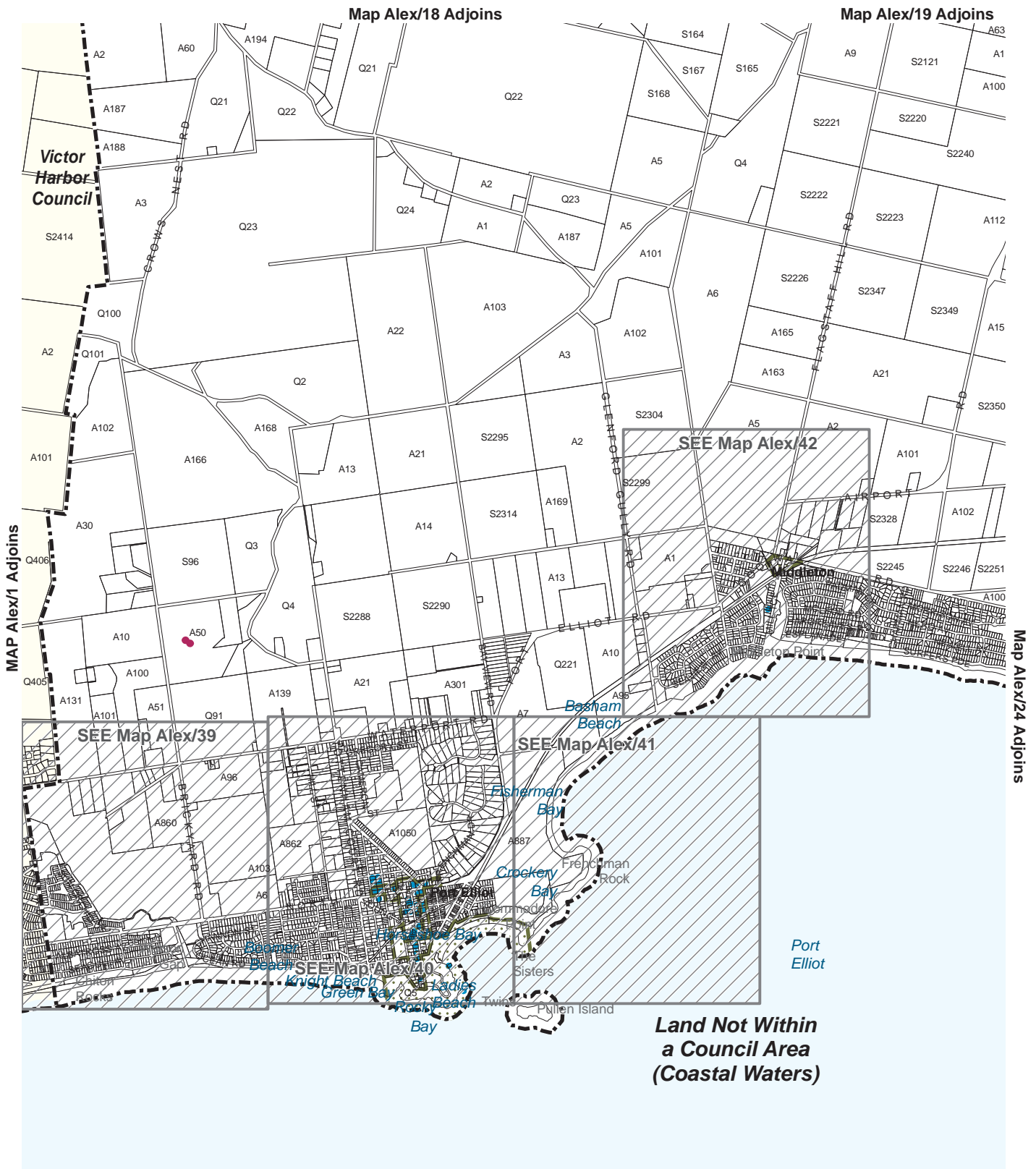
TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary



Overlay Map Alex/23 DEVELOPMENT CONSTRAINTS

Mt Lofty Watershed Boundary
 Development Plan Boundary



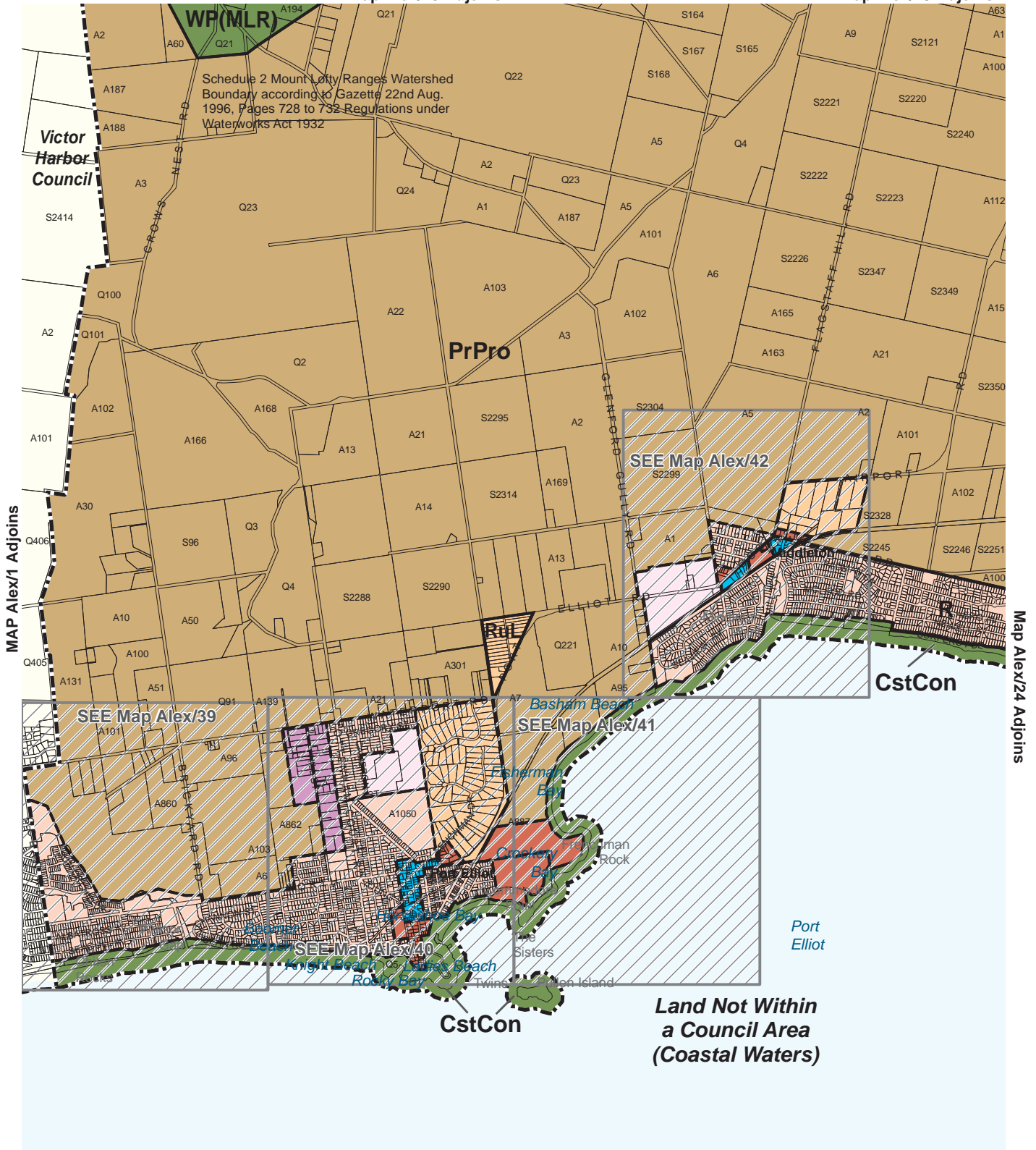
MAP Alex/1 Adjoins

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



- Local heritage place
- State heritage place
- Historic Conservation Area
- Development Plan Boundary

Overlay Map Alex/23 HERITAGE



MAP Alex/1 Adjoins

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

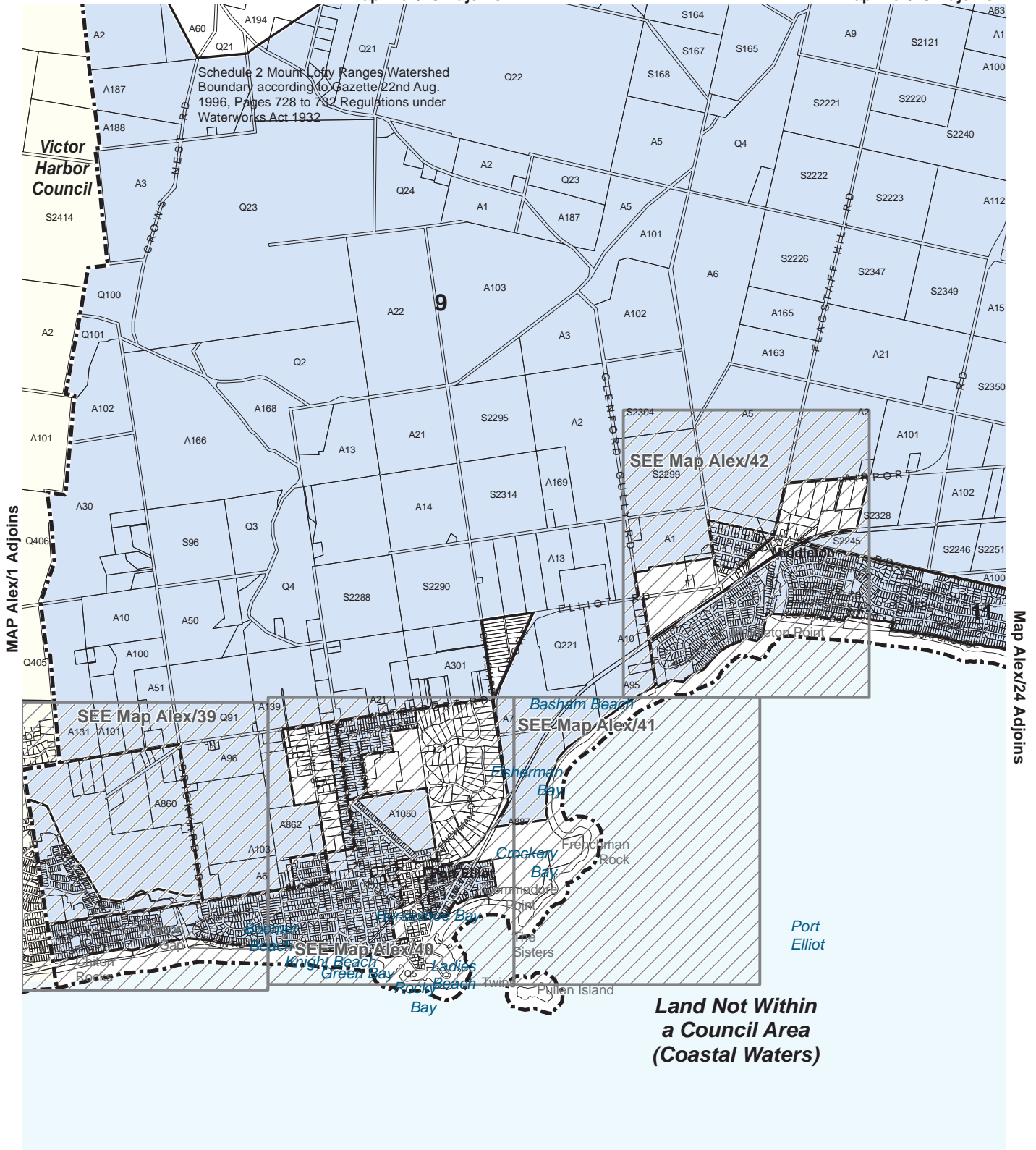


- Zones**
- CstCon Coastal Conservation
 - PrPro Primary Production
 - R Residential
 - RuL Rural Living
 - WP(MLR) Watershed Protection (Mount Lofty Ranges)
 - Zone Boundary
 - Development Plan Boundary

Zone Map Alex/23

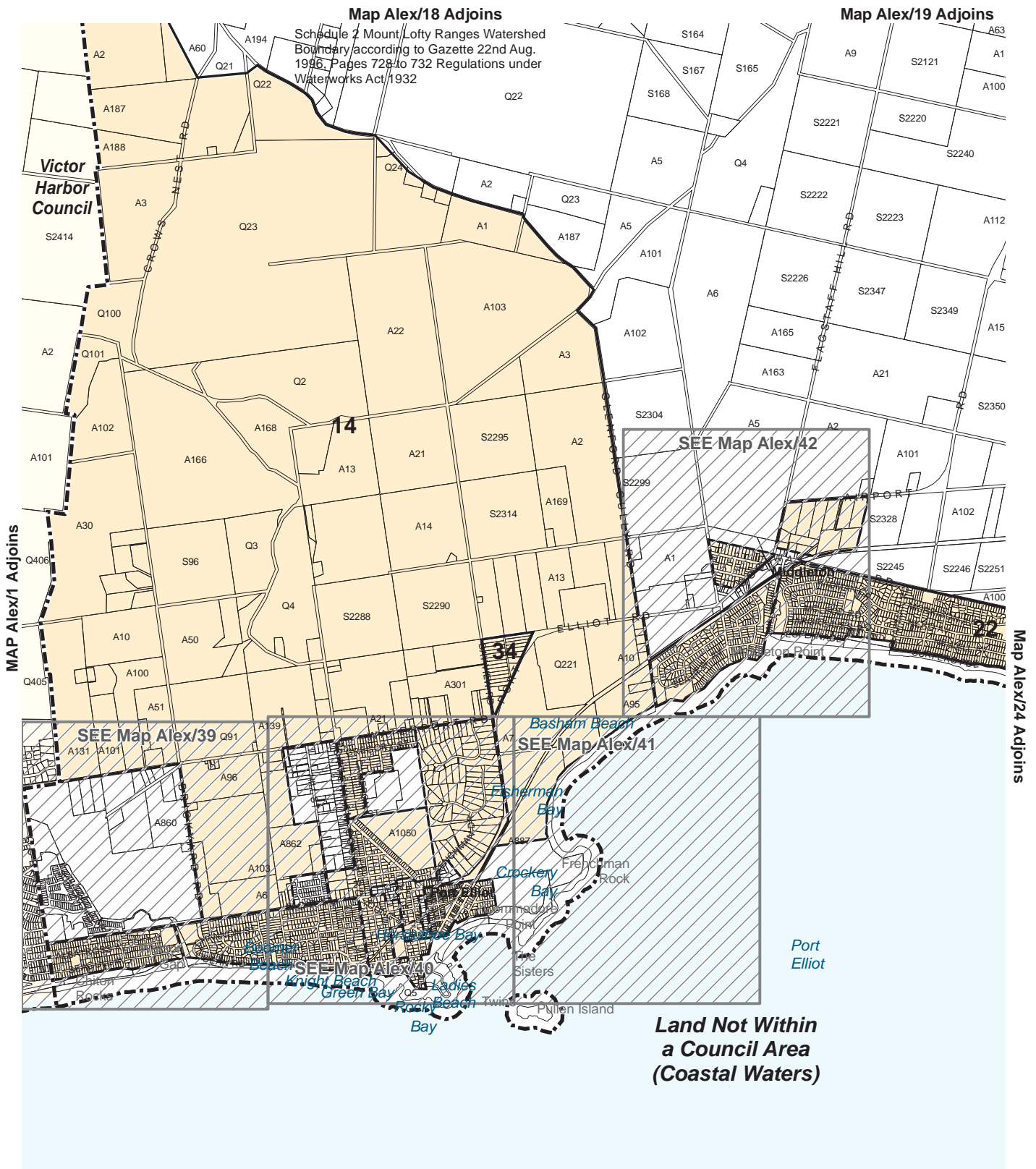
Map Alex/18 Adjoins

Map Alex/19 Adjoins



Policy Area Map Alex/23

- Policy Area Boundary
- Development Plan Boundary



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

- Precinct**
 14 Landscape
 22 Surfer's Beach
 34 Port Elliot North and Goolwa Central



Precinct Map Alex/23




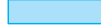

- Precinct Boundary
- Development Plan Boundary



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

MAP Alex/1 Adjoins



-  Railways
-  Local Reserves
-  National Park
-  Waterbodies
-  Development Plan Boundary

Location Map Alex/24



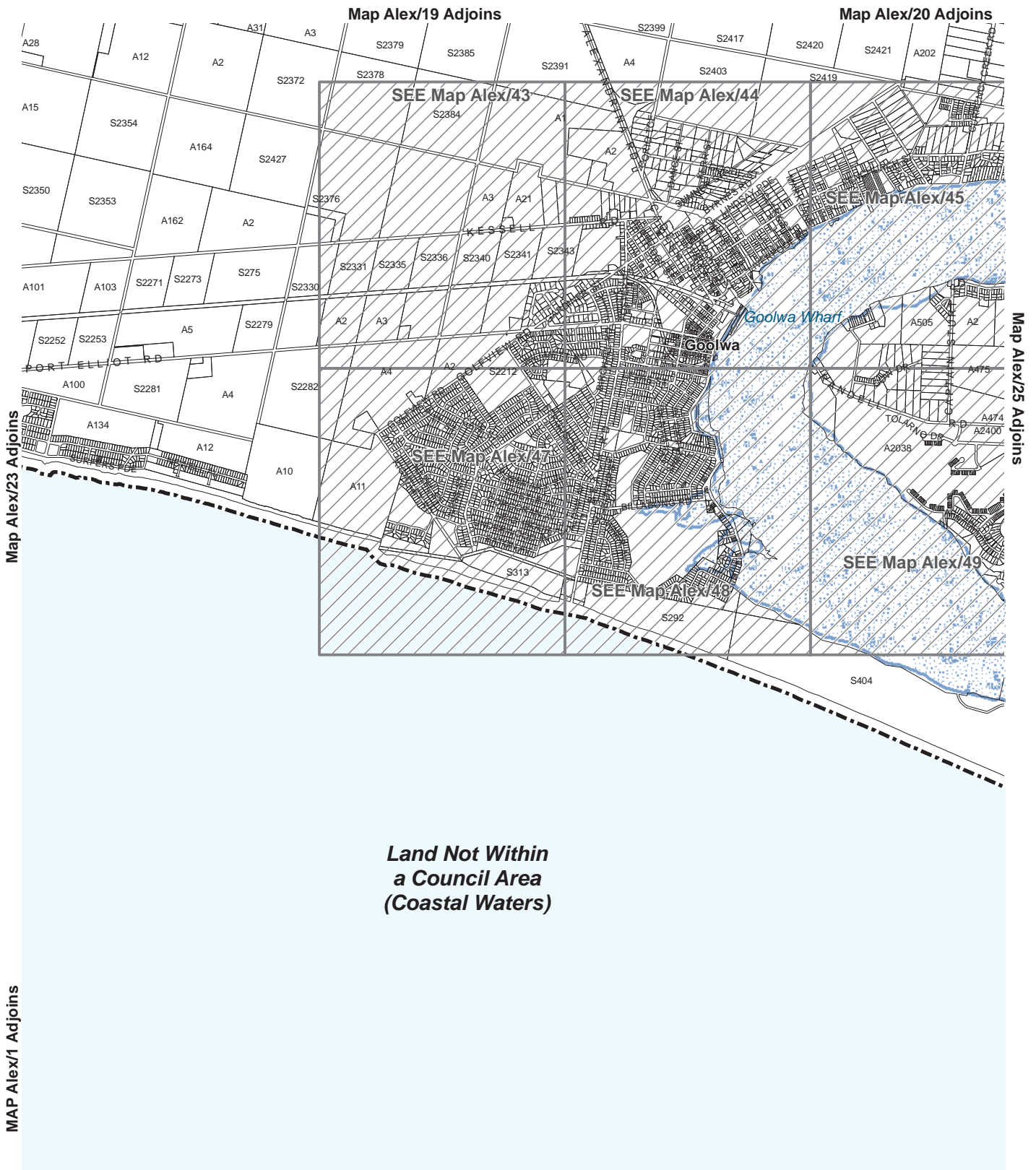
**Land Not Within
a Council Area
(Coastal Waters)**

MAP Alex/1 Adjoins



Overlay Map Alex/24 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary





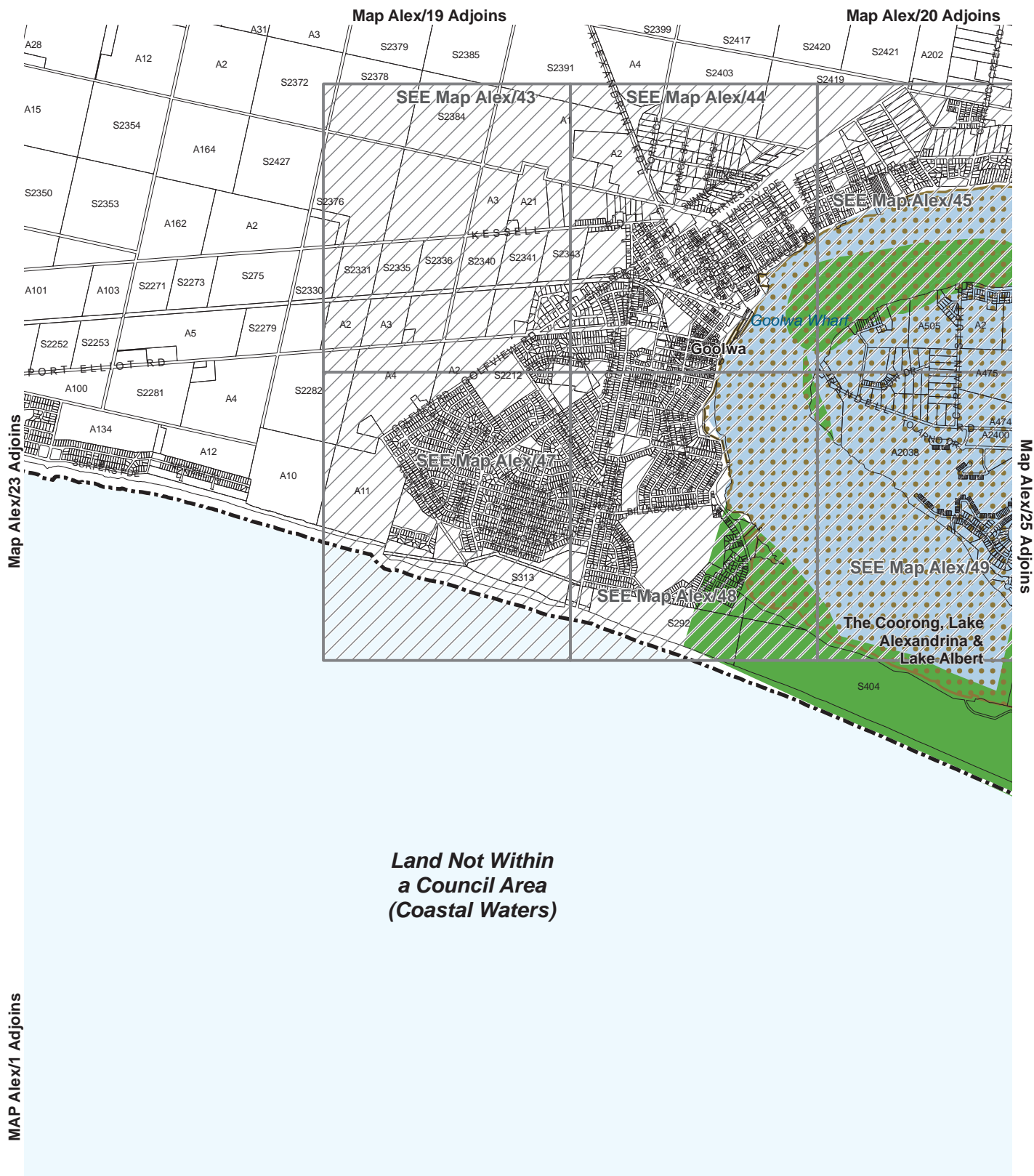
**Land Not Within
a Council Area
(Coastal Waters)**

MAP Alex/1 Adjoins



Overlay Map Alex/24 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary



Land Not Within
a Council Area
(Coastal Waters)

MAP Alex/1 Adjoins



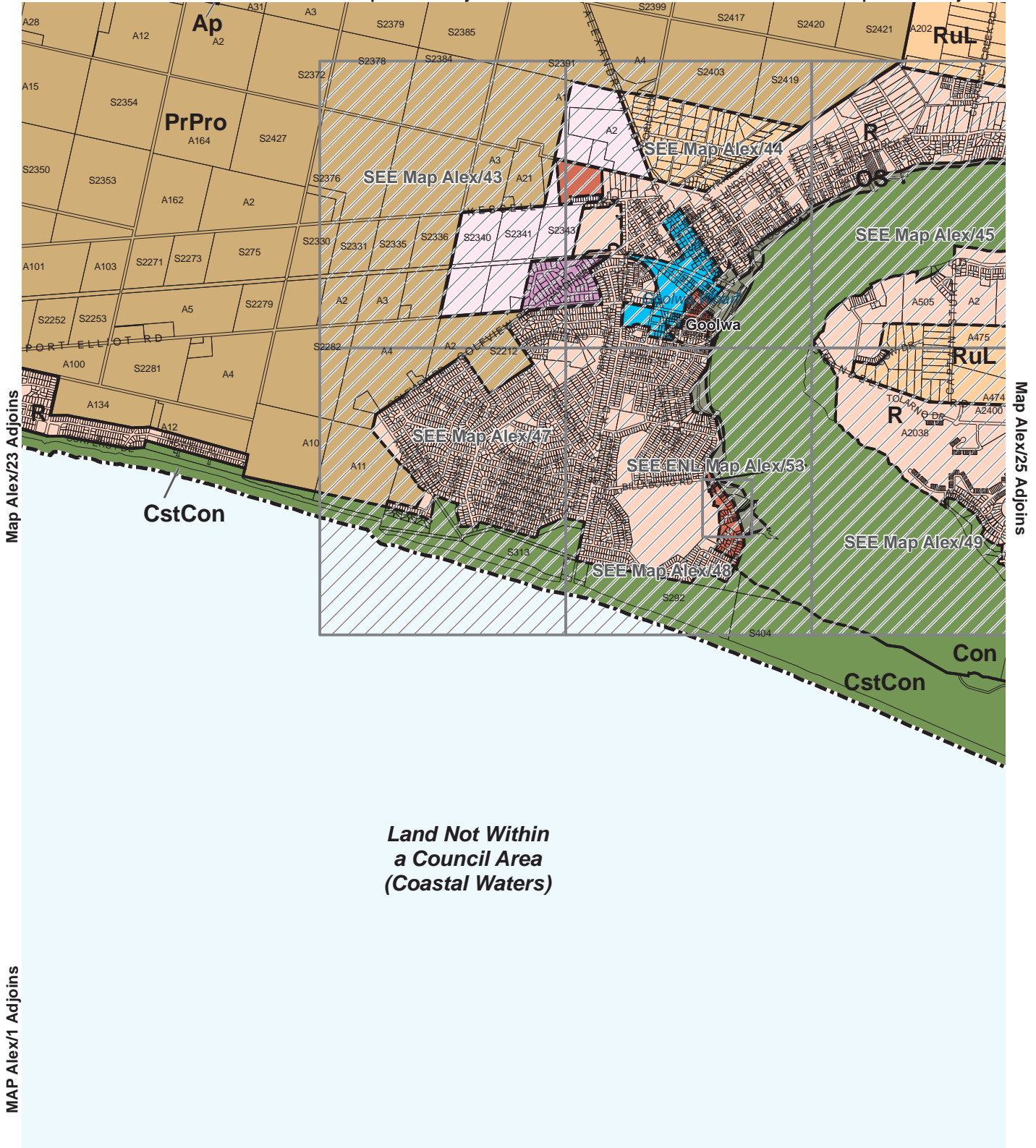
- Ramsar Wetlands
- Key Ramsar Habitat Area
- Key Ramsar Habitat Area buffer
- Wetlands of National Importance
- Development Plan Boundary

Overlay Map Alex/24

NATURAL RESOURCES

Map Alex/19 Adjoins

Map Alex/20 Adjoins



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

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

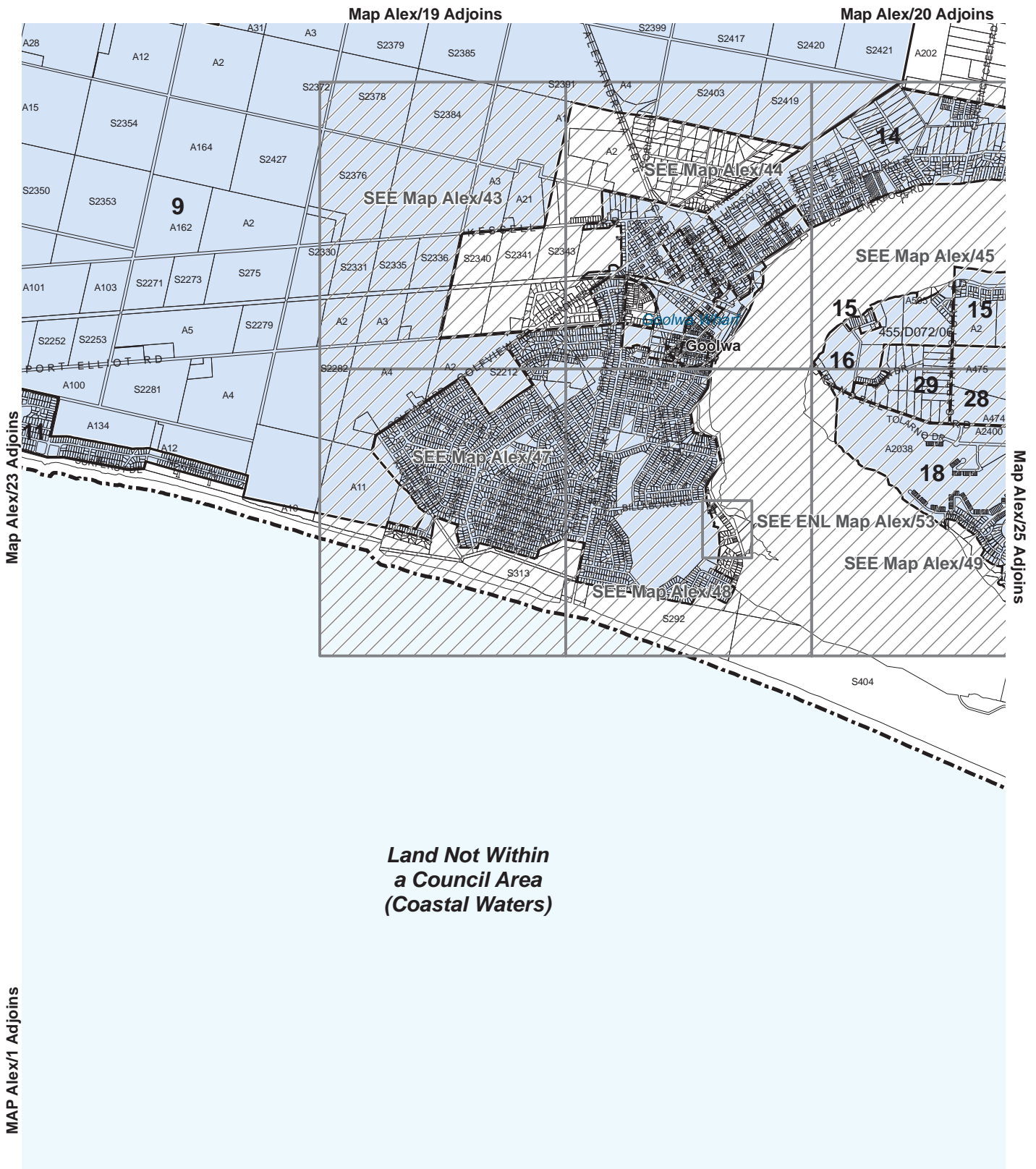
MAP Alex/1 Adjoins

Zones

- Ap** Airport
- CstCon** Coastal Conservation
- Con** Conservation
- OS** Open Space
- PrPro** Primary Production
- R** Residential
- RuL** Rural Living
- Zone Boundary**
- Development Plan Boundary**



Zone Map Alex/24



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

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

Policy Area

- 11 Southern
- 14 Goolwa North
- 15 Hindmarsh Island North
- 16 Hindmarsh Island West
- 18 Marina
- 28 Hindmarsh Island Central
- 29 Hindmarsh Island West
- 9 Mount Lofty Ranges

MAP Alex/1 Adjoins



Policy Area Map Alex/24

- Policy Area Boundary
- Development Plan Boundary



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

MAP Alex/1 Adjoins

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

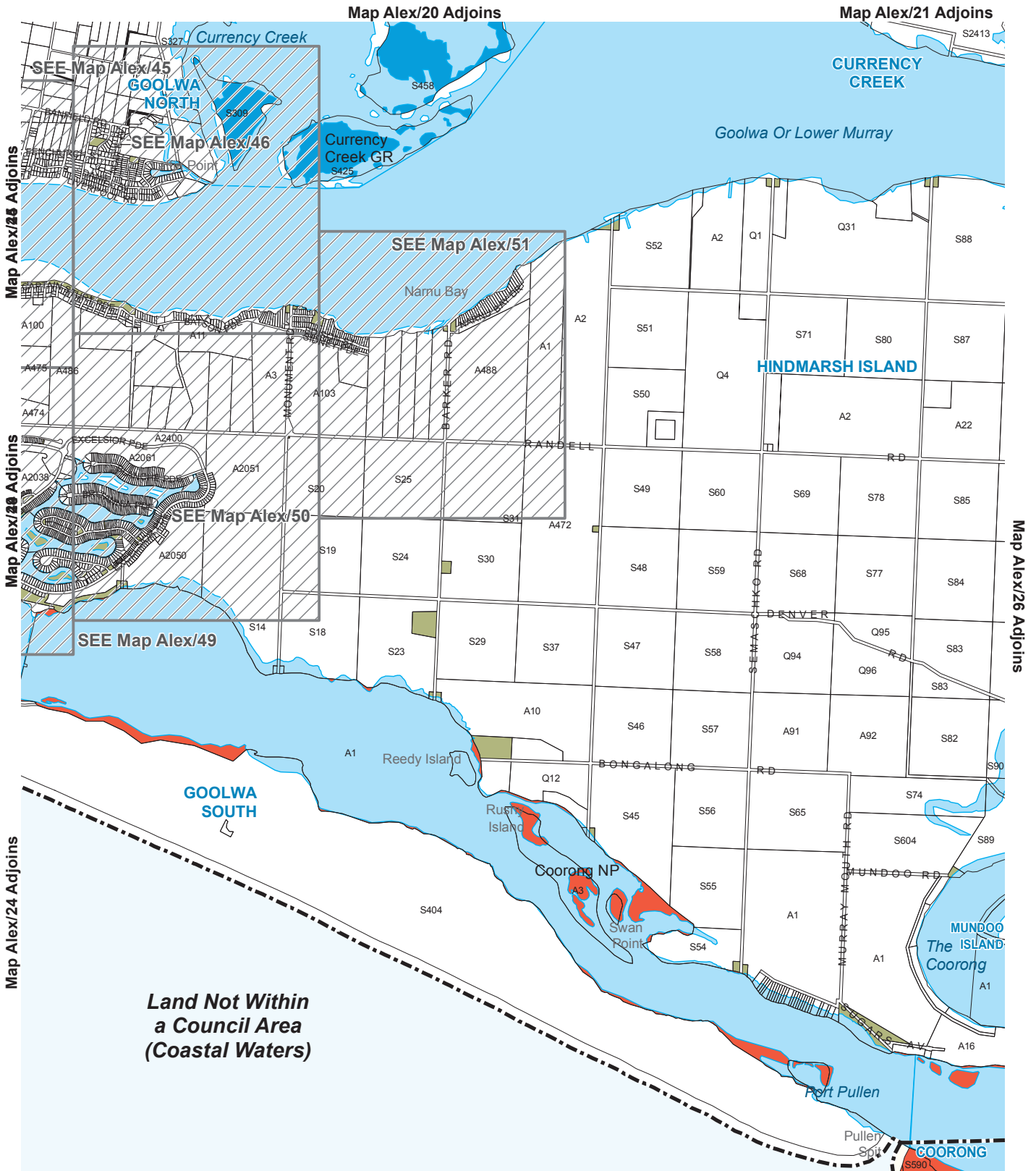
Precinct

- 22 Surfer's Beach
- 31 Goolwa East, Middleton and Mount Compass



Precinct Map Alex/24

- Precinct Boundary
- Development Plan Boundary



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

MAP Alex/1 Adjoins

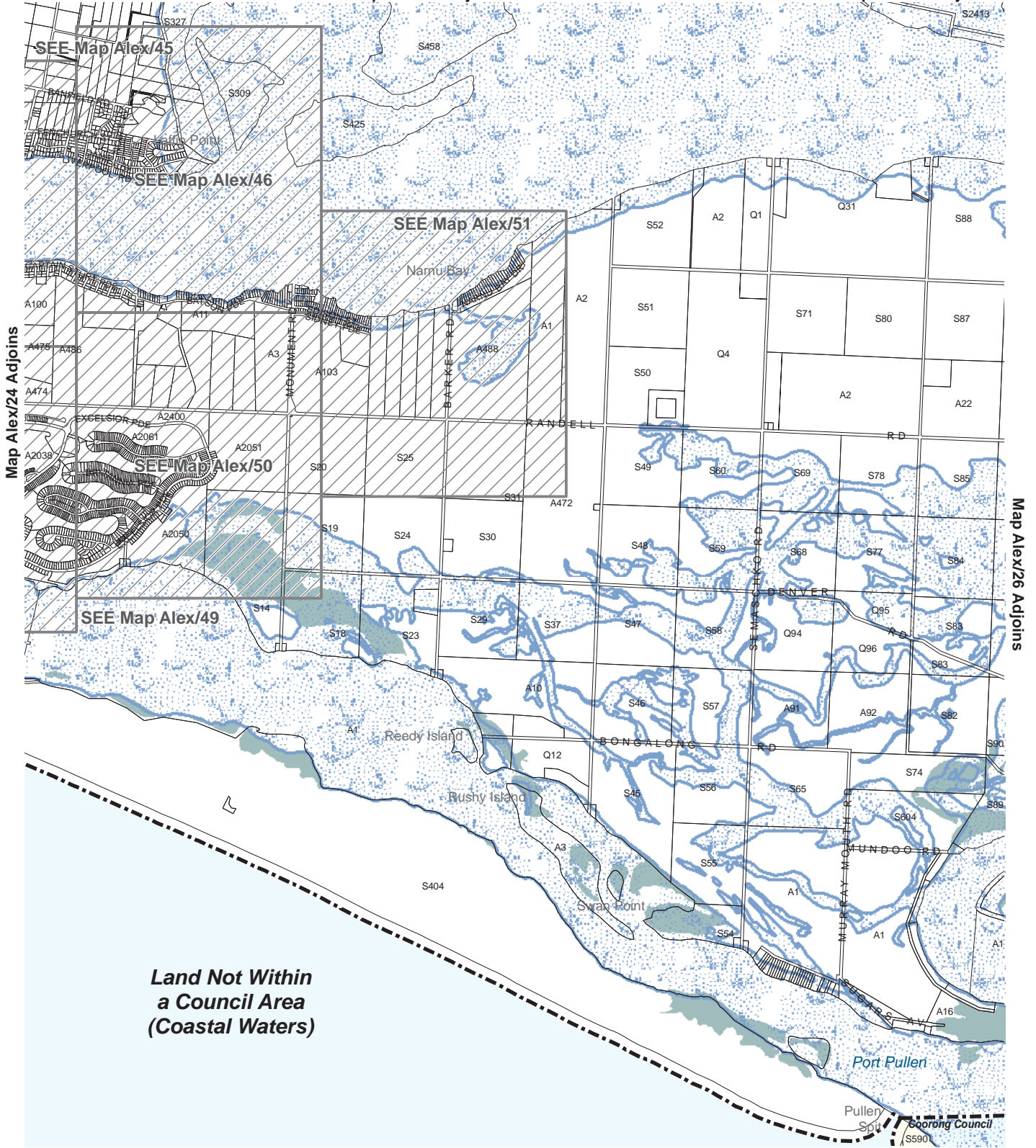


Location Map Alex/25

- Local Reserves
- National Park
- Game Reserve
- Waterbodies
- Development Plan Boundary

Map Alex/20 Adjoins

Map Alex/21 Adjoins






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

MAP Alex/1 Adjoins

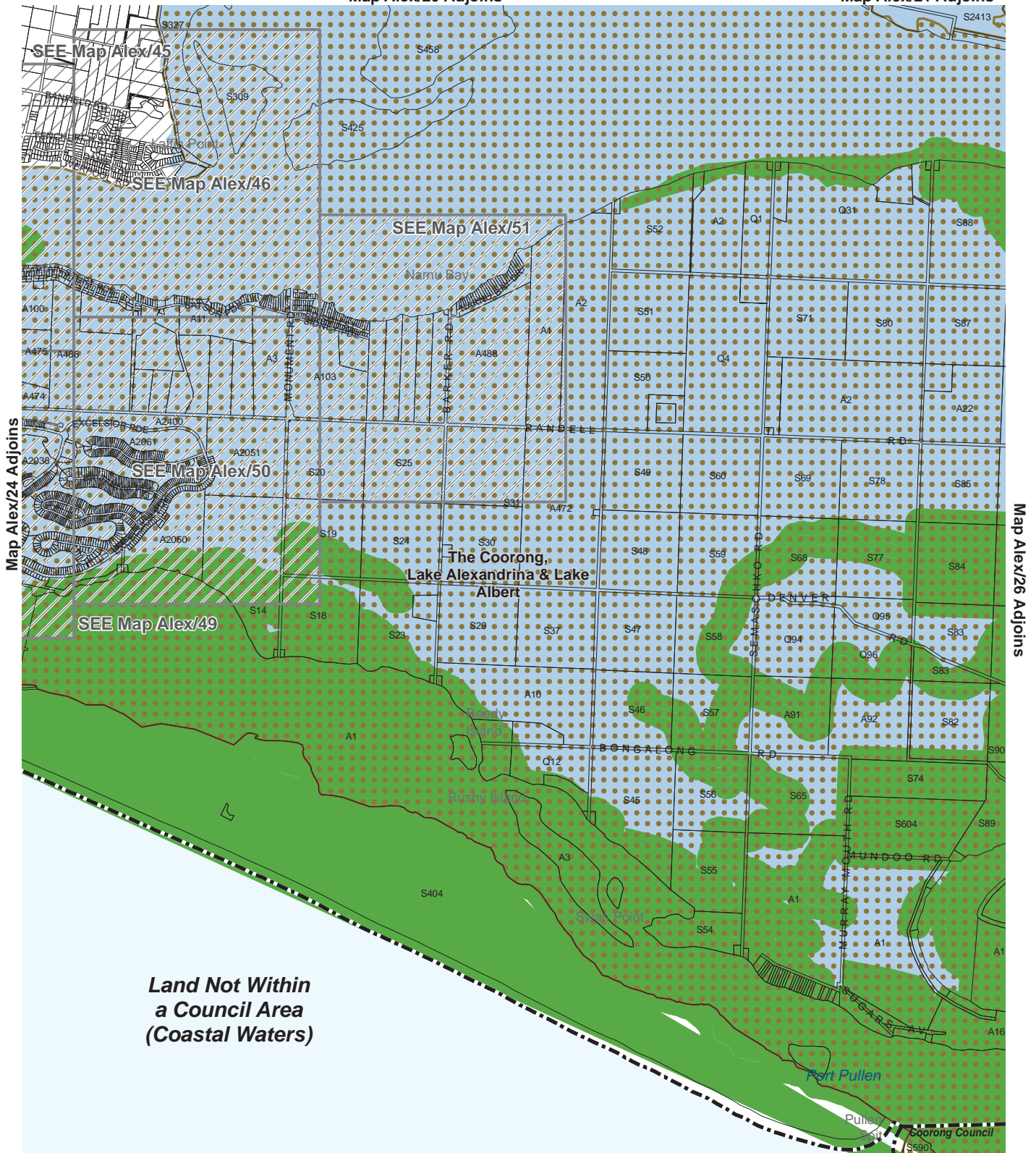


Overlay Map Alex/25 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Coastal Acid Sulfate Soils
-  Development Plan Boundary

Map Alex/20 Adjoins






Map Alex/21 Adjoins



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

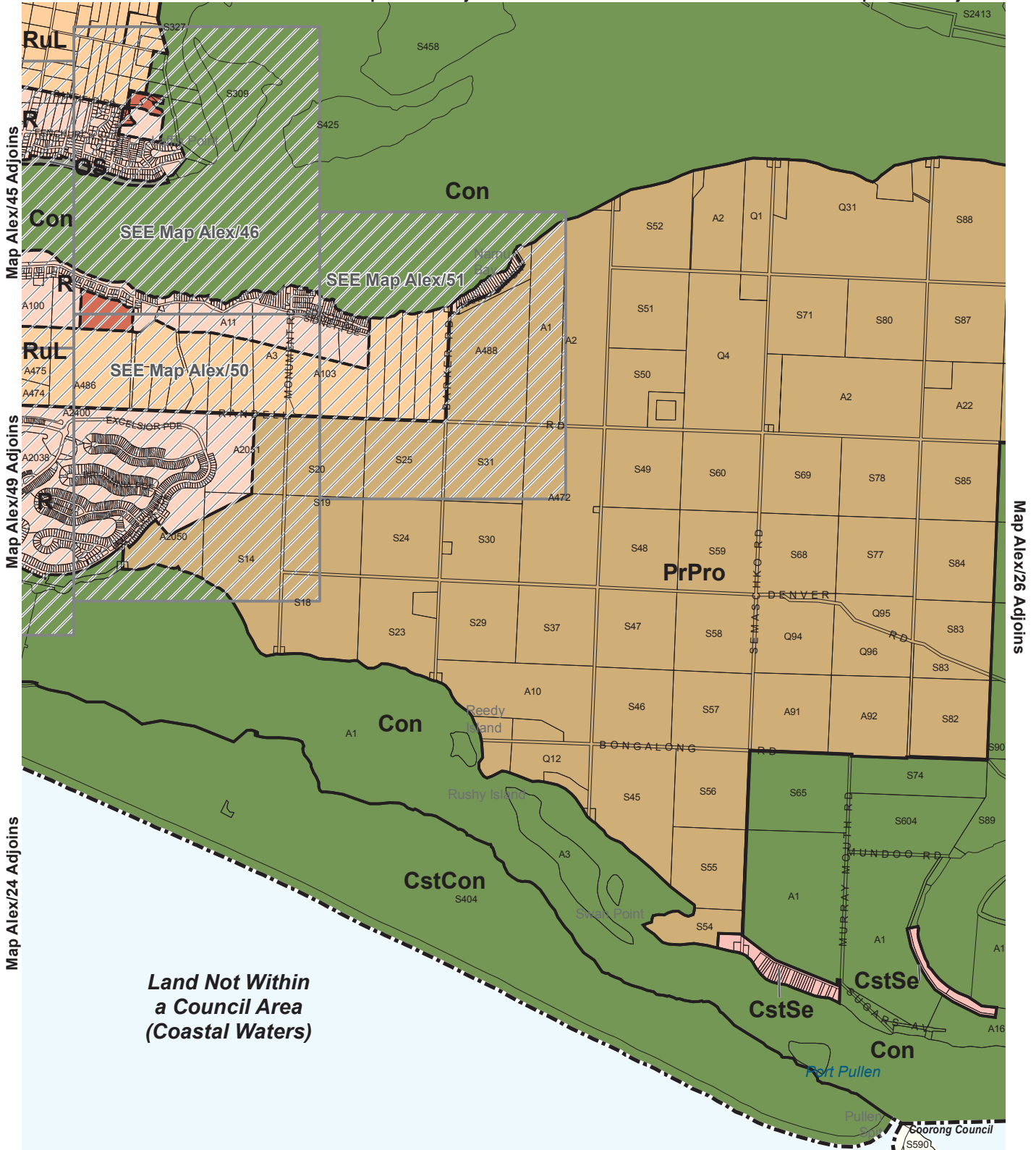
MAP Alex/1 Adjoins



-  Ramsar Wetlands
-  Key Ramsar Habitat Area
-  Key Ramsar Habitat Area buffer
-  Wetlands of National Importance
-  Development Plan Boundary

Overlay Map Alex/25 NATURAL RESOURCES

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

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

MAP Alex/1 Adjoins

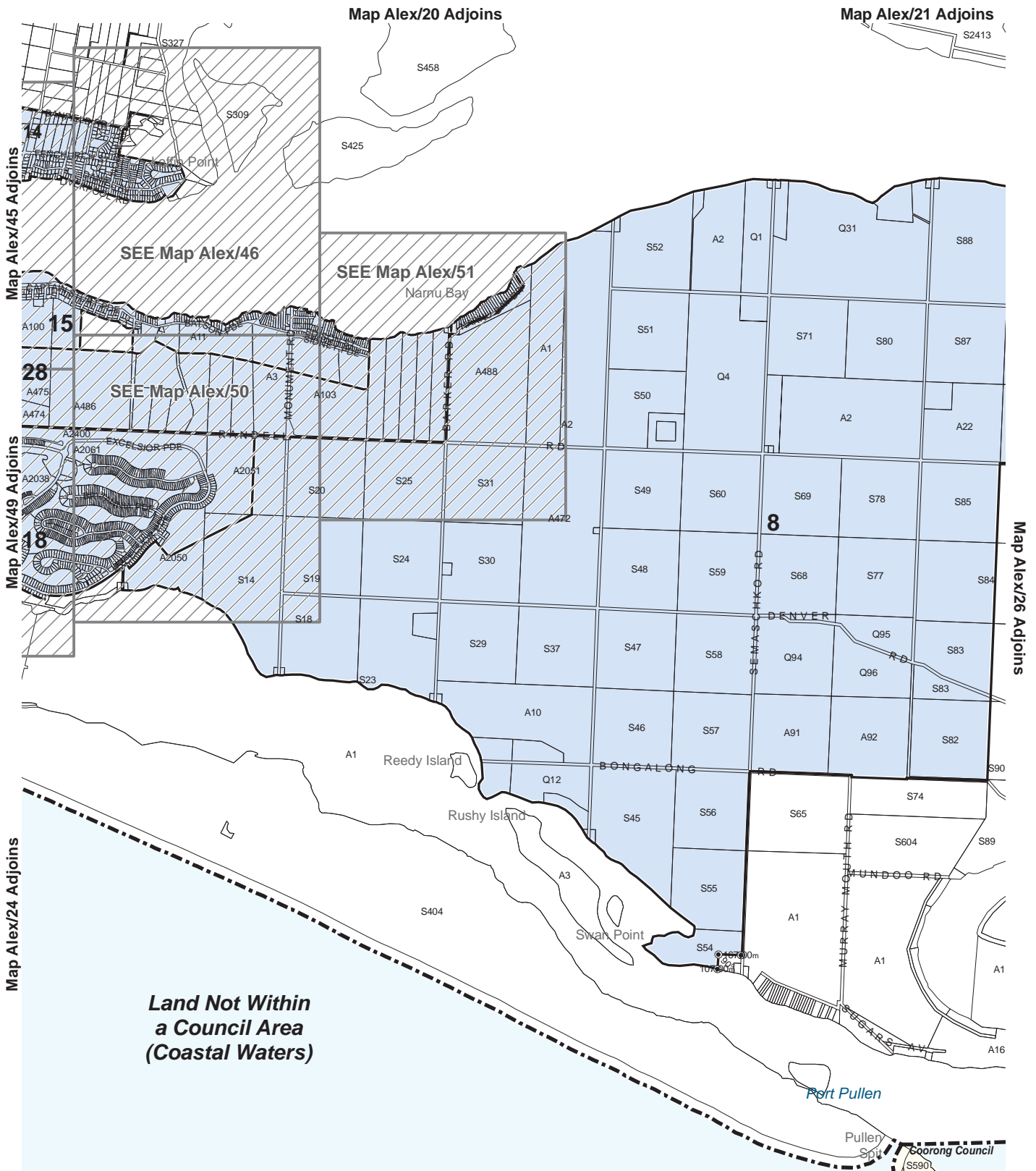
Zones

- CstCon Coastal Conservation
- CstSe Coastal Settlement
- Con Conservation
- OS Open Space
- PrPro Primary Production
- R Residential
- RuL Rural Living

- Zone Boundary
- Development Plan Boundary



Zone Map Alex/25



MAP Alex/1 Adjoins

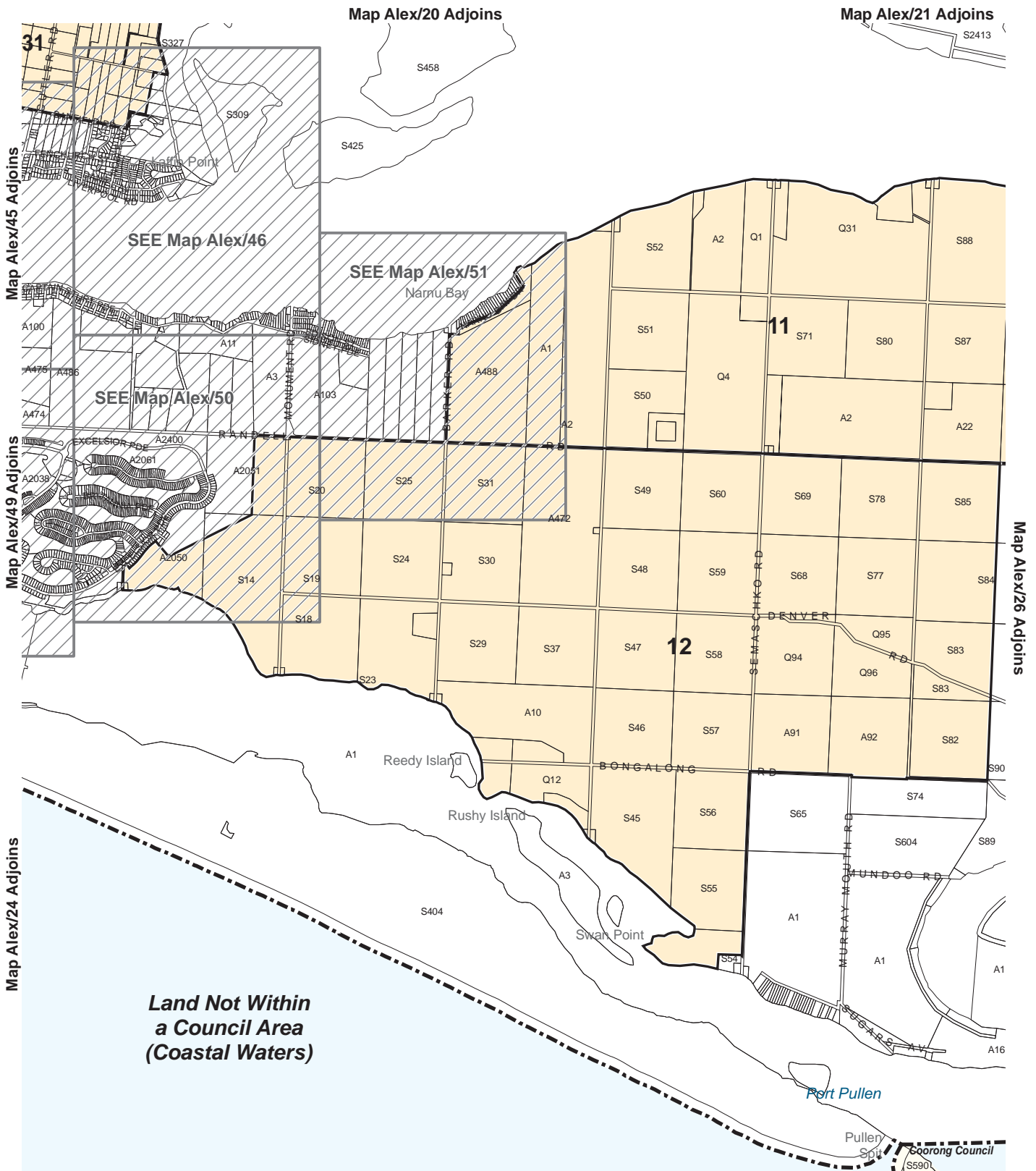
See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 14 Goolwa North
 - 15 Hindmarsh Island North
 - 18 Marina
 - 28 Hindmarsh Island Central
 - 8 Hindmarsh Island Rural



Policy Area Map Alex/25

- Policy Area Boundary
- Development Plan Boundary



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

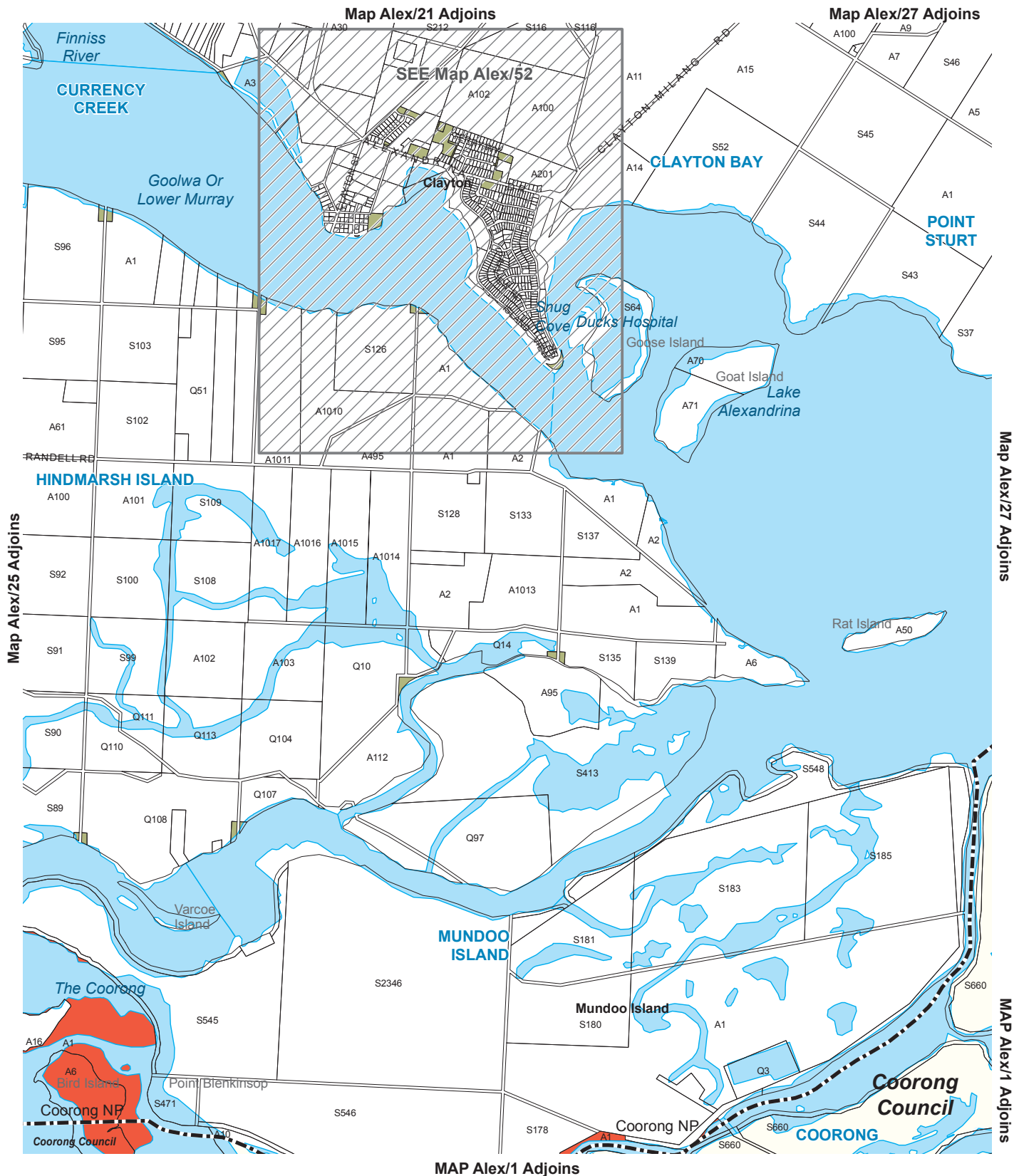
Precinct

- 11 Hindmarsh Island North
- 12 Hindmarsh Island South
- 31 Goolwa East, Middleton and Mount Compass



Precinct Map Alex/25

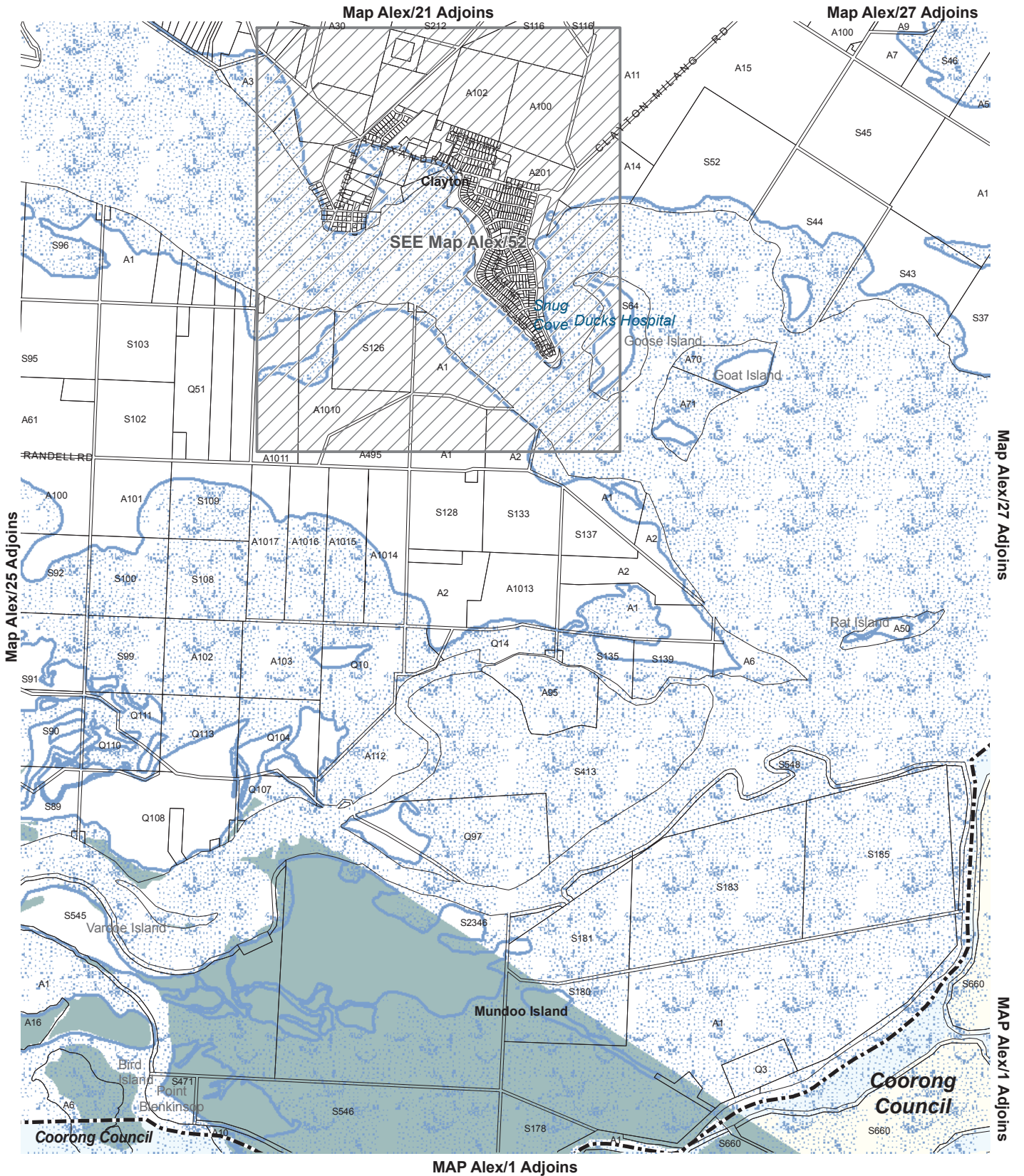
- Precinct Boundary
- Development Plan Boundary



- Local Reserves
- National Park
- Waterbodies
- Development Plan Boundary




Location Map Alex/26



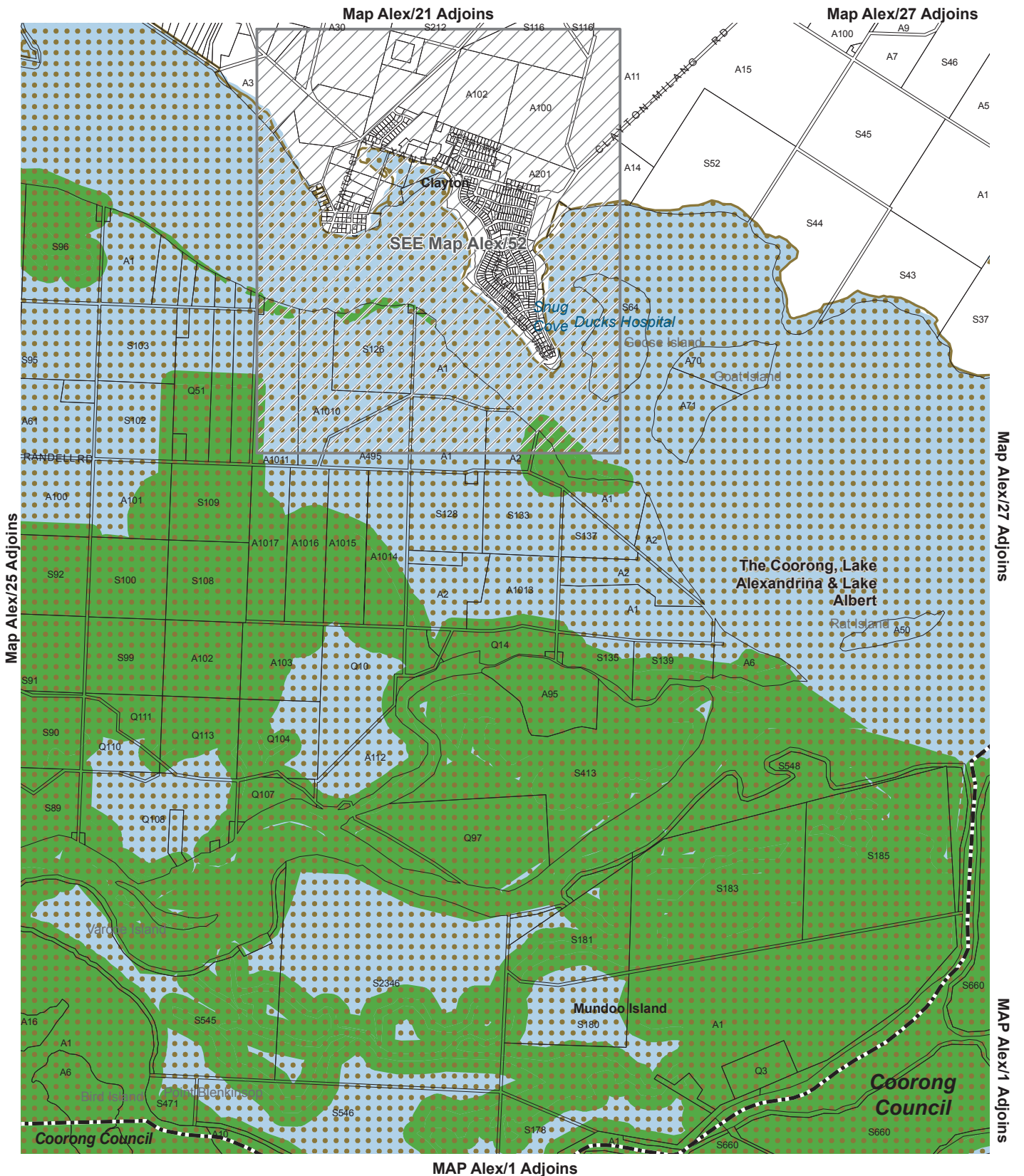


Overlay Map Alex/26

DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Coastal Acid Sulfate Soils
-  Development Plan Boundary



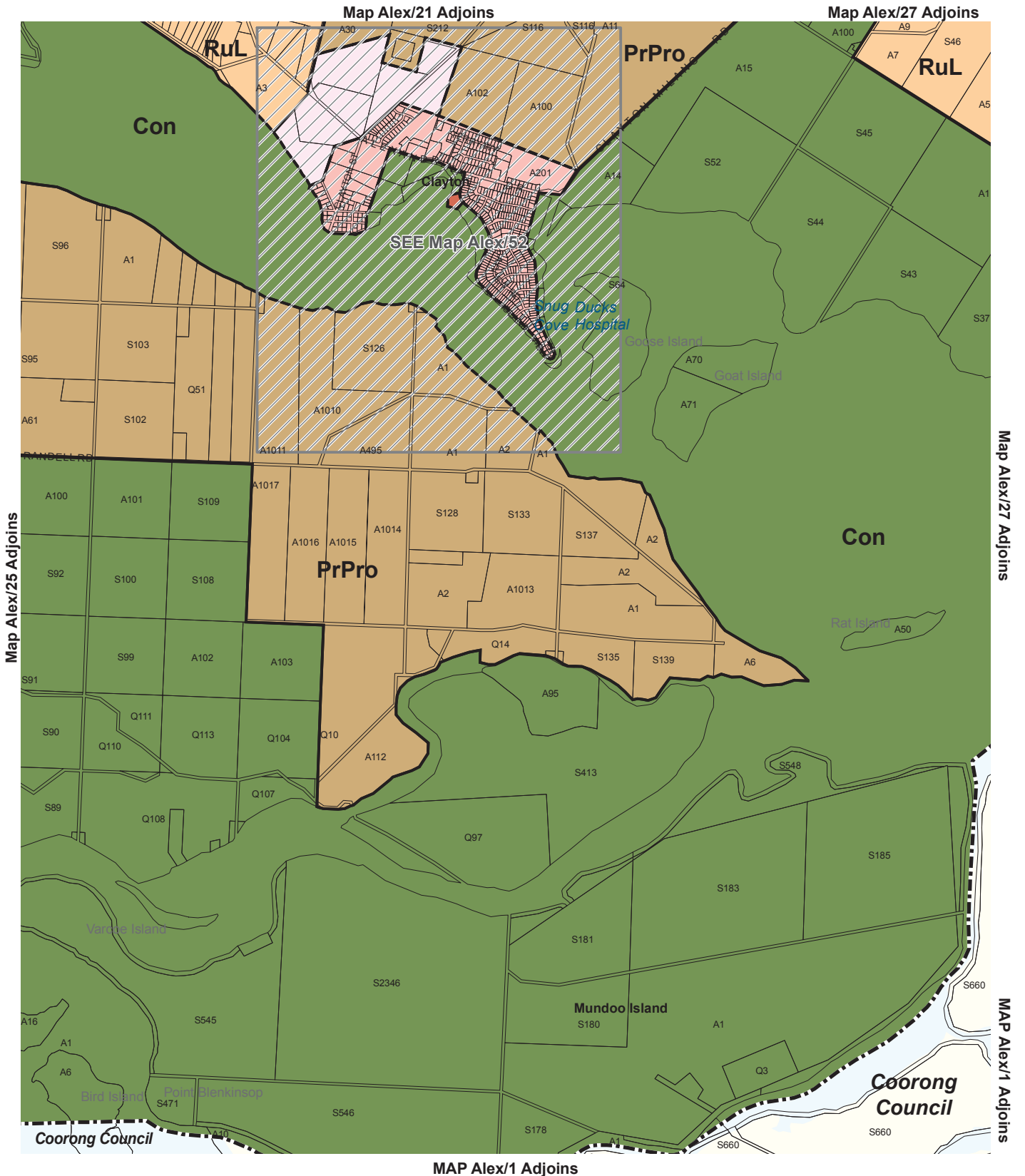


-  Ramsar Wetlands
-  Key Ramsar Habitat Area
-  Key Ramsar Habitat Area buffer
-  Wetlands of National Importance
-  Development Plan Boundary

Overlay Map Alex/26

NATURAL RESOURCES



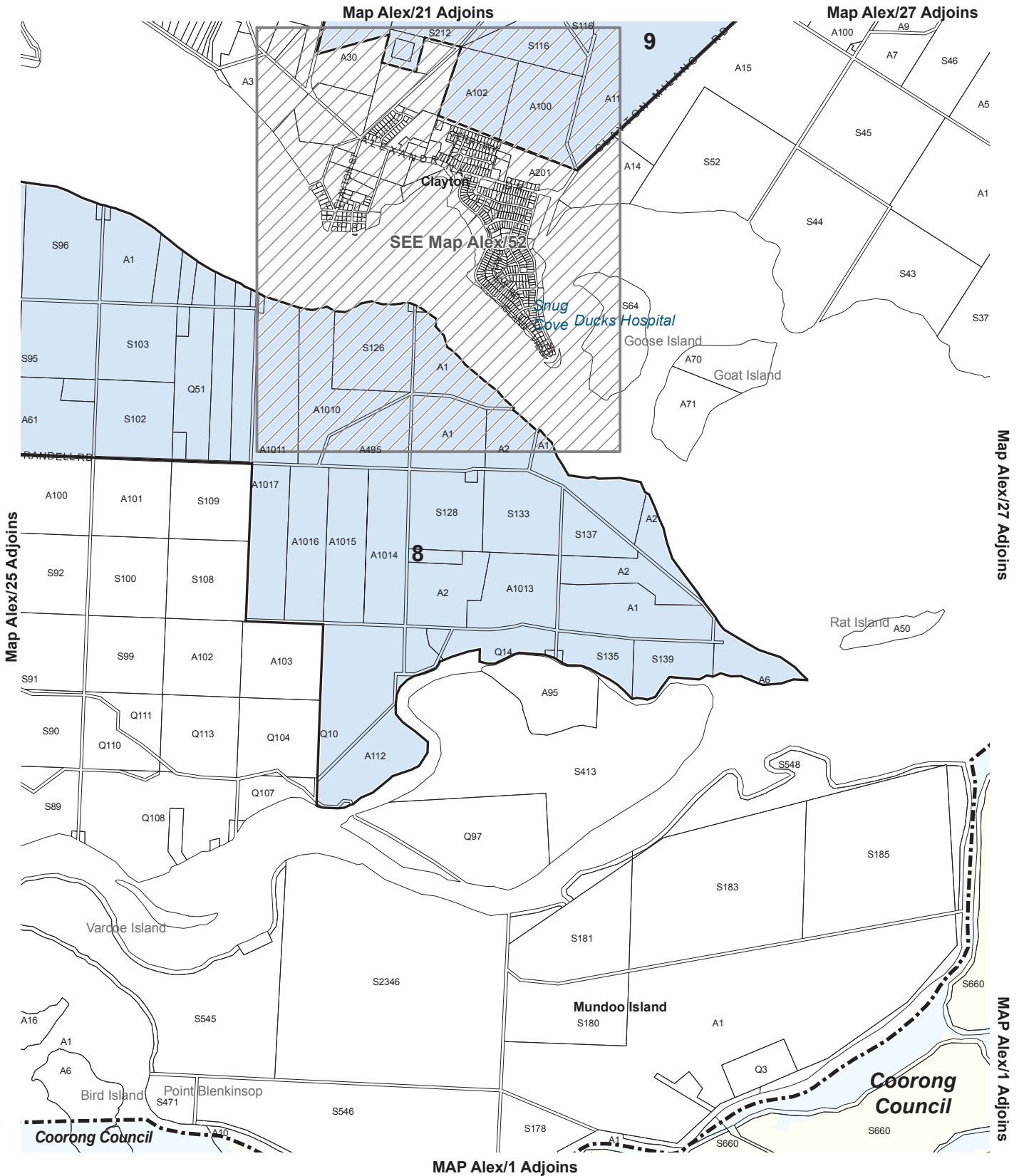


See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94



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

Zone Map Alex/26



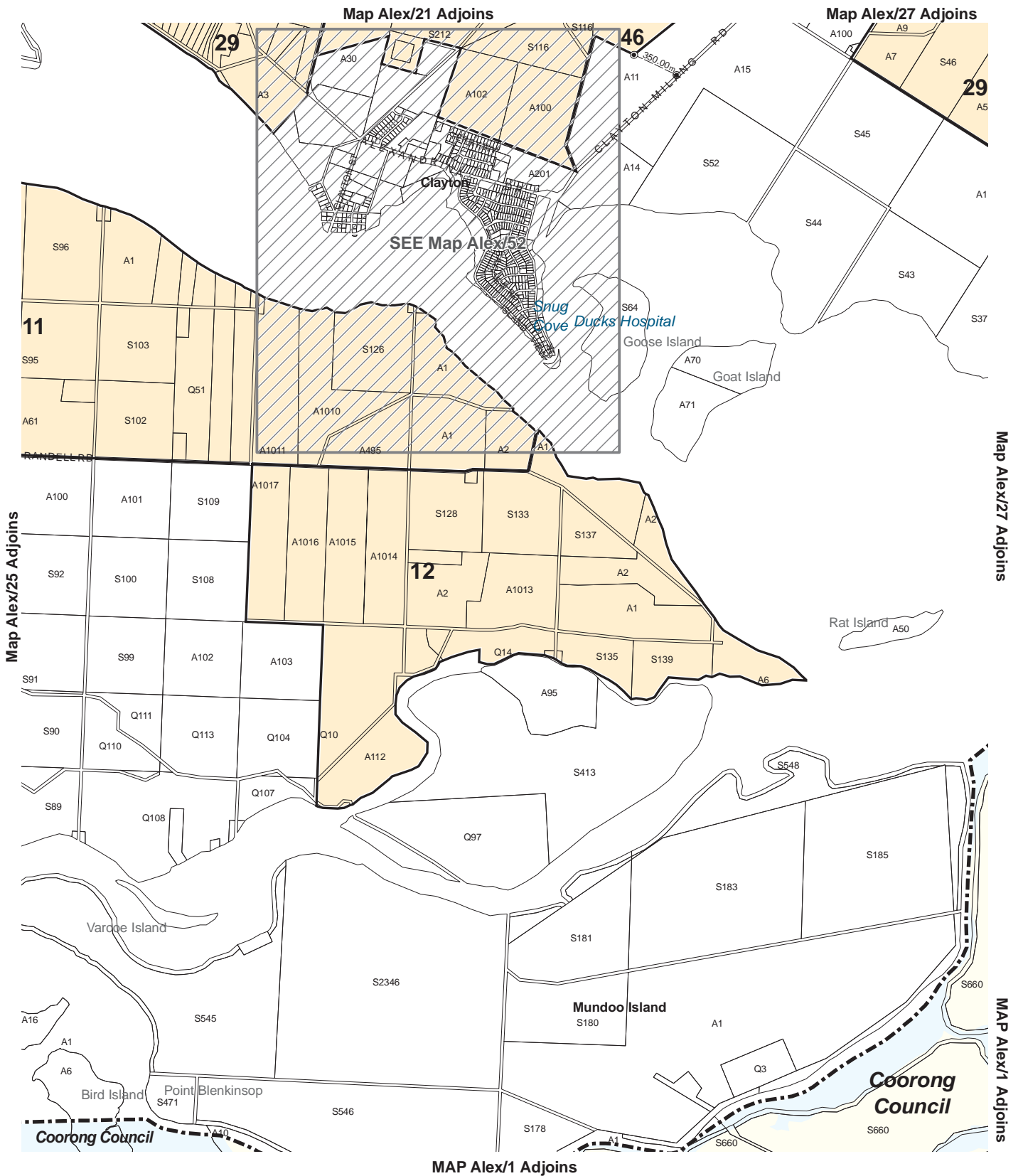
See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 8 Hindmarsh Island Rural
 - 9 Mount Lofty Ranges



Policy Area Map Alex/26

- Policy Area Boundary
- Development Plan Boundary



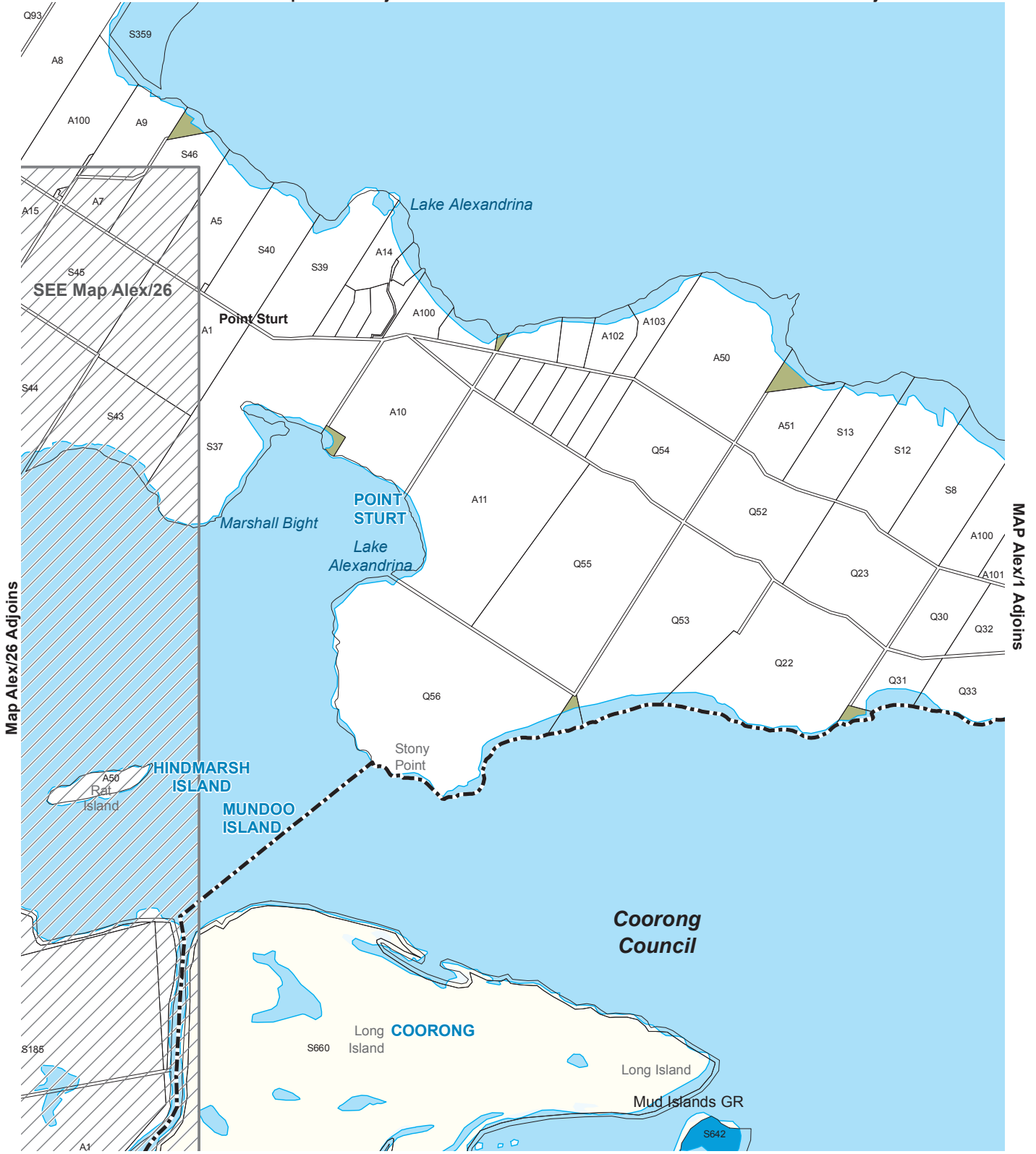
See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94

- Precinct**
- 11 Hindmarsh Island North
 - 12 Hindmarsh Island South
 - 29 Clayton
 - 46 Wind Farms



Precinct Map Alex/26

- Precinct Boundary
- Development Plan Boundary



Map Alex/26 Adjoins

MAP Alex/1 Adjoins

MAP Alex/1 Adjoins

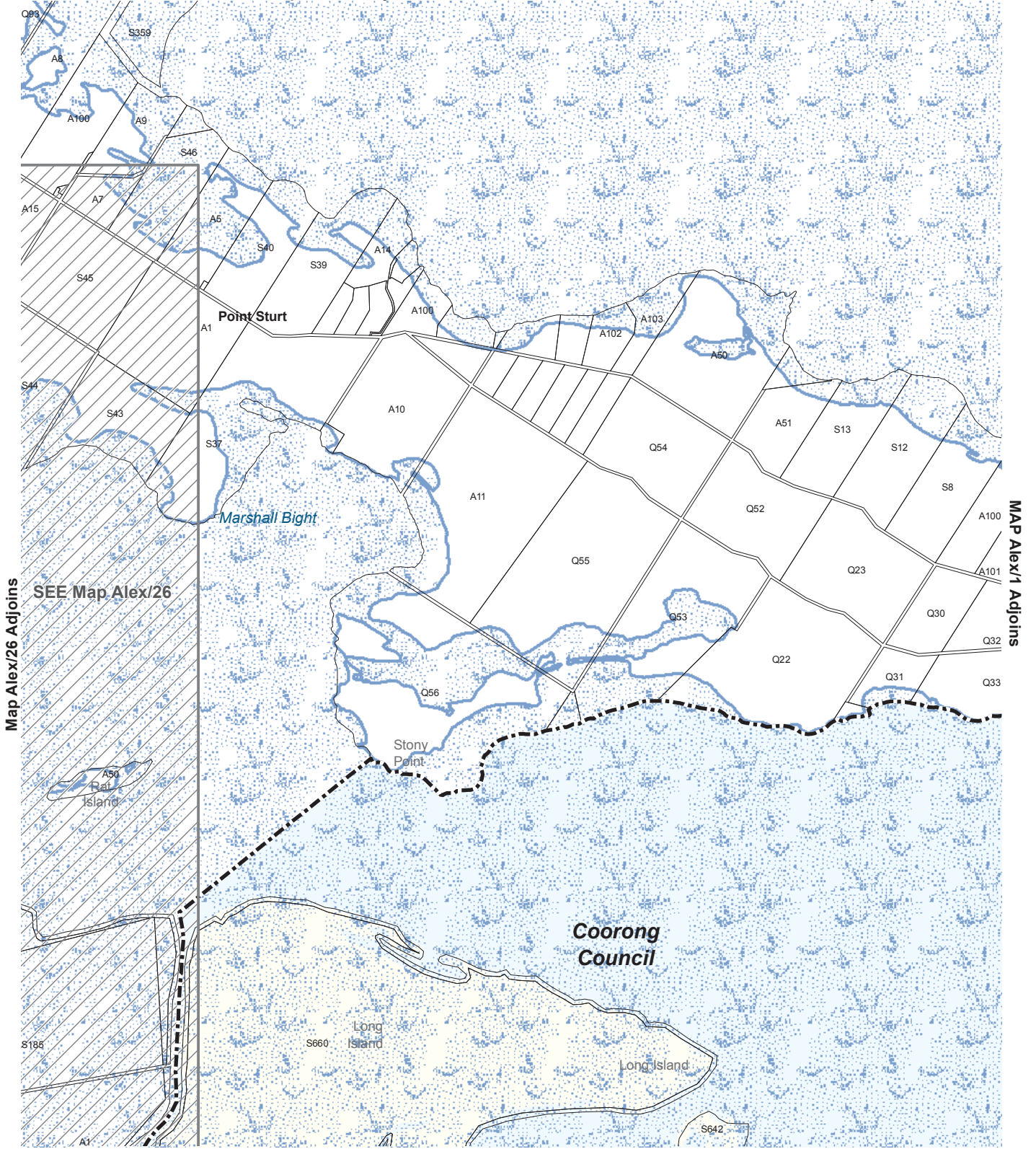


Location Map Alex/27

- Local Reserves
- Game Reserve
- Waterbodies
- Development Plan Boundary

Map Alex/22 Adjoins

MAP Alex/1 Adjoins



Map Alex/26 Adjoins



MAP Alex/1 Adjoins

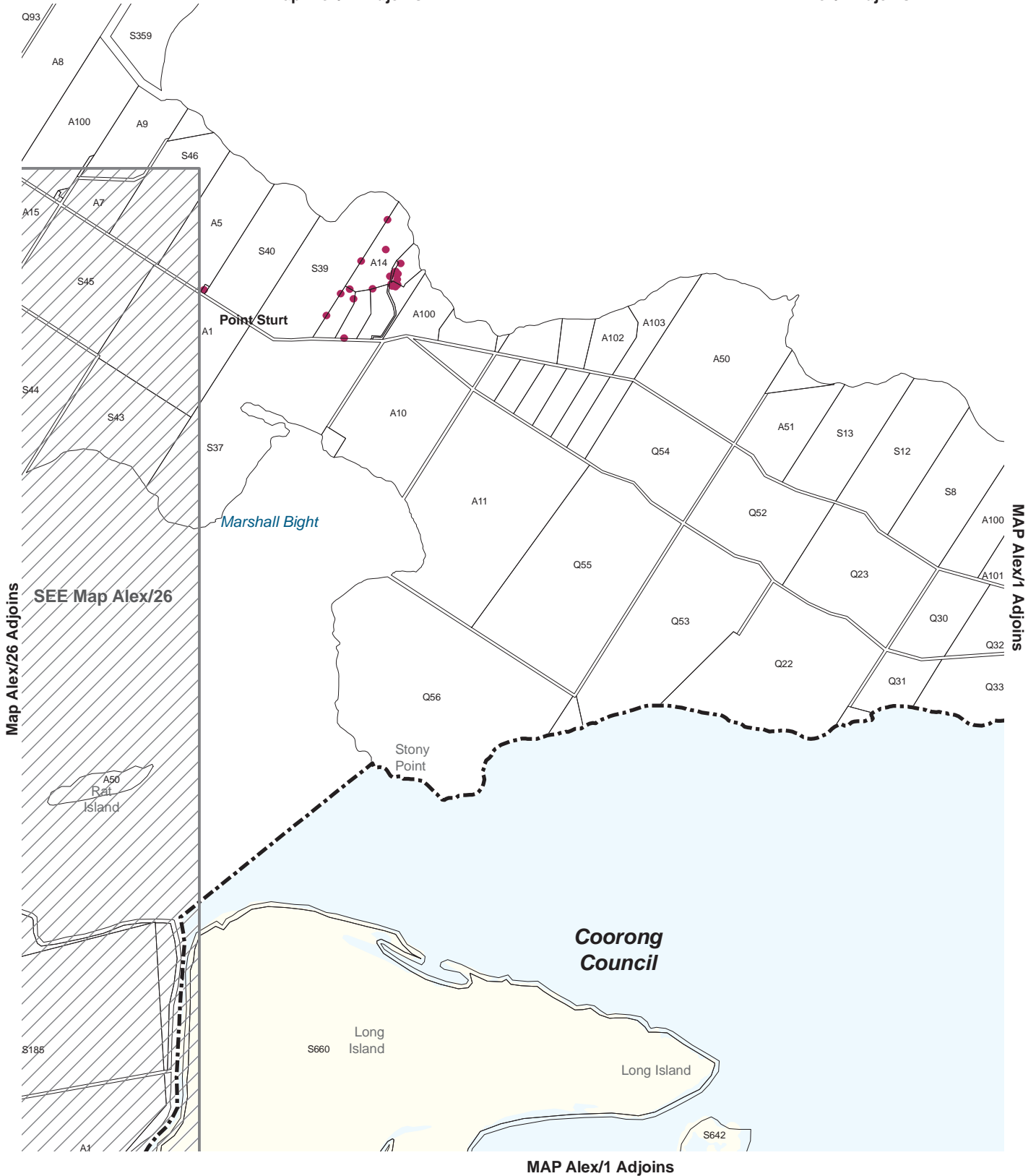
MAP Alex/1 Adjoins



Overlay Map Alex/27

DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary



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

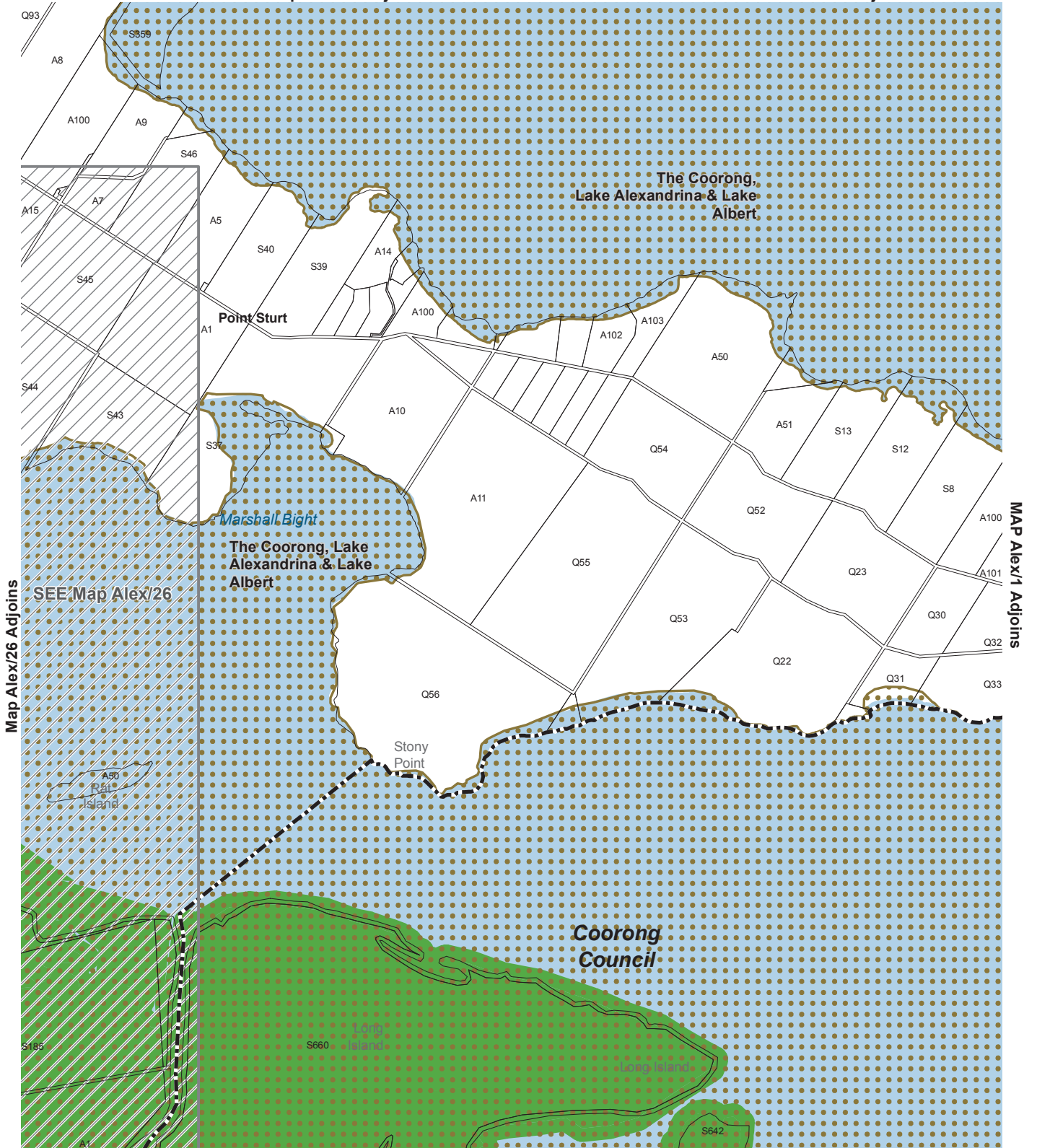


Overlay Map Alex/27 HERITAGE

- State heritage place
- Development Plan Boundary

Map Alex/22 Adjoins

MAP Alex/1 Adjoins






Map Alex/26 Adjoins

MAP Alex/1 Adjoins

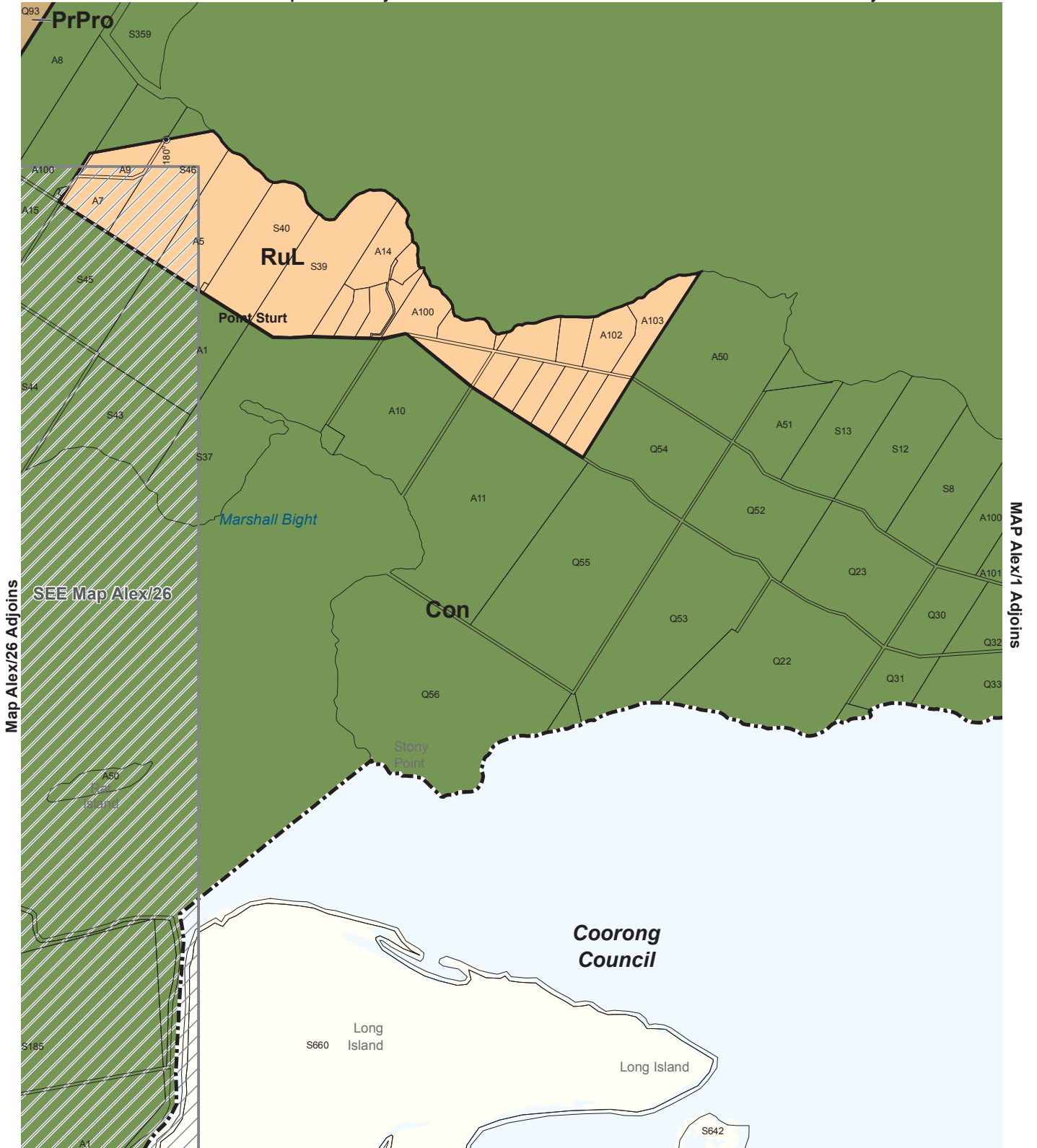
MAP Alex/1 Adjoins



-  Ramsar Wetlands
-  Key Ramsar Habitat Area
-  Key Ramsar Habitat Area buffer
-  Wetlands of National Importance
-  Development Plan Boundary

Overlay Map Alex/27

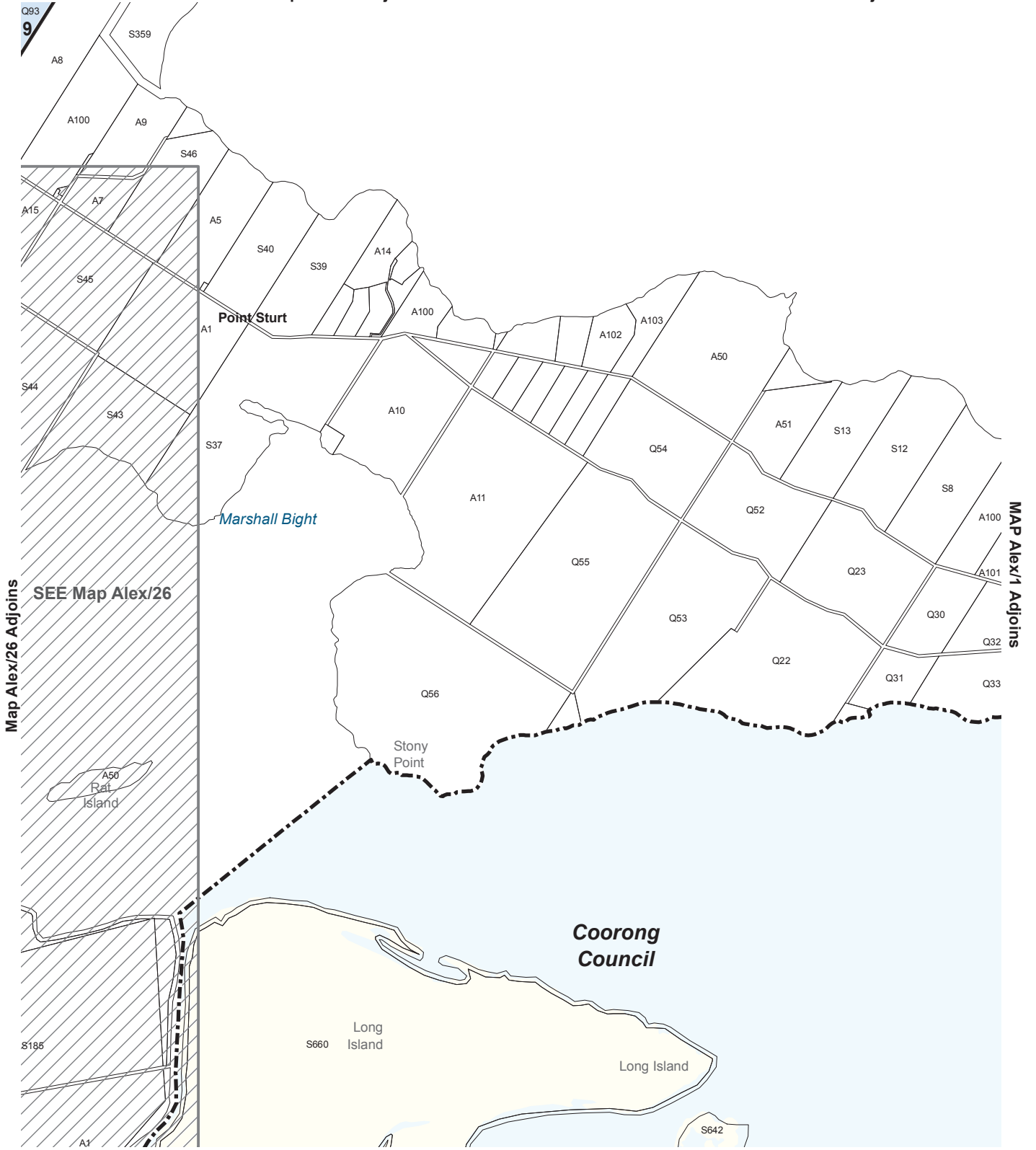
NATURAL RESOURCES



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

- Zones**
- Conservation
 - Primary Production
 - Rural Living
 - Zone Boundary
 - Development Plan Boundary

Zone Map Alex/27



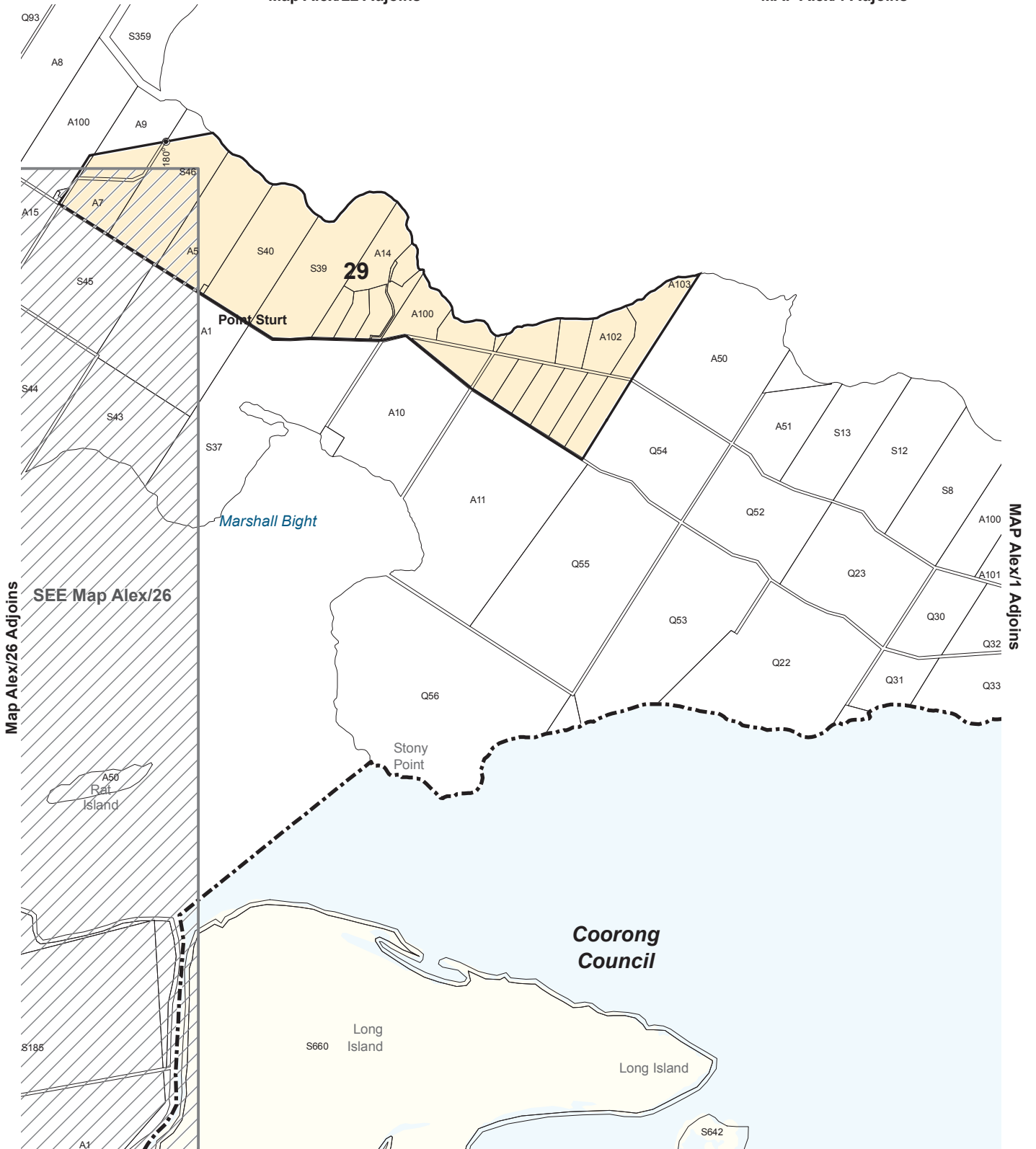
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Policy Area
9 Mount Lofty Ranges



Policy Area Map Alex/27

- Policy Area Boundary
- Development Plan Boundary



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

Precinct
29 Clayton



Precinct Map Alex/27

- Precinct Boundary
- Development Plan Boundary

Map Alex/5 Adjoins



STRATHALBYN

Location Map Alex/28

Map Alex/5 Adjoins



STRATHALBYN

Overlay Map Alex/28 TRANSPORT

 Secondary Arterial Roads

Map Alex/5 Adjoins



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

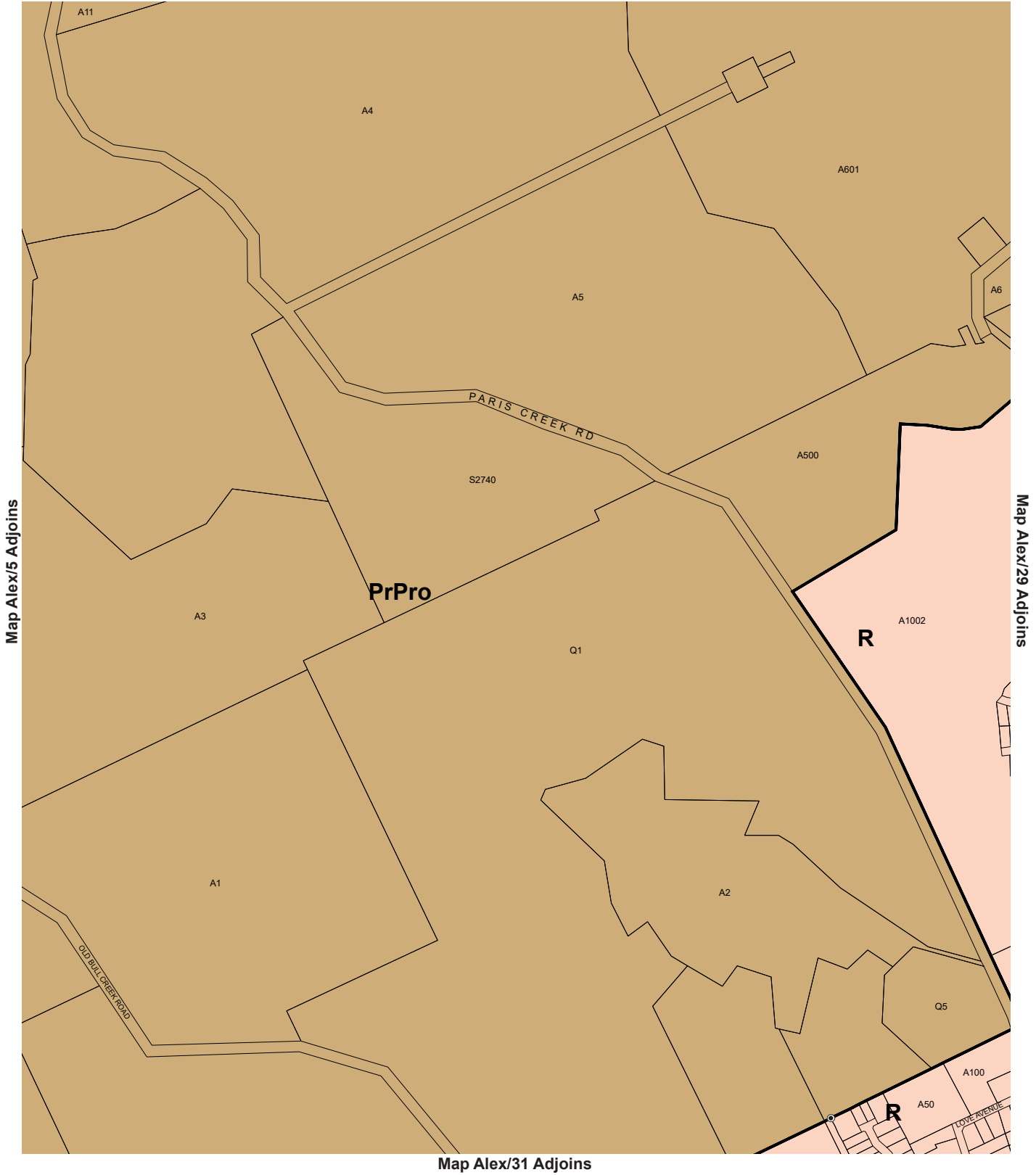


STRATHALBYN

Overlay Map Alex/28 HERITAGE

- Local heritage place
- State heritage place

Map Alex/5 Adjoins



Lamberts Conformal Conic Projection, GDA94

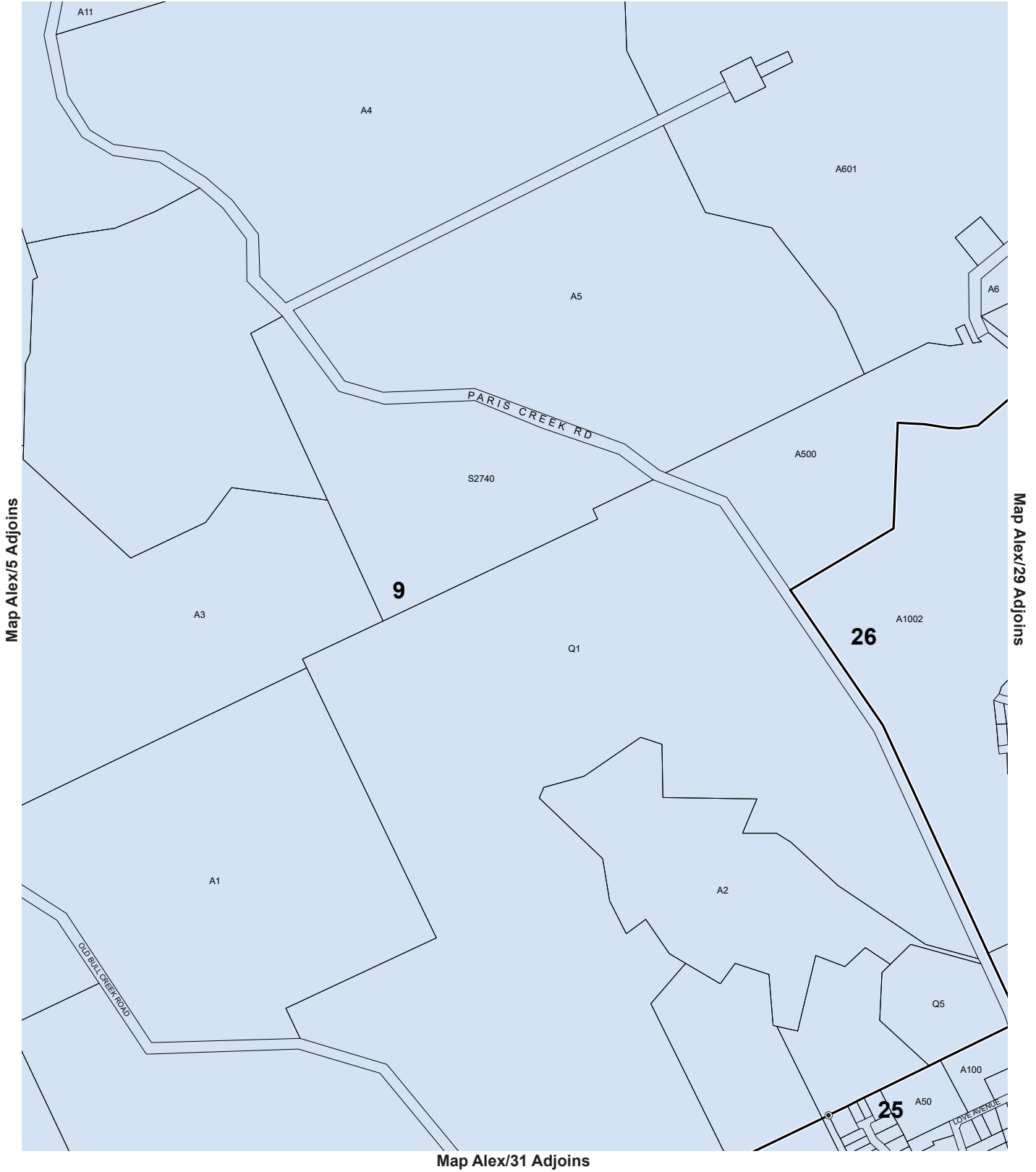


STRATHALBYN

Zone Map Alex/28

- Zones**
- PrPro Primary Production
 - R Residential
 - Zone Boundary

Map Alex/5 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 25 Strathalbyn Residential
 - 26 Strathalbyn North
 - 9 Mount Lofty Ranges

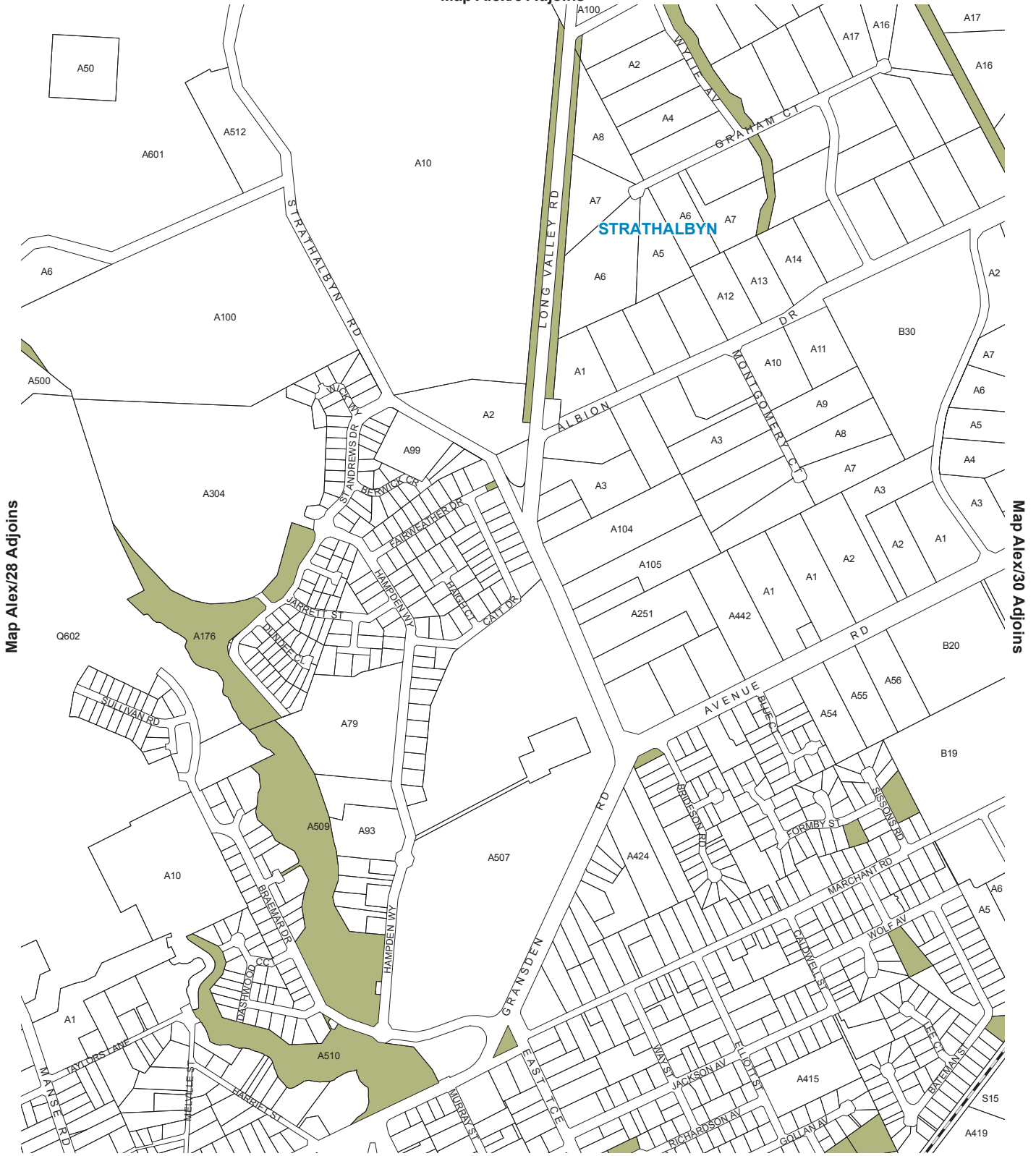


STRATHALBYN

Policy Area Map Alex/28

 Policy Area Boundary

Map Alex/5 Adjoins



Map Alex/32 Adjoins

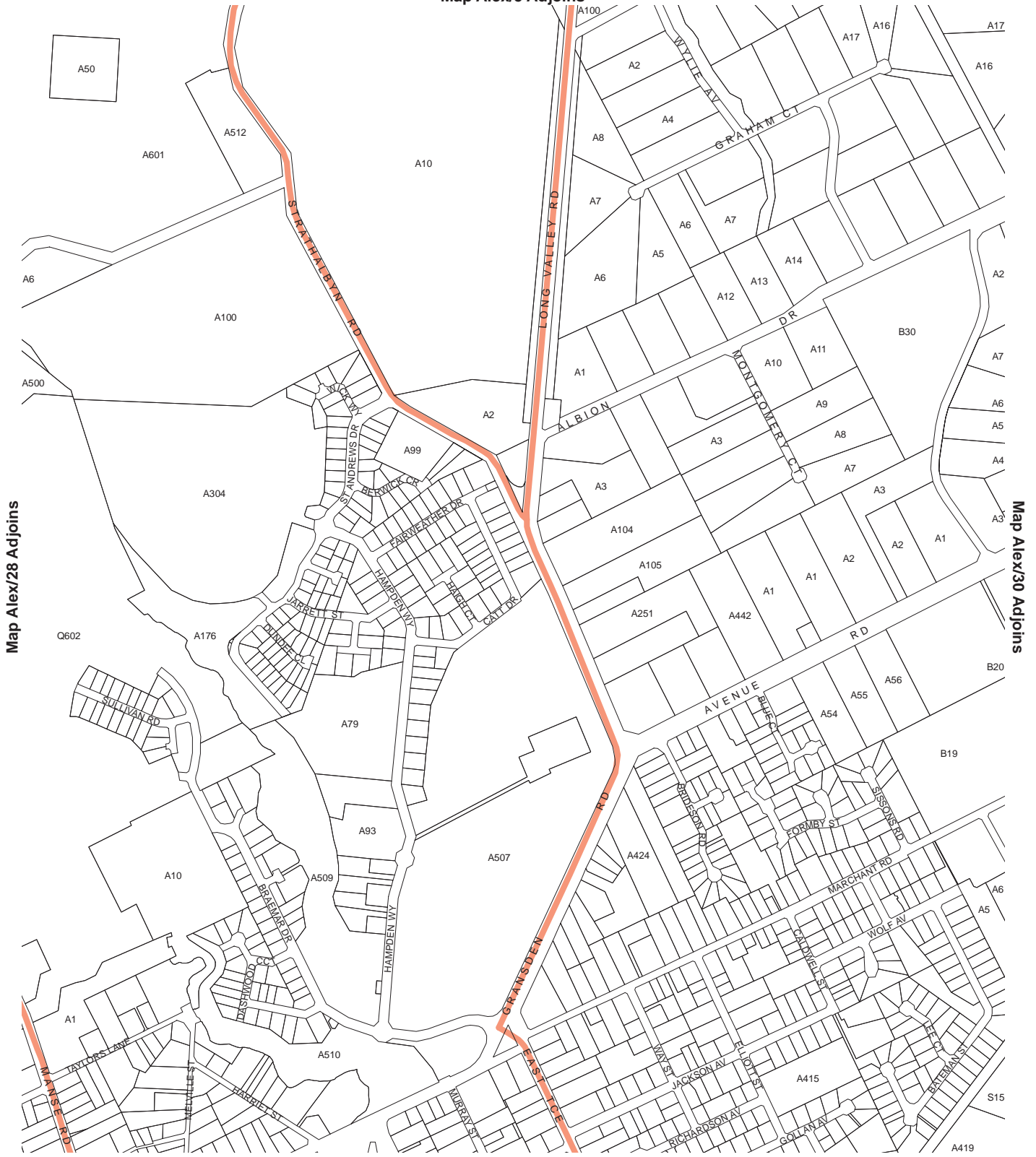


STRATHALBYN

Location Map Alex/29

-  Railways
-  Local Reserves

Map Alex/5 Adjoins



Map Alex/28 Adjoins

Map Alex/30 Adjoins

Map Alex/32 Adjoins



STRATHALBYN

Overlay Map Alex/29 TRANSPORT

Secondary Arterial Roads

Map Alex/5 Adjoins



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

Historic Conservation Area

- 3 Northern
- 5 Central

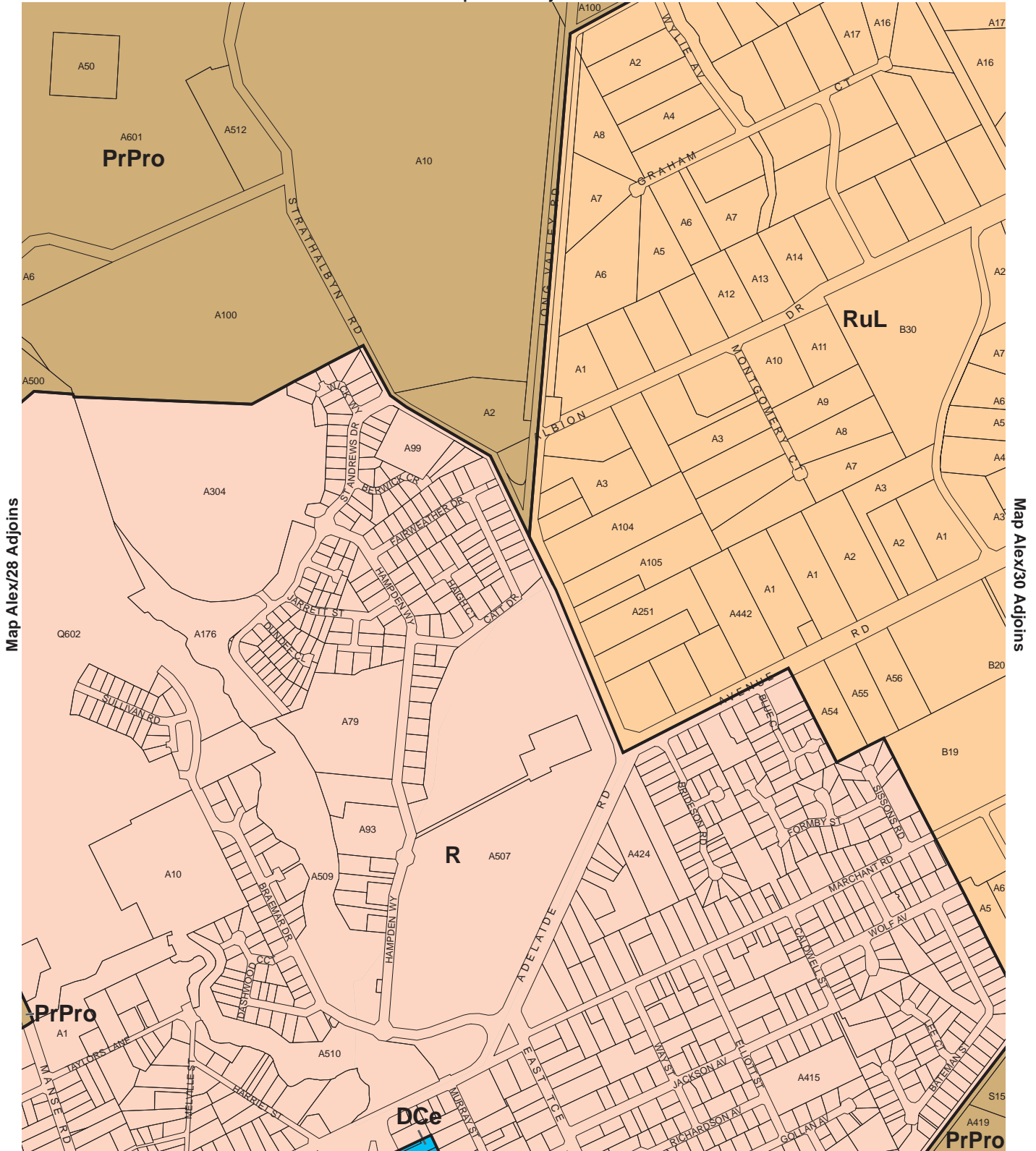
- Local heritage place
- State heritage place
- Contributory Item
- Historic Conservation Area



STRATHALBYN

Overlay Map Alex/29 HERITAGE

Map Alex/5 Adjoins



Lamberts Conformal Conic Projection, GDA94

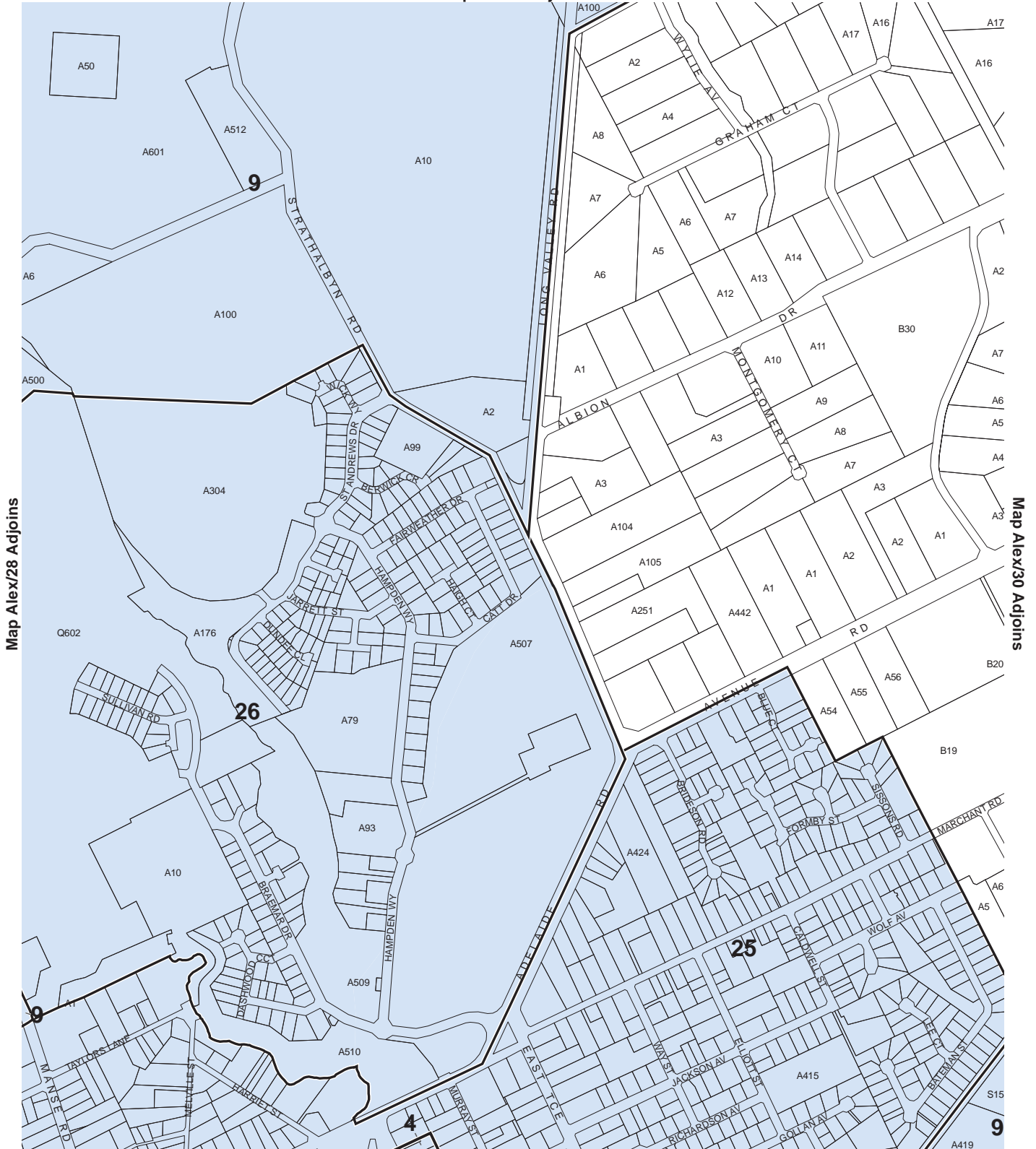


STRATHALBYN

Zone Map Alex/29

- Zones**
- DCe District Centre
 - PrPro Primary Production
 - R Residential
 - RuL Rural Living
 - Zone Boundary

Map Alex/5 Adjoins



Map Alex/32 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 4 Strathalbyn Centre Policy Area
- 9 Mount Lofty Ranges
- 25 Strathalbyn Residential
- 26 Strathalbyn North

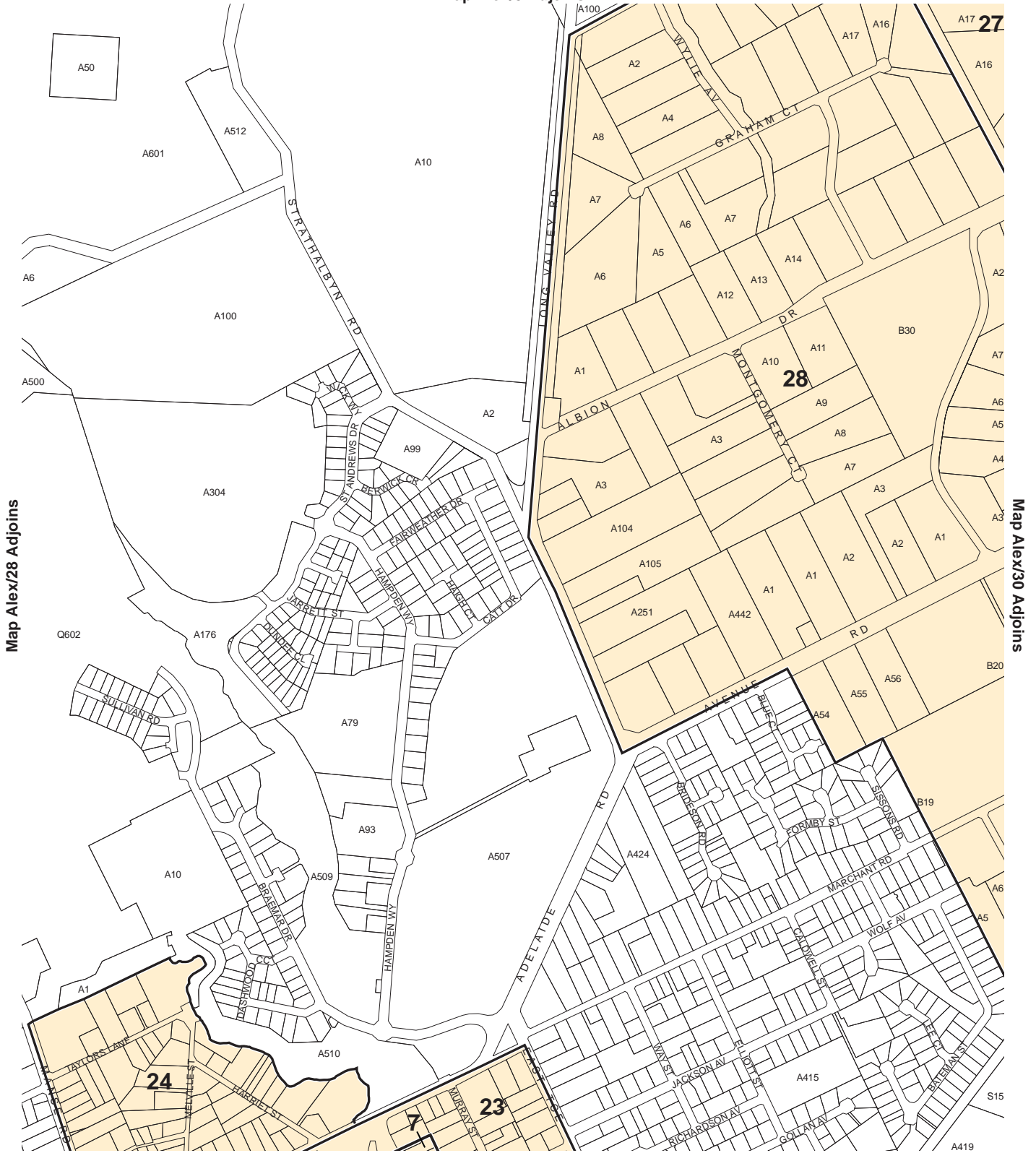


STRATHALBYN

Policy Area Map Alex/29

 Policy Area Boundary

Map Alex/5 Adjoins



Map Alex/28 Adjoins

Map Alex/30 Adjoins

Map Alex/32 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct

- 7 High Street
- 23 Historic Strathalbyn Central
- 24 Historic Strathalbyn Northern
- 27 Burnside North
- 28 Burnside South



STRATHALBYN

Precinct Map Alex/29

 Precinct Boundary

Map Alex/5 Adjoins



STRATHALBYN

Location Map Alex/30

-  Railways
-  Local Reserves

Map Alex/5 Adjoins



Map Alex/29 Adjoins


Map Alex/5 Adjoins

Map Alex/33 Adjoins



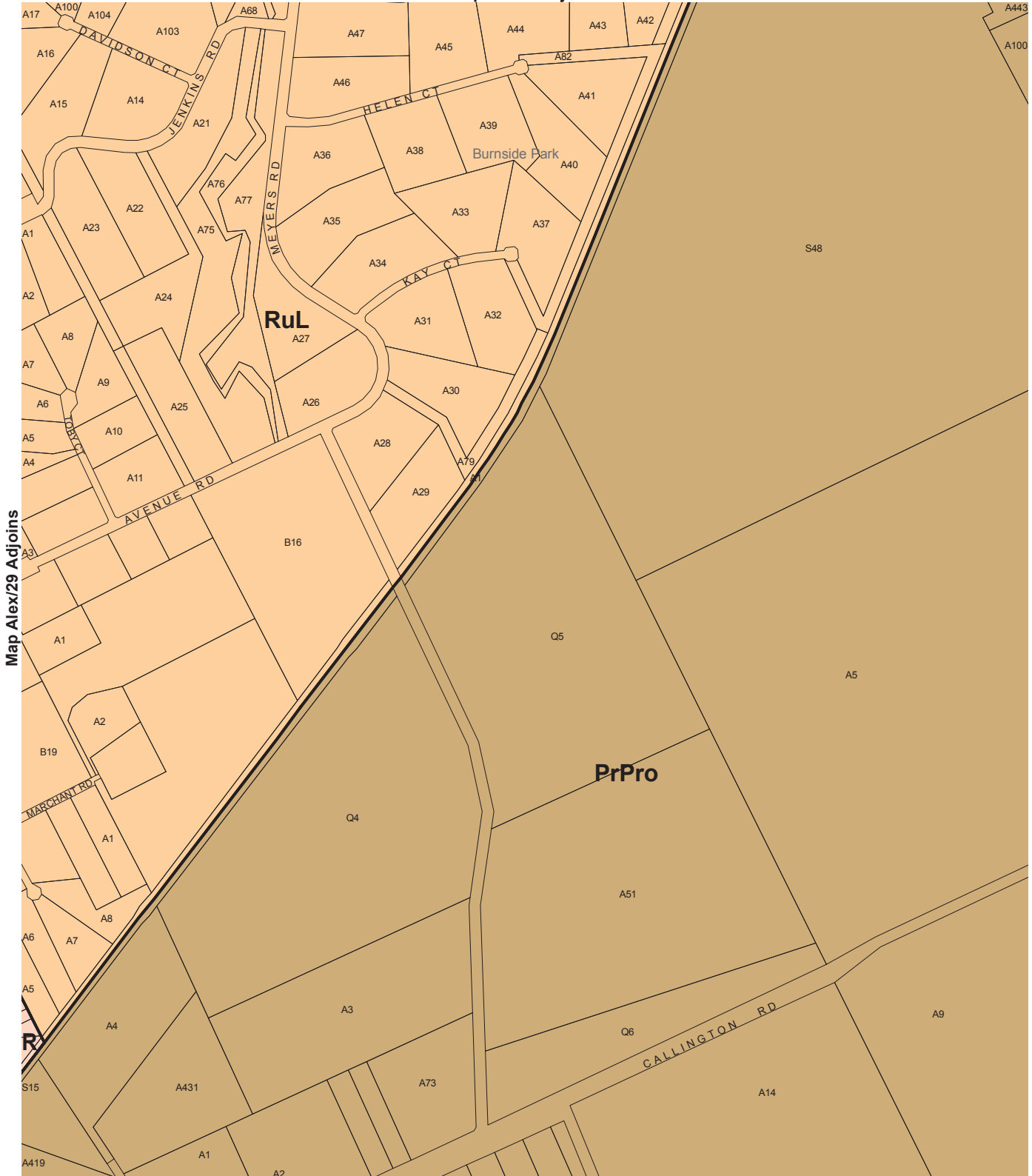
STRATHALBYN

Overlay Map Alex/30 TRANSPORT

 Secondary Arterial Roads

ALEXANDRINA COUNCIL
Consolidated - 11 February 2021

Map Alex/5 Adjoins



Lamberts Conformal Conic Projection, GDA94



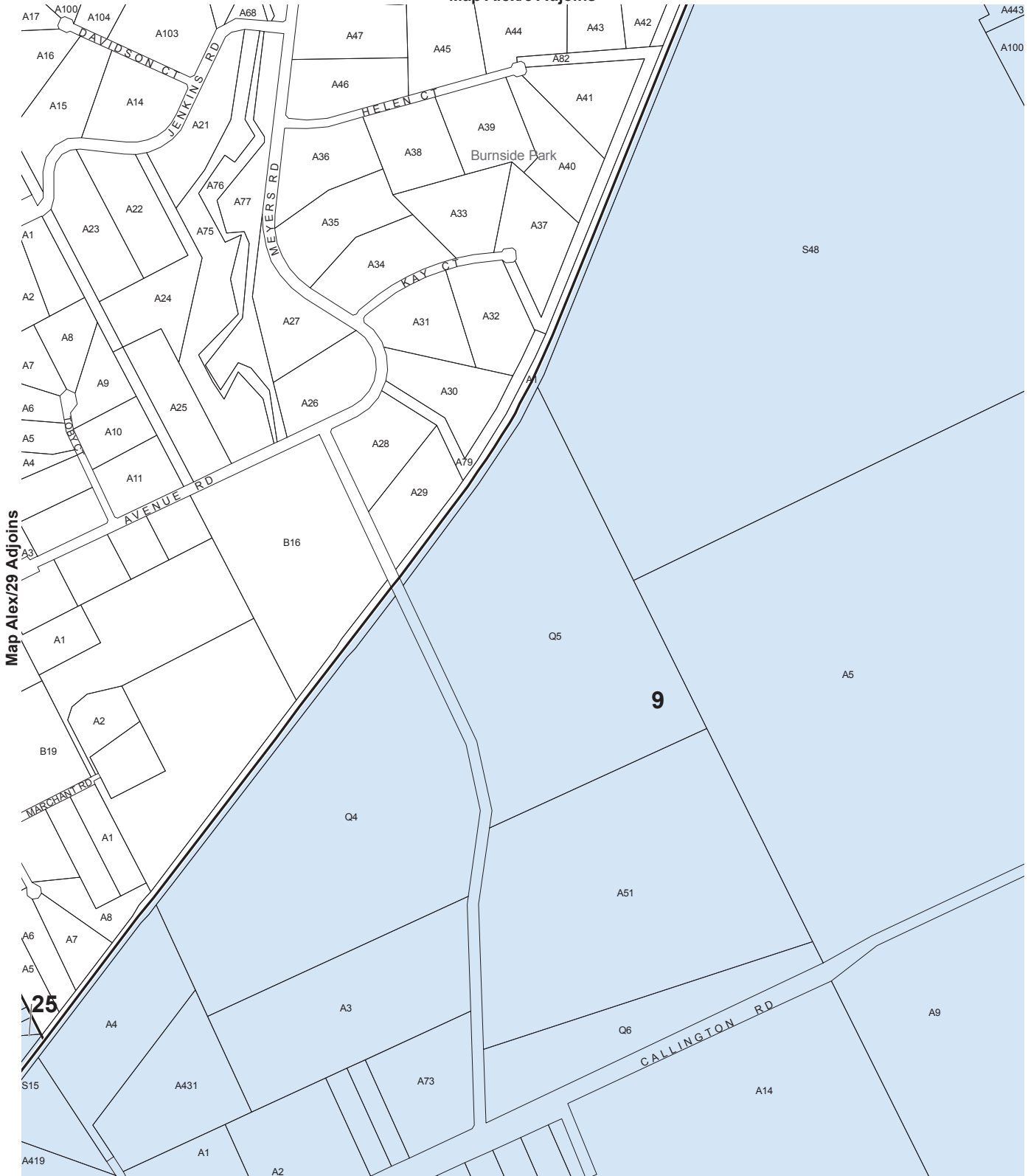
STRATHALBYN

Zone Map Alex/30

Zones

- PrPro Primary Production
- R Residential
- RuL Rural Living
- Zone Boundary

Map Alex/5 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 25 Strathalbyn Residential
- 9 Mount Lofty Ranges

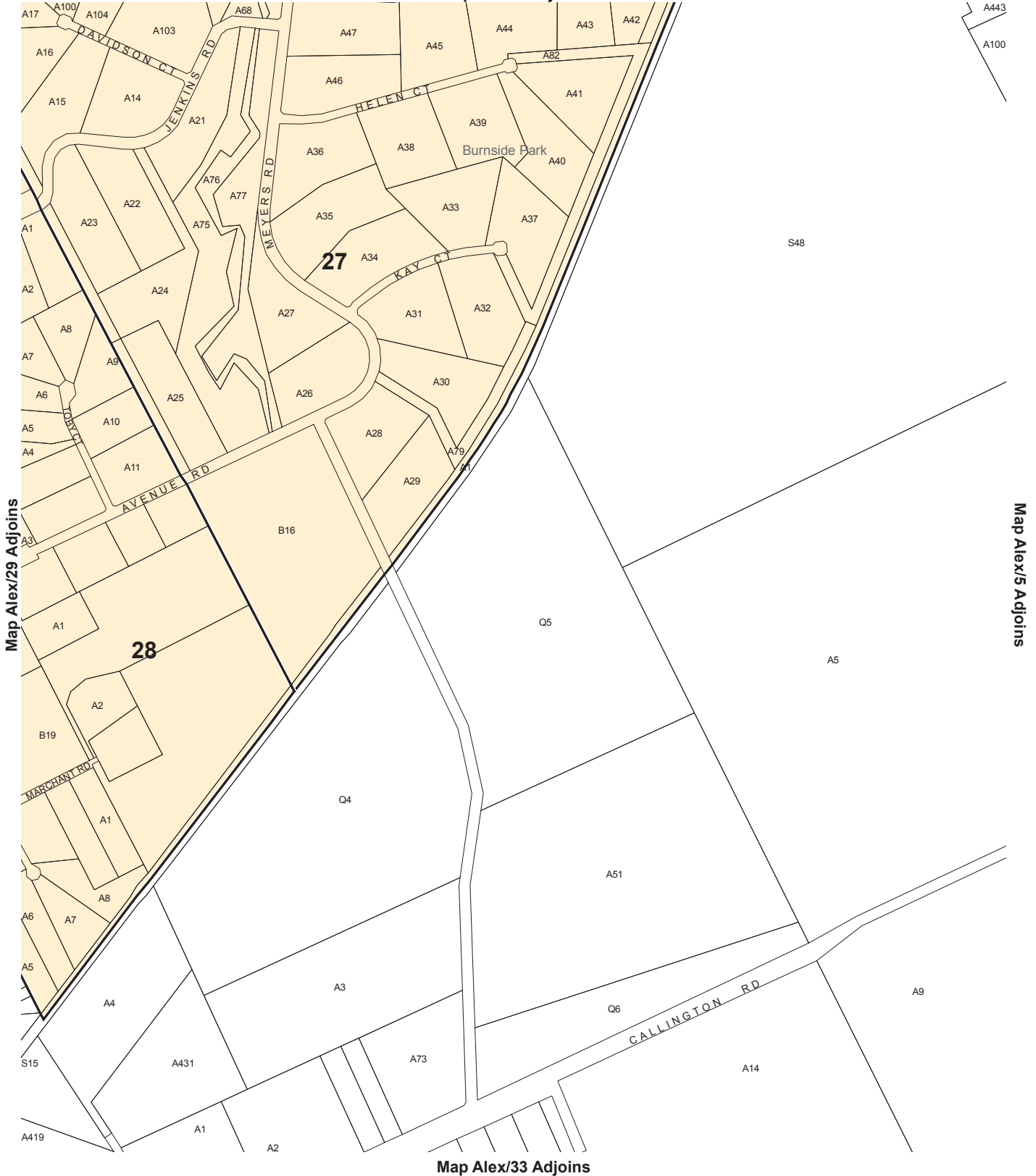


STRATHALBYN

Policy Area Map Alex/30

Policy Area Boundary

Map Alex/5 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Precinct**
 27 Burnside North
 28 Burnside South



STRATHALBYN

Precinct Map Alex/30

 Precinct Boundary

Map Alex/28 Adjoins




Map Alex/5 Adjoins



STRATHALBYN

Location Map Alex/31

 Local Reserves

Map Alex/28 Adjoins



Map Alex/5 Adjoins



STRATHALBYN

Overlay Map Alex/31 TRANSPORT

 Secondary Arterial Roads

Map Alex/28 Adjoins



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

Historic Conservation Area
4 Western

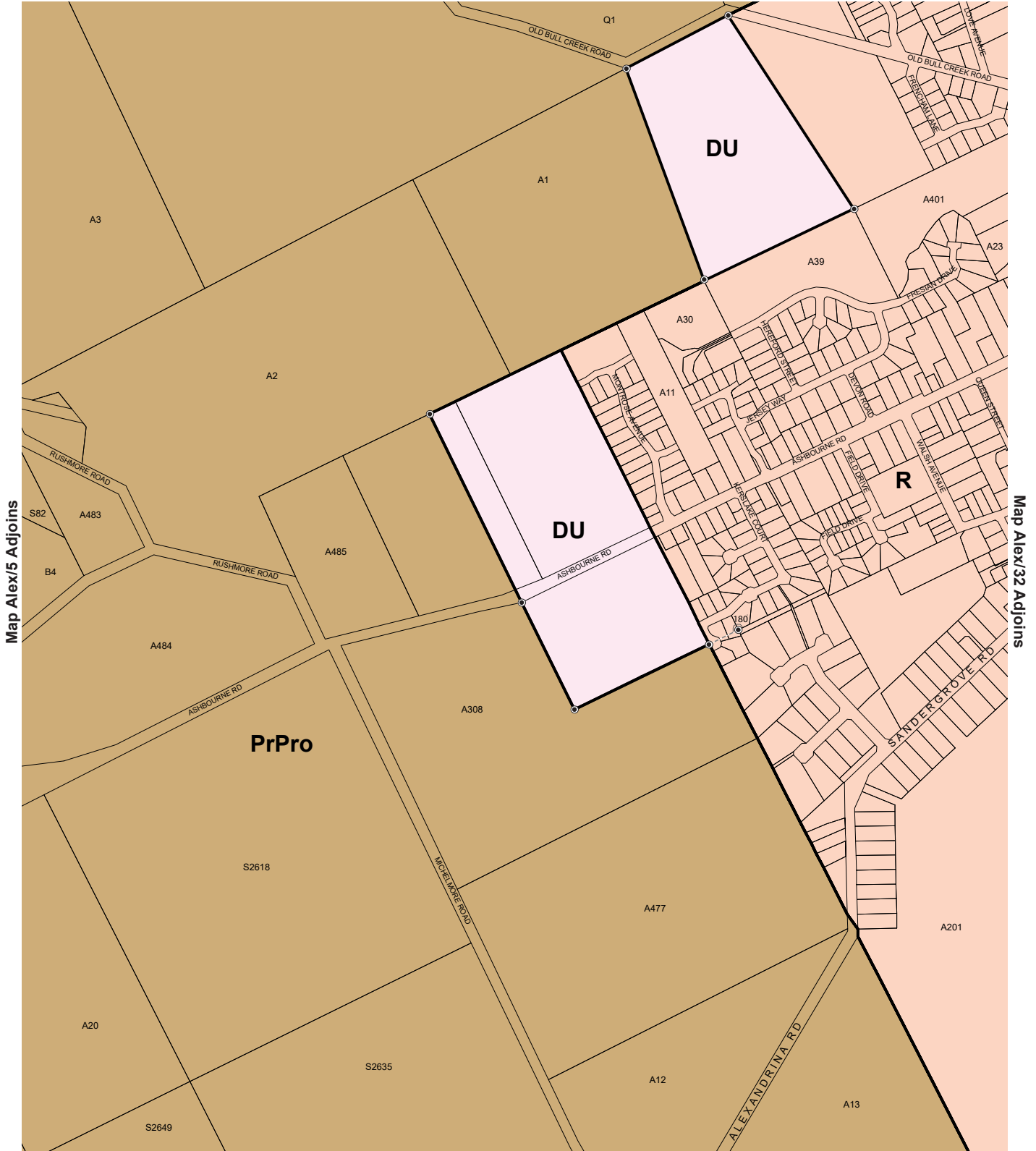


STRATHALBYN

Overlay Map Alex/31 HERITAGE

- Local heritage place
- Contributory item
- Historic Conservation Area

Map Alex/28 Adjoins



Map Alex/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

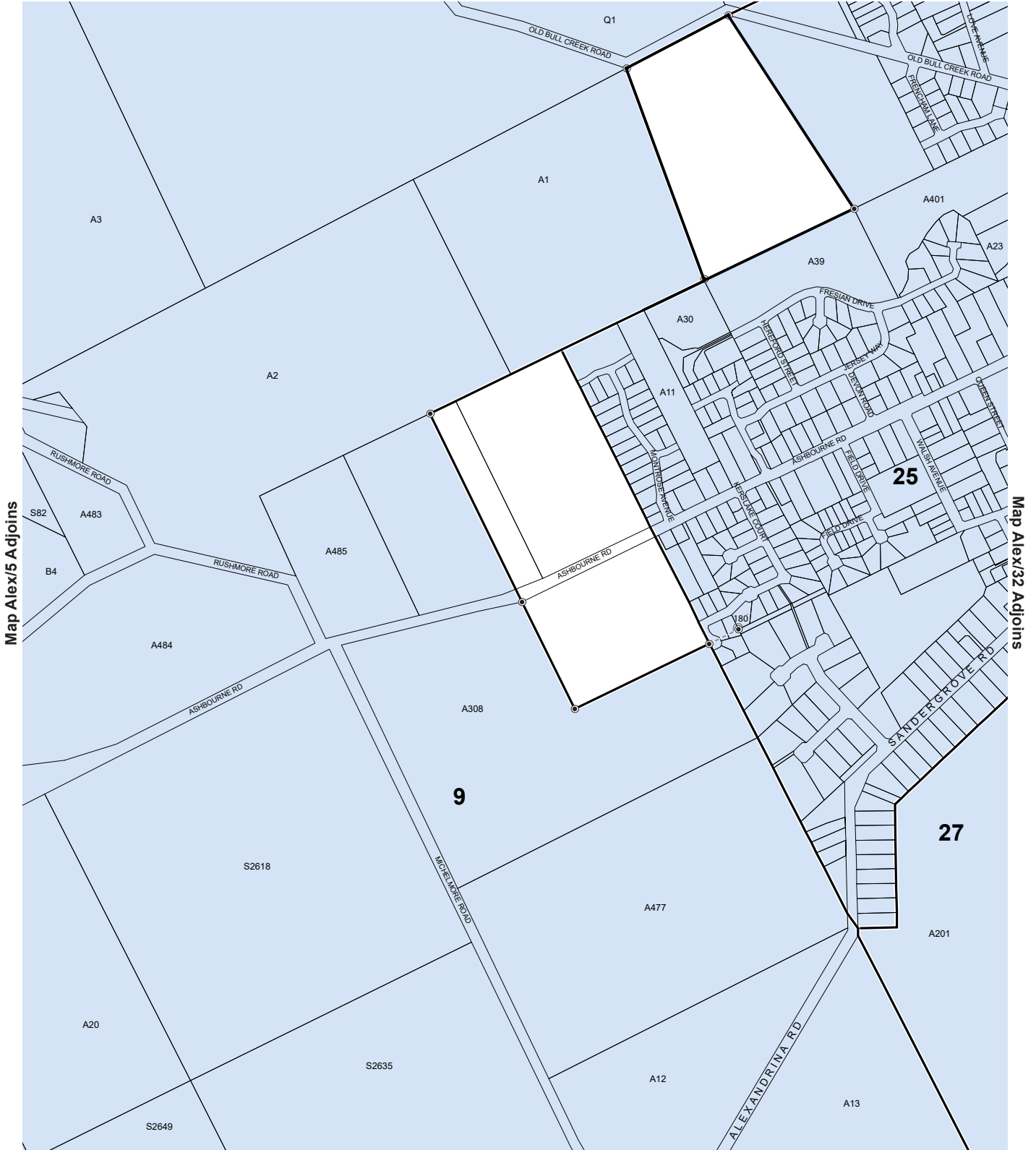


STRATHALBYN

Zone Map Alex/31

- Zones**
- DU Deferred Urban
 - PrPro Primary Production
 - R Residential
 - Zone Boundary

Map Alex/28 Adjoins



Map Alex/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 25 Strathalbyn Residential
- 27 Strathalbyn Southwest
- 9 Mount Lofty Ranges



STRATHALBYN

Policy Area Map Alex/31

Policy Area Boundary

Map Alex/28 Adjoins



Map Alex/5 Adjoins

Map Alex/32 Adjoins

Map Alex/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct
25 Historic Strathalbyn Western



STRATHALBYN

Precinct Map Alex/31

 Precinct Boundary

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Consolidated - 11 February 2021

Map Alex/29 Adjoins



Map Alex/31 Adjoins








Map Alex/33 Adjoins

Map Alex/34 Adjoins



STRATHALBYN

Location Map Alex/32

-  School
-  Public Library
-  Other Health Services
-  Hospital
-  Police Station
-  Railways
-  Local Reserves

Map Alex/29 Adjoins



Map Alex/31 Adjoins

Map Alex/33 Adjoins


Map Alex/34 Adjoins



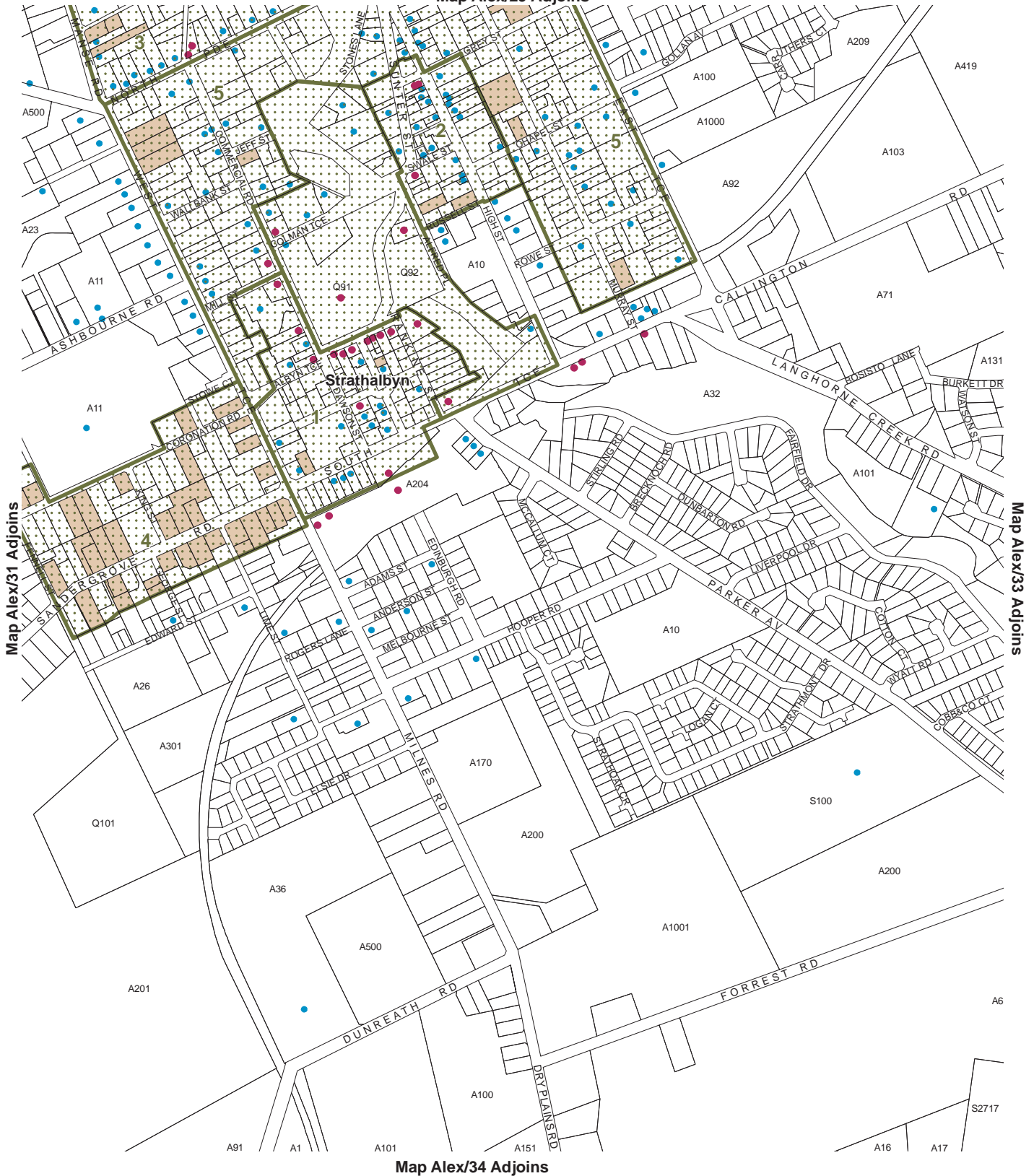
STRATHALBYN

Overlay Map Alex/32

TRANSPORT

 Secondary Arterial Roads

Map Alex/29 Adjoins



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

- 1 Dawson Street
- 2 High Street
- 3 Northern
- 4 Western
- 5 Central

- Local heritage place
- State heritage place
- Contributory item
- Historic Conservation Area

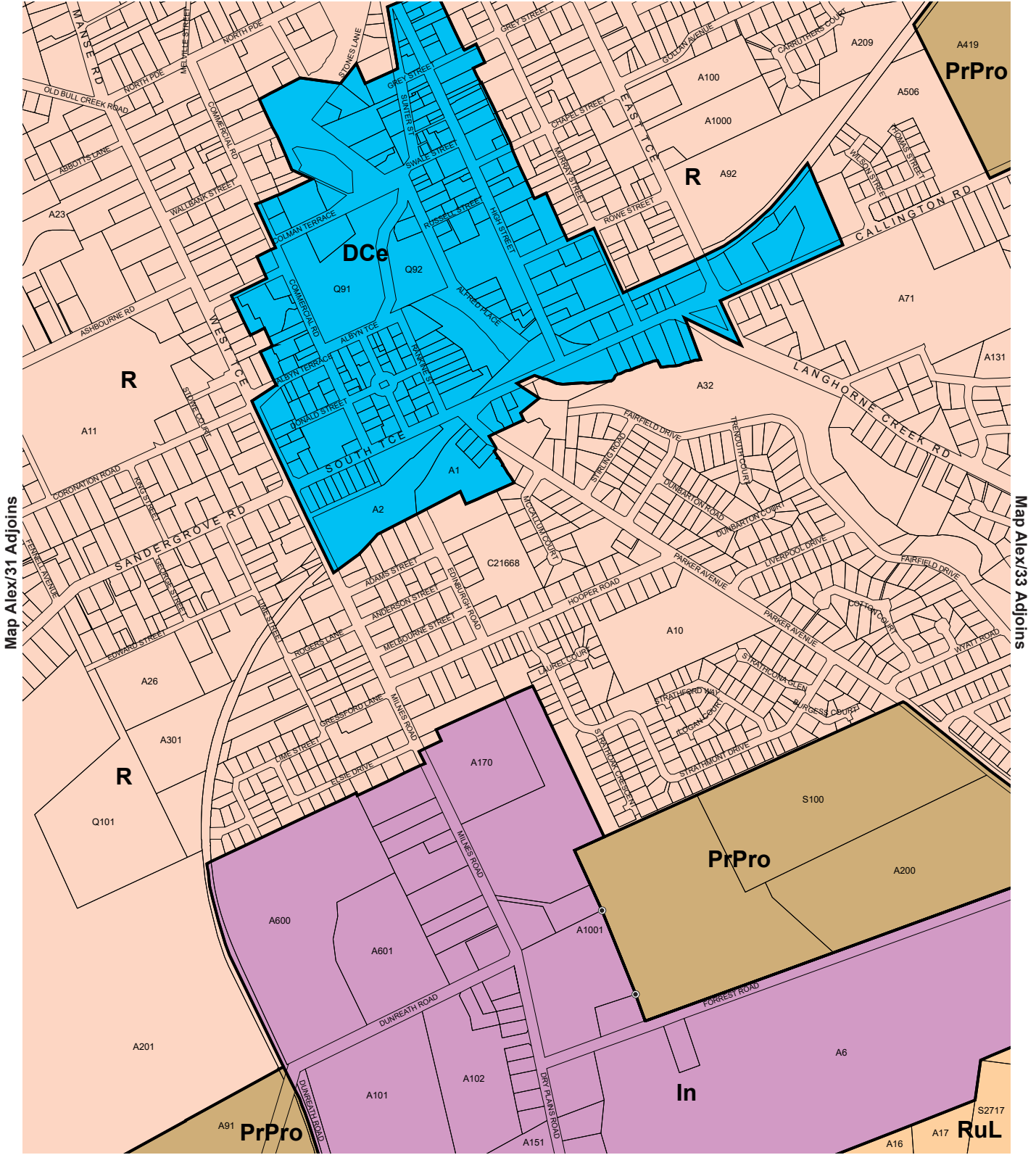


STRATHALBYN

Overlay Map Alex/32

HERITAGE

Map Alex/29 Adjoins



Lamberts Conformal Conic Projection, GDA94

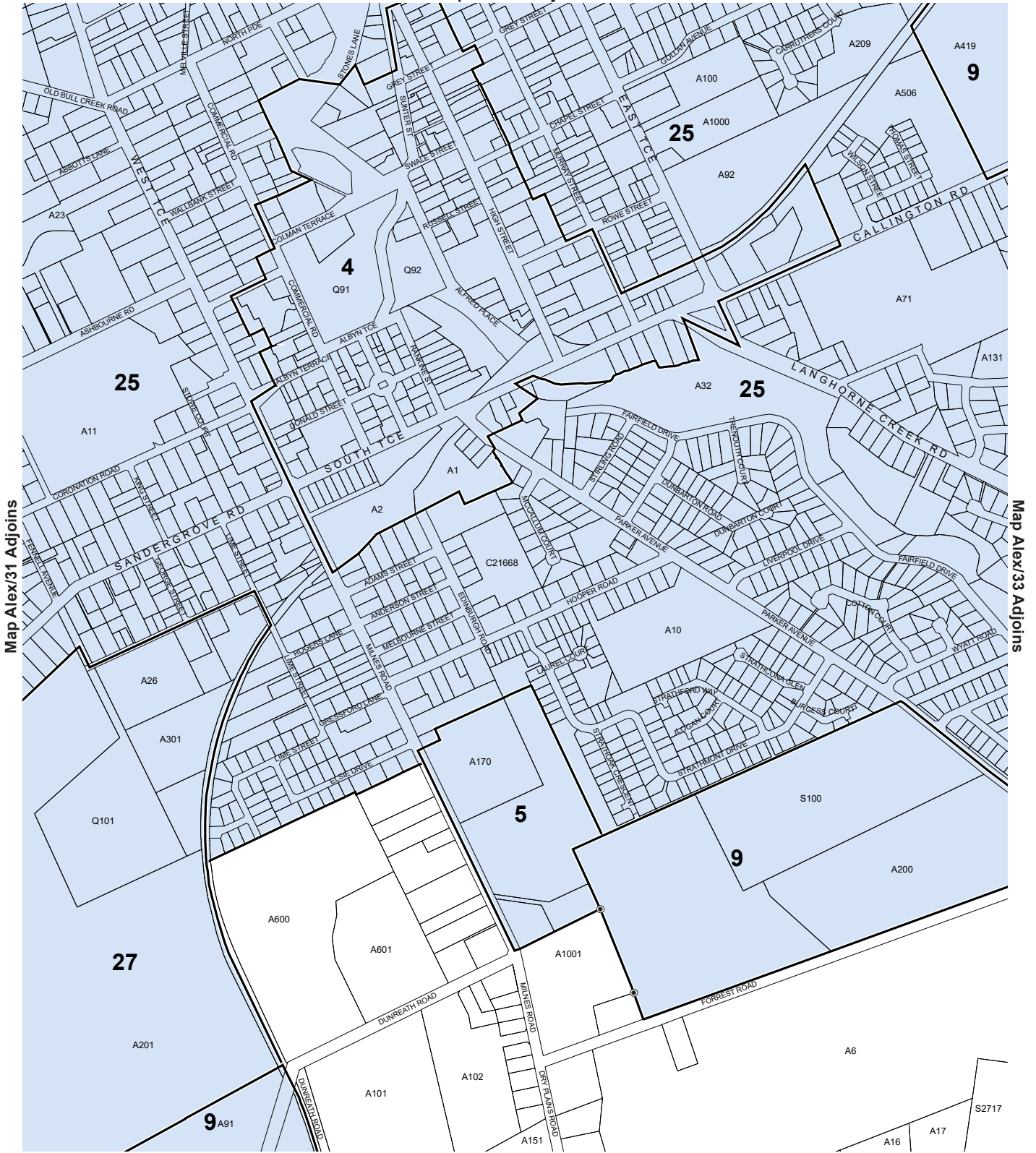
- Zones**
- DCe District Centre
 - In Industry
 - PrPro Primary Production
 - R Residential
 - RuL Rural Living
 - Zone Boundary



STRATHALBYN

Zone Map Alex/32

Map Alex/29 Adjoins



Map Alex/34 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 25 Strathalbyn Residential
- 27 Strathalbyn Southwest
- 4 Strathalbyn Centre Policy Area
- 5 Strathalbyn Enterprise Policy Area
- 9 Mount Lofty Ranges

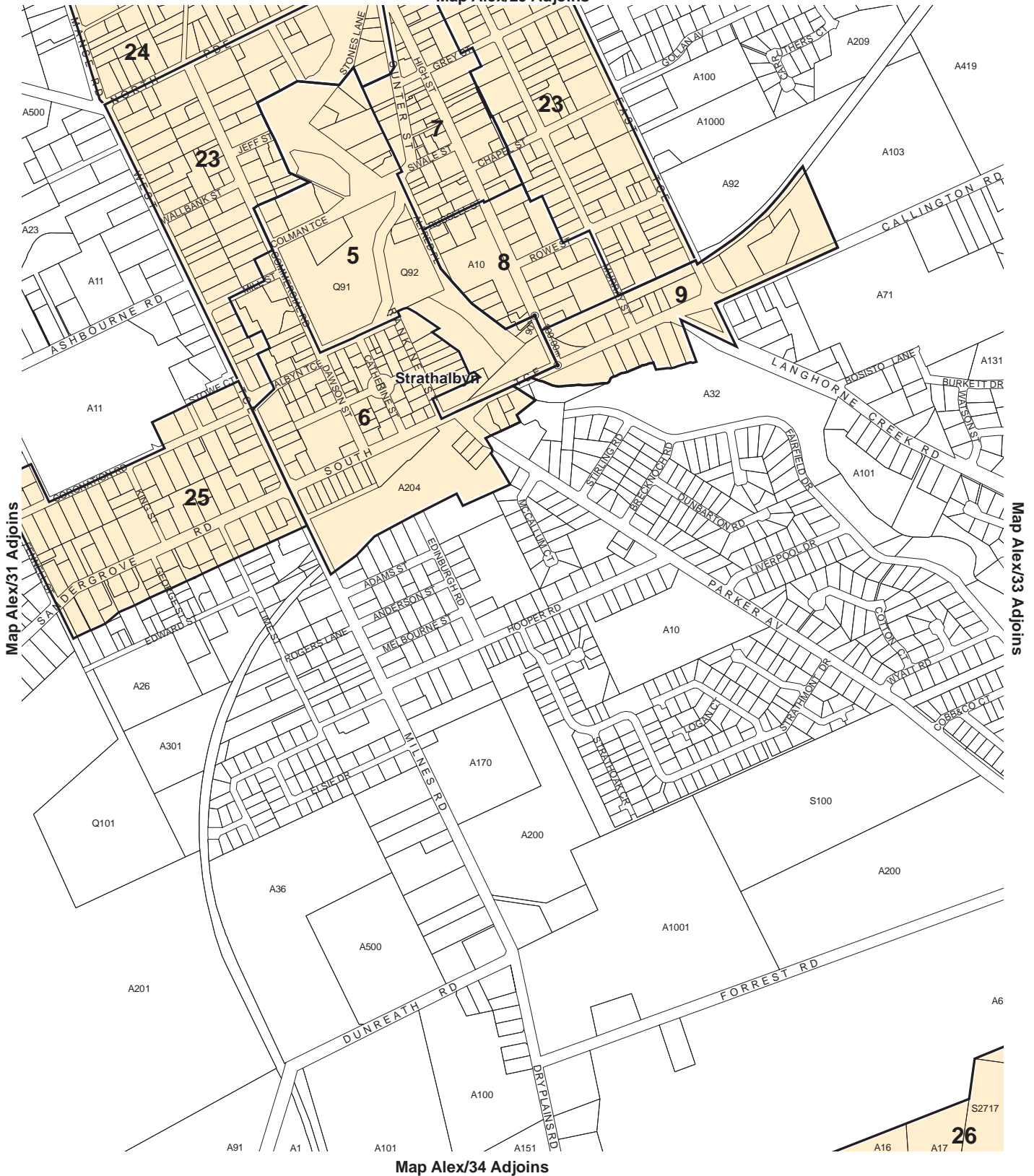


STRATHALBYN

Policy Area Map Alex/32

 Policy Area Boundary

Map Alex/29 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct

- 23 Historic Strathalbyn Central
- 24 Historic Strathalbyn Northern
- 25 Historic Strathalbyn Western
- 26 Agistment
- 5 Angas River and Soldiers Memorial Garden
- 6 Dawson Street
- 7 High Street
- 8 High Street South
- 9 South Terrace

 Precinct Boundary




STRATHALBYN

Precinct Map Alex/32



STRATHALBYN

Location Map Alex/33

 Local Reserves



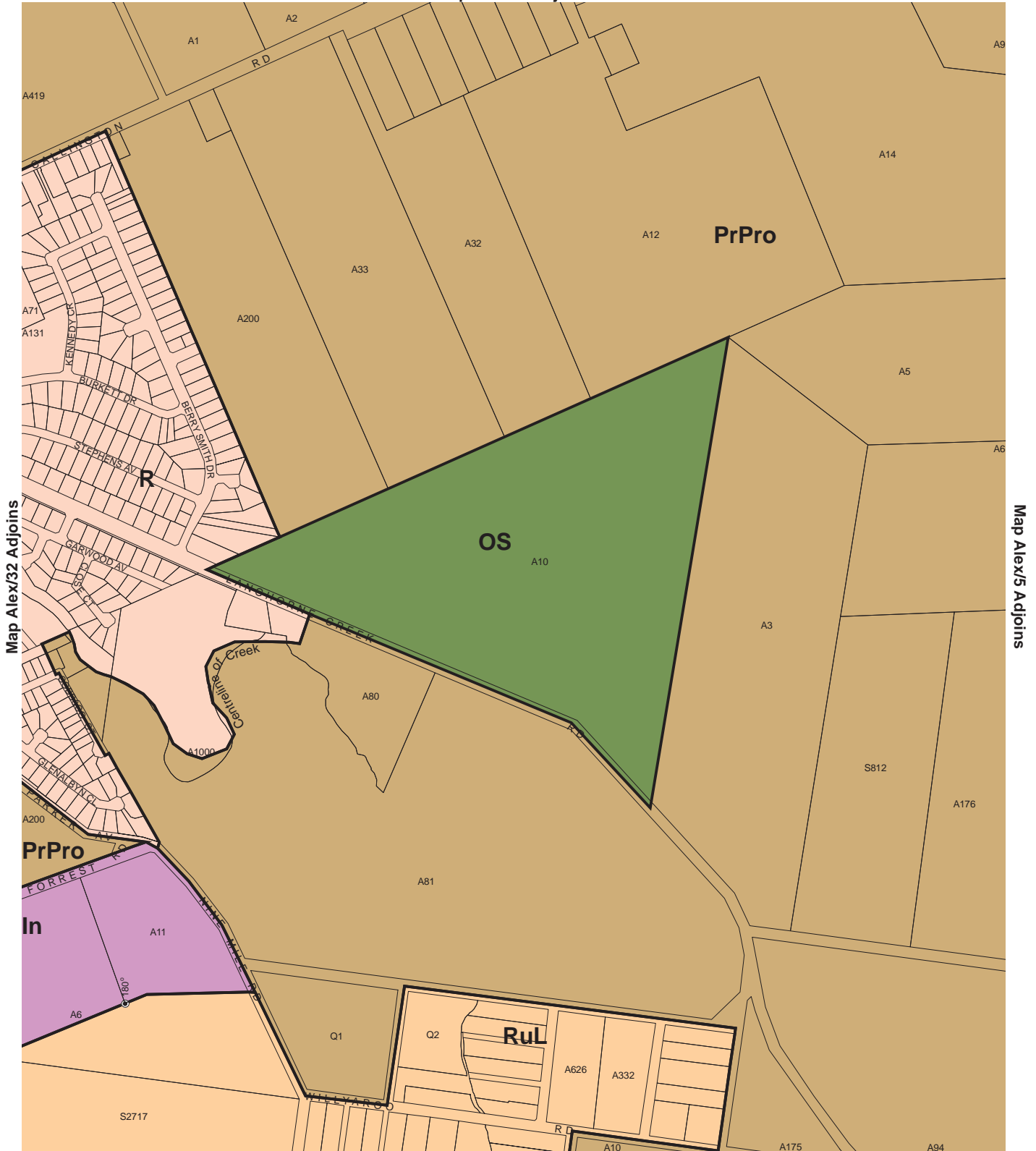
Secondary Arterial Roads



STRATHALBYN

Overlay Map Alex/33 TRANSPORT

Map Alex/30 Adjoins



Map Alex/35 Adjoins

Lamberts Conformal Conic Projection, GDA94

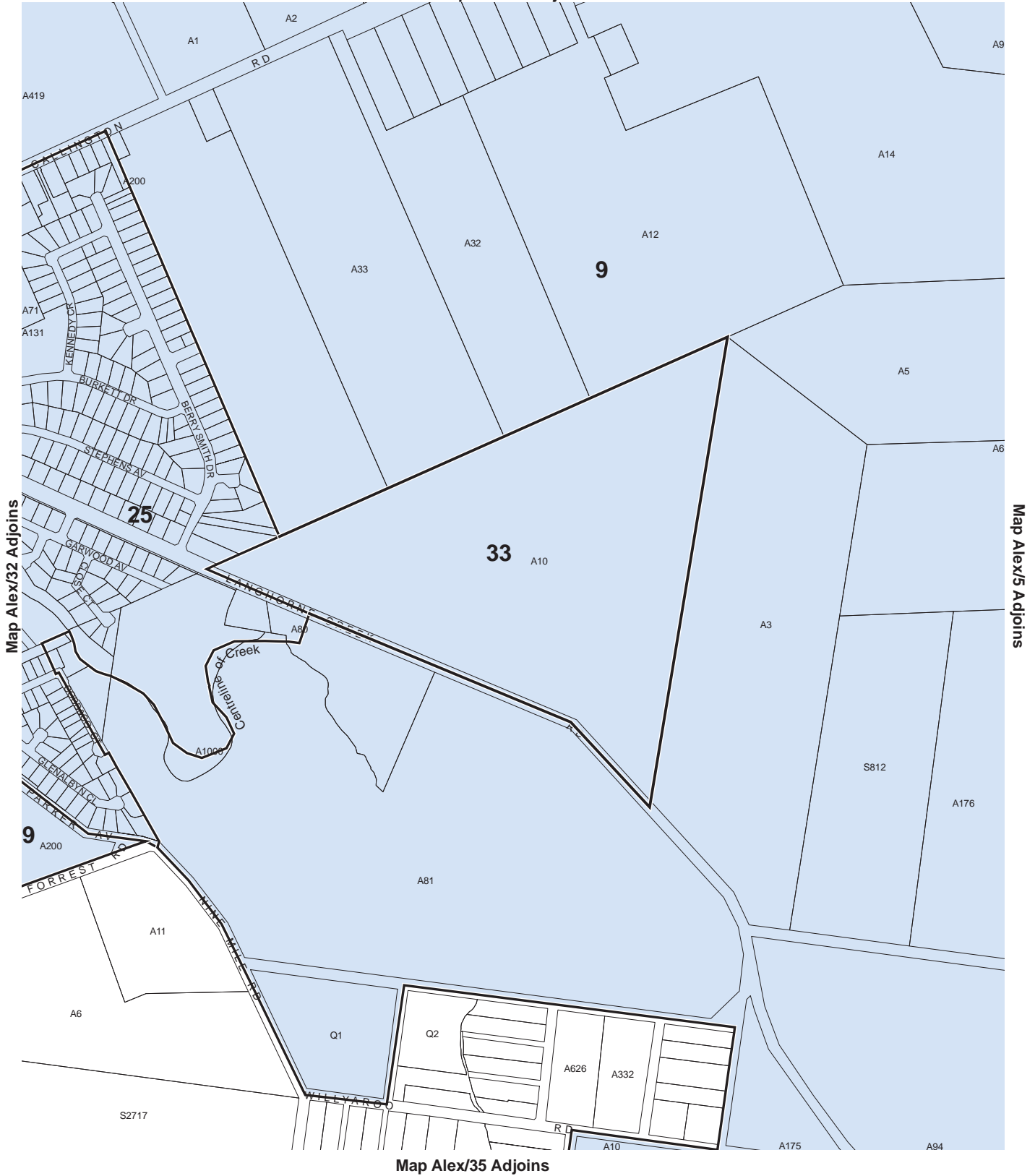


STRATHALBYN

Zone Map Alex/33

Zones	
In	Industry
OS	Open Space
PrPro	Primary Production
R	Residential
RuL	Rural Living
	Zone Boundary

Map Alex/30 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

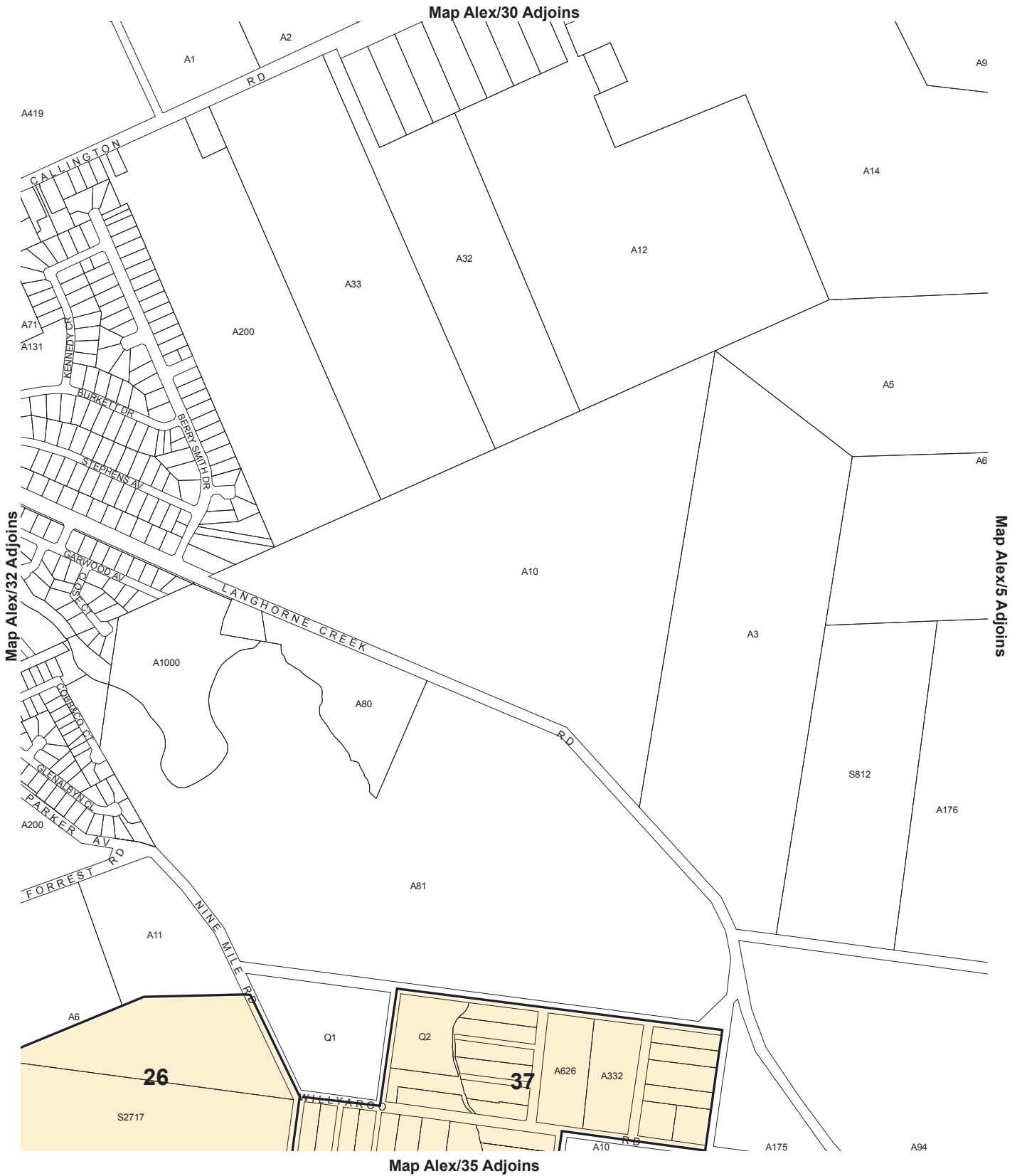
- 9 Mount Lofty Ranges
- 25 Strathalbyn Residential
- 33 Strathalbyn Recreation and Community



STRATHALBYN

Policy Area Map Alex/33

 Policy Area Boundary



Lamberts Conformal Conic Projection, GDA94

- Precinct**
 26 Agistment
 37 Willyaroo North



STRATHALBYN

Precinct Map Alex/33

Precinct Boundary

Map Alex/32 Adjoins



Map Alex/5 Adjoins

Map Alex/35 Adjoins

Map Alex/5 Adjoins

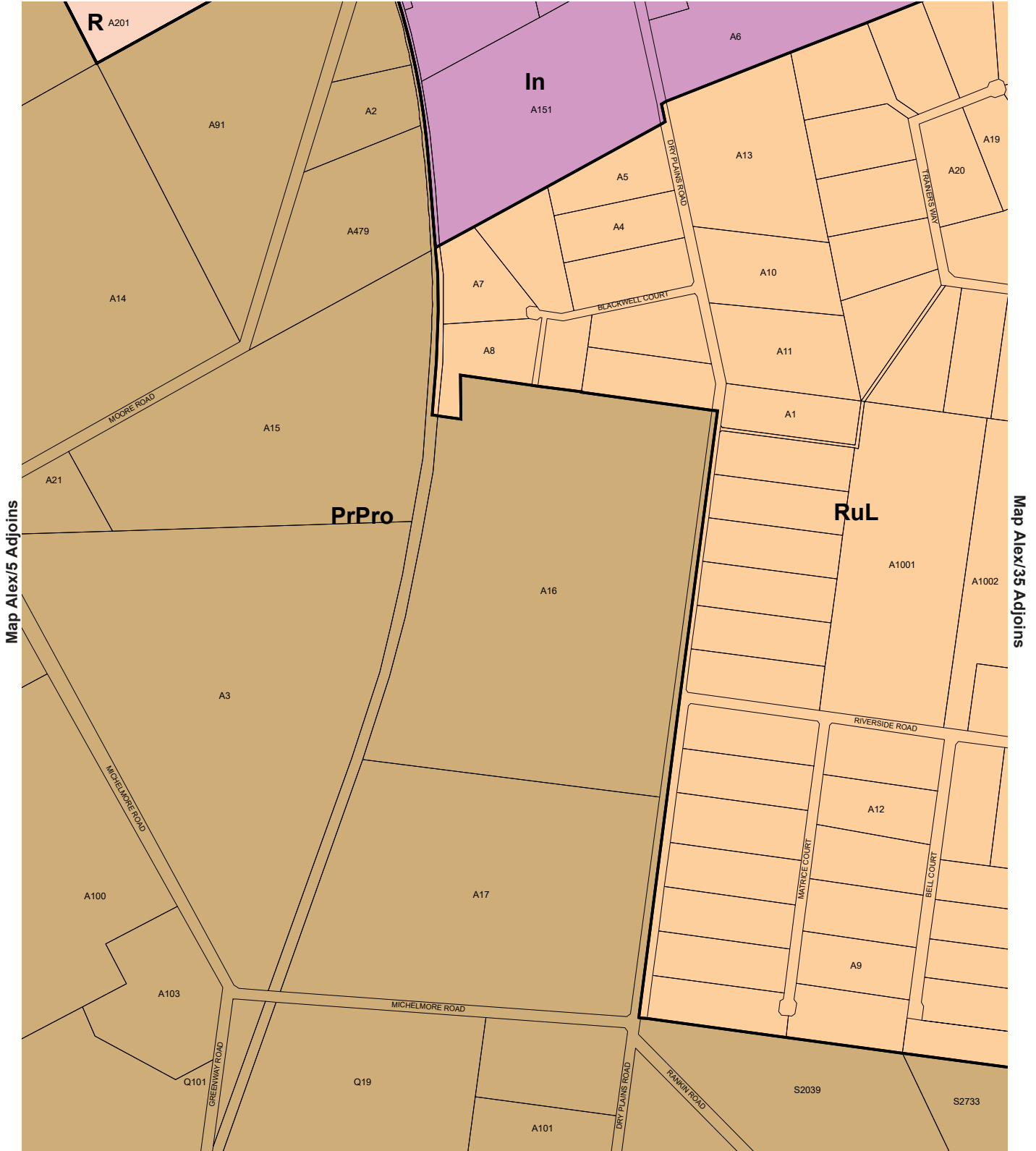


STRATHALBYN

Location Map Alex/34

- Railways
- Local Reserves

Map Alex/32 Adjoins



Map Alex/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

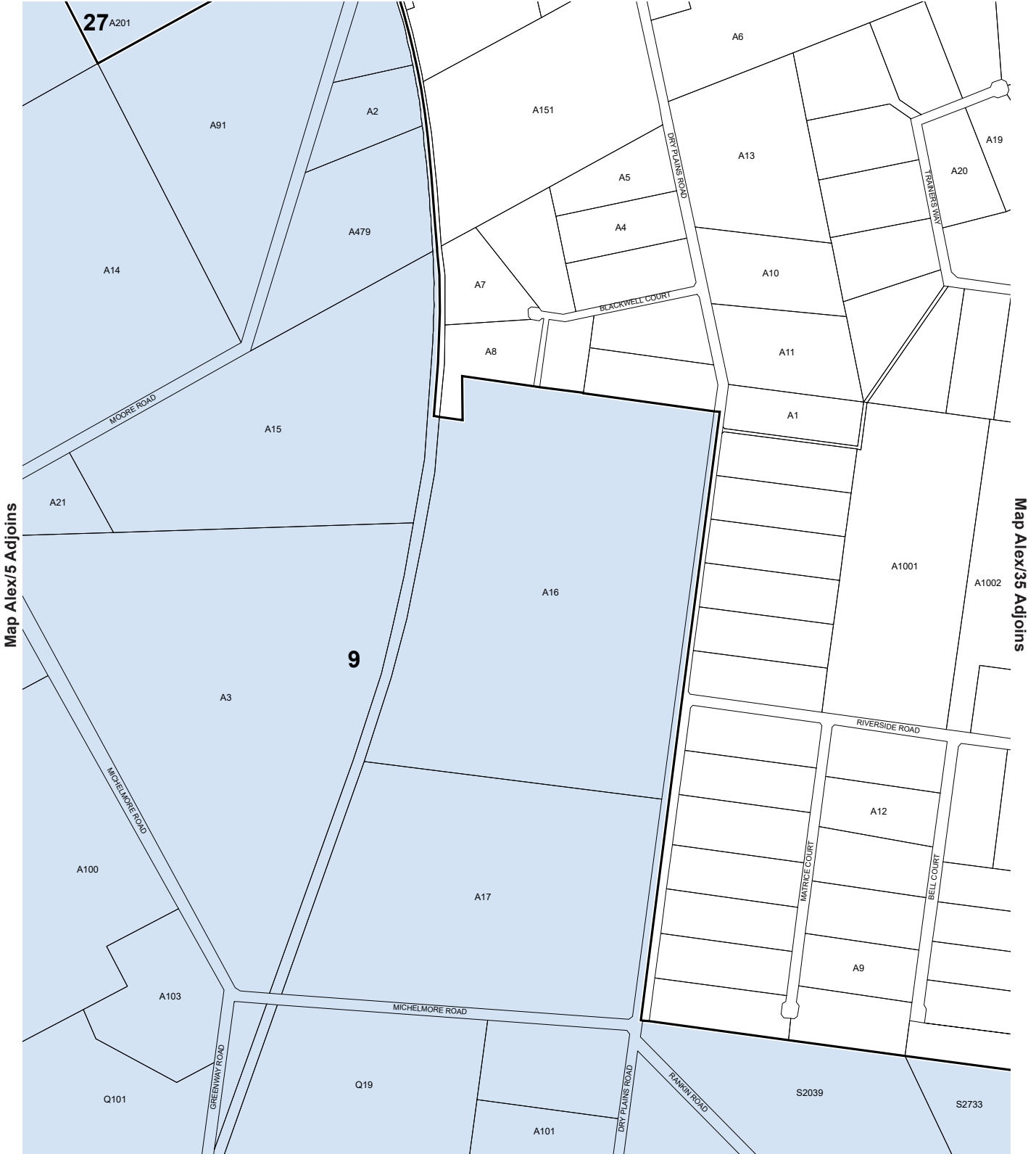


STRATHALBYN

Zone Map Alex/34

- Zones**
- In Industry
 - PrPro Primary Production
 - R Residential
 - RuL Rural Living
 - Zone Boundary

Map Alex/32 Adjoins



Map Alex/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

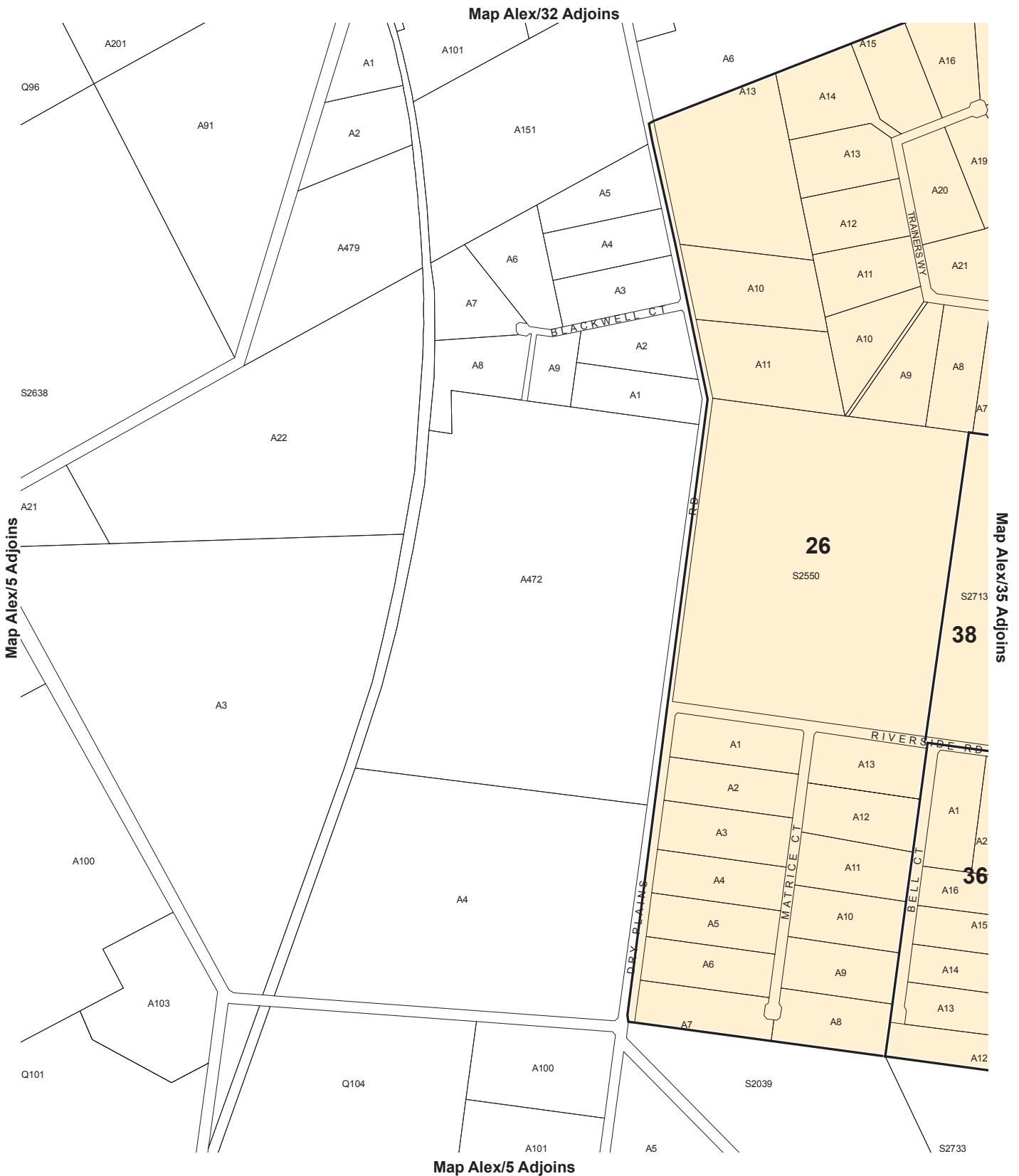
Policy Area
9 Mount Lofty Ranges
27 Strathalbyn Southwest



STRATHALBYN

Policy Area Map Alex/34

 Policy Area Boundary



Lamberts Conformal Conic Projection, GDA94

- Precinct**
26 Agistment
36 Strathalbyn
38 Willyaroo South



STRATHALBYN

Precinct Map Alex/34

 Precinct Boundary

Map Alex/33 Adjoins



Map Alex/5 Adjoins



STRATHALBYN

Location Map Alex/35

Map Alex/33 Adjoins



Map Alex/34 Adjoins

Map Alex/5 Adjoins

Map Alex/5 Adjoins

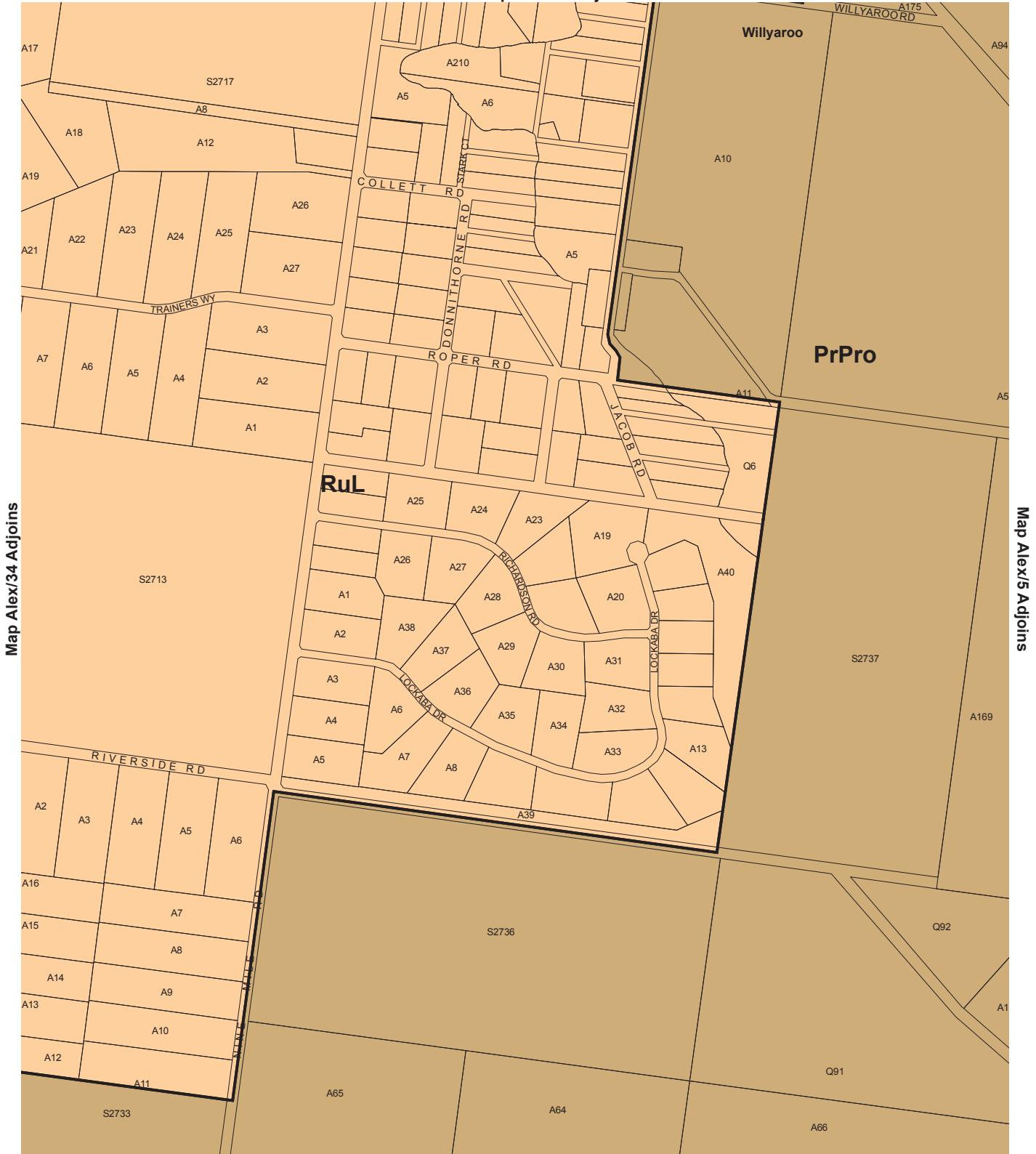


STRATHALBYN

Overlay Map Alex/35 TRANSPORT

Secondary Arterial Roads

Map Alex/33 Adjoins



Map Alex/5 Adjoins

Lamberts Conformal Conic Projection, GDA94



STRATHALBYN

Zone Map Alex/35

Zones

- PrPro Primary Production
- RuL Rural Living
- Zone Boundary

Map Alex/33 Adjoins



Map Alex/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

9 Mount Lofty Ranges



STRATHALBYN

Policy Area Map Alex/35

 Policy Area Boundary

Map Alex/33 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct

- 26 Agistment
- 36 Strathalbyn
- 37 Willyaroo North
- 38 Willyaroo South



STRATHALBYN

Precinct Map Alex/35

Precinct Boundary

Map Alex/7 Adjoins



Map Alex/7 Adjoins

Map Alex/7 Adjoins

MOUNT COMPASS

Map Alex/7 Adjoins

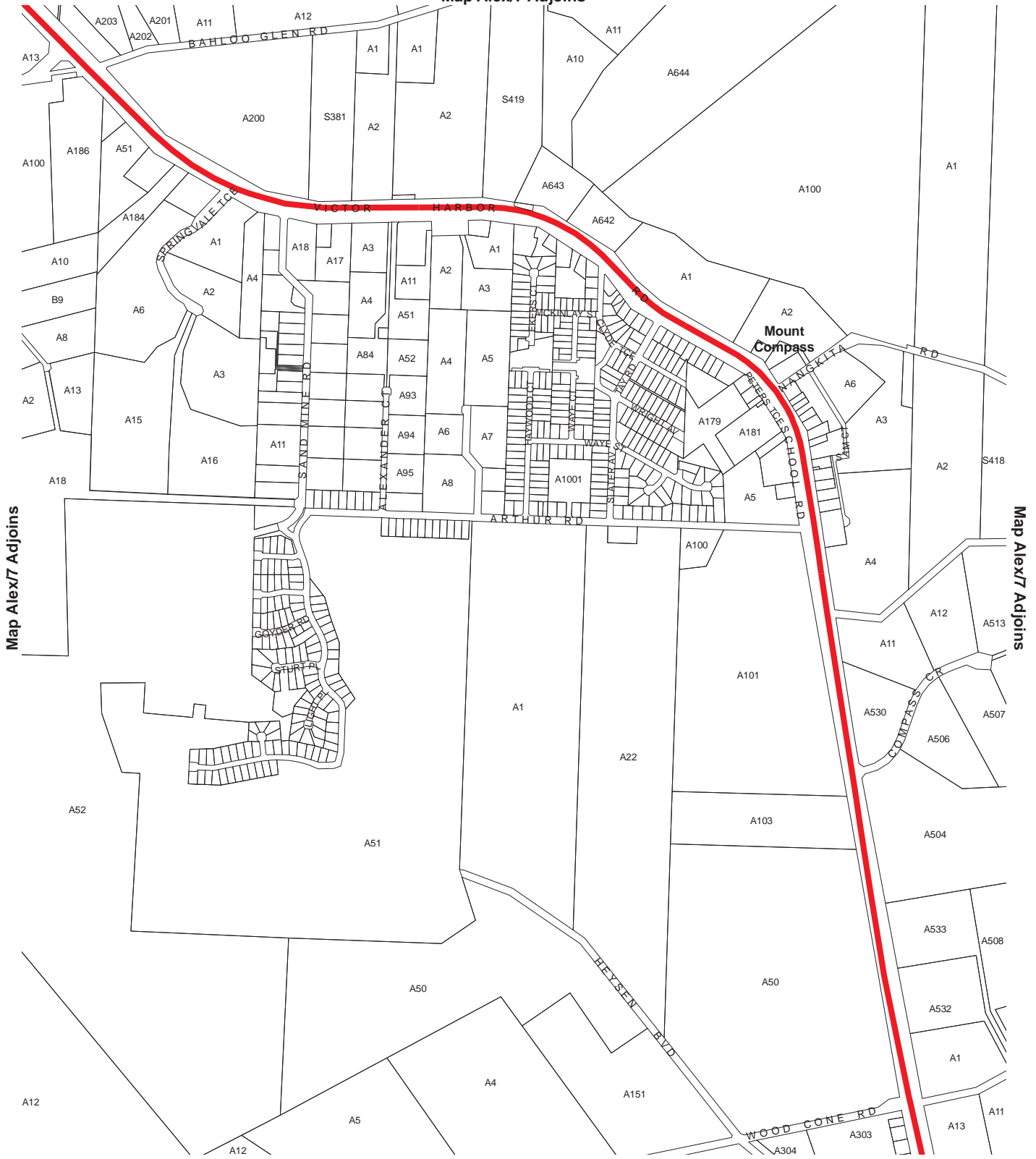


MOUNT COMPASS

Location Map Alex/36

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

Map Alex/7 Adjoins



Map Alex/7 Adjoins

Map Alex/7 Adjoins

Map Alex/7 Adjoins



MOUNT COMPASS

Overlay Map Alex/36 TRANSPORT

 Primary Arterial Roads



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

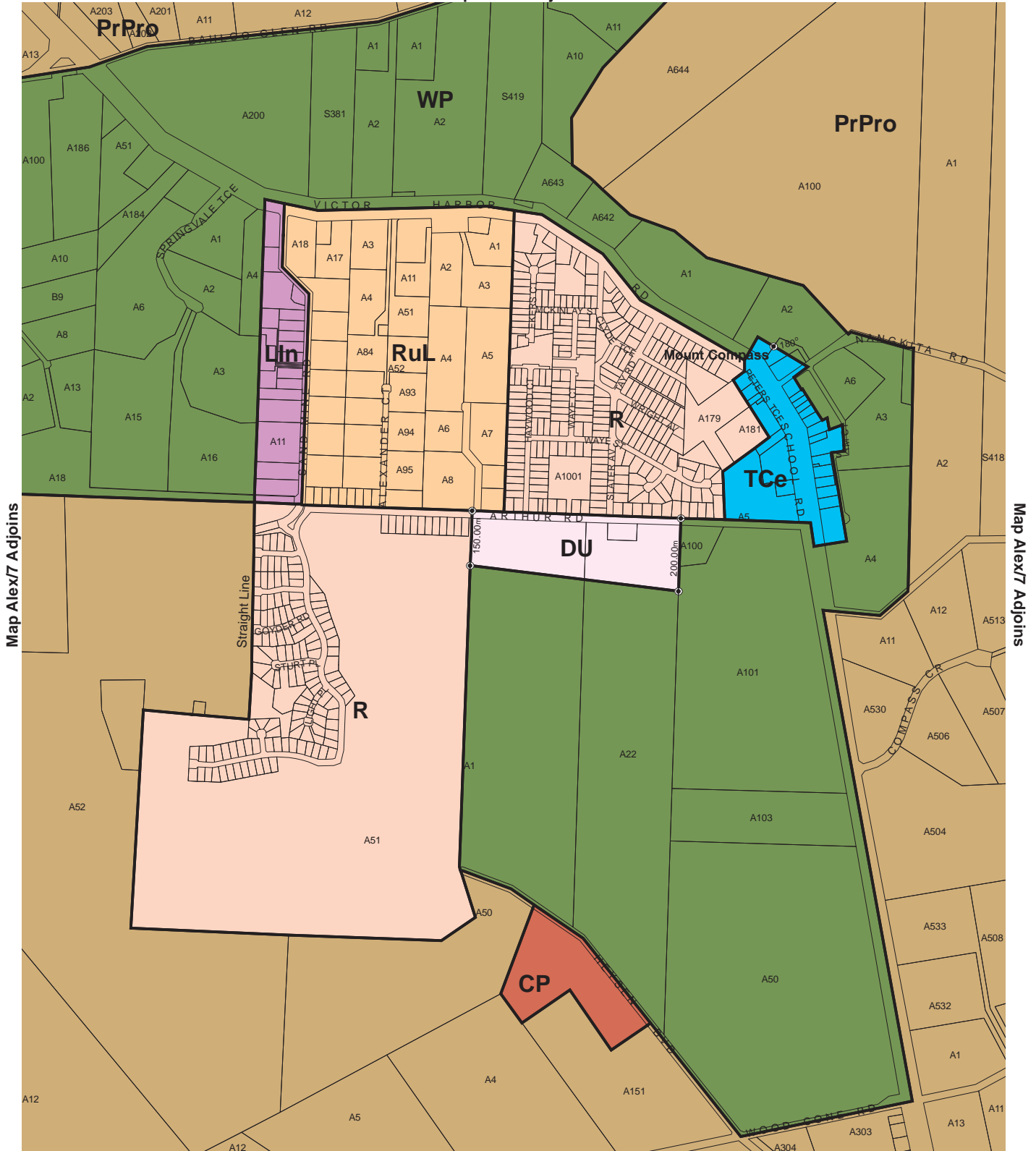


MOUNT COMPASS

Overlay Map Alex/36 HERITAGE

● State heritage place

Map Alex/7 Adjoins



Map Alex/7 Adjoins

Lamberts Conformal Conic Projection, GDA94

Zones

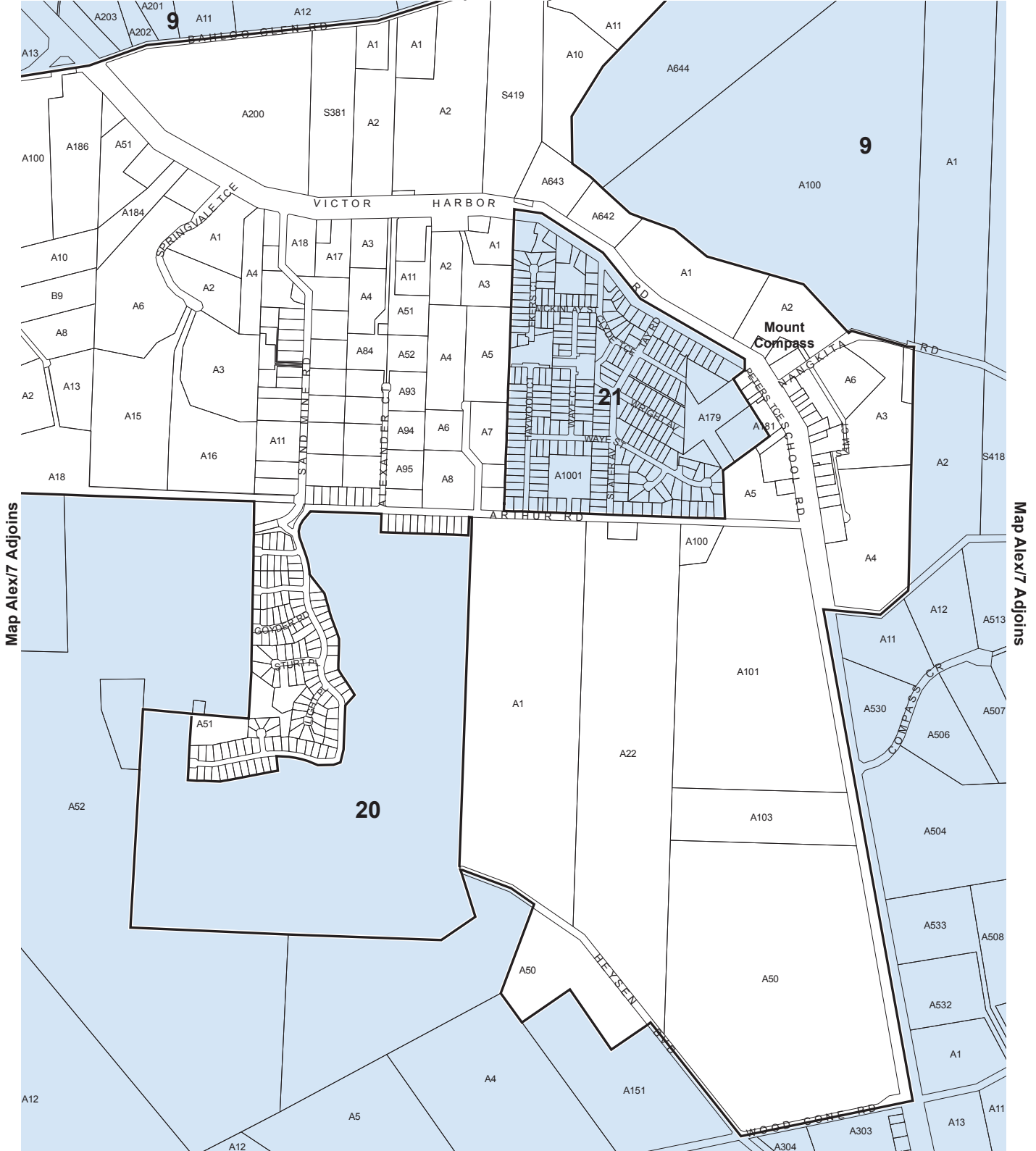
- CP Caravan and Tourist Park
- DU Deferred Urban
- LIn Light Industry
- PrPro Primary Production
- R Residential
- RuL Rural Living
- TCE Town Centre
- WP Water Protection
- Zone Boundary



MOUNT COMPASS

Zone Map Alex/36

Map Alex/7 Adjoins



Map Alex/7 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 20 Mount Compass Golf Course
 - 21 Mount Compass
 - 9 Mount Lofty Ranges

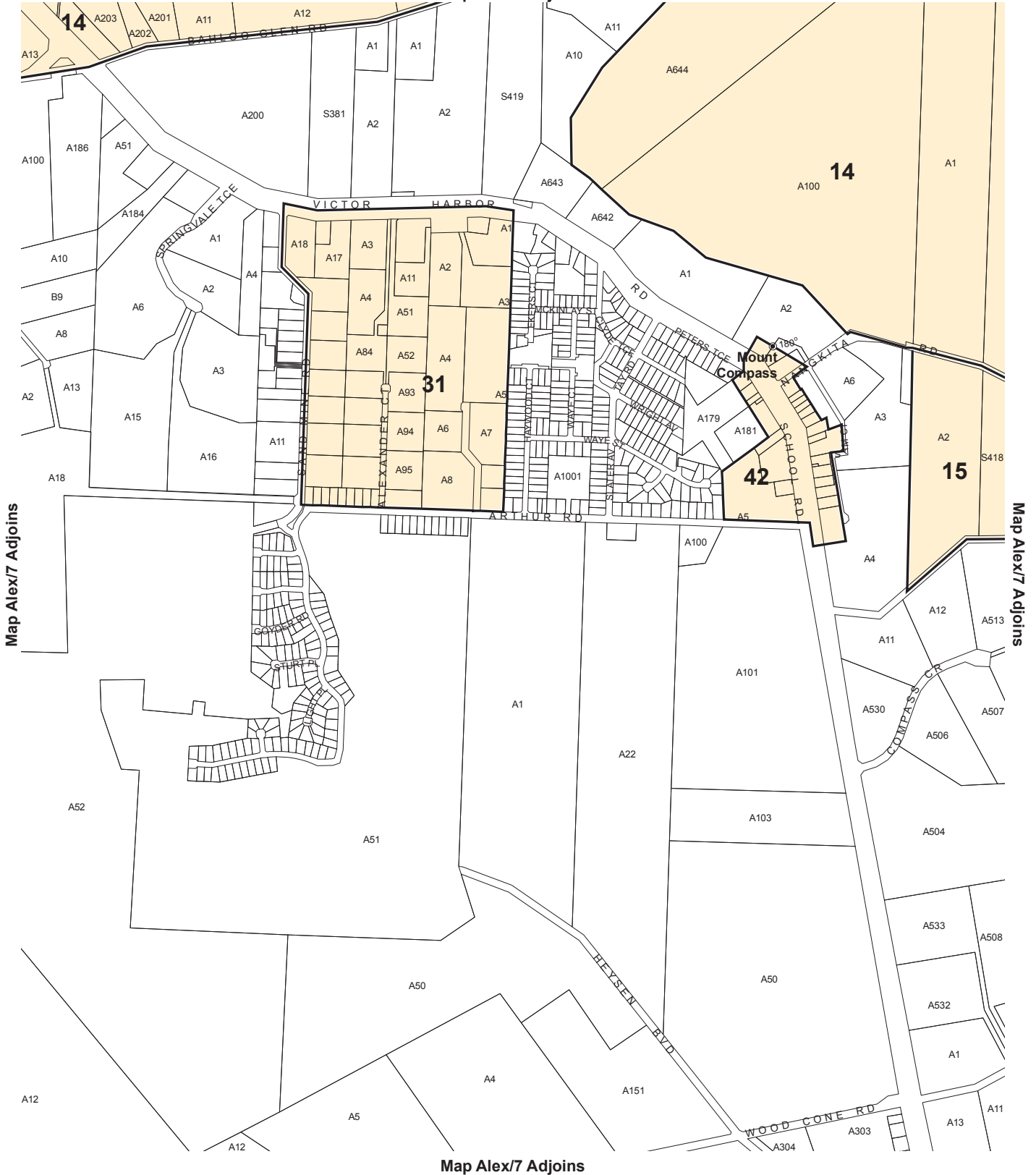


MOUNT COMPASS

Policy Area Map Alex/36

 Policy Area Boundary

Map Alex/7 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct

- 14 Landscape
- 15 Horticulture
- 31 Goolwa East, Middleton and Mount Compass
- 42 Mount Compass



MOUNT COMPASS

Precinct Map Alex/36

Precinct Boundary

Map Alex/14 Adjoins



Map Alex/14 Adjoins



LANGHORNE CREEK

Location Map Alex/37

- S School
- Local Reserves

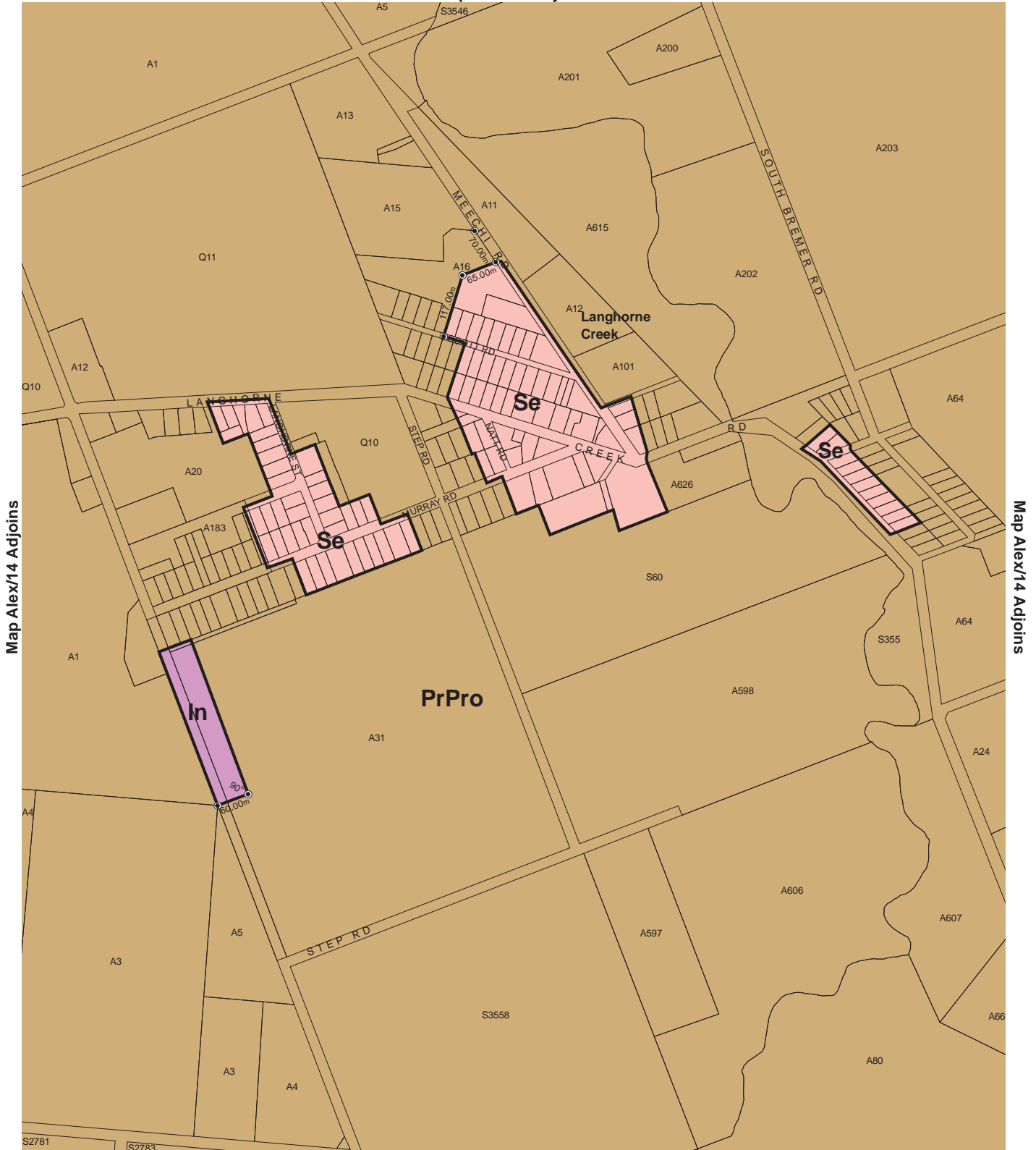


LANGHORNE CREEK

Overlay Map Alex/37 TRANSPORT

Secondary Arterial Roads

Map Alex/14 Adjoins



Map Alex/14 Adjoins

Lamberts Conformal Conic Projection, GDA94



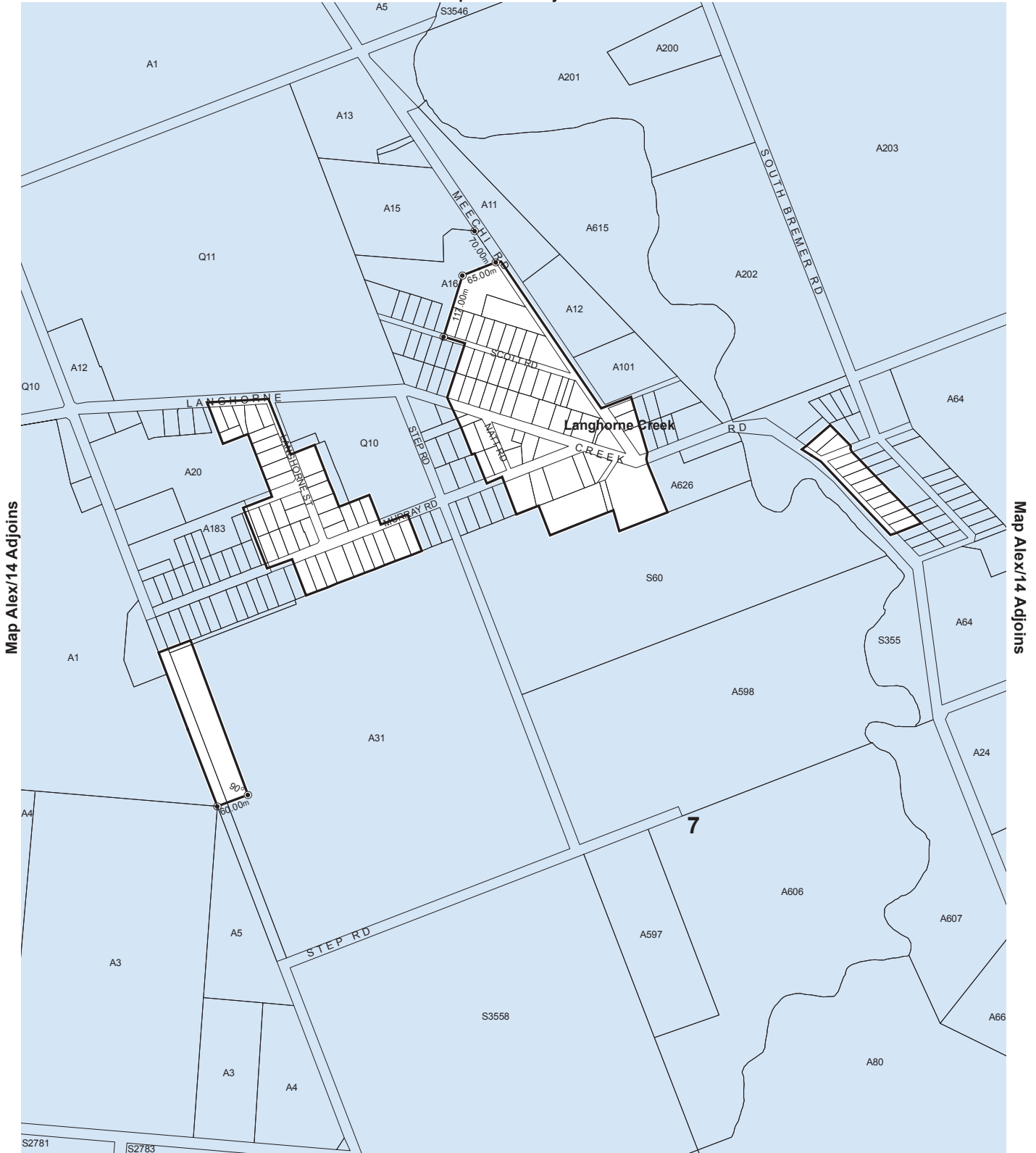
LANGHORNE CREEK

Zone Map Alex/37

Zones

- Industry
- Primary Production
- Settlement
- Zone Boundary

Map Alex/14 Adjoins



Map Alex/14 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area
7 Flood

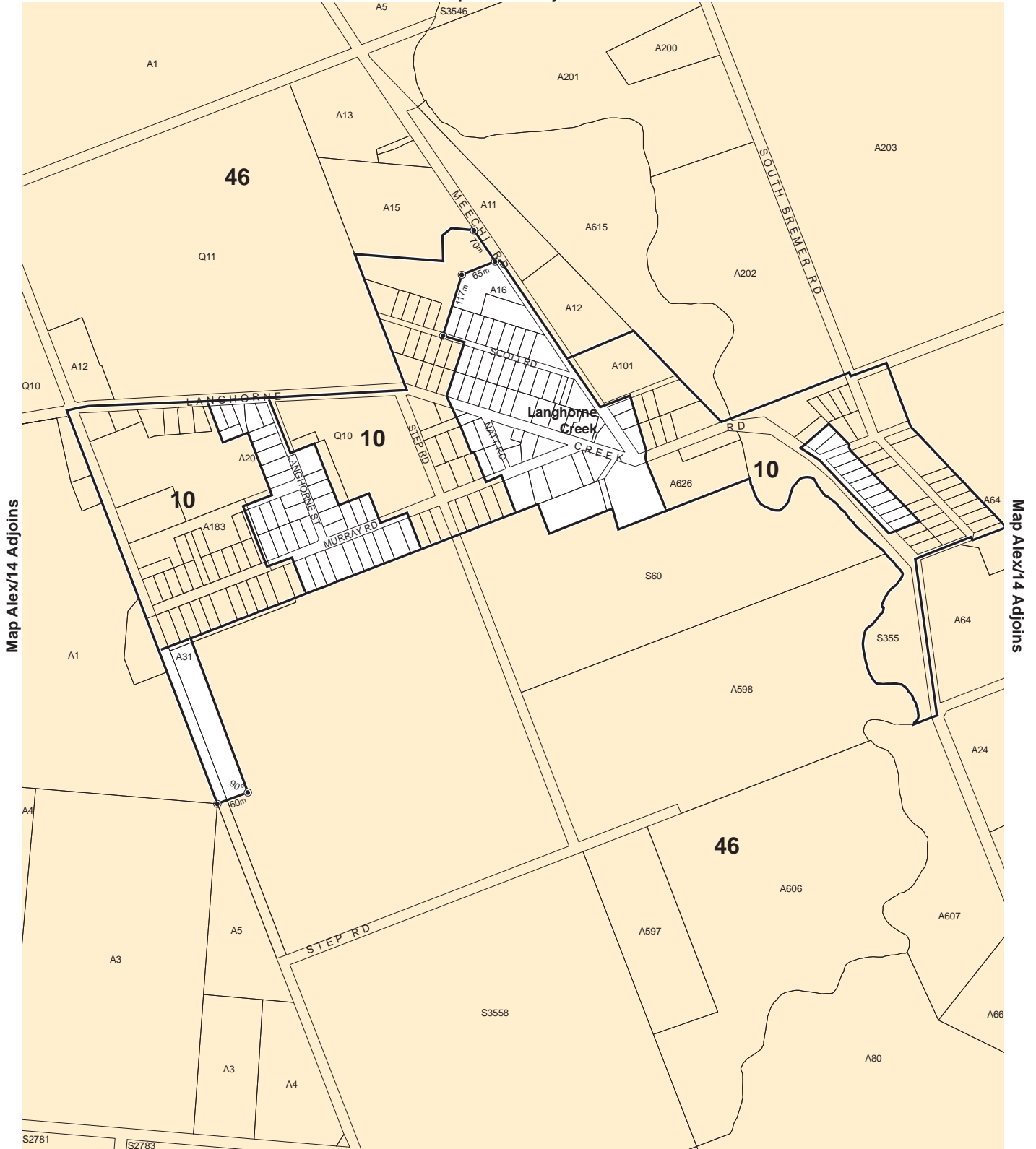


LANGHORNE CREEK

Policy Area Map Alex/37

 Policy Area Boundary

Map Alex/14 Adjoins



Map Alex/14 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct

- 10** Langhorne Creek
- 46** Wind Farms



LANGHORNE CREEK

Precinct Map Alex/37

 Precinct Boundary

Map Alex/15 Adjoins



Map Alex/22 Adjoins

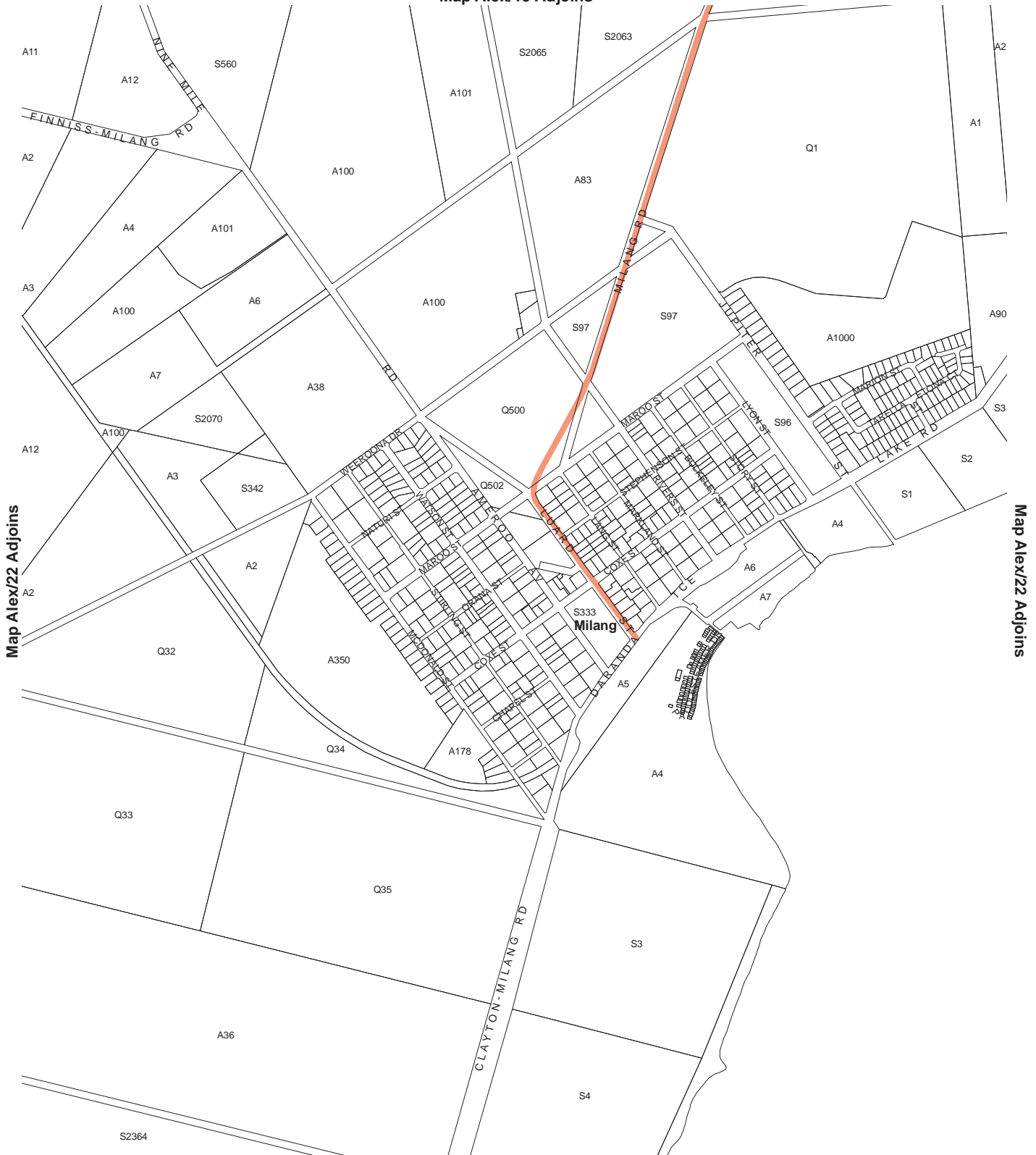


MILANG

Location Map Alex/38

- S School
- Local Reserves
- Waterbodies

Map Alex/15 Adjoins



Map Alex/22 Adjoins

Map Alex/22 Adjoins


Map Alex/22 Adjoins



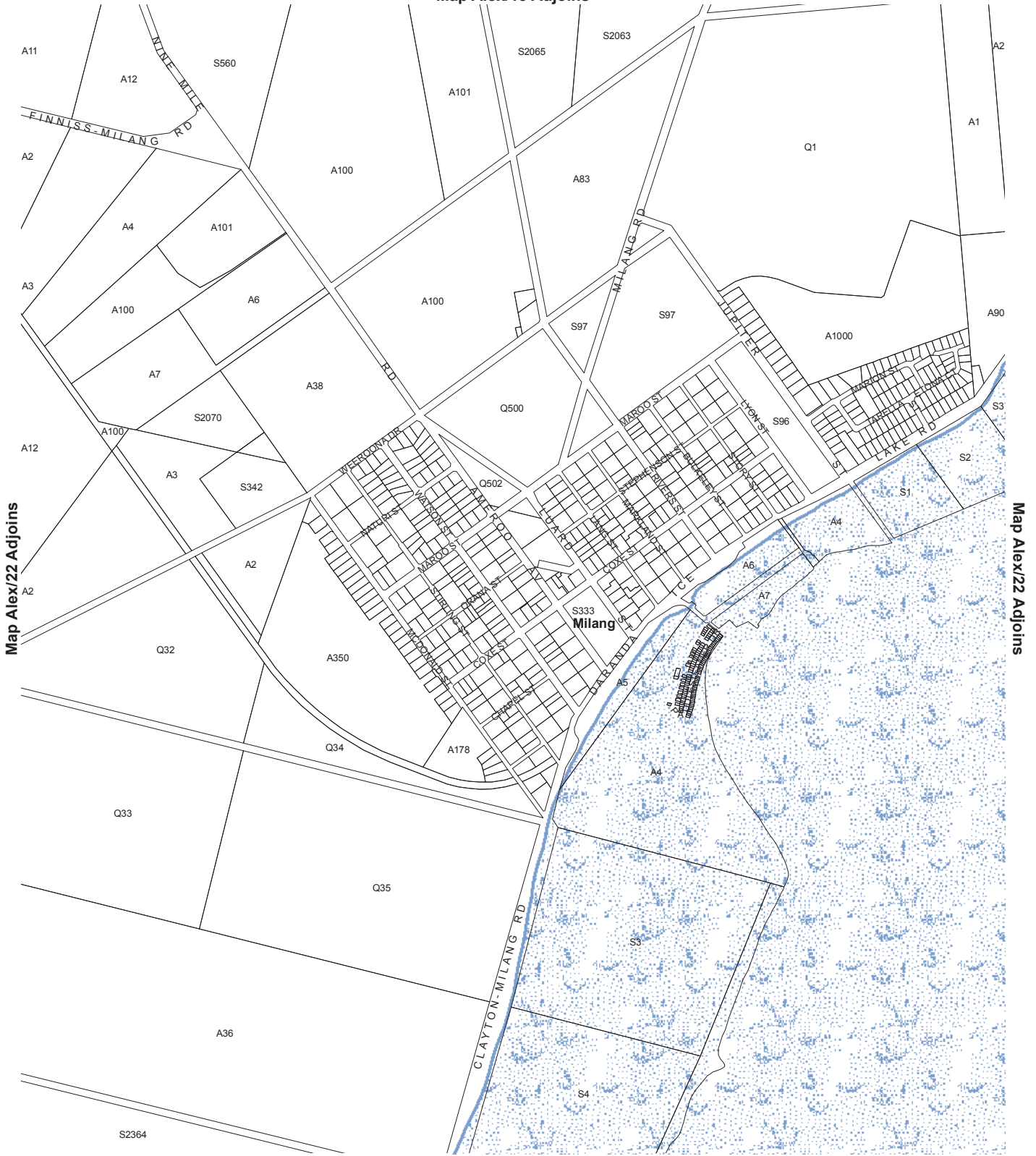
MILANG

Overlay Map Alex/38

TRANSPORT

 Secondary Arterial Roads

Map Alex/15 Adjoins



Map Alex/22 Adjoins



MILANG

Overlay Map Alex/38 DEVELOPMENT CONSTRAINTS

 1956 Flood Boundary

Map Alex/15 Adjoins



Map Alex/22 Adjoins

Map Alex/22 Adjoins

Map Alex/22 Adjoins

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

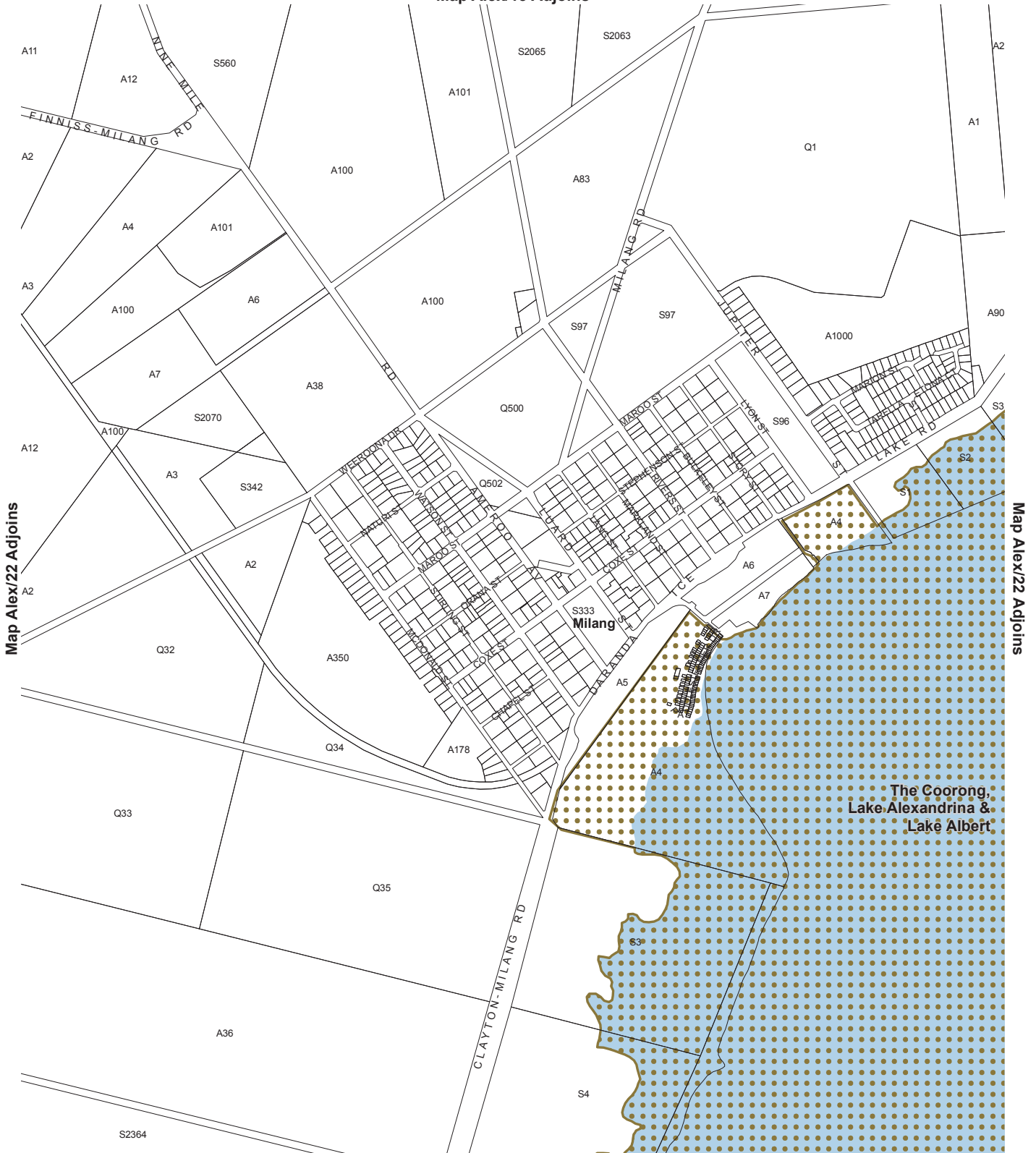


MILANG

Overlay Map Alex/38 HERITAGE

● State heritage place

Map Alex/15 Adjoins





Map Alex/22 Adjoins

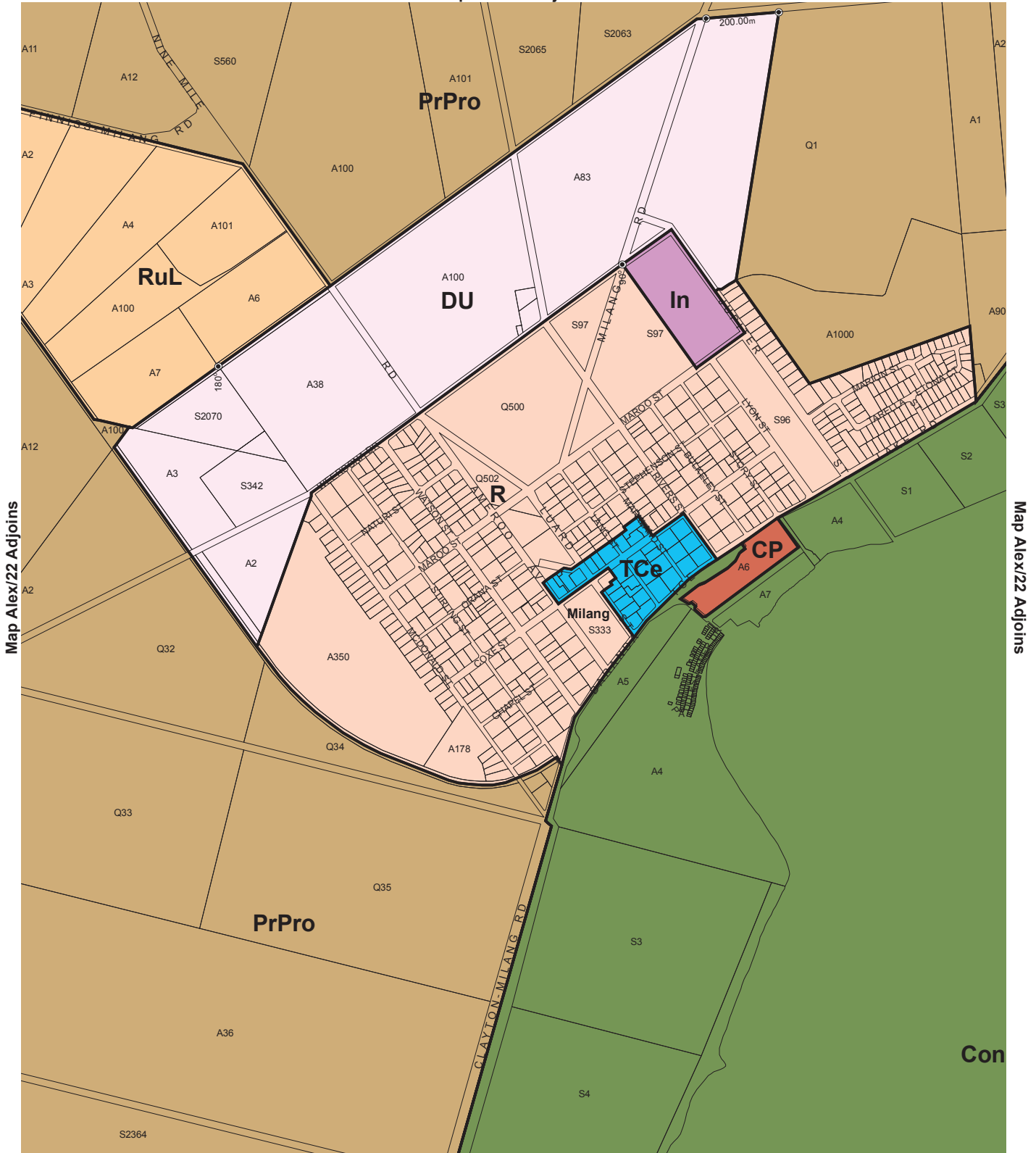


MILANG

Overlay Map Alex/38 NATURAL RESOURCES

-  Ramsar Wetlands
-  Wetlands of National Importance

Map Alex/15 Adjoins



Map Alex/22 Adjoins

Lamberts Conformal Conic Projection, GDA94

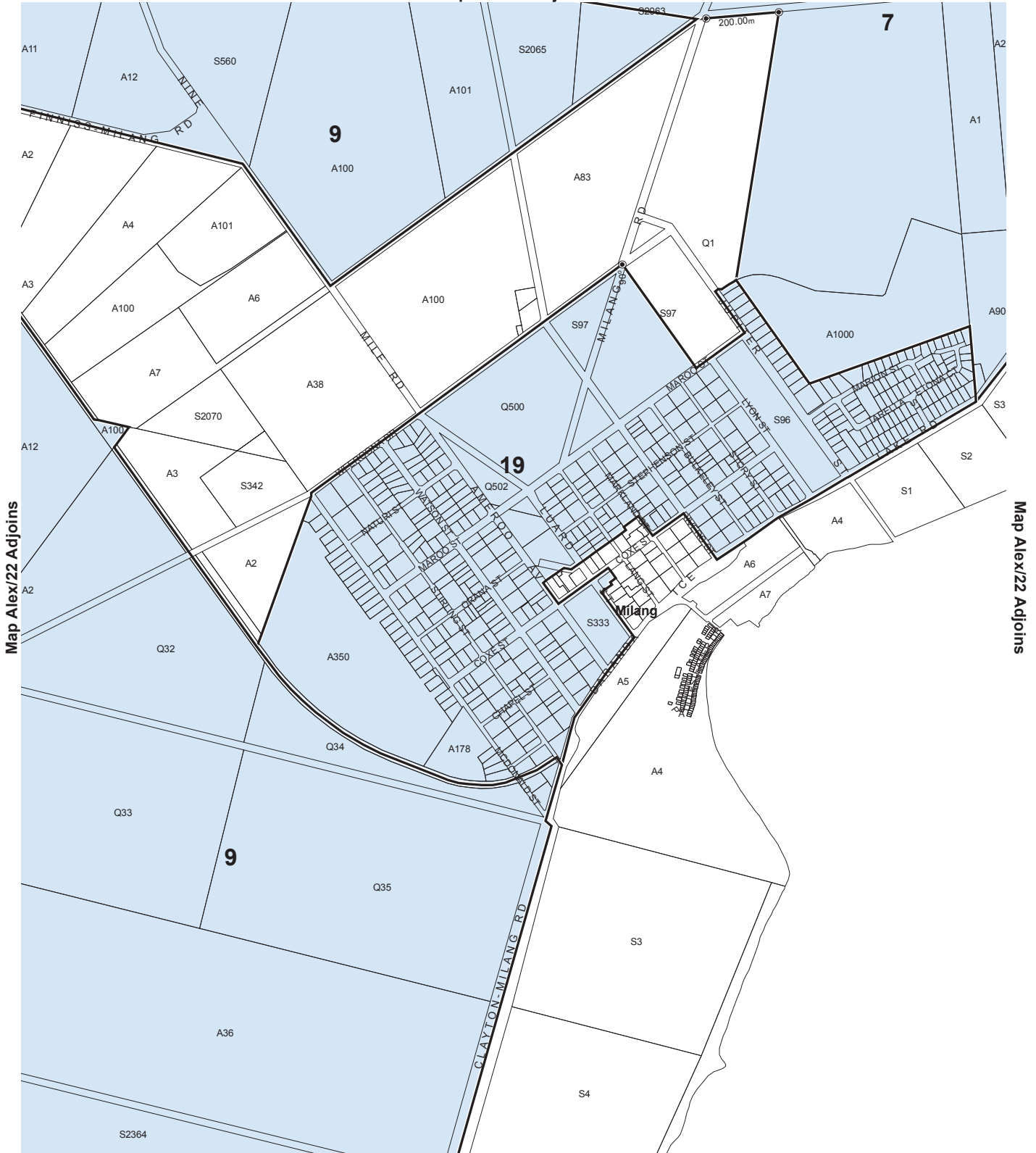
Zones	
■	CP Caravan and Tourist Park
■	Con Conservation
■	DU Deferred Urban
■	In Industry
■	PrPro Primary Production
■	R Residential
■	RuL Rural Living
■	TCe Town Centre
 	Zone Boundary



MILANG

Zone Map Alex/38

Map Alex/15 Adjoins



Map Alex/22 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 19 Milang
- 7 Flood
- 9 Mount Lofty Ranges

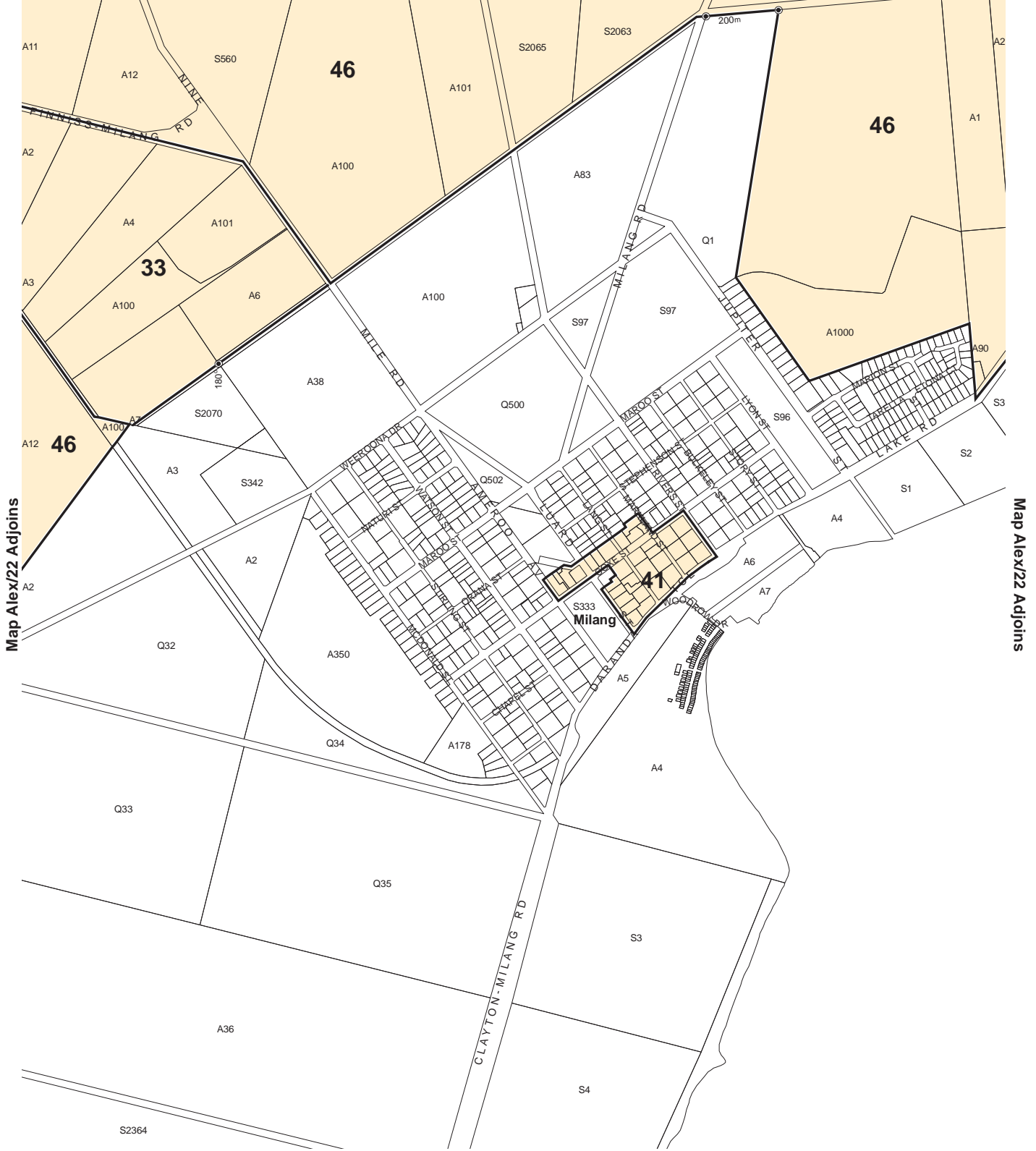


MILANG

Policy Area Map Alex/38

 Policy Area Boundary

Map Alex/15 Adjoins



Map Alex/22 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct

- 33 Milang Rural Living
- 41 Milang
- 46 Wind Farms



MILANG

Precinct Map Alex/38

 Precinct Boundary

Map Alex/23 Adjoins

PORT ELLIOT



Map Alex/23 Adjoins

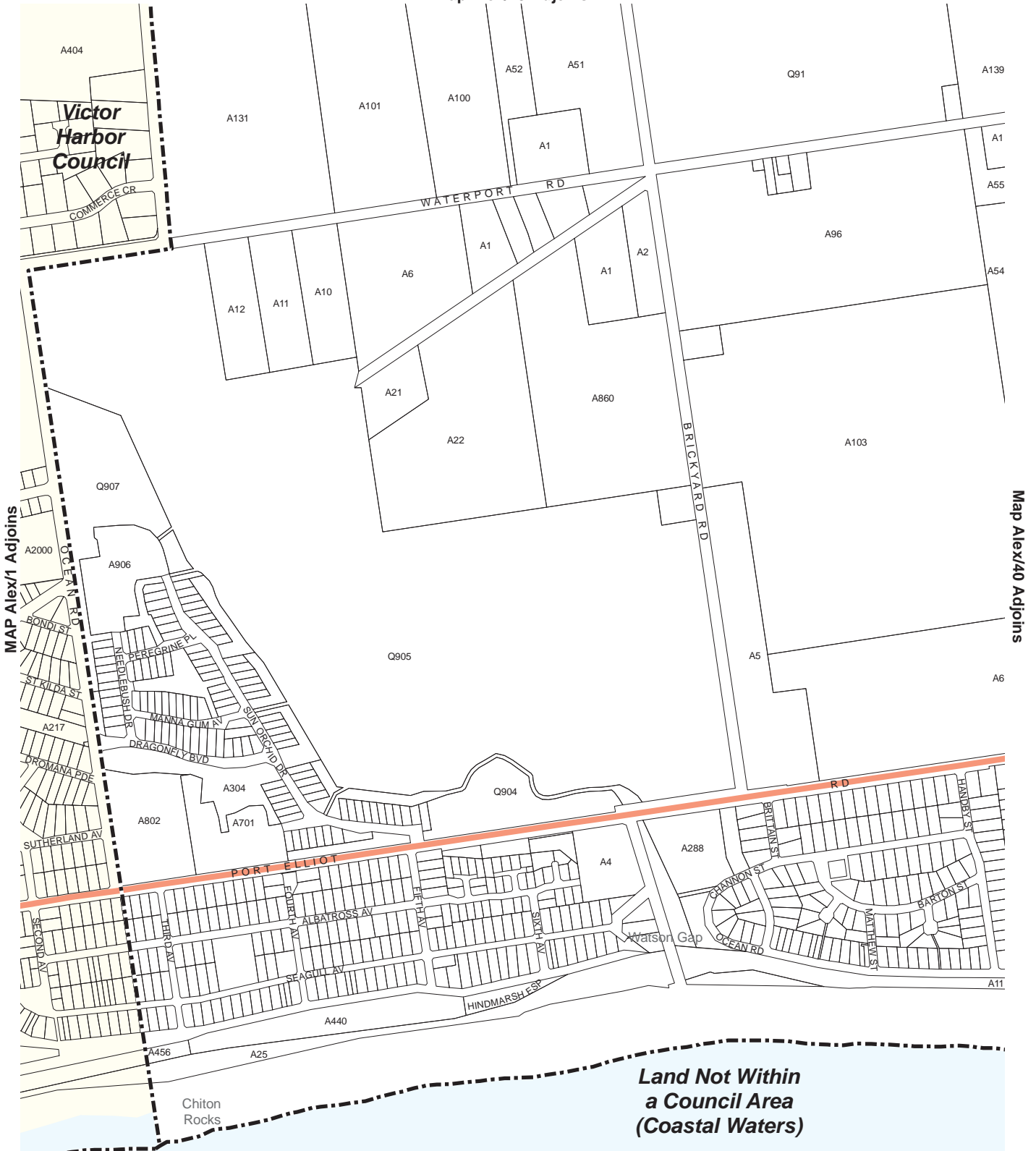


PORT ELLIOT

Location Map Alex/39

- Railways
- Local Reserves
- Development Plan Boundary

Map Alex/23 Adjoins



Map Alex/23 Adjoins

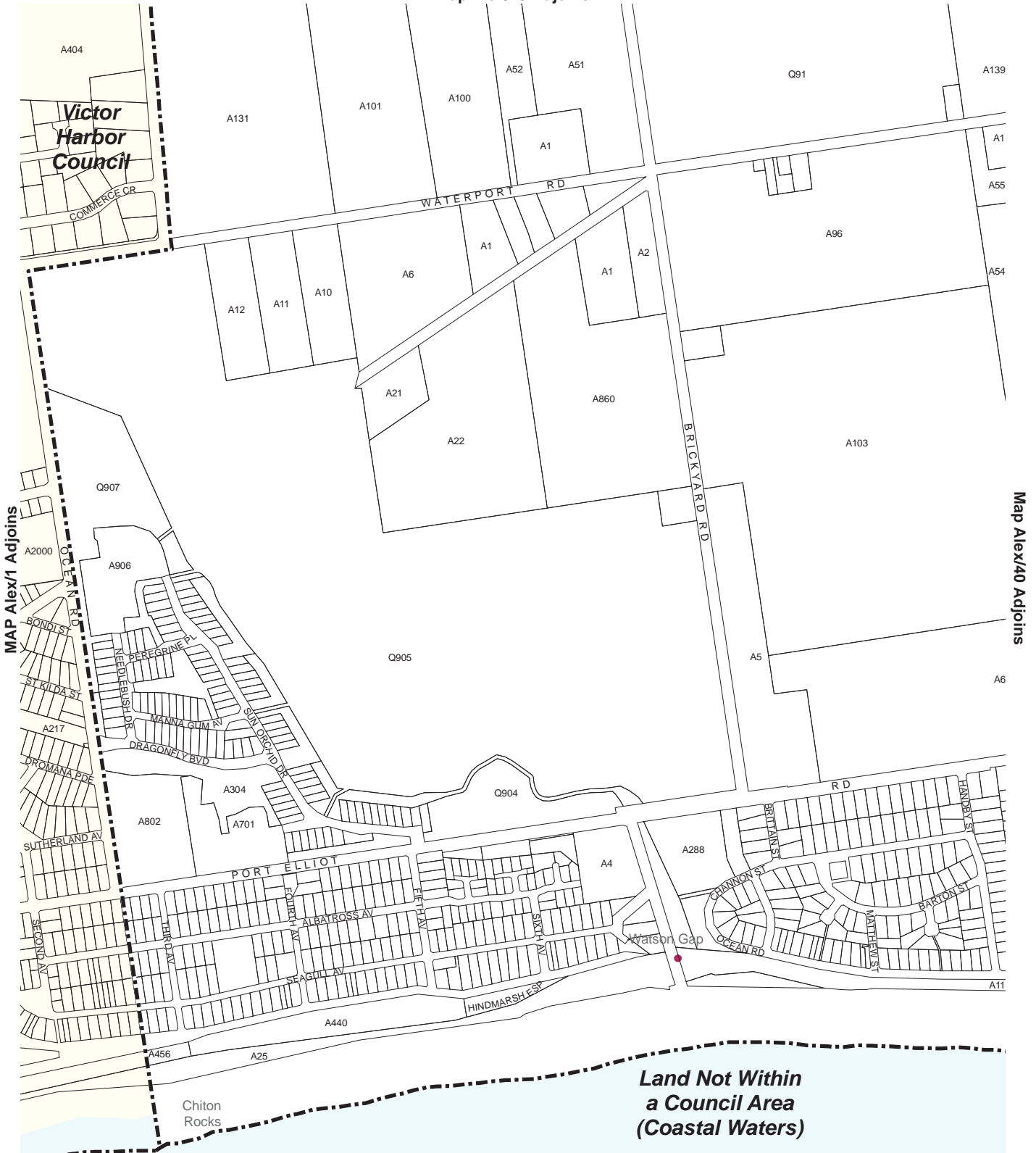


PORT ELLIOT

Overlay Map Alex/39 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

Map Alex/23 Adjoins



Map Alex/23 Adjoins

Heritage points are indicative only.
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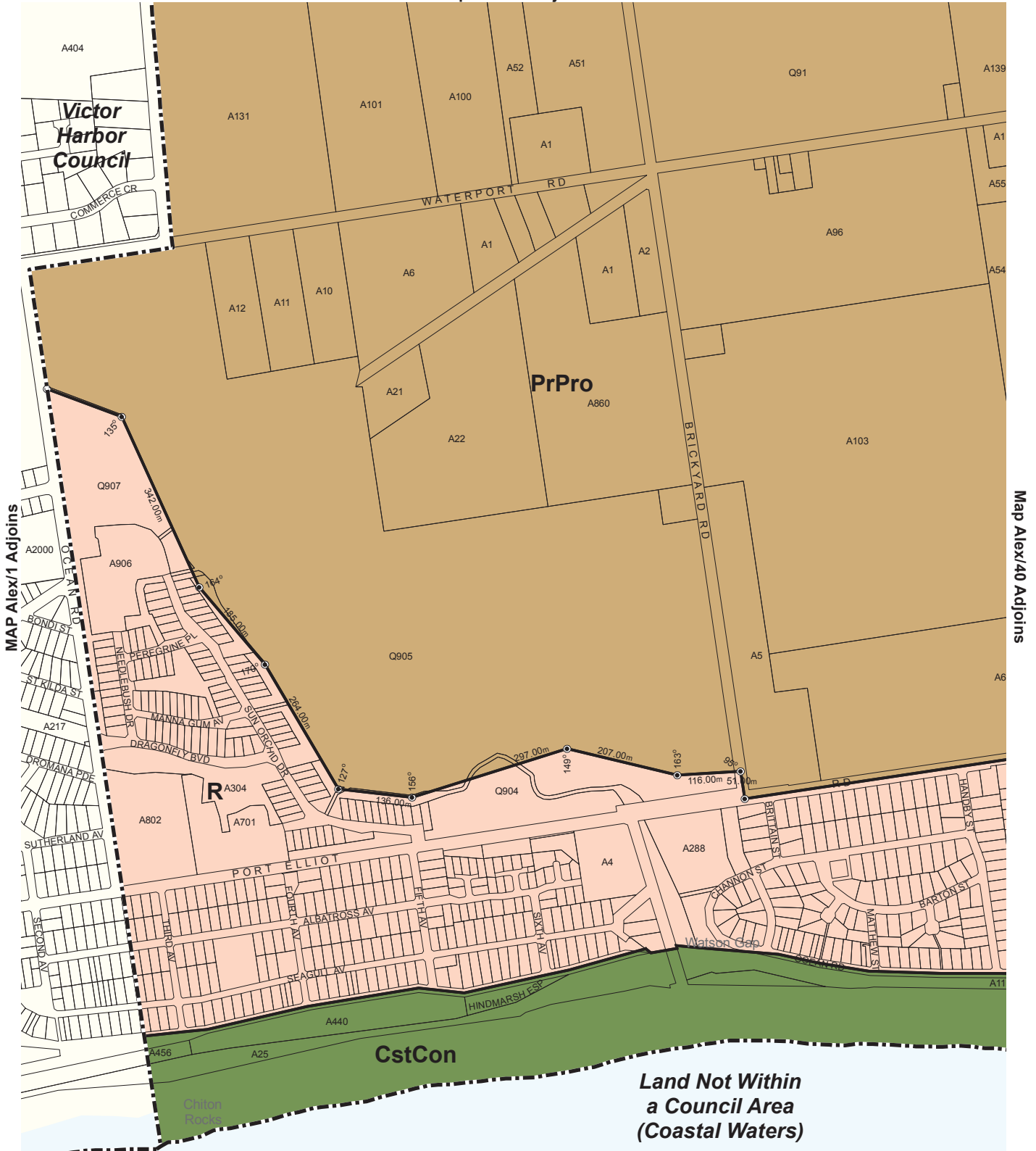


PORT ELLIOT

Overlay Map Alex/39 HERITAGE

- State heritage place
- Development Plan Boundary

Map Alex/23 Adjoins



Map Alex/23 Adjoins

Lamberts Conformal Conic Projection, GDA94

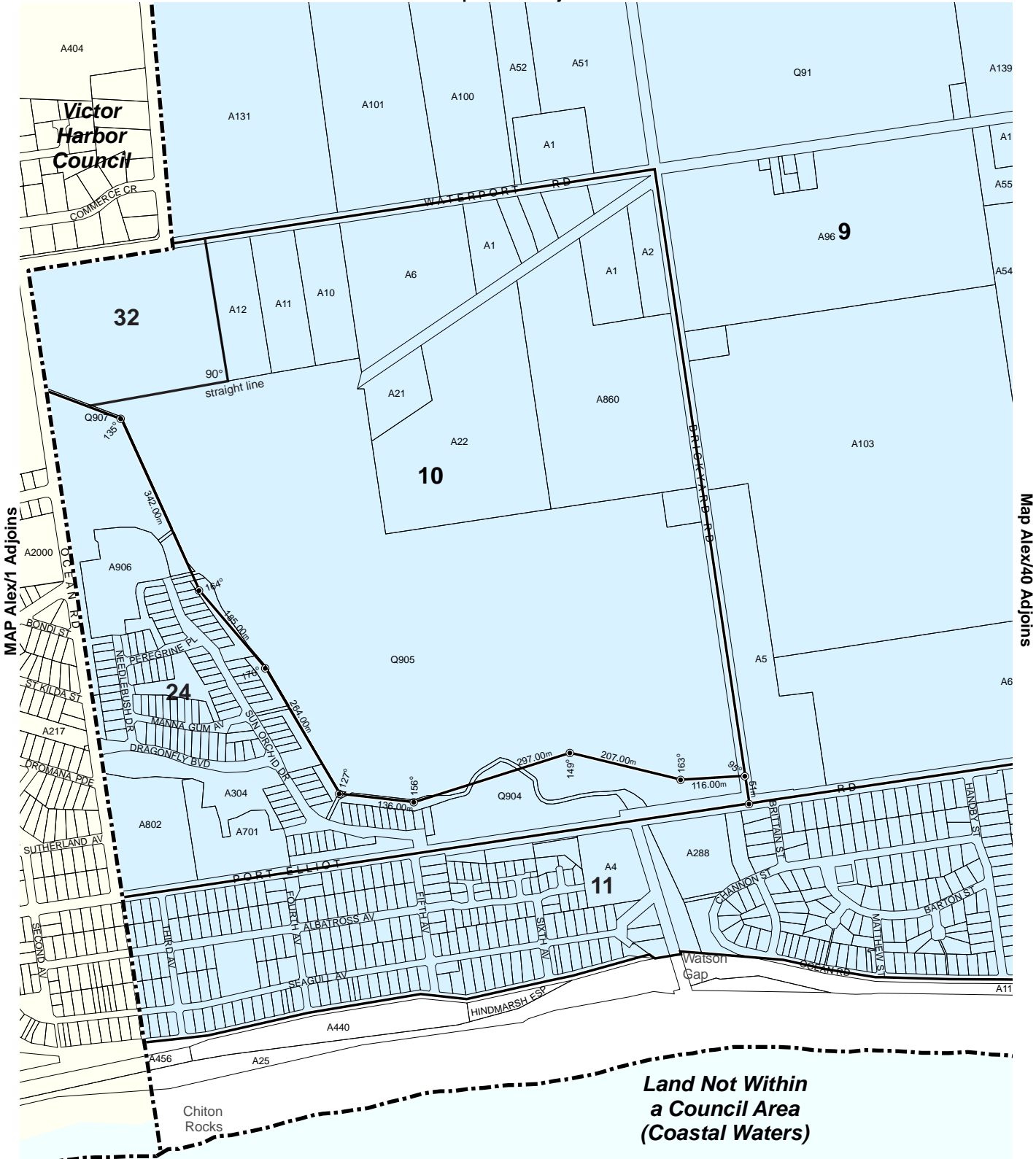


PORT ELLIOT

Zone Map Alex/39

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

Map Alex/23 Adjoins



Map Alex/23 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 9 Mount Lofty Ranges
 - 10 Port Elliot West Rural
 - 11 Southern
 - 24 Port Elliot West
 - 32 Port Elliot West Community



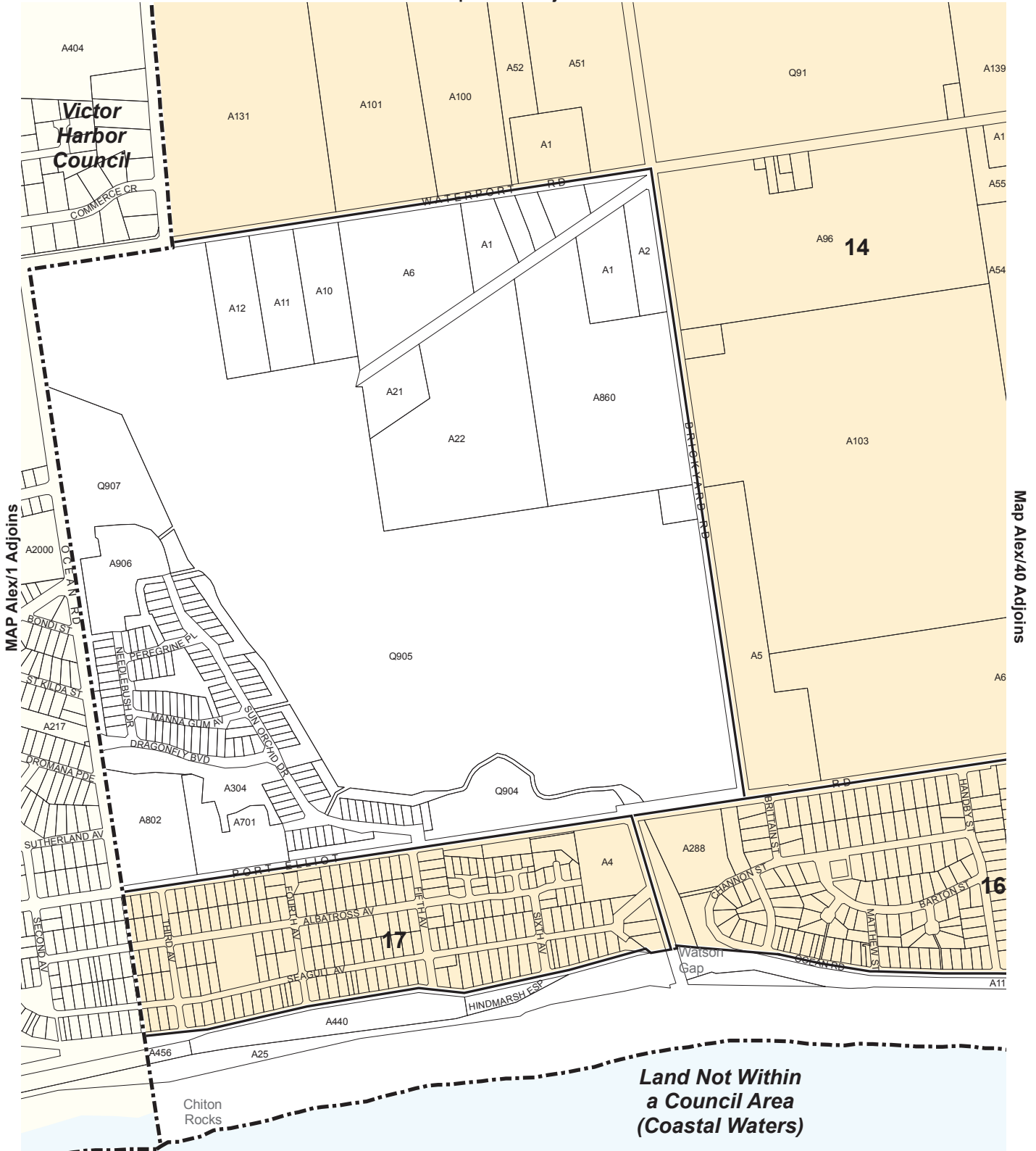
0 500m

PORT ELLIOT

Policy Area Map Alex/39

- Policy Area Boundary
- Development Plan Boundary

Map Alex/23 Adjoins



Map Alex/23 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Precinct**
- 14 Landscape
 - 16 Boomer Beach
 - 17 Chiton Rocks



PORT ELLIOT

Precinct Map Alex/39

- Precinct Boundary
- Development Plan Boundary

Map Alex/23 Adjoins



Map Alex/39 Adjoins





Map Alex/41 Adjoins

Map Alex/23 Adjoins



PORT ELLIOT

Location Map Alex/40

-  School
-  Railways
-  Local Reserves
-  Development Plan Boundary

Map Alex/23 Adjoins



Map Alex/39 Adjoins

Map Alex/41 Adjoins

Map Alex/23 Adjoins



PORT ELLIOT

Overlay Map Alex/40 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

Map Alex/23 Adjoins



Map Alex/23 Adjoins

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

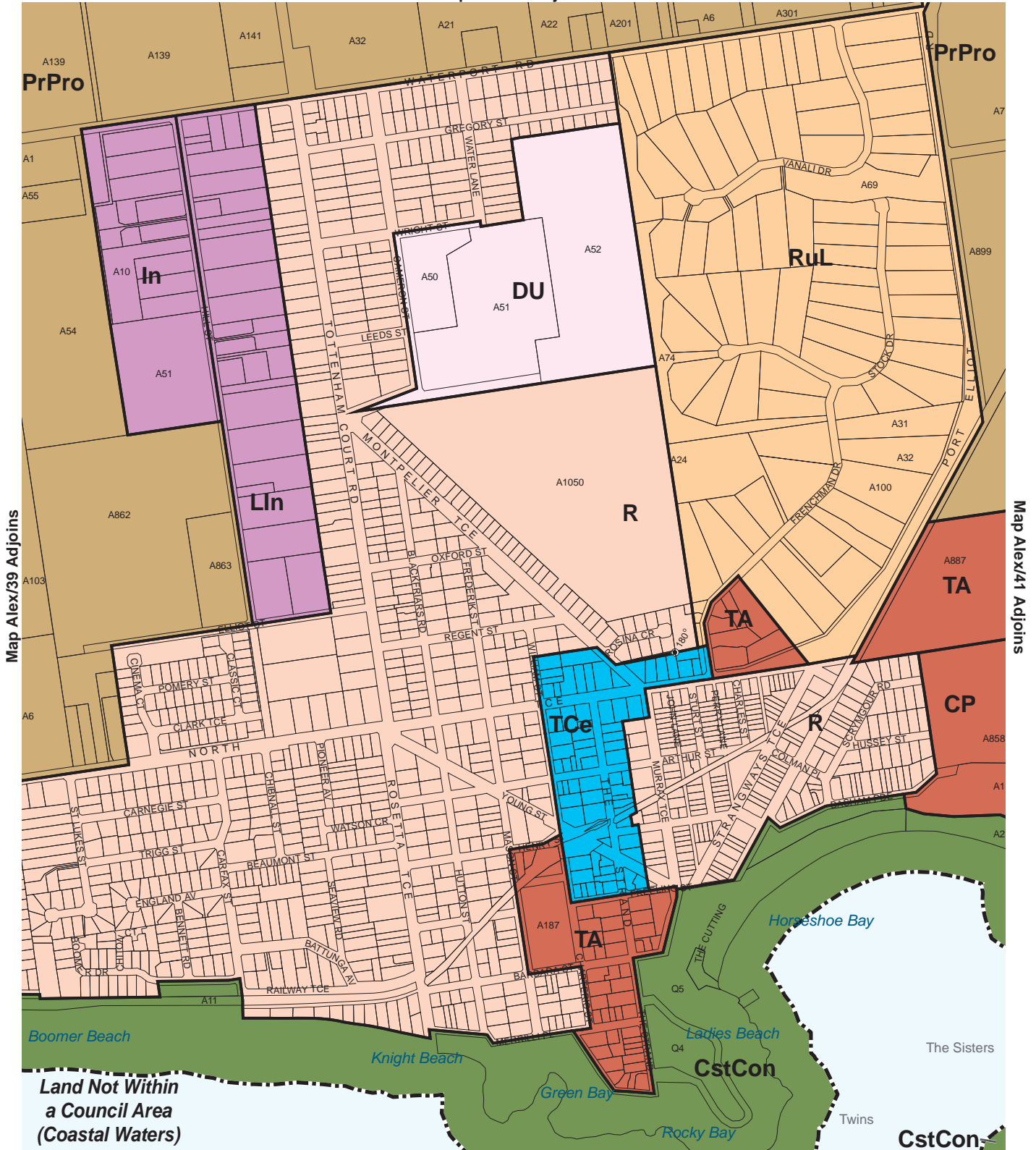


PORT ELLIOT

Overlay Map Alex/40 HERITAGE

- Local heritage place
- State heritage place
- Historic Conservation Area
- Development Plan Boundary

Map Alex/23 Adjoins



Map Alex/23 Adjoins

Lamberts Conformal Conic Projection, GDA94

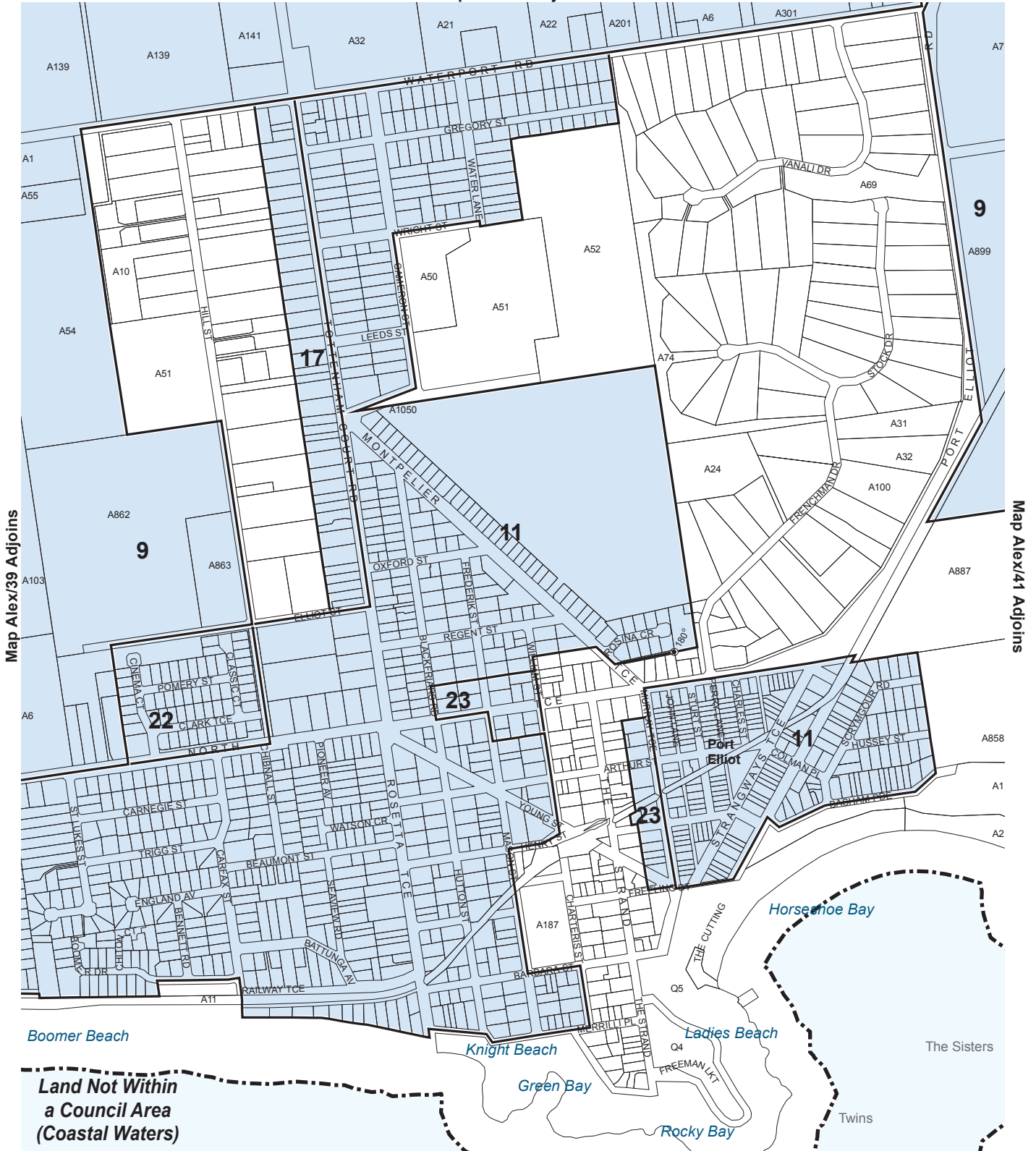


PORT ELLIOT

Zone Map Alex/40

Zones	PrPro	Primary Production
CP	R	Residential
CstCon	RuL	Rural Living
DU	TA	Tourist Accommodation
In	TCE	Town Centre
LIn		Zone Boundary
		Development Plan Boundary

Map Alex/23 Adjoins



Map Alex/23 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 11 Southern
- 17 Home Industry
- 22 Port Elliot Drive In
- 23 Port Elliot Historic
- 9 Mount Lofty Ranges



PORT ELLIOT

Policy Area Map Alex/40

- Policy Area Boundary
- Development Plan Boundary

Map Alex/23 Adjoins



Map Alex/23 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct

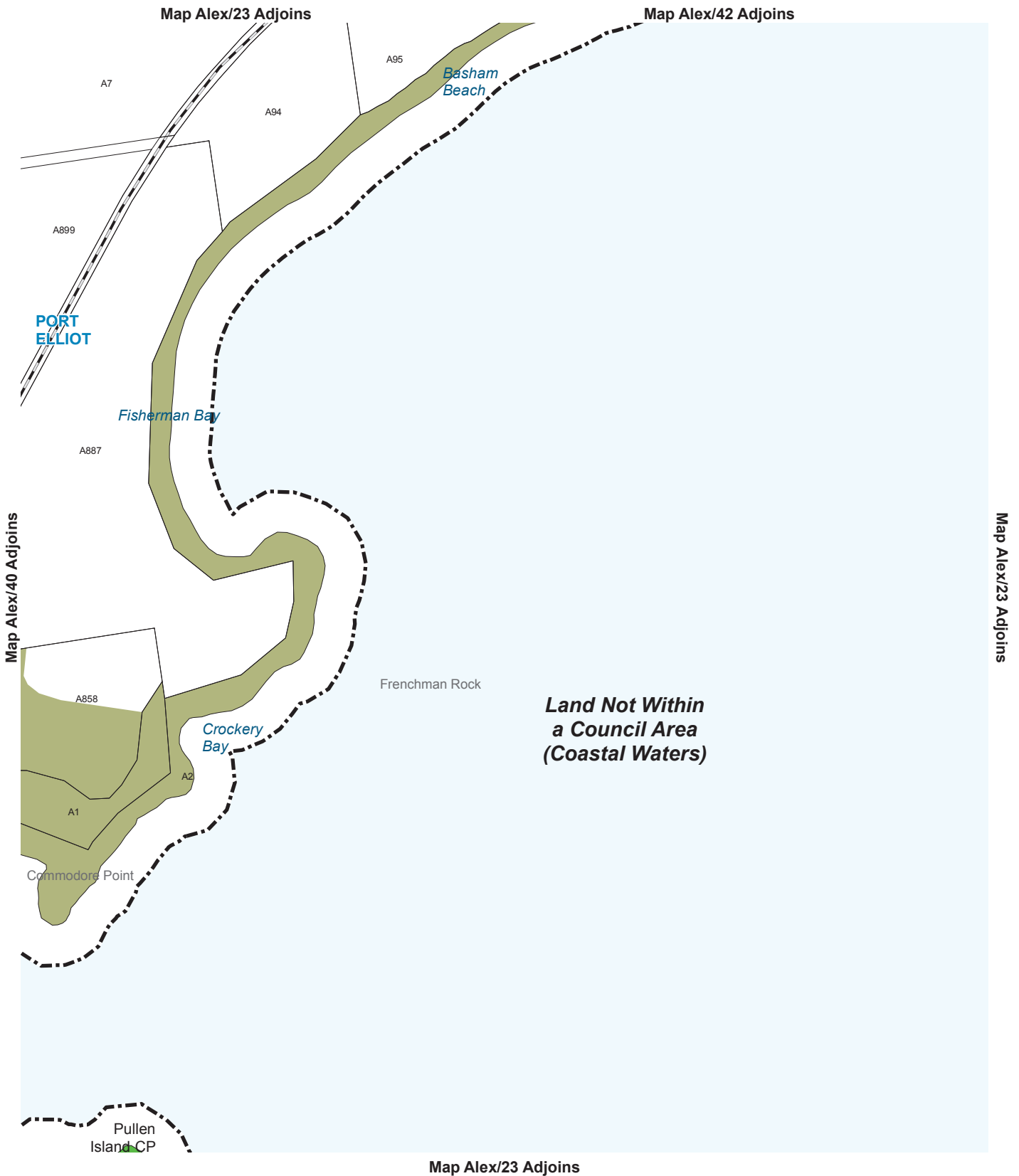
- 14 Landscape
- 16 Boomer Beach
- 20 Port Elliot Residential
- 34 Port Elliot North and Goolwa Central
- 35 Port Elliot South
- 40 Port Elliot Tourist Accommodation
- 43 Port Elliot Main Street



PORT ELLIOT





Precinct Map Alex/40

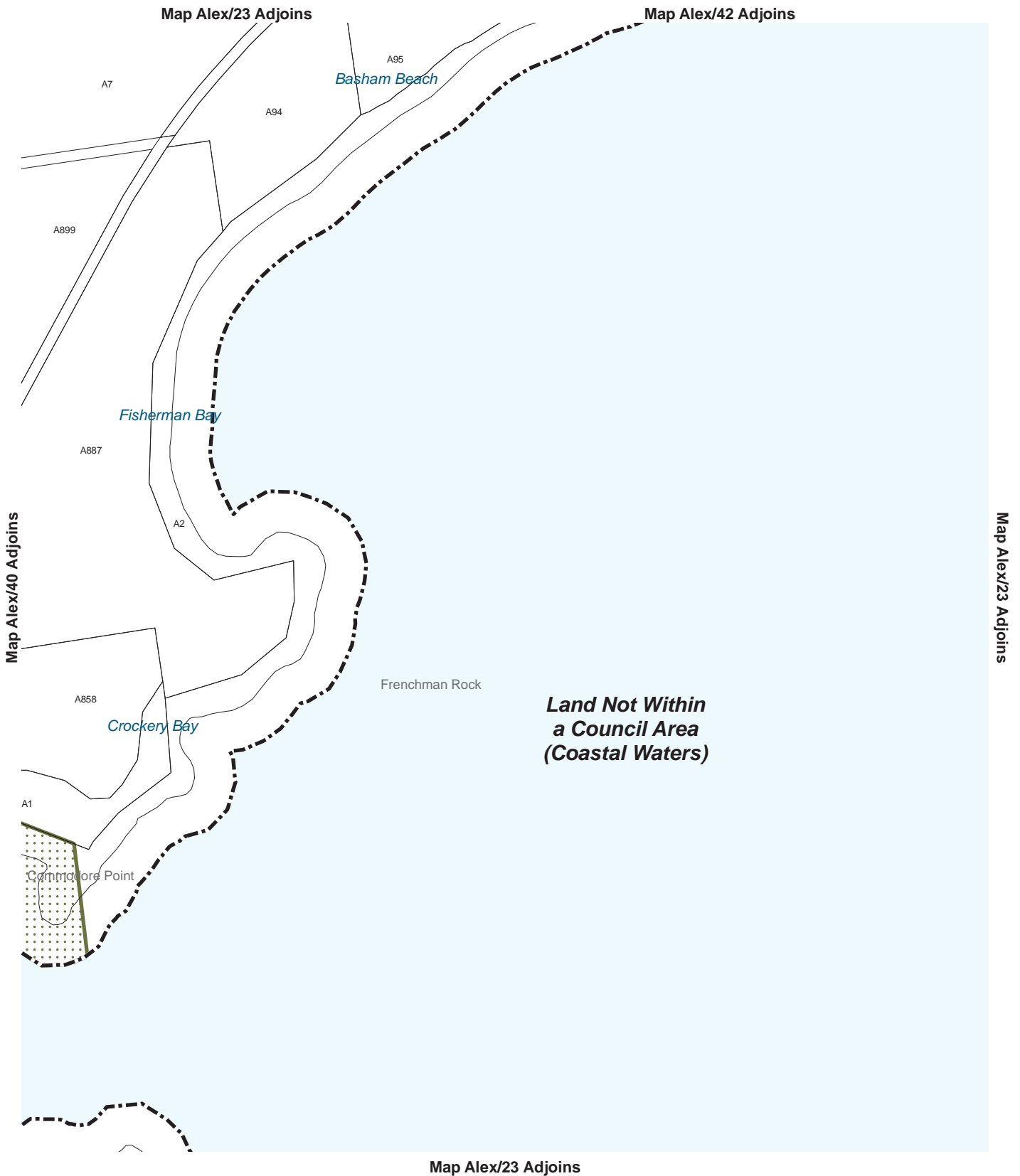
- Precinct Boundary
- Development Plan Boundary



PORT ELLIOT

Location Map Alex/41

-  Railways
-  Local Reserves
-  Conservation Park
-  Development Plan Boundary





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



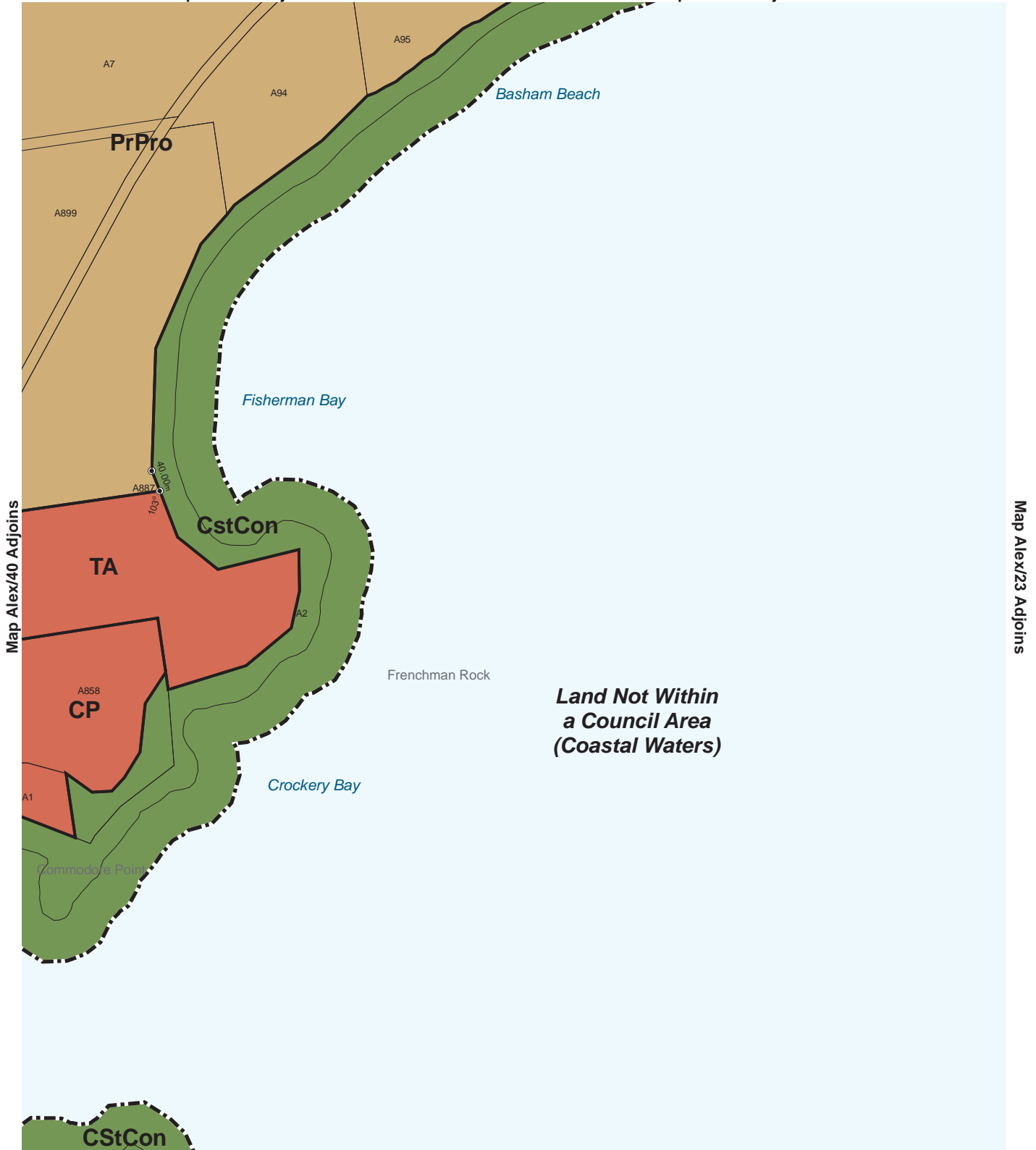
PORT ELLIOT

Overlay Map Alex/41 HERITAGE

-  Historic Conservation Area
-  Development Plan Boundary

Map Alex/23 Adjoins

Map Alex/42 Adjoins



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

Map Alex/23 Adjoins

Lamberts Conformal Conic Projection, GDA94



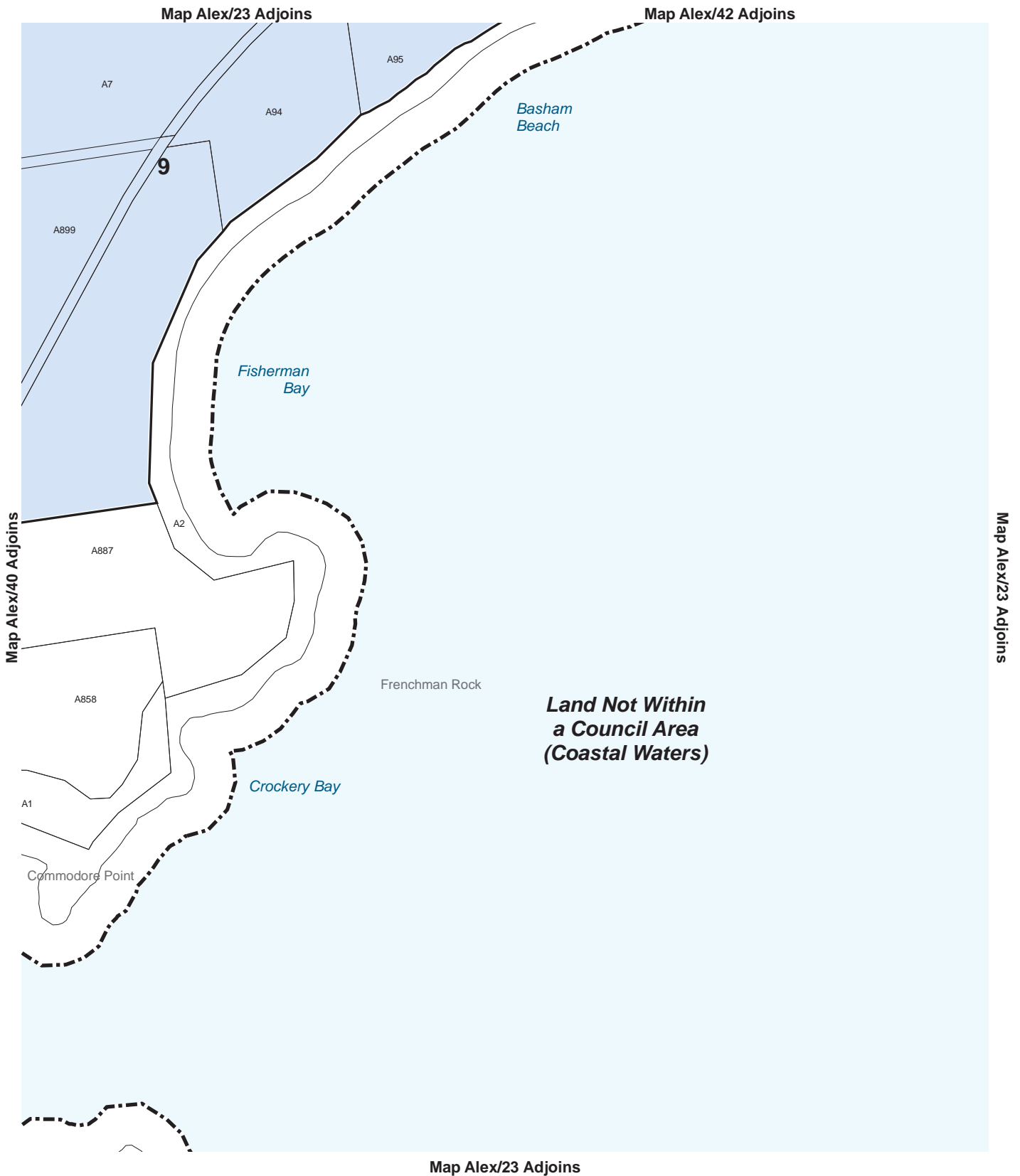
PORT ELLIOT

Zone Map Alex/41

Zones

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

Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

Policy Area

9 Mount Lofty Ranges



PORT ELLIOT

Policy Area Map Alex/41

- Policy Area Boundary
- Development Plan Boundary

Map Alex/23 Adjoins

Map Alex/42 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct
14 Landscape



PORT ELLIOT

Precinct Map Alex/41

- Precinct Boundary
- Development Plan Boundary

Map Alex/23 Adjoins



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

Map Alex/41 Adjoins

Map Alex/23 Adjoins

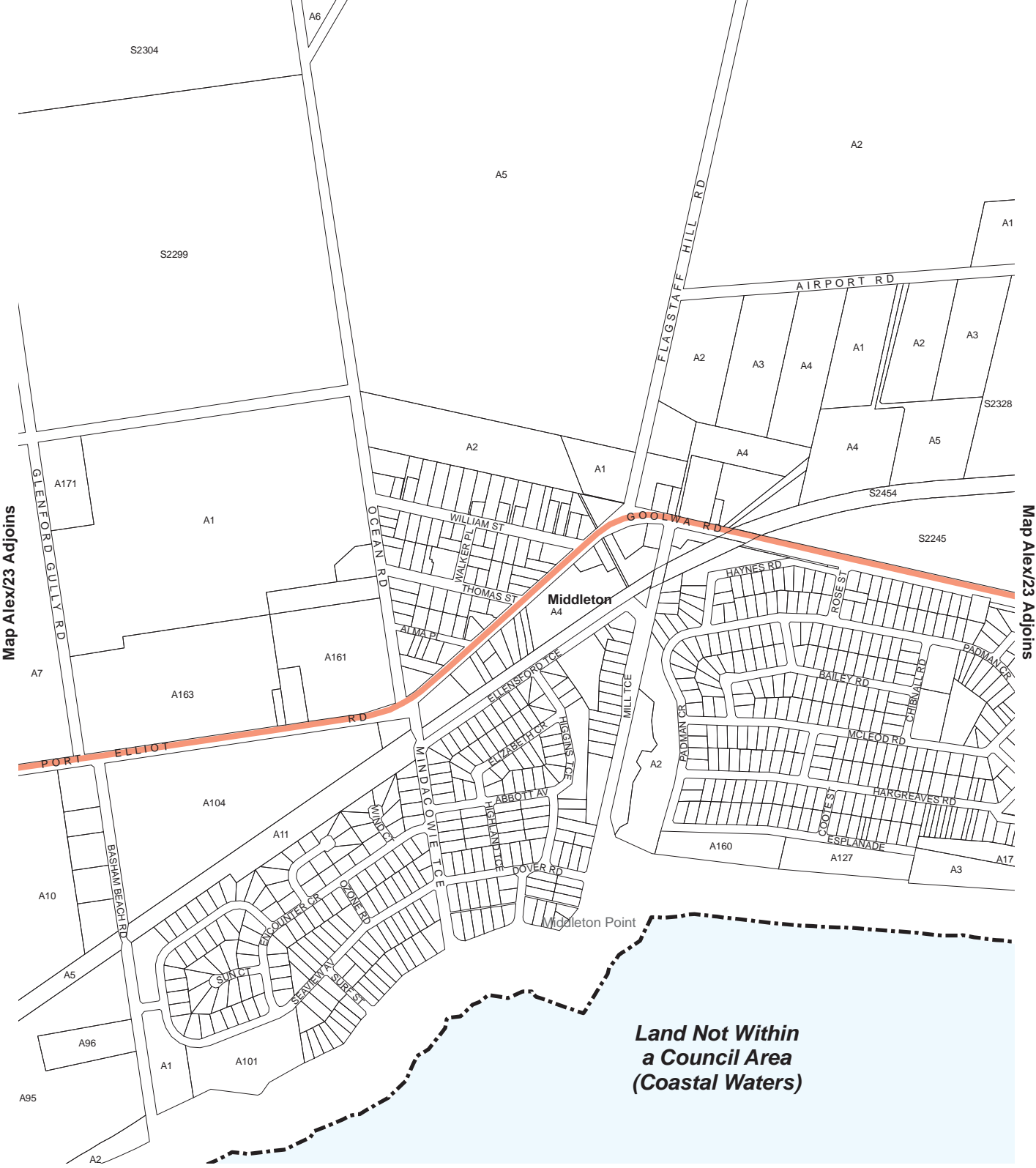


MIDDLETON

Location Map Alex/42

-  Railways
-  Local Reserves
-  Development Plan Boundary

Map Alex/23 Adjoins



Map Alex/41 Adjoins

Map Alex/23 Adjoins



MIDDLETON

Overlay Map Alex/42 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

Map Alex/23 Adjoins



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

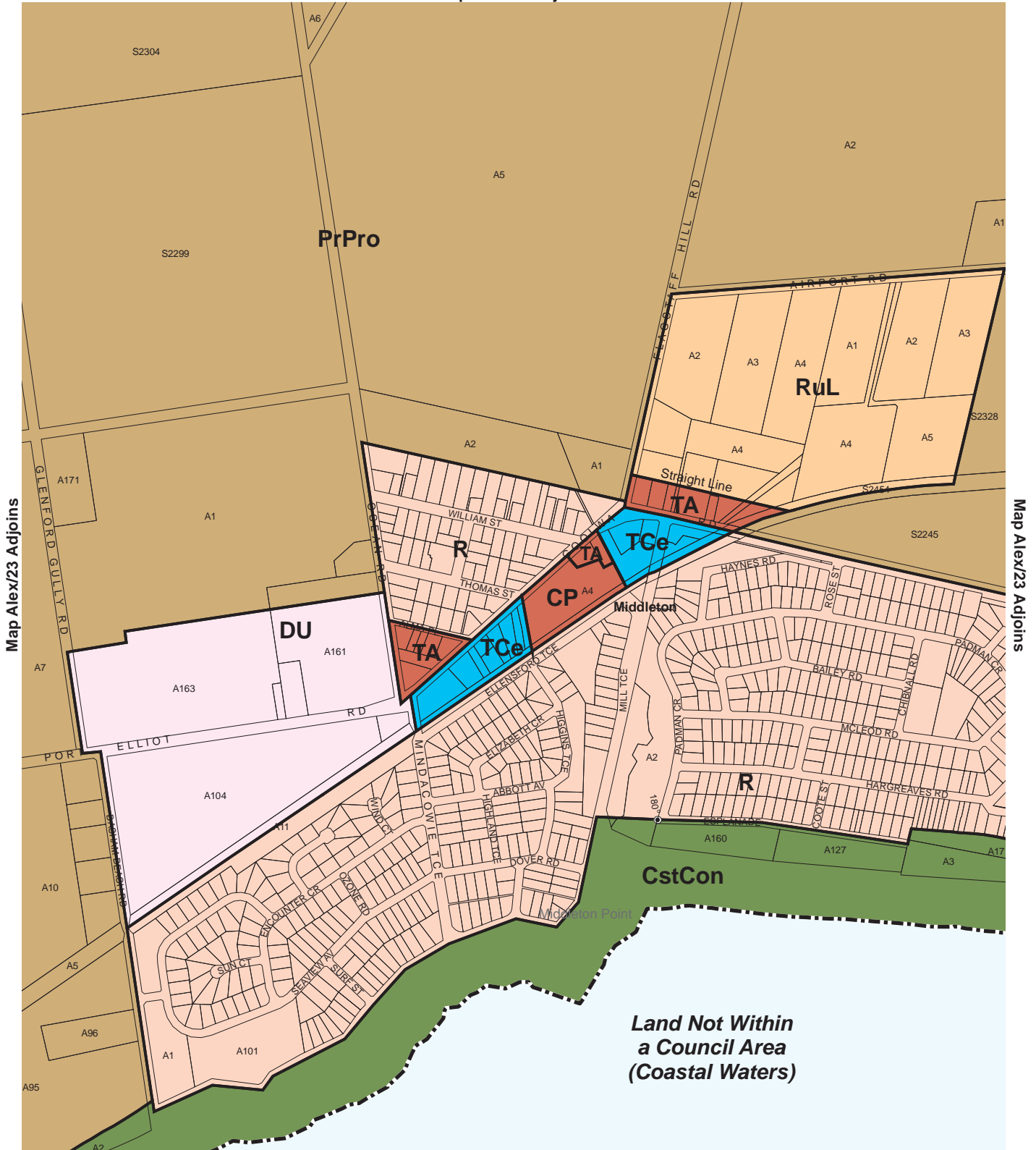


MIDDLETON

Overlay Map Alex/42 HERITAGE

- Local heritage place
- State heritage place
- Historic Conservation Area
- Development Plan Boundary

Map Alex/23 Adjoins



Map Alex/41 Adjoins

Map Alex/23 Adjoins

Lamberts Conformal Conic Projection, GDA94

Zones

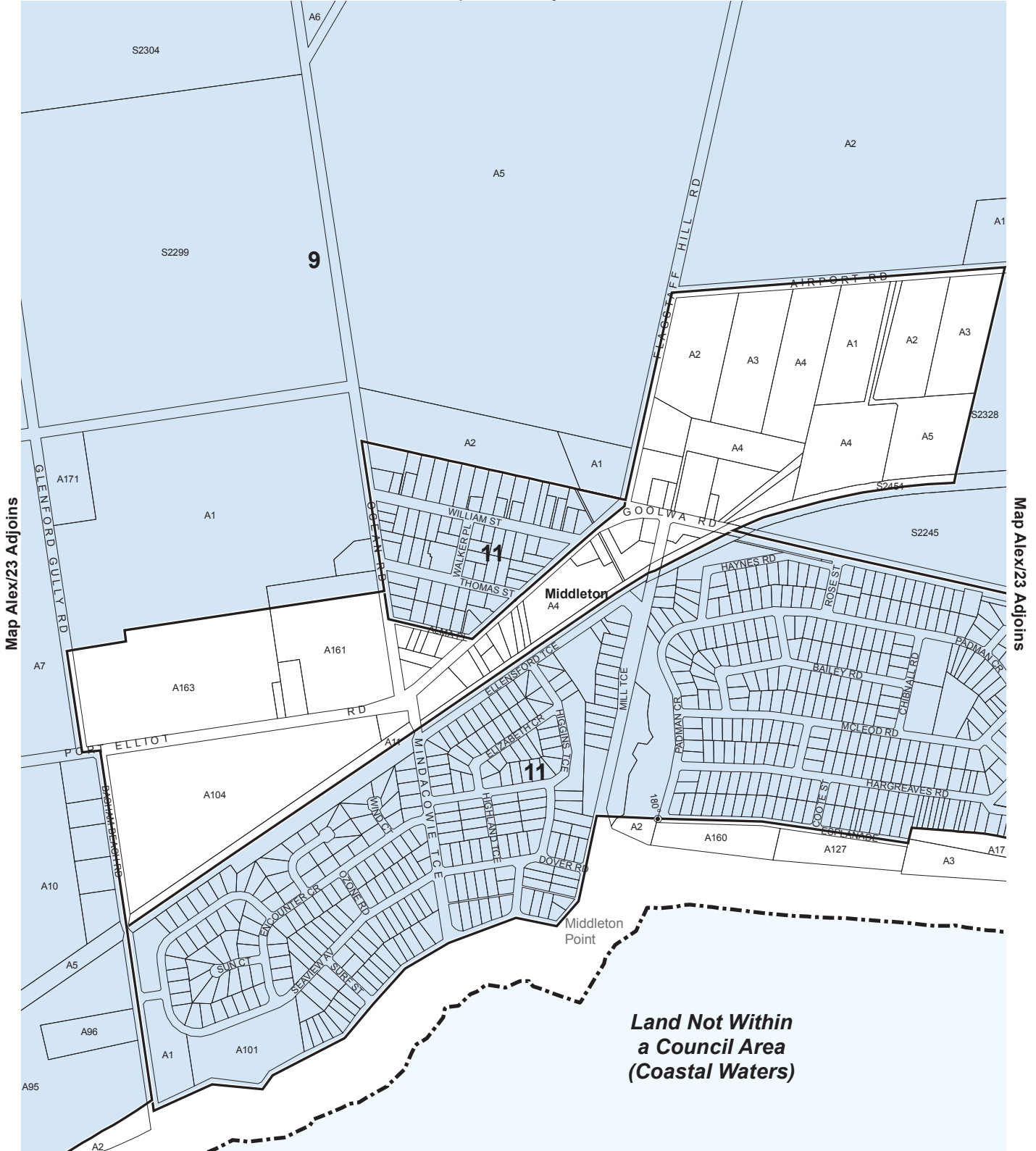
- CP Caravan and Tourist Park
- CstCon Coastal Conservation
- DU Deferred Urban
- PrPro Primary Production
- R Residential
- RuL Rural Living
- TA Tourist Accommodation
- TCe Town Centre
- Zone Boundary
- Development Plan Boundary



MIDDLETON

Zone Map Alex/42

Map Alex/23 Adjoins



Map Alex/41 Adjoins

Map Alex/23 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

11 Southern

9 Mount Lofty Ranges

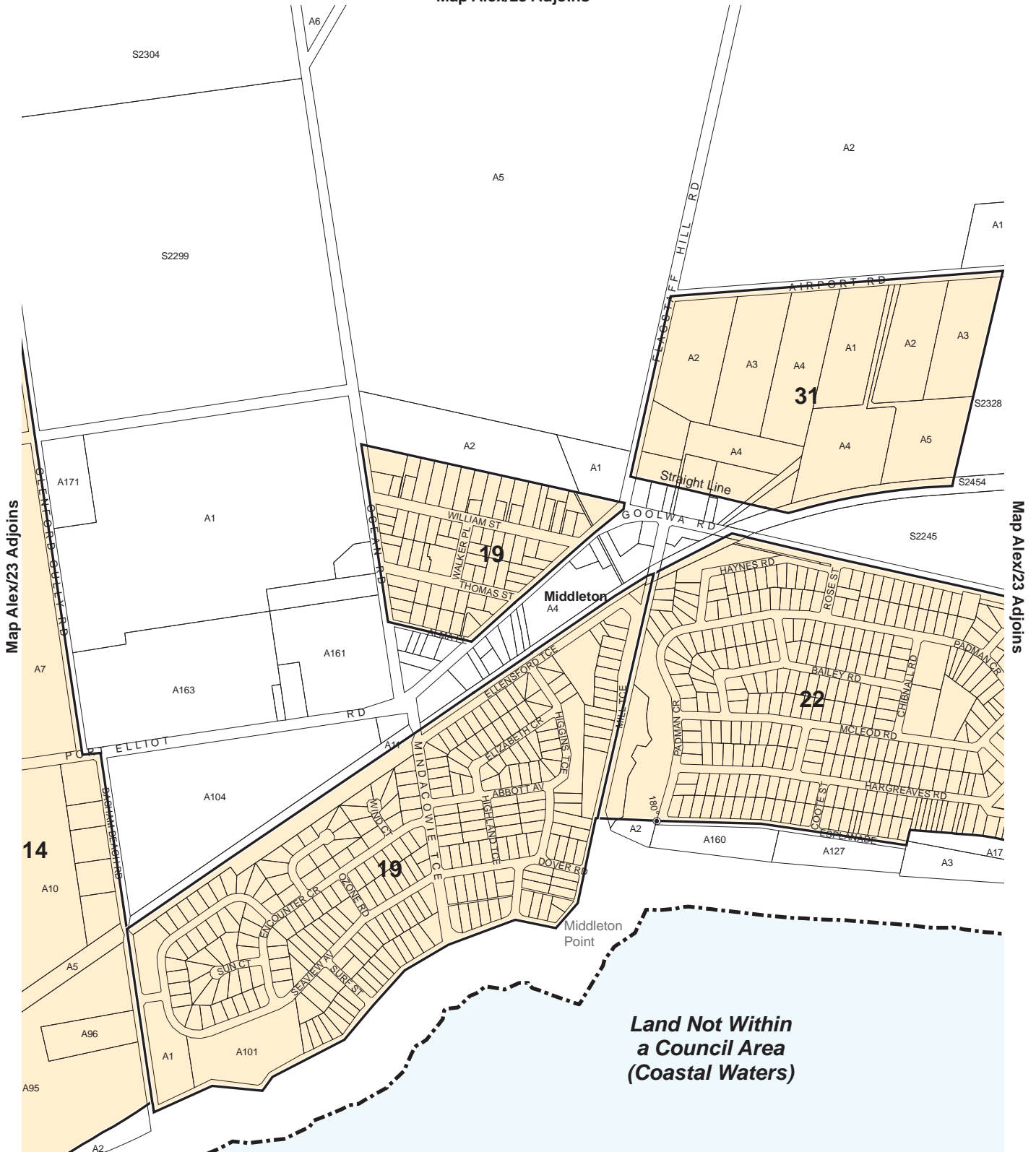


MIDDLETON

Policy Area Map Alex/42

-  Policy Area Boundary
-  Development Plan Boundary

Map Alex/23 Adjoins



Lamberts Conformal Conic Projection, GDA94



Precinct

- 14 Landscape
- 19 Middleton
- 22 Surfer's Beach
- 31 Goolwa East, Middleton and Mount Compass



MIDDLETON

Precinct Map Alex/42

-  Precinct Boundary
-  Development Plan Boundary

Map Alex/24 Adjoins



GOOLWA

Location Map Alex/43

- Railways
- Local Reserves

Map Alex/24 Adjoins

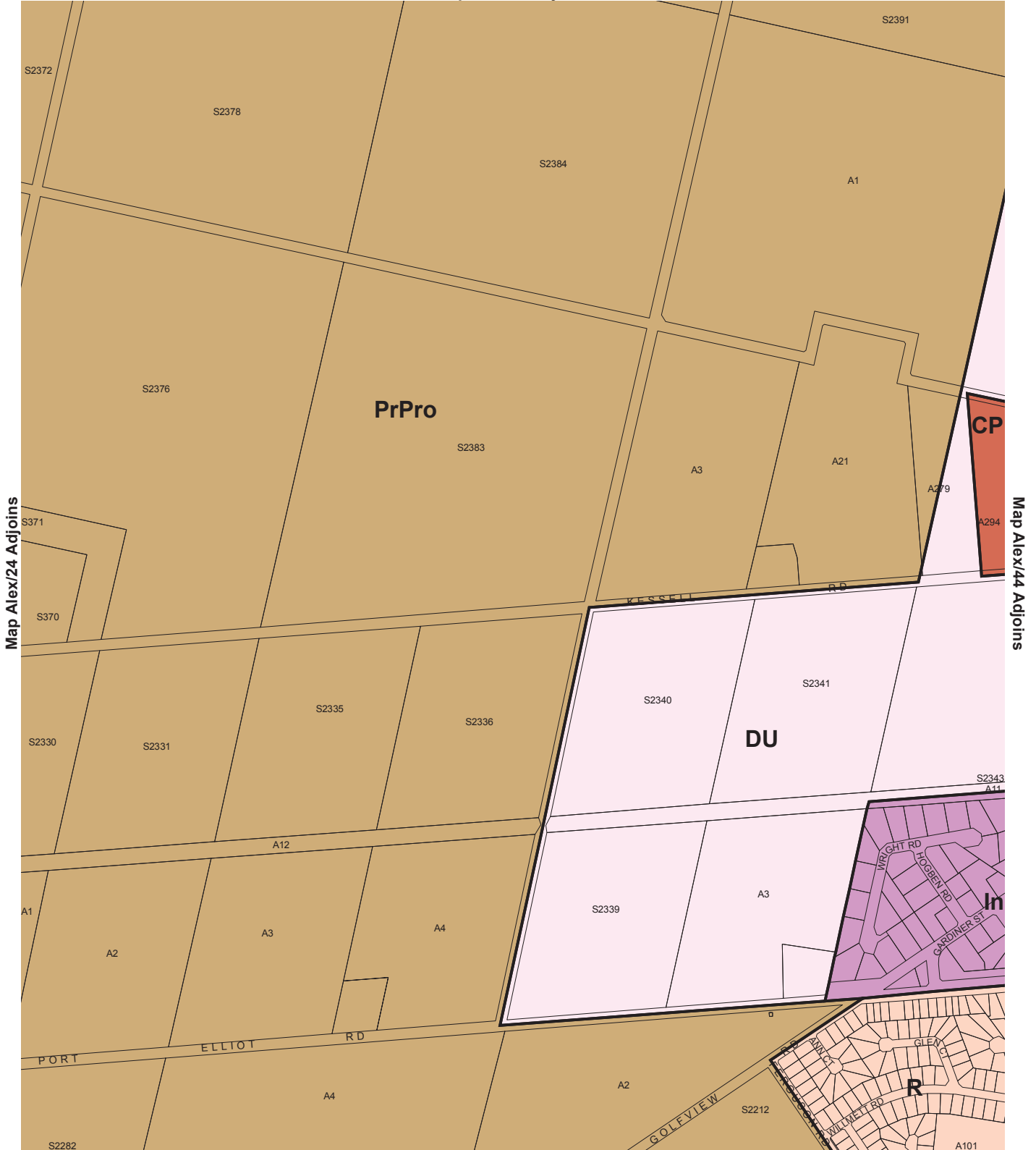


GOOLWA

Overlay Map Alex/43 TRANSPORT

 Secondary Arterial Roads

Map Alex/24 Adjoins



Map Alex/47 Adjoins

Lamberts Conformal Conic Projection, GDA94

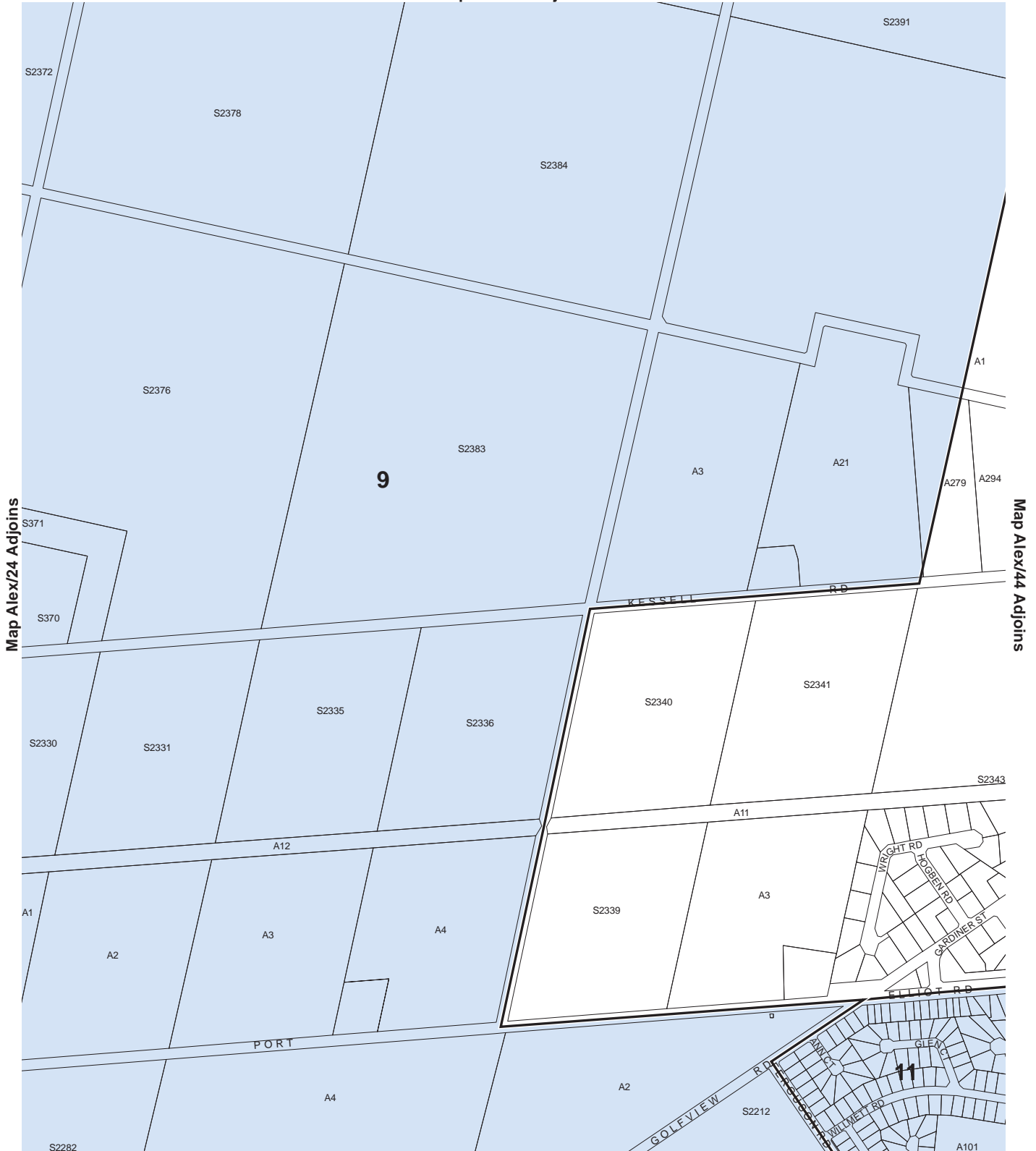


GOOLWA

- Zones**
- CP Caravan and Tourist Park
 - DU Deferred Urban
 - In Industry
 - PrPro Primary Production
 - R Residential
 - Zone Boundary

Zone Map Alex/43

Map Alex/24 Adjoins



Map Alex/47 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 11 Southern
- 9 Mount Lofty Ranges



GOOLWA

Policy Area Map Alex/43

Policy Area Boundary

Map Alex/24 Adjoins



Map Alex/24 Adjoins

Map Alex/44 Adjoins

Map Alex/47 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct 18 Goolwa Beach



GOOLWA

Precinct Map Alex/43

 Precinct Boundary

Map Alex/24 Adjoins



Map Alex/48 Adjoins



GOOLWA

Location Map Alex/44

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

Map Alex/24 Adjoins



Map Alex/48 Adjoins

Secondary Arterial Roads

GOOLWA

Overlay Map Alex/44 TRANSPORT

Map Alex/24 Adjoins



Map Alex/43 Adjoins

Map Alex/45 Adjoins

Map Alex/48 Adjoins



GOOLWA

Overlay Map Alex/44 DEVELOPMENT CONSTRAINTS

Map Alex/24 Adjoins



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




GOOLWA

Overlay Map Alex/44 HERITAGE

- State heritage place
- State Heritage Area

Map Alex/24 Adjoins



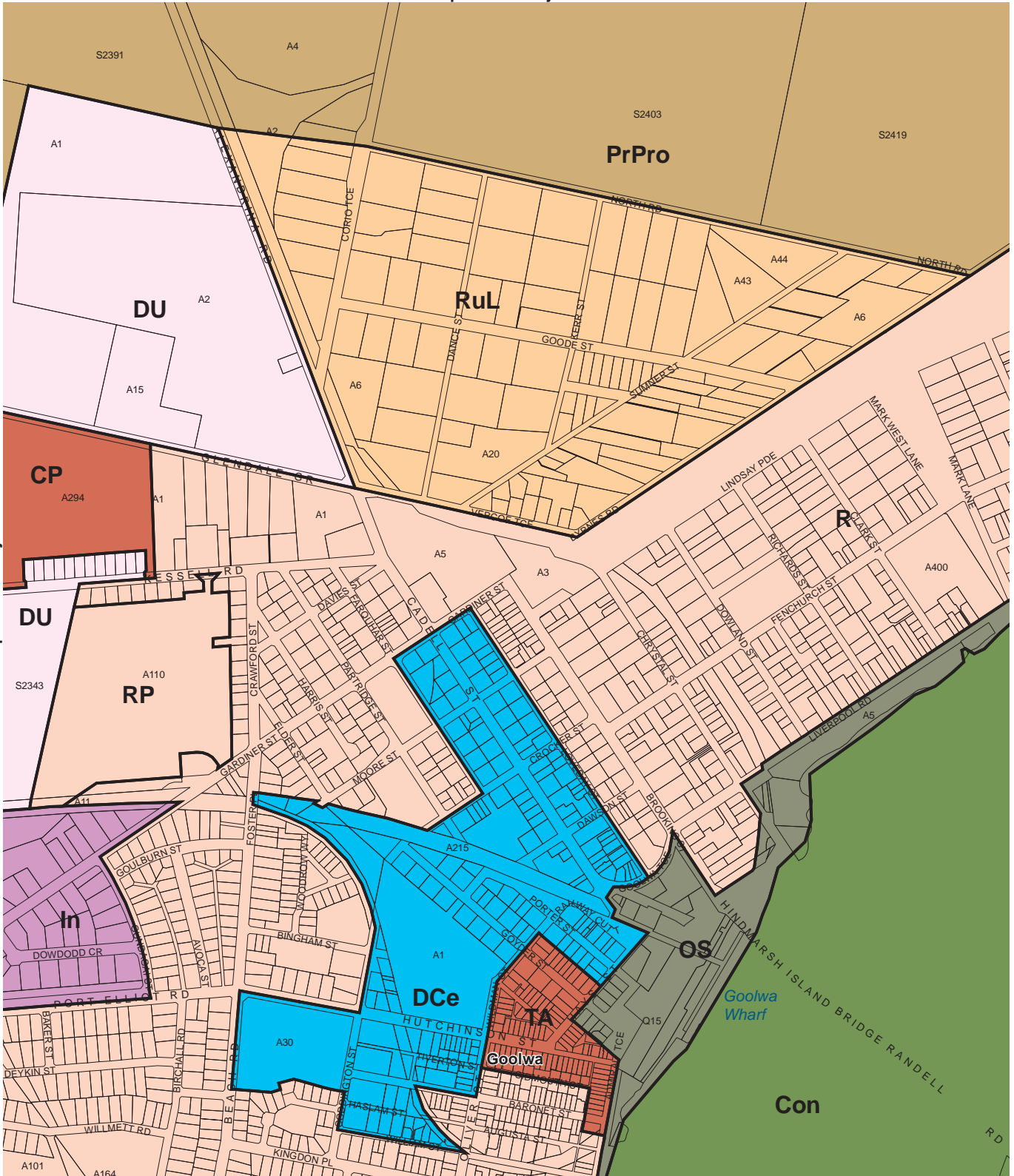
-  Ramsar Wetlands
-  Key Ramsar Habitat Area
-  Key Ramsar Habitat Area buffer
-  Wetlands of National Importance

Overlay Map Alex/44

NATURAL RESOURCES

GOOLWA

Map Alex/24 Adjoins



Map Alex/48 Adjoins

Lamberts Conformal Conic Projection, GDA94

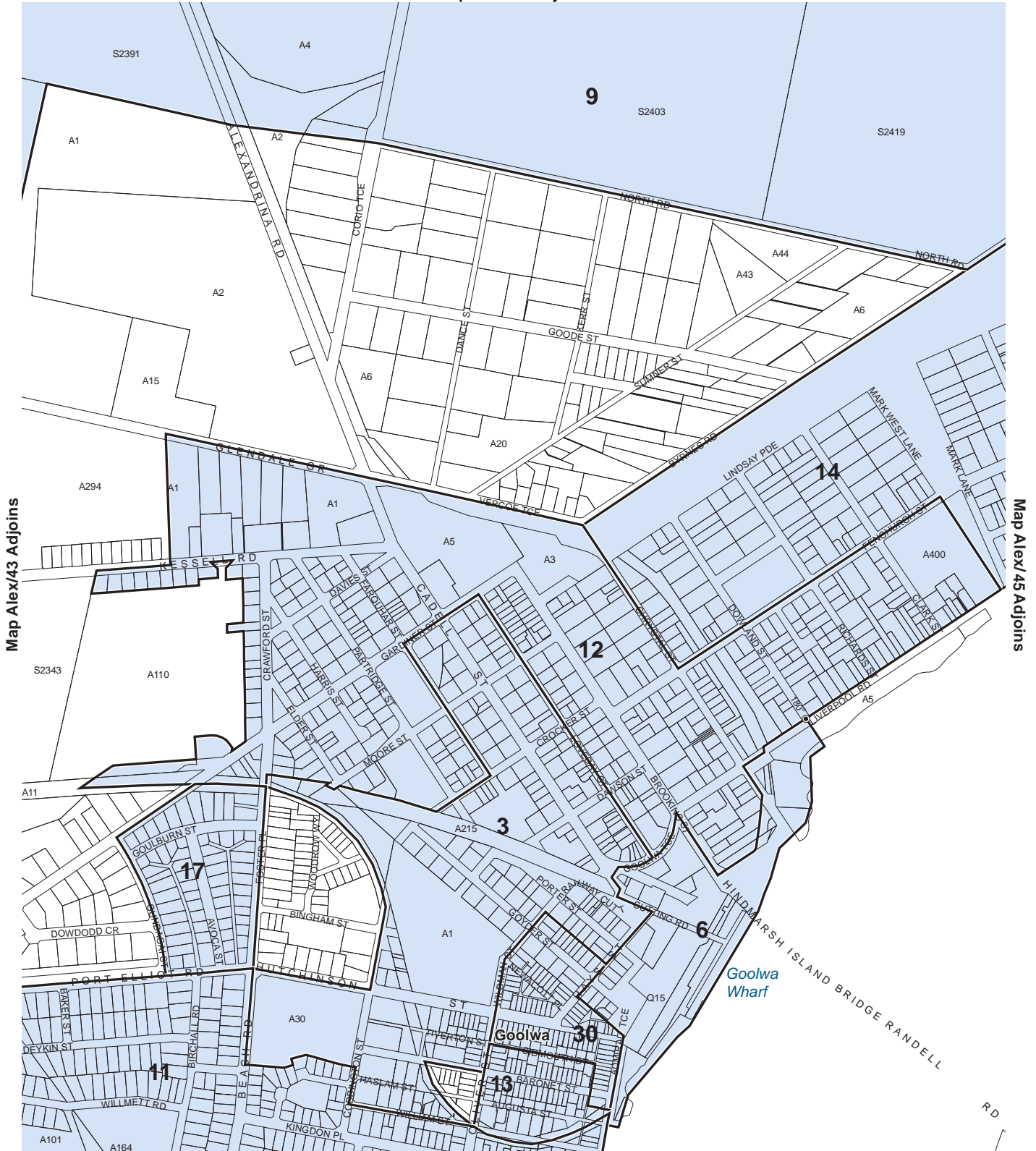


Zones	
 CP	Caravan and Tourist Park
 Con	Conservation
 DU	Deferred Urban
 DCe	District Centre
 In	Industry
 OS	Open Space
 PrPro	Primary Production
 R	Residential
 RP	Residential Park
 RuL	Rural Living
 TA	Tourist Accommodation
	Zone Boundary

GOOLWA

Zone Map Alex/44

Map Alex/24 Adjoins



Map Alex/43 Adjoins

Map Alex/45 Adjoins

Map Alex/48 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 11 Southern
- 12 Goolwa Central
- 13 Goolwa Historic
- 14 Goolwa North
- 17 Home Industry
- 3 Goolwa Centre Policy Area
- 30 Goolwa Little Scotland Policy Area
- 6 Goolwa Wharf and surrounds Policy Area
- 9 Mount Lofty Ranges

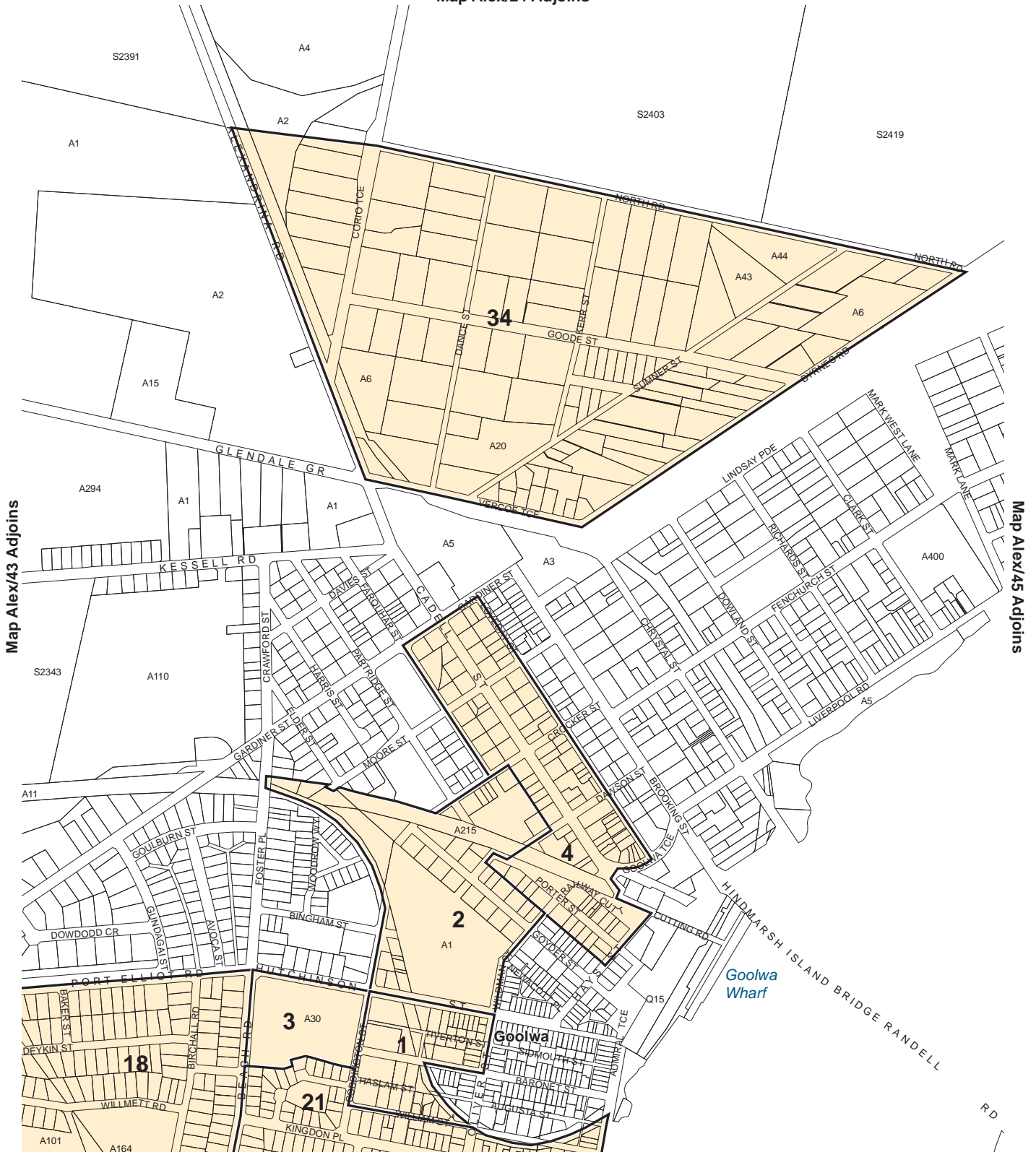
 Policy Area Boundary



GOOLWA

Policy Area Map Alex/44

Map Alex/24 Adjoins



Map Alex/48 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct

- 1 Bulky Goods
- 18 Goolwa Beach
- 2 Civic Focus
- 21 South Lakes
- 3 Goolwa Village
- 34 Port Elliot North and Goolwa Central
- 4 Main Street



GOOLWA

Precinct Map Alex/44

 Precinct Boundary

Map Alex/24 Adjoins

Map Alex/25 Adjoins



Map Alex/44 Adjoins

Map Alex/46 Adjoins

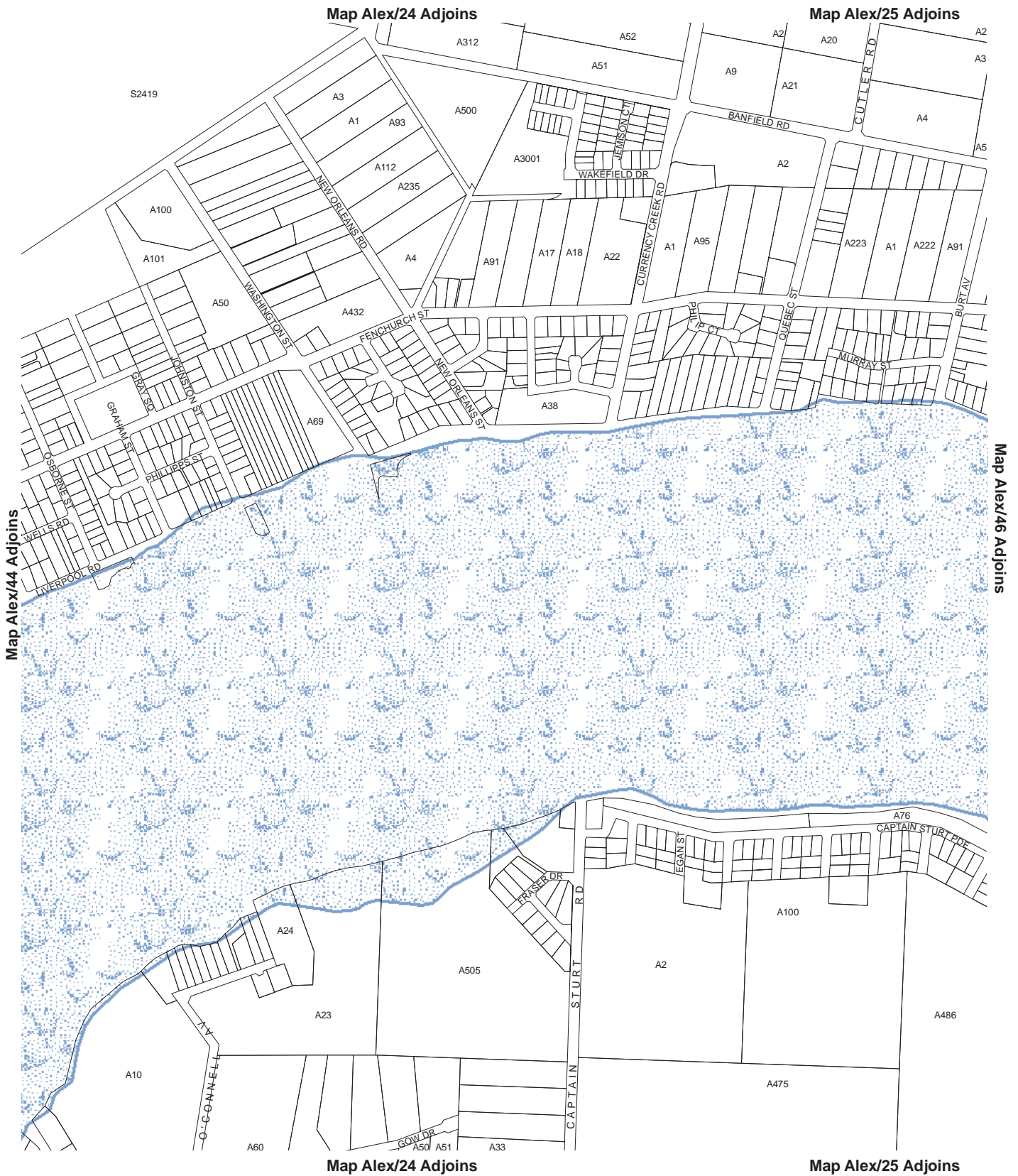
Map Alex/28 Adjoins


Map Alex/29 Adjoins



GOOLWA AND HINDMARSH ISLAND
Location Map Alex/45

- Local Reserves
- Waterbodies



 1956 Flood Boundary

ALEXANDRINA COUNCIL
Consolidated - 11 February 2021





GOOLWA AND HINDMARSH ISLAND

Overlay Map Alex/45

DEVELOPMENT CONSTRAINTS





-  Ramsar Wetlands
-  Key Ramsar Habitat Area
-  Key Ramsar Habitat Area buffer
-  Wetlands of National Importance



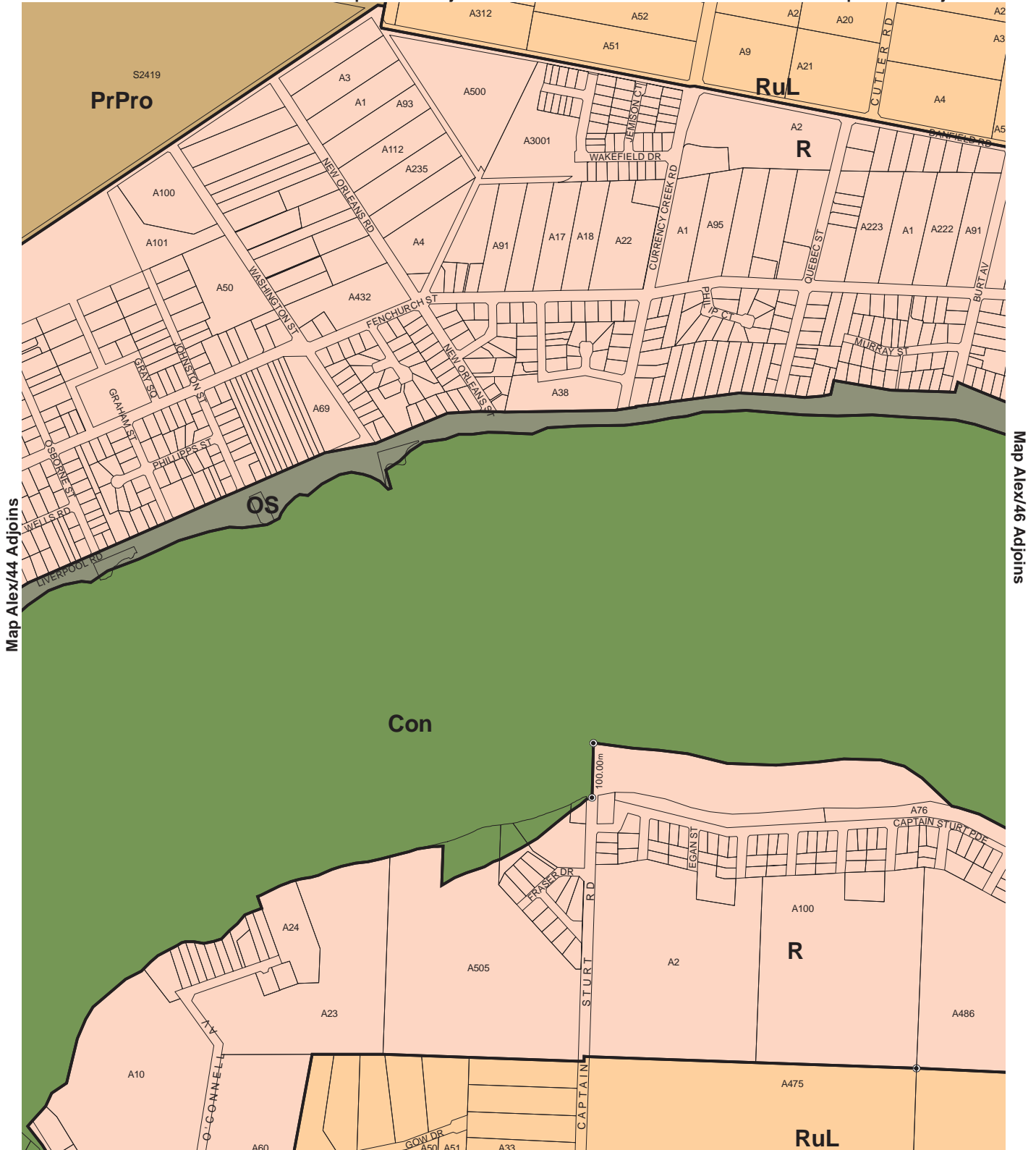
GOOLWA AND HINDMARSH ISLAND

Overlay Map Alex/45

NATURAL RESOURCES

Map Alex/24 Adjoins

Map Alex/25 Adjoins



Map Alex/44 Adjoins

Map Alex/46 Adjoins

Map Alex/49 Adjoins

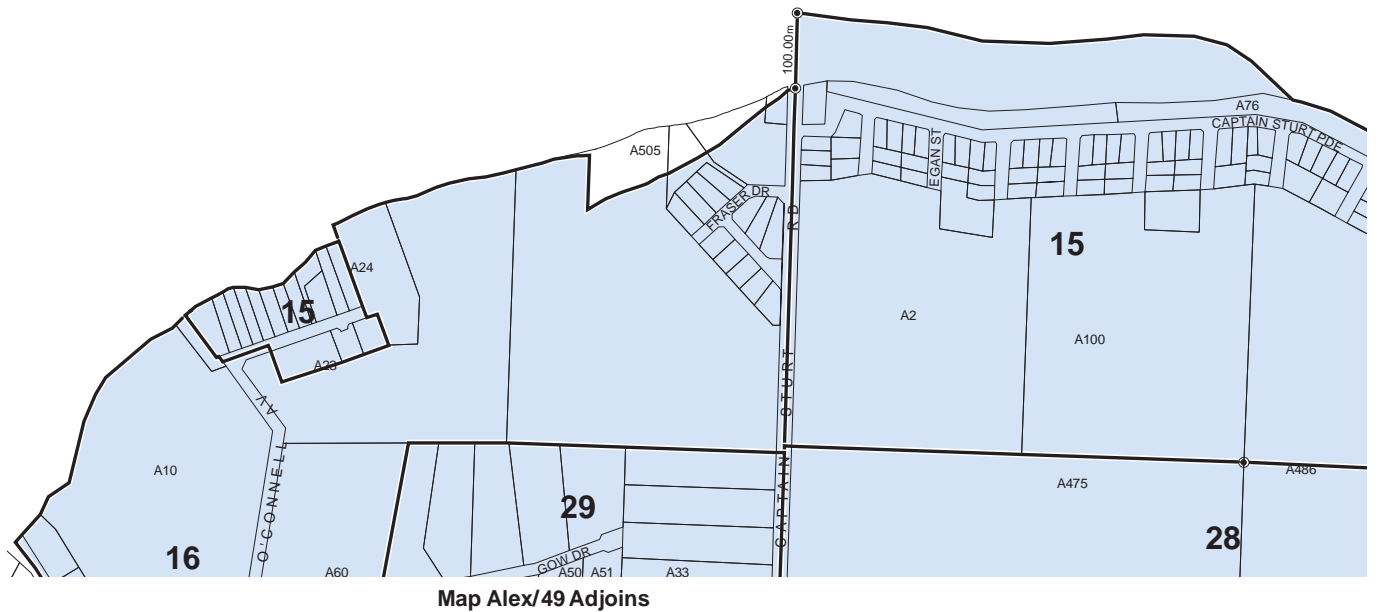
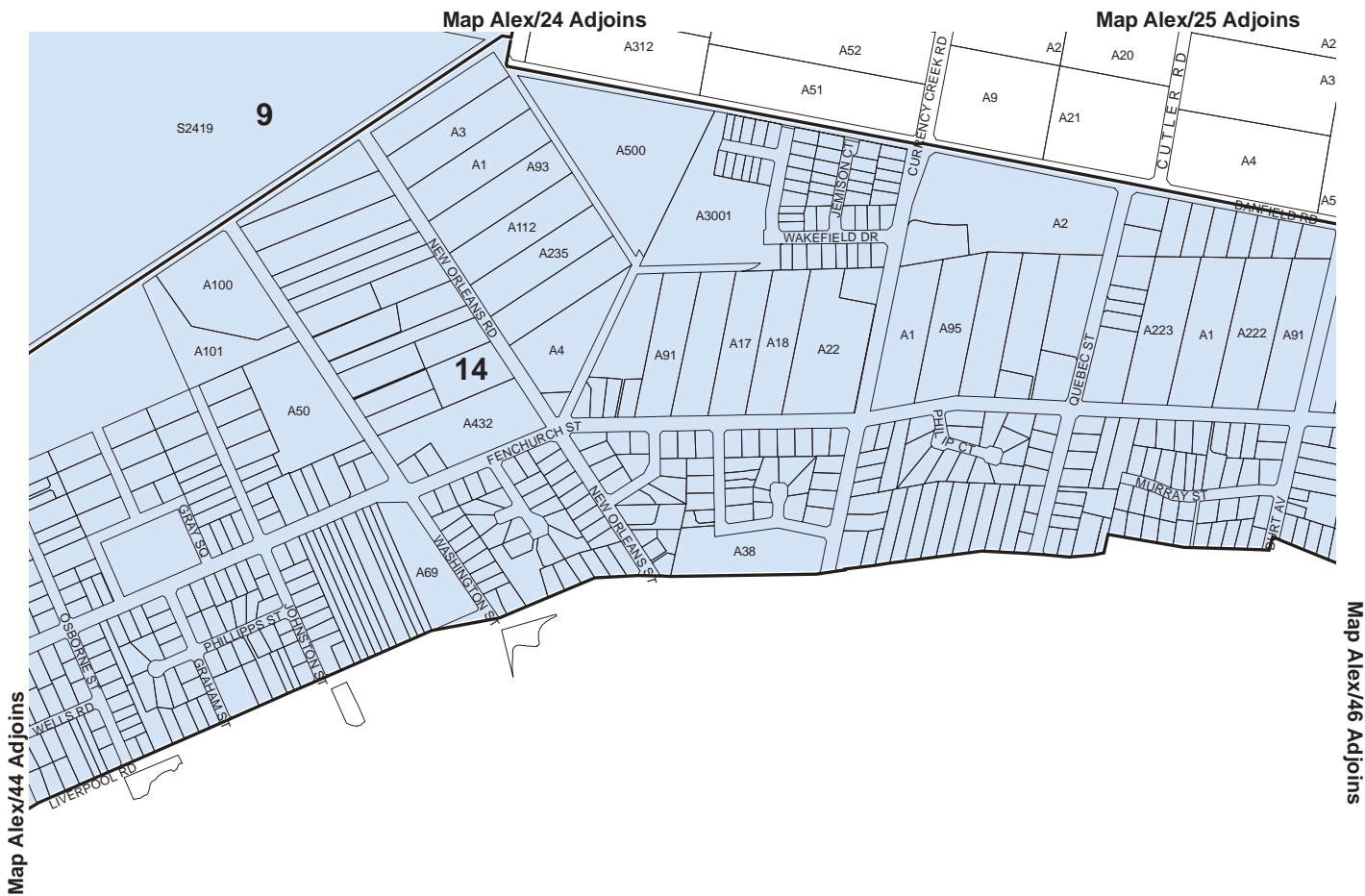
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94



GOOLWA AND HINDMARSH ISLAND

Zone Map Alex/45

- Zones**
- Con Conservation
 - OS Open Space
 - PrPro Primary Production
 - R Residential
 - RuL Rural Living
 - Zone Boundary



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

- Policy Area**
- 14 Goolwa North
 - 15 Hindmarsh Island North
 - 16 Hindmarsh Island West
 - 28 Hindmarsh Island Central
 - 29 Hindmarsh Island West
 - 9 Mount Lofty Ranges

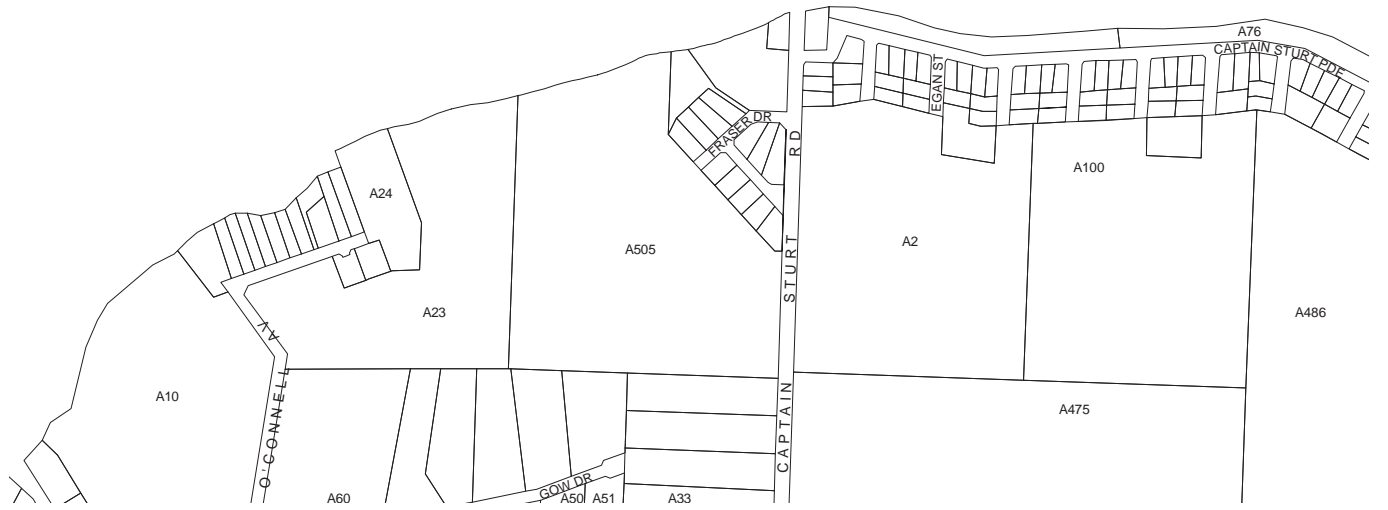


GOOLWA AND HINDMARSH ISLAND Policy Area Map Alex/45

Policy Area Boundary

Map Alex/24 Adjoins

Map Alex/25 Adjoins

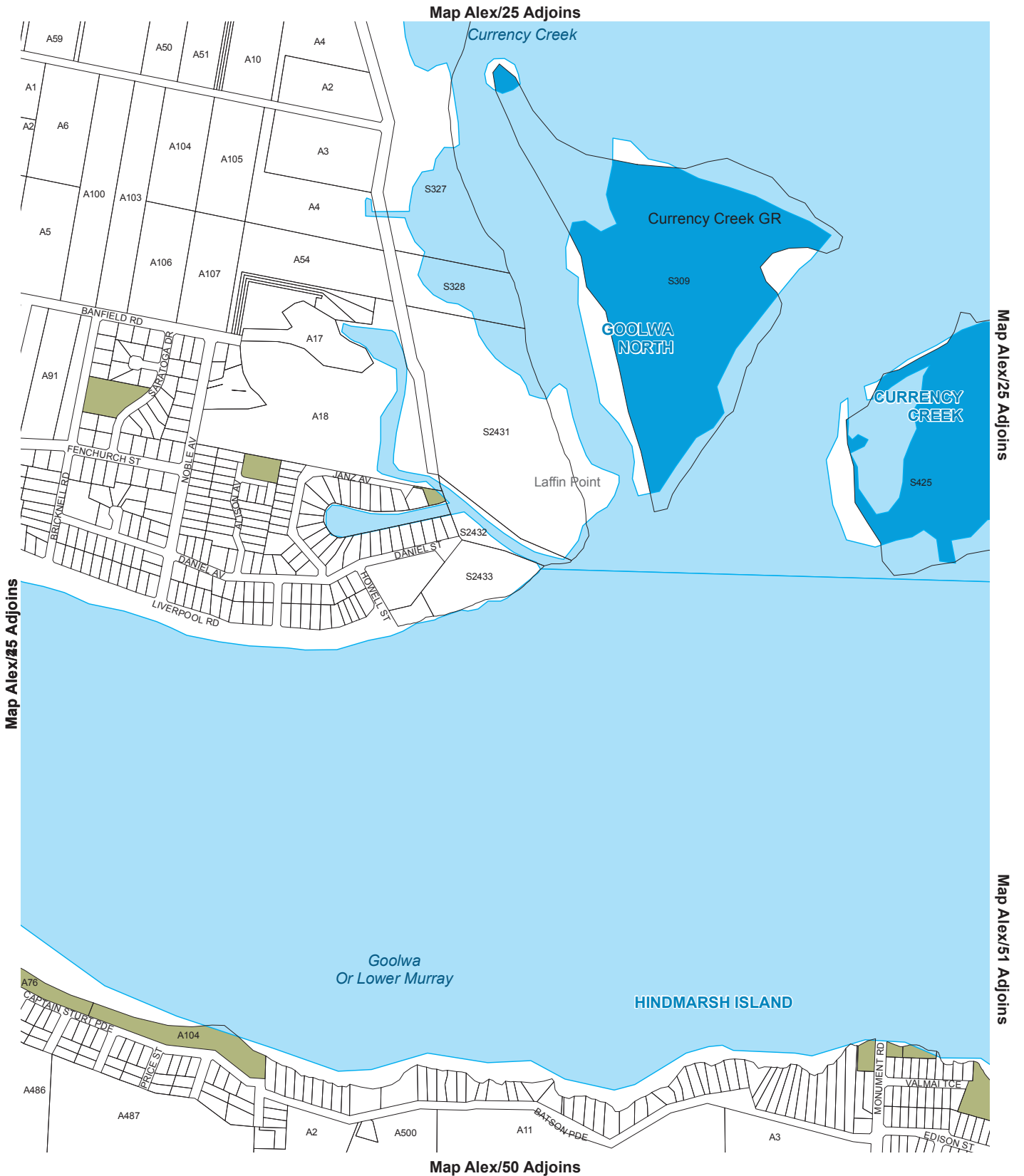


See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94
Precinct
 31 Goolwa East, Middleton and Mount Compass



GOOLWA AND HINDMARSH ISLAND
Precinct Map Alex/45

 Precinct Boundary

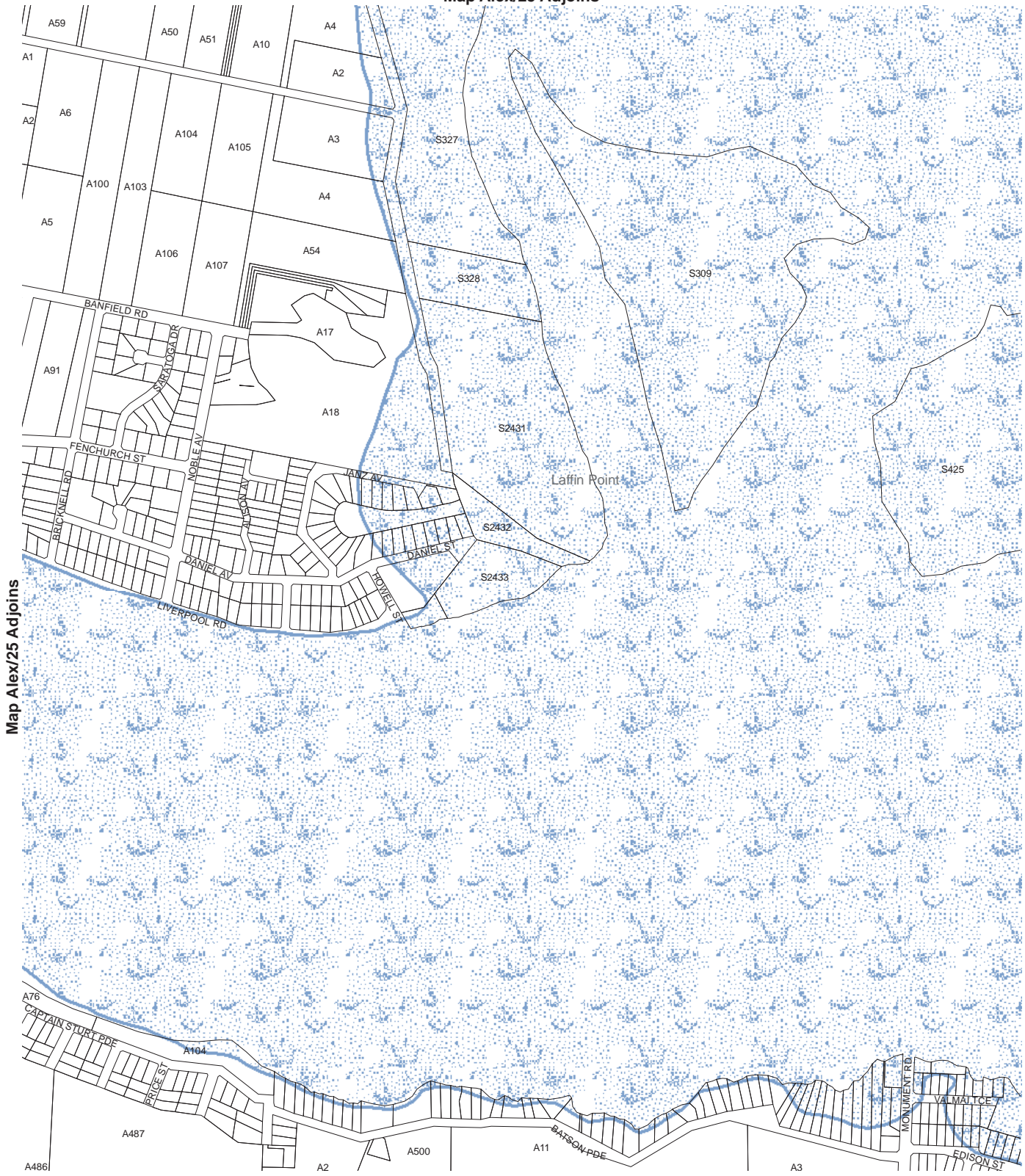


GOOLWA AND HINDMARSH ISLAND

Location Map Alex/46

- Local Reserves
- Game Reserve
- Waterbodies

Map Alex/25 Adjoins



Map Alex/25 Adjoins

Map Alex/51 Adjoins

Map Alex/25 Adjoins

Map Alex/50 Adjoins



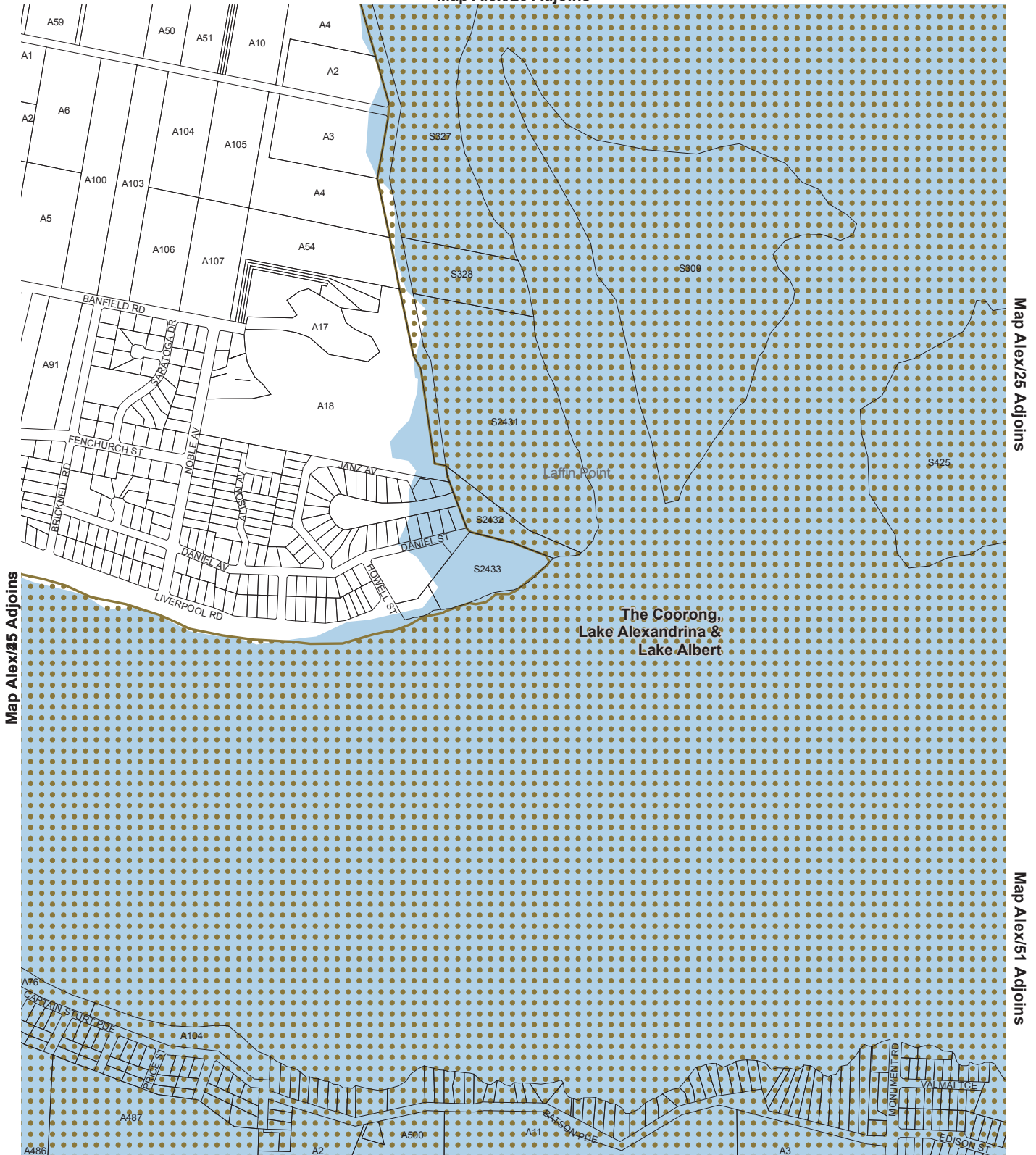
GOOLWA AND HINDMARSH ISLAND

Overlay Map Alex/46 DEVELOPMENT CONSTRAINTS

 1956 Flood Boundary

ALEXANDRINA COUNCIL
Consolidated - 11 February 2021

Map Alex/25 Adjoins





Map Alex/50 Adjoins

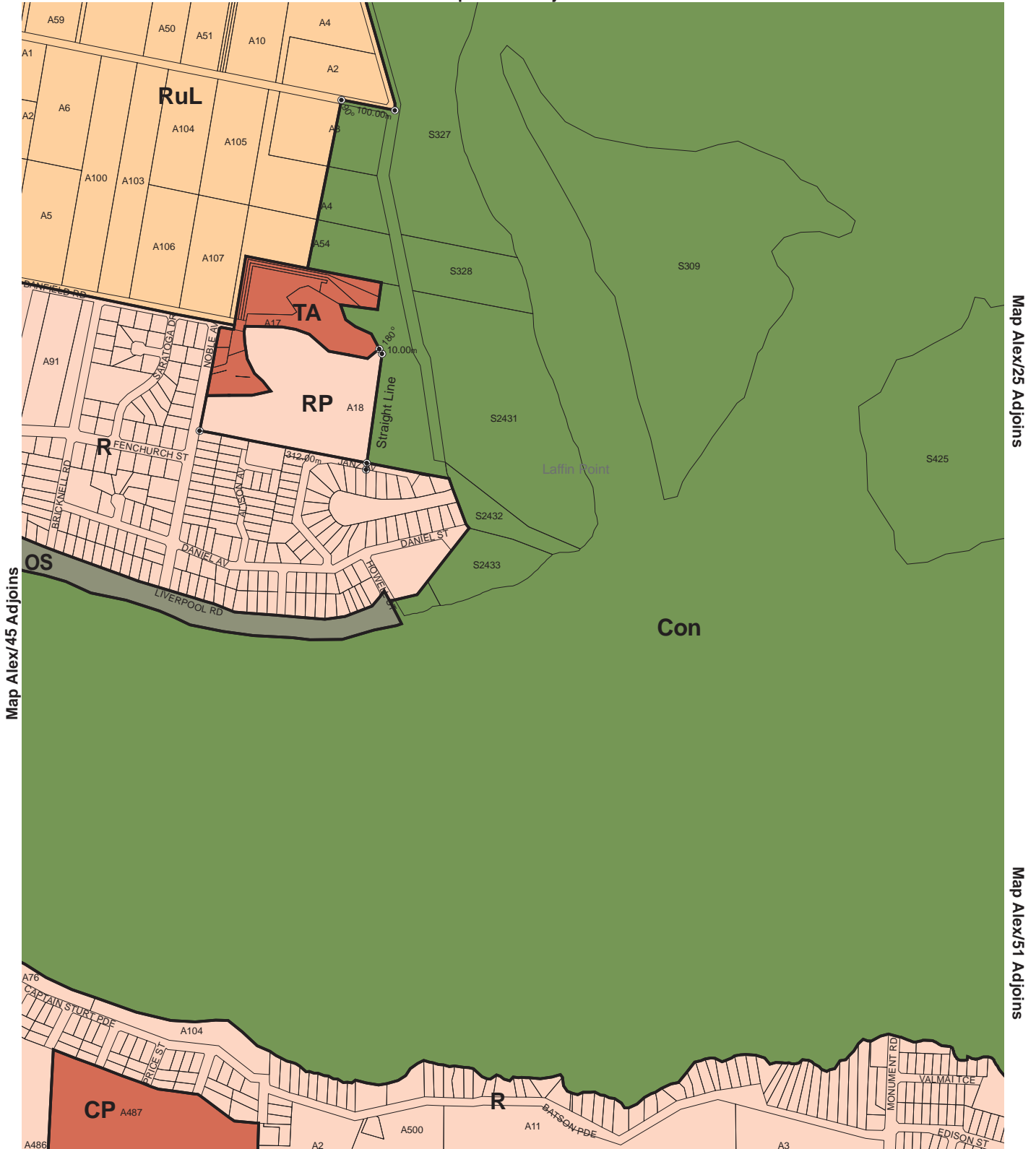


GOOLWA AND HINDMARSH ISLAND

Overlay Map Alex/46 NATURAL RESOURCES

-  Ramsar Wetlands
-  Wetlands of National Importance

Map Alex/25 Adjoins



Map Alex/50 Adjoins

Lamberts Conformal Conic Projection, GDA94

Zones

- CP Caravan and Tourist Park
- Con Conservation
- OS Open Space
- R Residential
- RP Residential Park
- RuL Rural Living
- TA Tourist Accommodation
- Zone Boundary



GOOLWA AND HINDMARSH ISLAND
Zone Map Alex/46

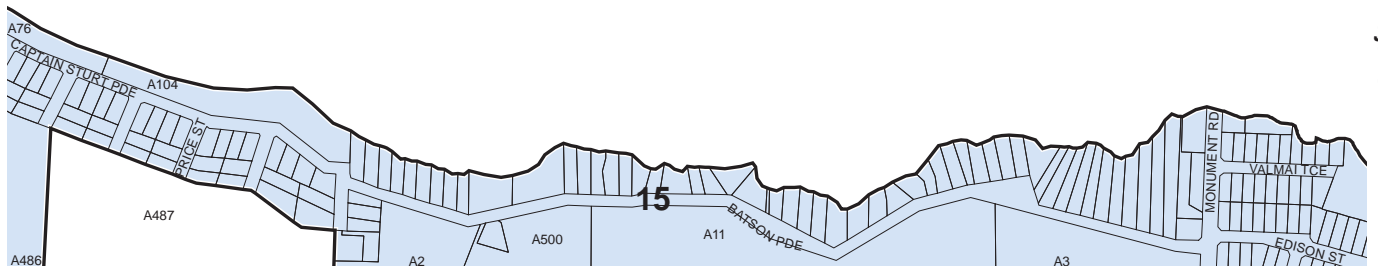
Map Alex/25 Adjoins



Map Alex/45 Adjoins

Map Alex/25 Adjoins

Map Alex/51 Adjoins



Map Alex/50 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 14 Goolwa North
- 15 Hindmarsh Island North

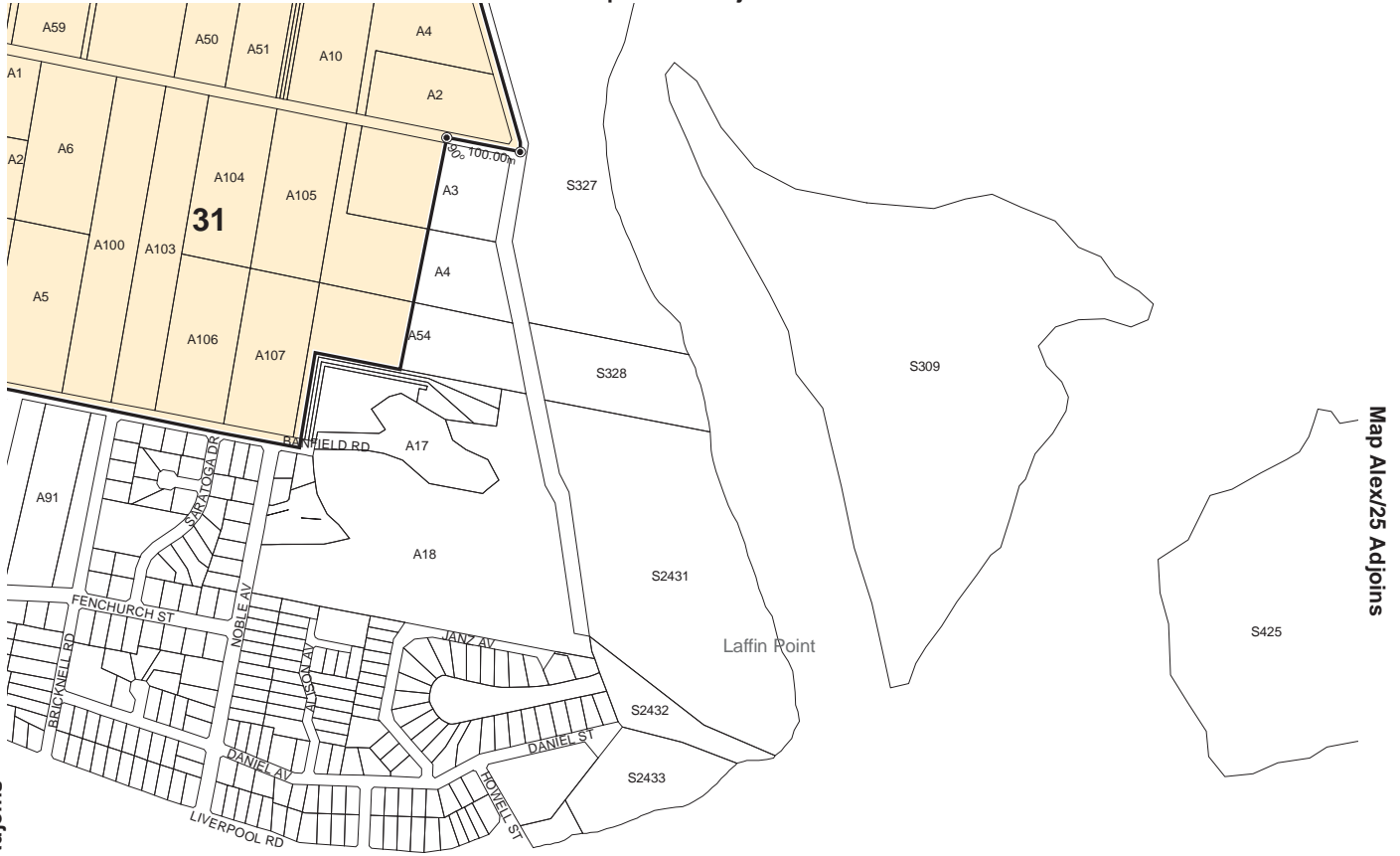


GOOLWA AND HINDMARSH ISLAND

Policy Area Map Alex/46

 Policy Area Boundary

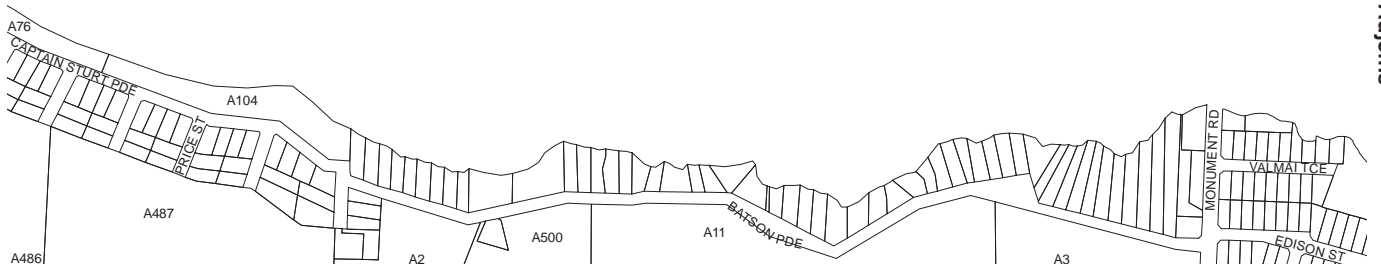
Map Alex/25 Adjoins



Map Alex/45 Adjoins

Map Alex/25 Adjoins

Map Alex/51 Adjoins



Map Alex/50 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct

31 Goolwa East, Middleton and Mount Compass



GOOLWA AND HINDMARSH ISLAND

Precinct Map Alex/46

Precinct Boundary

Map Alex/43 Adjoins





Land Not Within
a Council Area
(Coastal Waters)

Map Alex/24 Adjoins

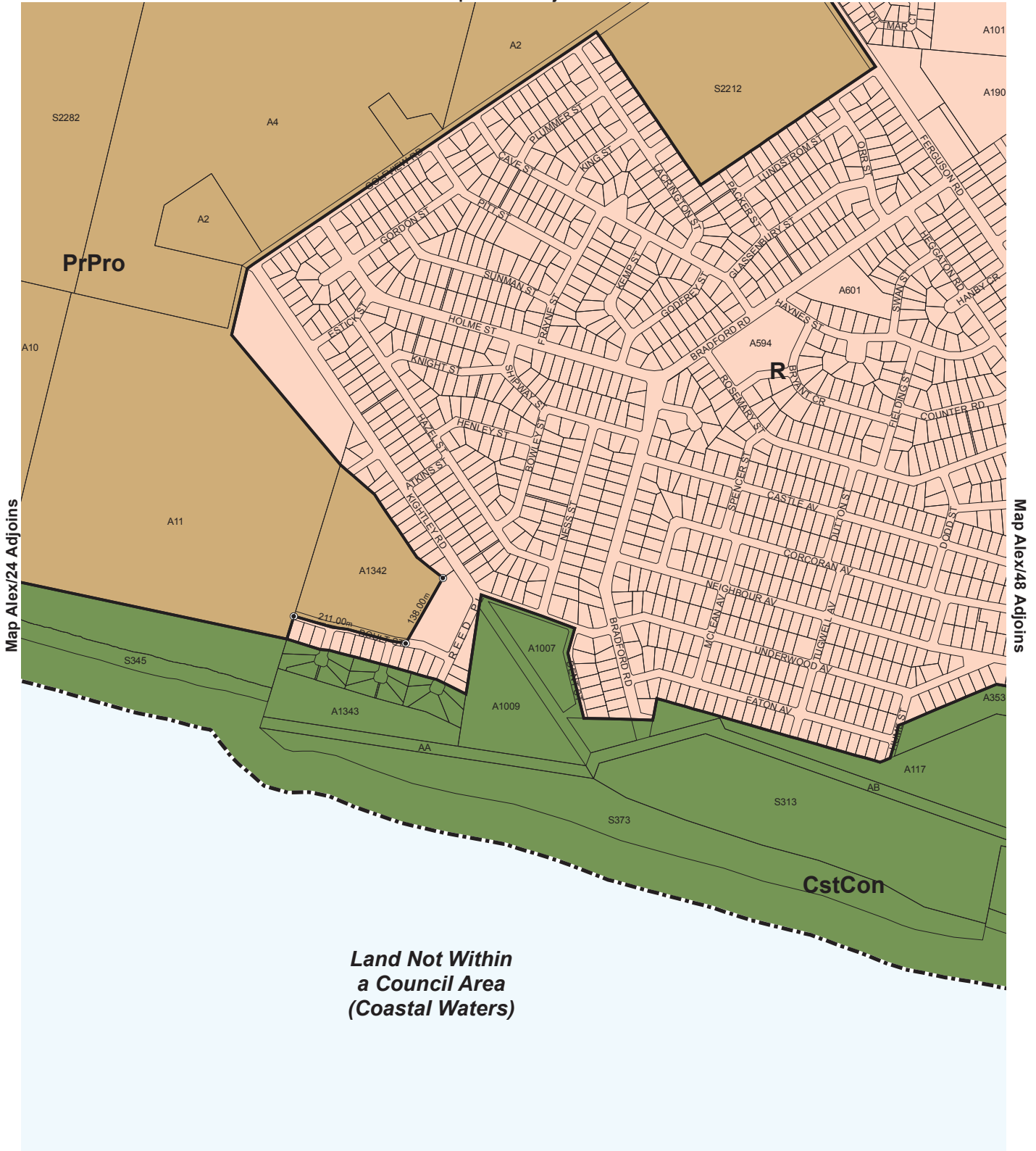


GOOLWA

Location Map Alex/47

-  Local Reserves
-  Development Plan Boundary

Map Alex/43 Adjoins



Map Alex/24 Adjoins

Lamberts Conformal Conic Projection, GDA94



GOOLWA

Zones

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

Zone Map Alex/47

Map Alex/43 Adjoins



Land Not Within
a Council Area
(Coastal Waters)

Map Alex/24 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

11 Southern

9 Mount Lofty Ranges

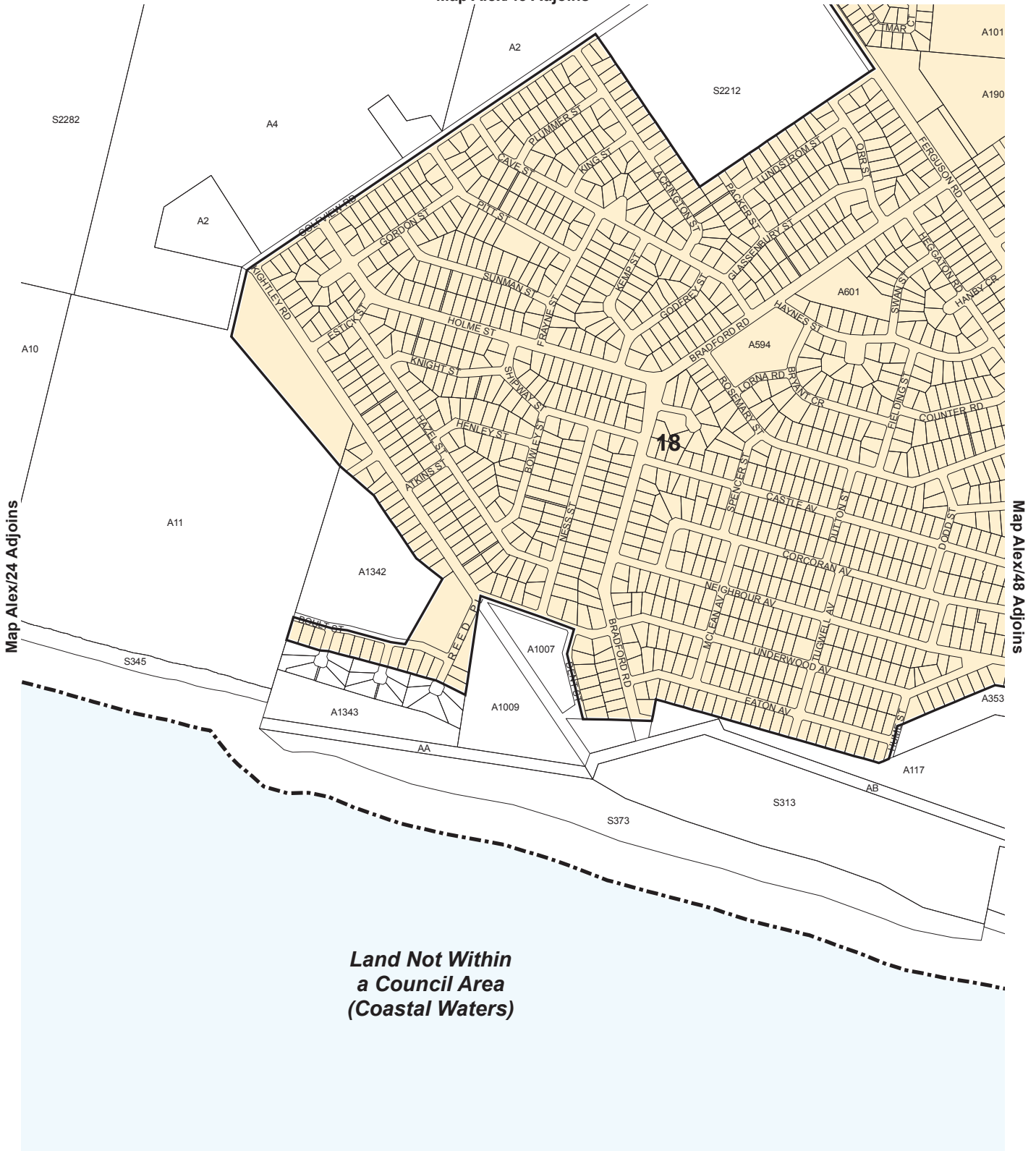


GOOLWA

Policy Area Map Alex/47

- Policy Area Boundary
- Development Plan Boundary

Map Alex/43 Adjoins



Map Alex/24 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct
18 Goolwa Beach



GOOLWA

Precinct Map Alex/47

- Precinct Boundary
- Development Plan Boundary

Map Alex/44 Adjoins
GOOLWA



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

Map Alex/24 Adjoins

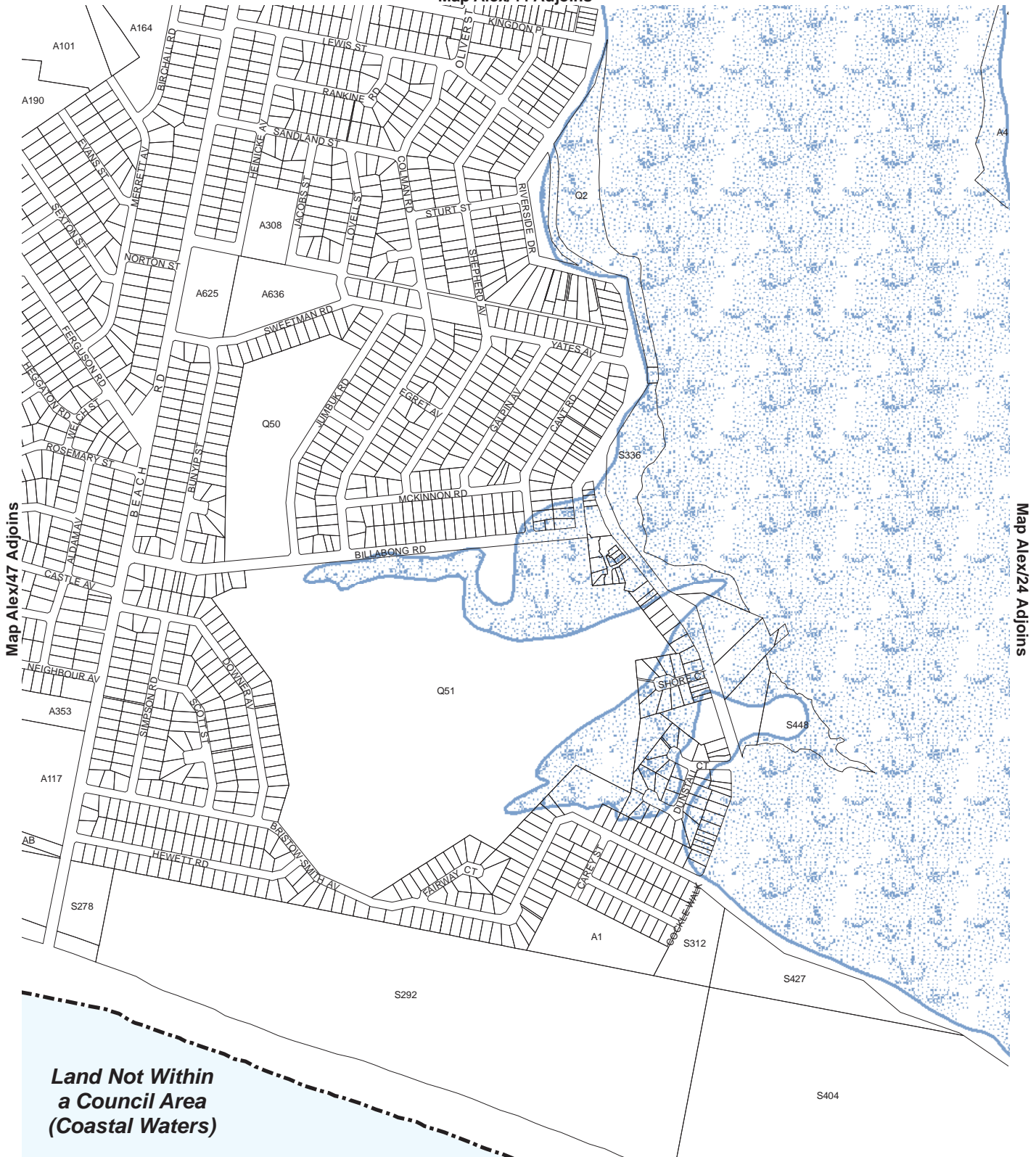


GOOLWA

Location Map Alex/48

- Local Reserves
- Waterbodies
- Development Plan Boundary

Map Alex/44 Adjoins





Land Not Within a Council Area (Coastal Waters)

Map Alex/24 Adjoins

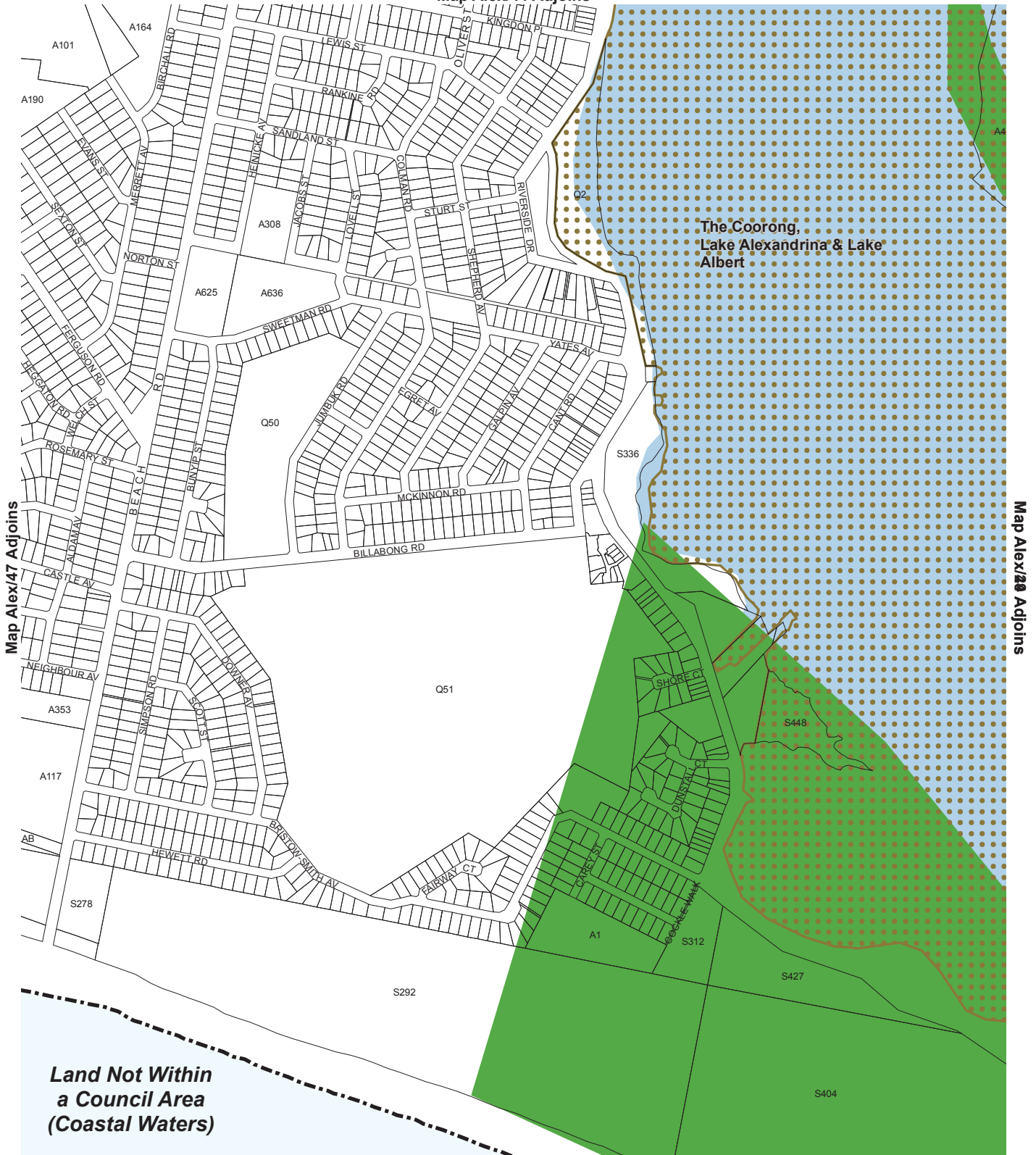


GOOLWA

Overlay Map Alex/48 DEVELOPMENT CONSTRAINTS





-  1956 Flood Boundary
-  Development Plan Boundary

Map Alex/44 Adjoins

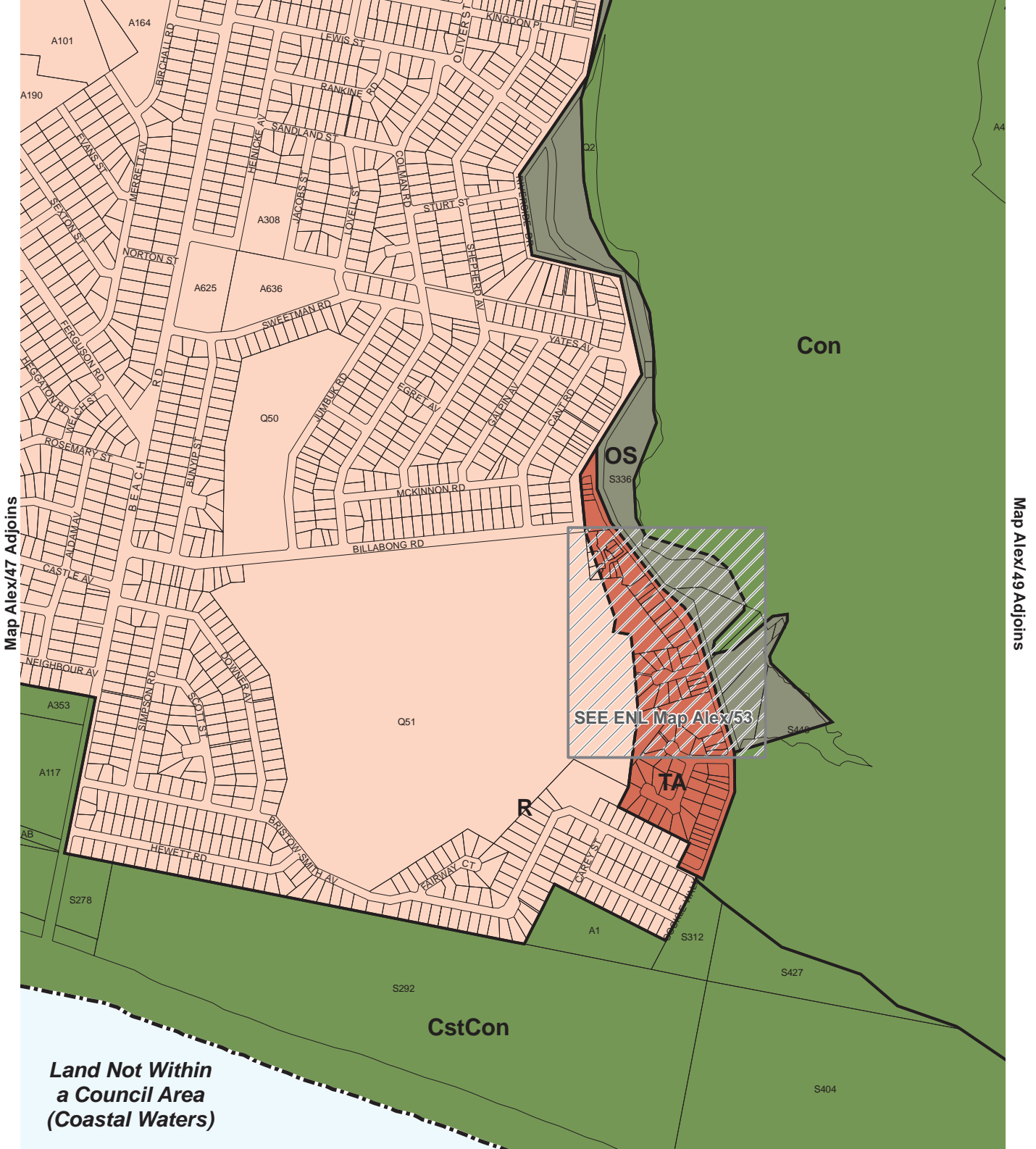


GOOLWA

Overlay Map Alex/48 NATURAL RESOURCES

-  Ramsar Wetlands
-  Key Ramsar Habitat Area buffer
-  Wetlands of National Importance
-  Development Plan Boundary

Map Alex/44 Adjoins



Land Not Within
a Council Area
(Coastal Waters)

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

Map Alex/24 Adjoins

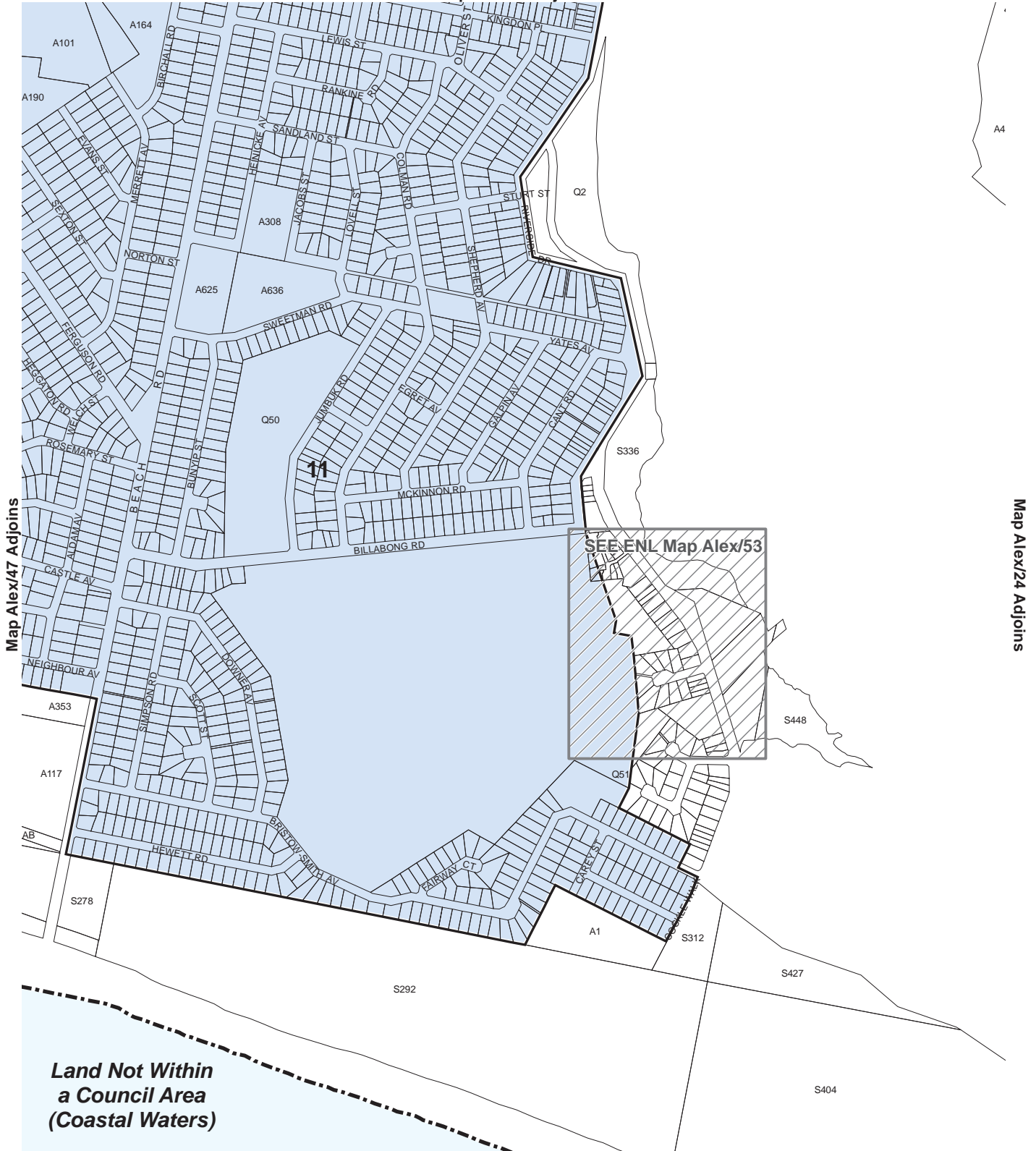


- Zones**
- CstCon Coastal Conservation
 - Con Conservation
 - OS Open Space
 - R Residential
 - TA Tourist Accommodation
 - Zone Boundary
 - Development Plan Boundary

GOOLWA

Zone Map Alex/48

Map Alex/44 Adjoins



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

Policy Area
11 Southern

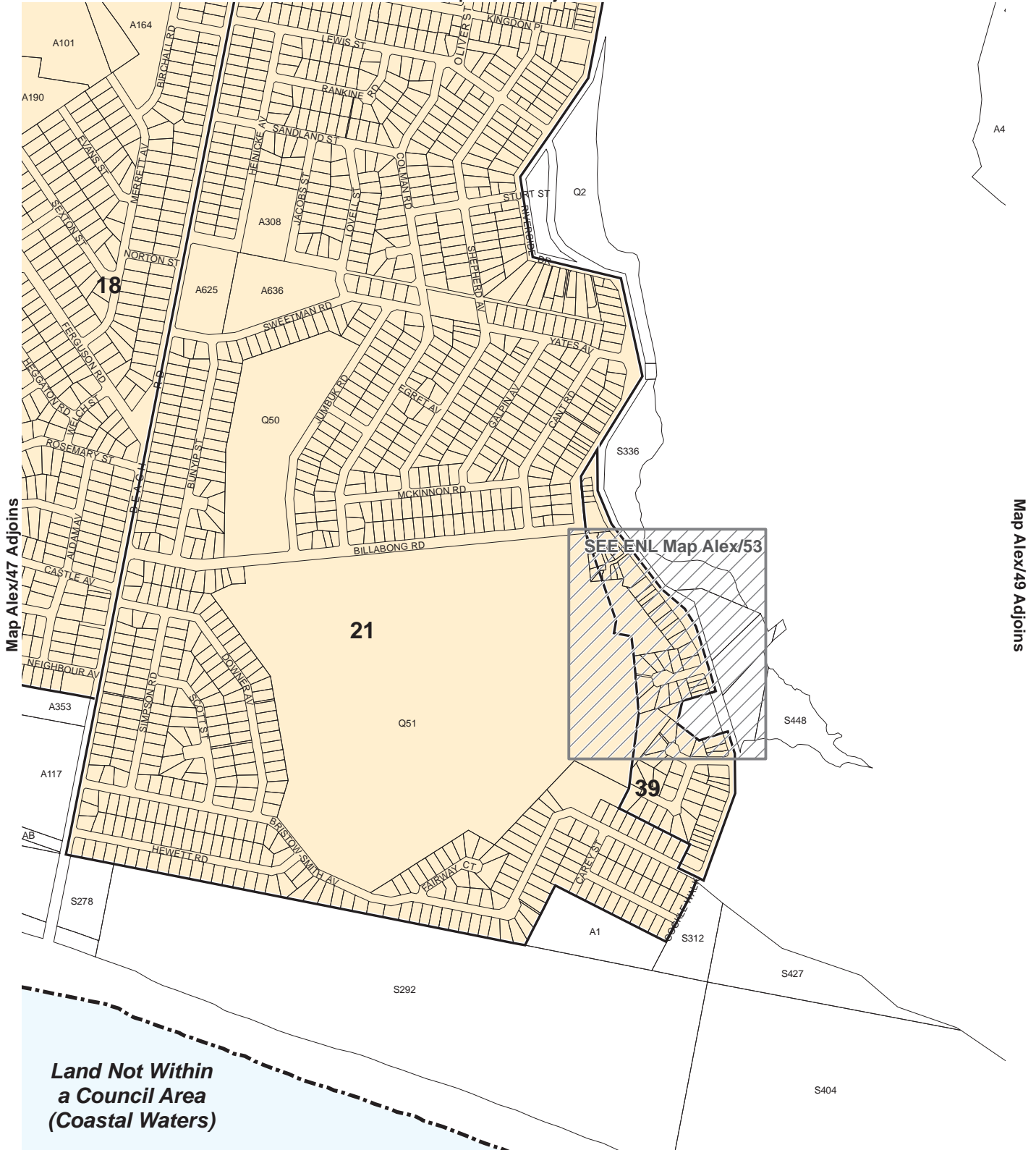


GOOLWA

Policy Area Map Alex/48

-  Policy Area Boundary
-  Development Plan Boundary

Map Alex/44 Adjoins



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

- Precinct**
- 18 Goolwa Beach
 - 21 South Lakes
 - 39 Goolwa South



GOOLWA

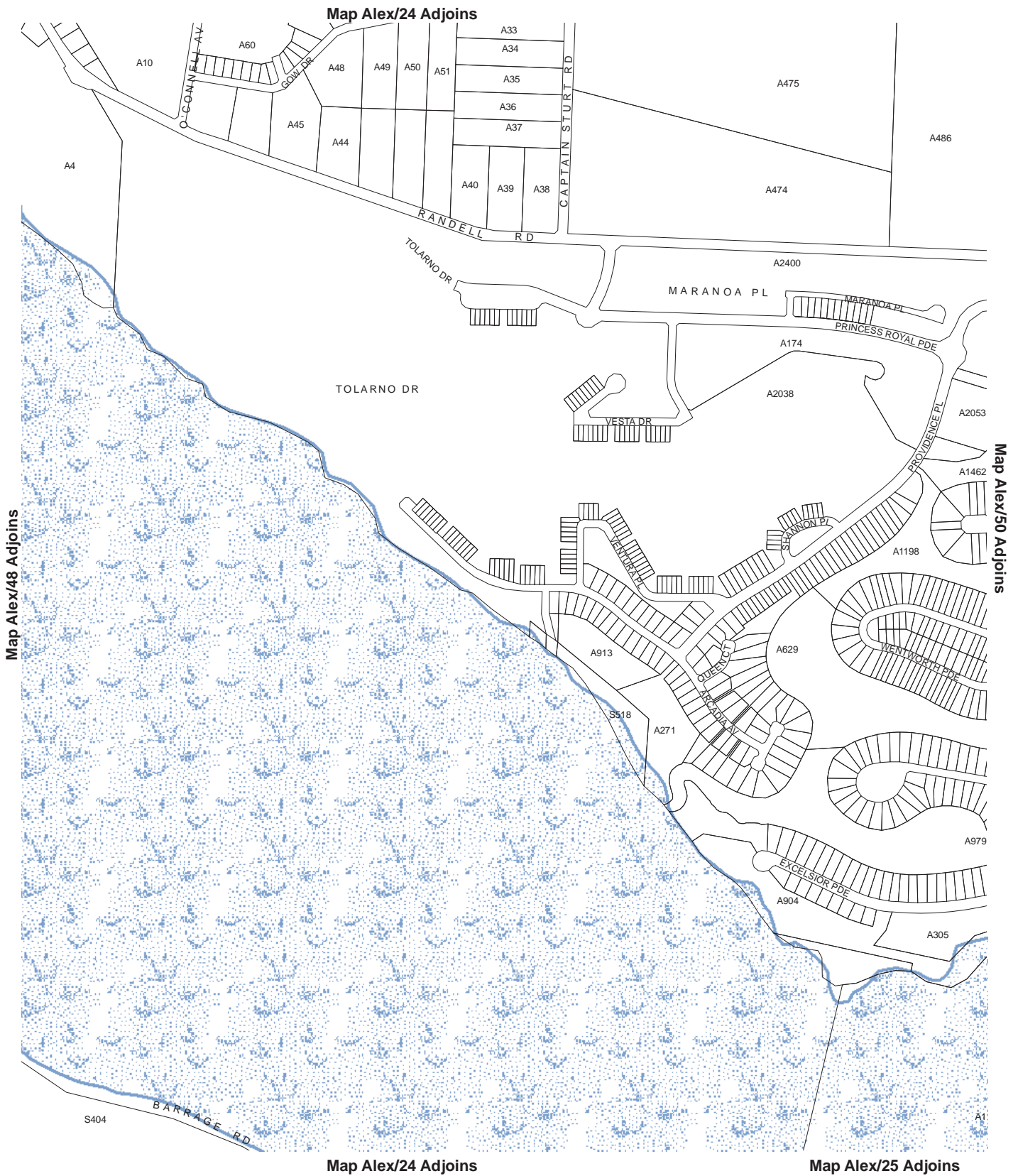
Precinct Map Alex/48

- Precinct Boundary
- Development Plan Boundary



Location Map Alex/49

- Local Reserves
- National Park
- Waterbodies



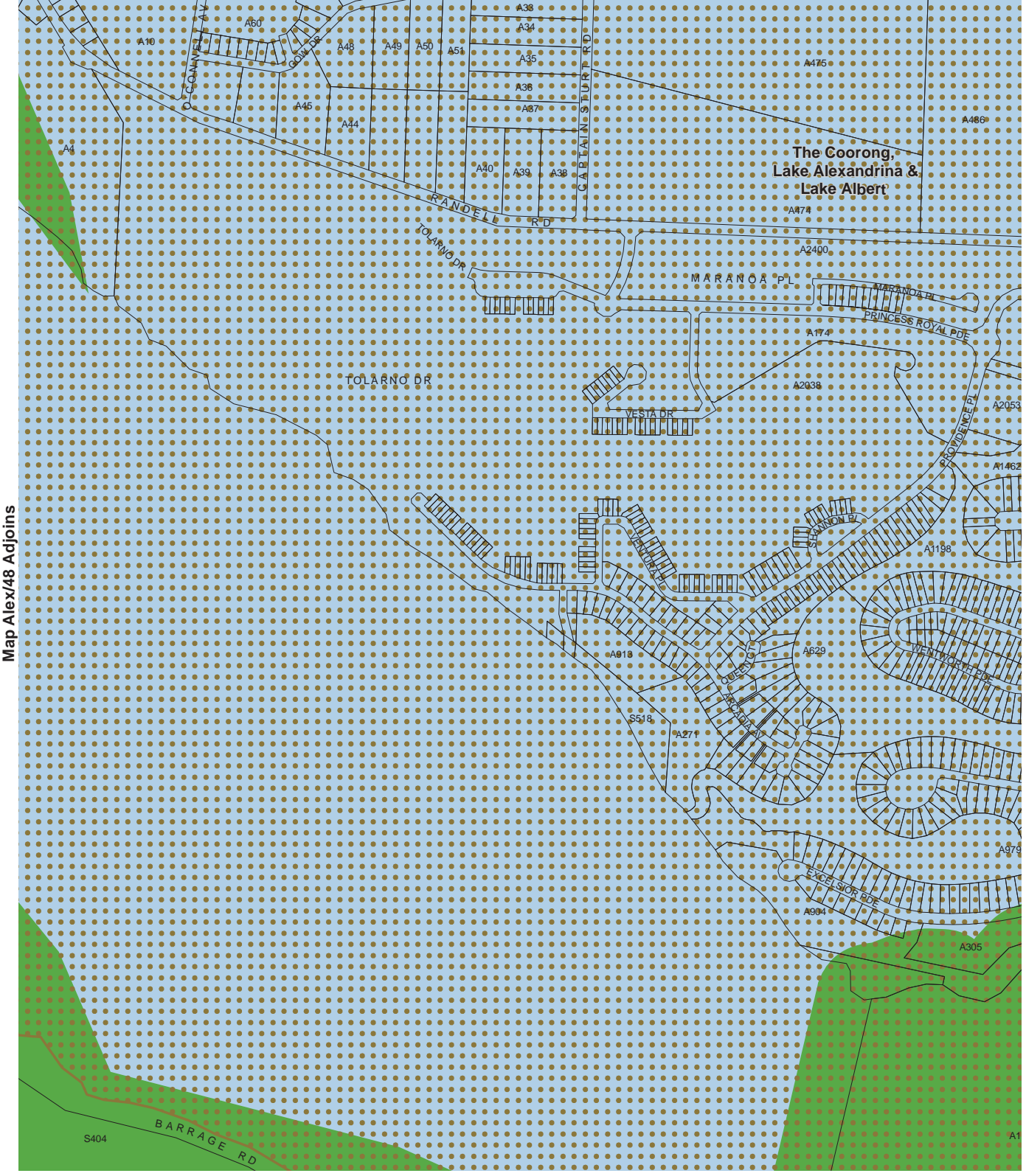
HINDMARSH ISLAND

Overlay Map Alex/49

DEVELOPMENT CONSTRAINTS

 1956 Flood Boundary

Map Alex/45 Adjoins



Map Alex/48 Adjoins

Map Alex/50 Adjoins

Map Alex/24 Adjoins


Map Alex/25 Adjoins



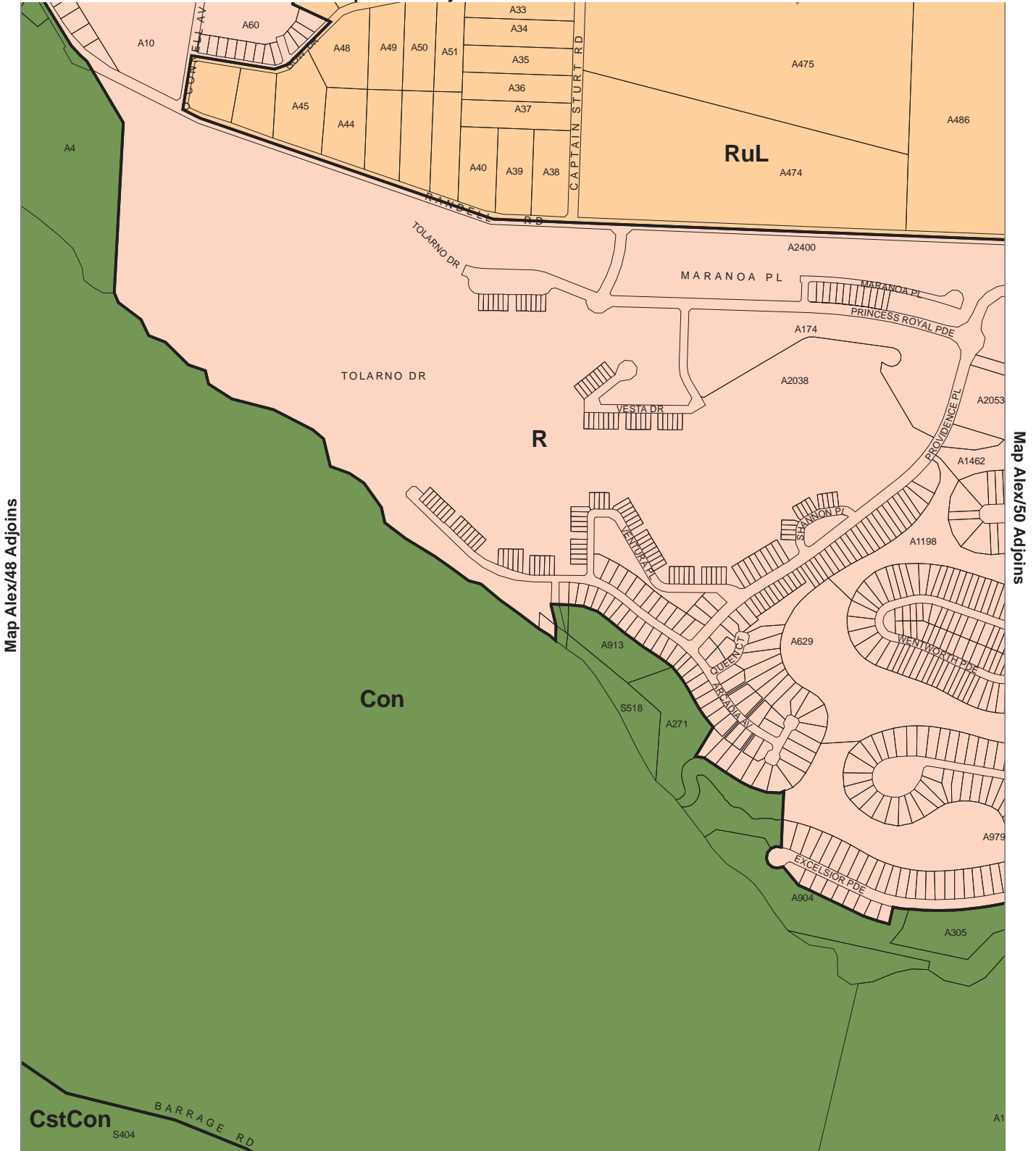
HINDMARSH ISLAND

Overlay Map Alex/49

NATURAL RESOURCES

-  Ramsar Wetlands
-  Key Ramsar Habitat Area
-  Key Ramsar Habitat Area buffer
-  Wetlands of National Importance

Map Alex/45 Adjoins



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

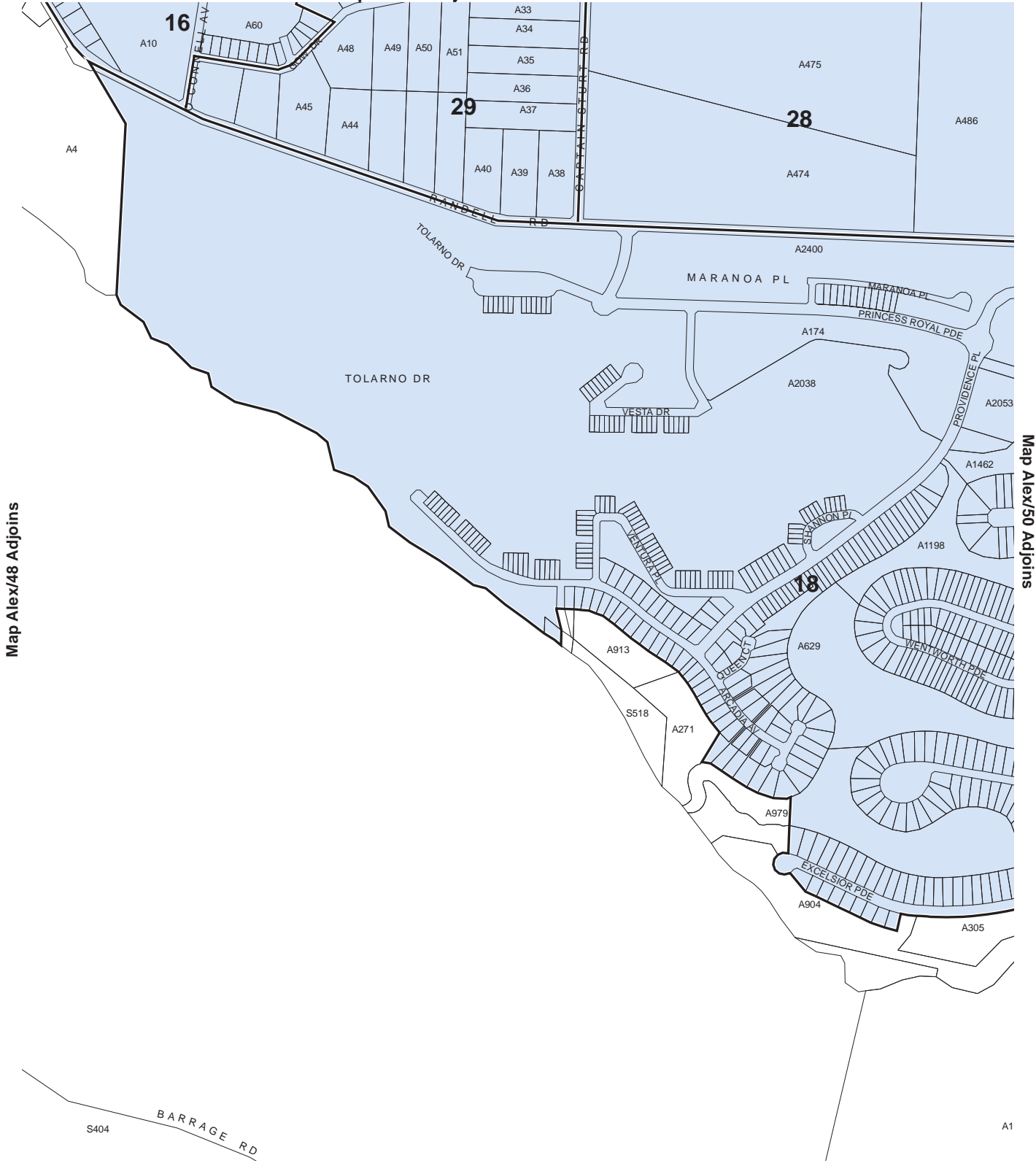


HINDMARSH ISLAND

Zone Map Alex/49

- Zones**
- CstCon Coastal Conservation
 - Con Conservation
 - R Residential
 - RuL Rural Living
 - Zone Boundary

Map Alex/45 Adjoins



Map Alex/48 Adjoins

Map Alex/50 Adjoins

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

- Policy Area**
- 16 Hindmarsh Island West
 - 18 Marina
 - 28 Hindmarsh Island Central
 - 29 Hindmarsh Island West



HINDMARSH ISLAND

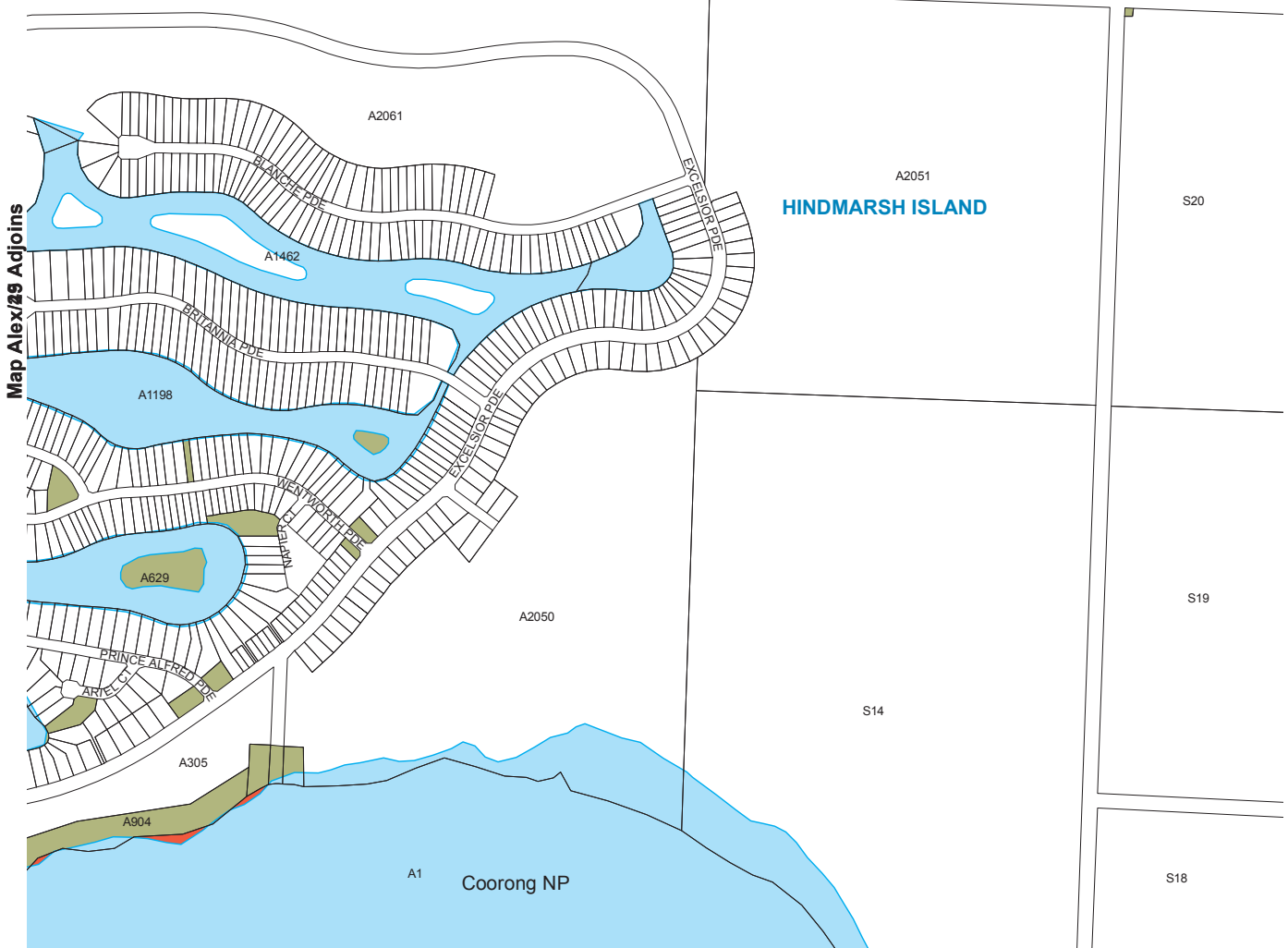
Policy Area Map Alex/49

Policy Area Boundary

Map Alex/46 Adjoins



Map Alex/51 Adjoins



Map Alex/29 Adjoins

Map Alex/25 Adjoins

Map Alex/25 Adjoins



HINDMARSH ISLAND

Location Map Alex/50

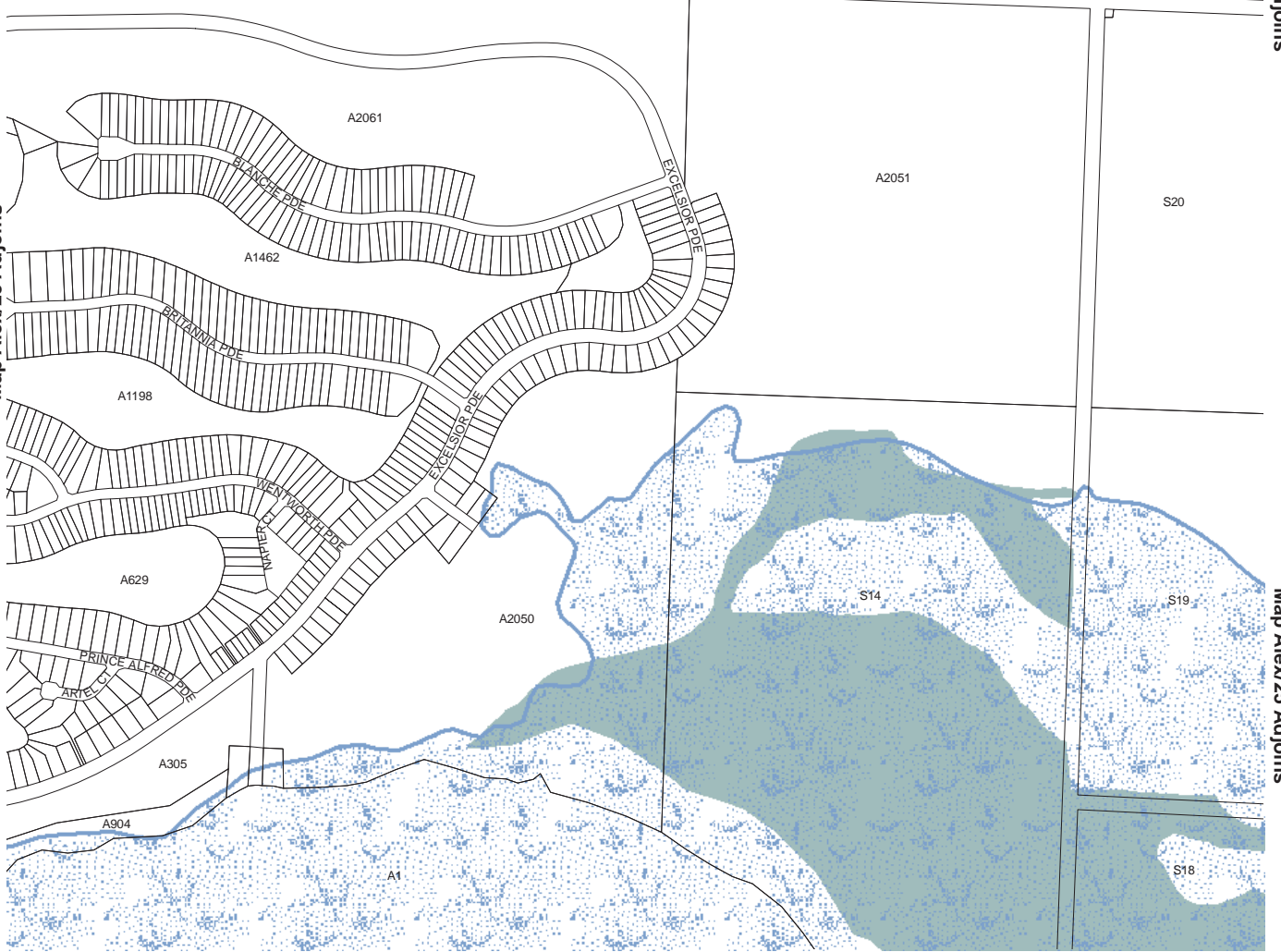
- Local Reserves
- National Park
- Waterbodies

Map Alex/46 Adjoins



Map Alex/51 Adjoins

Map Alex/25 Adjoins





Map Alex/25 Adjoins

Map Alex/25 Adjoins

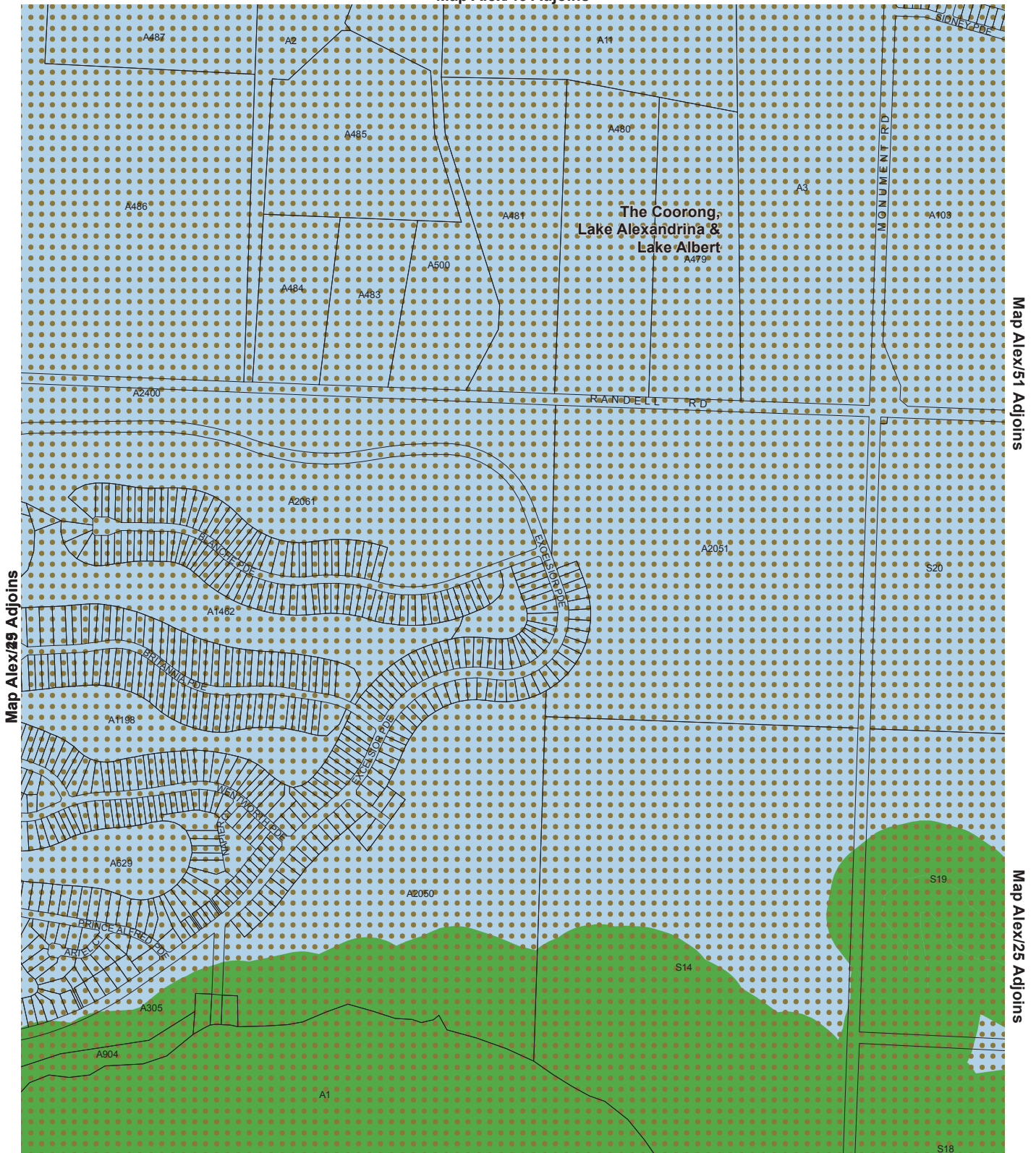


HINDMARSH ISLAND

Overlay Map Alex/50 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Coastal Acid Sulfate Soils

Map Alex/46 Adjoins




Map Alex/25 Adjoins

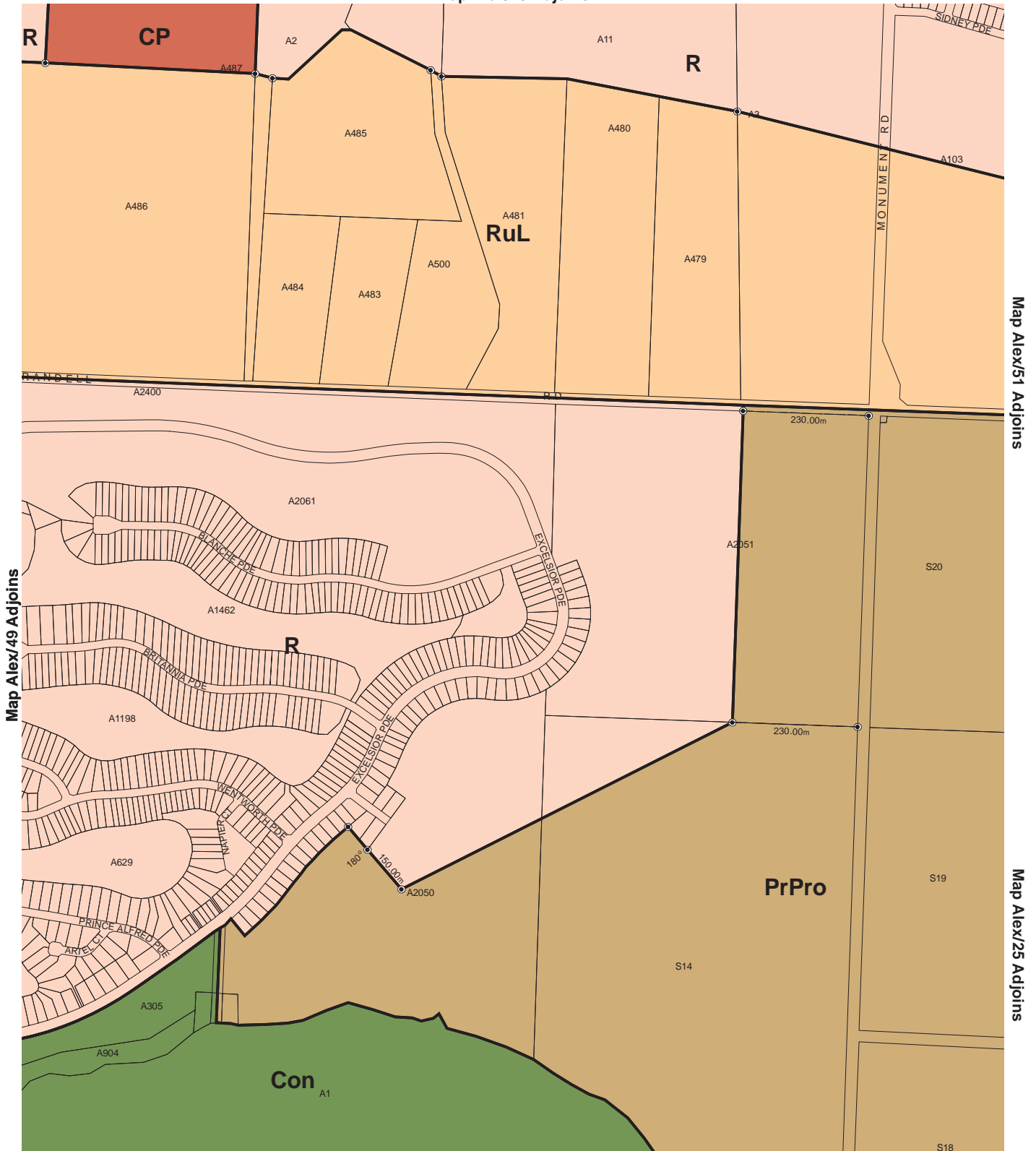


HINDMARSH ISLAND

Overlay Map Alex/50 NATURAL RESOURCES

-  Ramsar Wetlands
-  Key Ramsar Habitat Area
-  Key Ramsar Habitat Area buffer
-  Wetlands of National Importance

Map Alex/46 Adjoins



Map Alex/25 Adjoins

Lamberts Conformal Conic Projection, GDA94

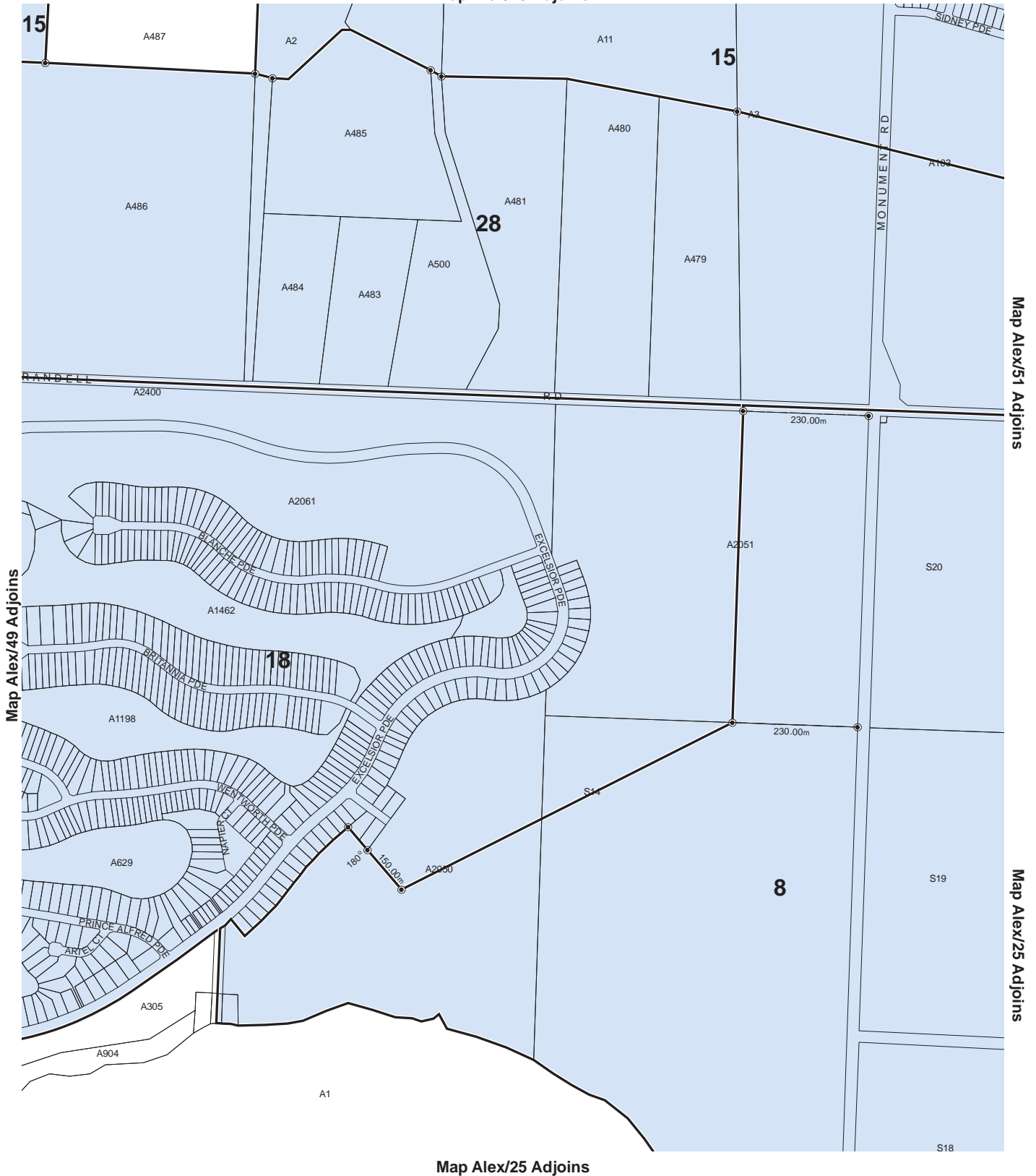


HINDMARSH ISLAND

Zone Map Alex/50

- Zones**
- CP Caravan and Tourist Park
 - Con Conservation
 - PrPro Primary Production
 - R Residential
 - RuL Rural Living
 - Zone Boundary

Map Alex/46 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 15 Hindmarsh Island North
- 18 Marina
- 28 Hindmarsh Island Central
- 8 Hindmarsh Island Rural

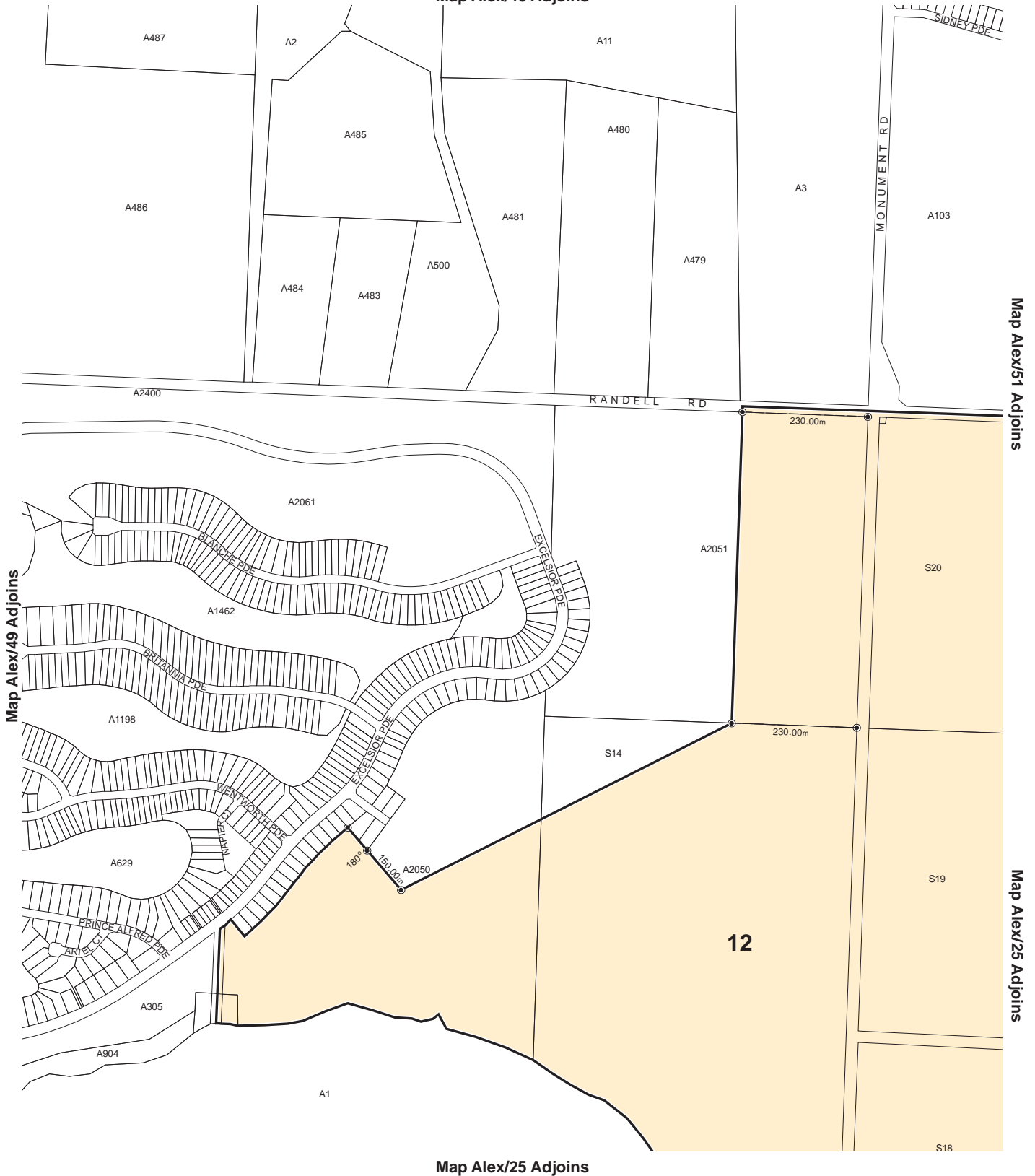


HINDMARSH ISLAND

Policy Area Map Alex/50

 Policy Area Boundary

Map Alex/46 Adjoins



Map Alex/49 Adjoins

Map Alex/51 Adjoins

Map Alex/25 Adjoins

Map Alex/25 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct
12 Hindmarsh Island South

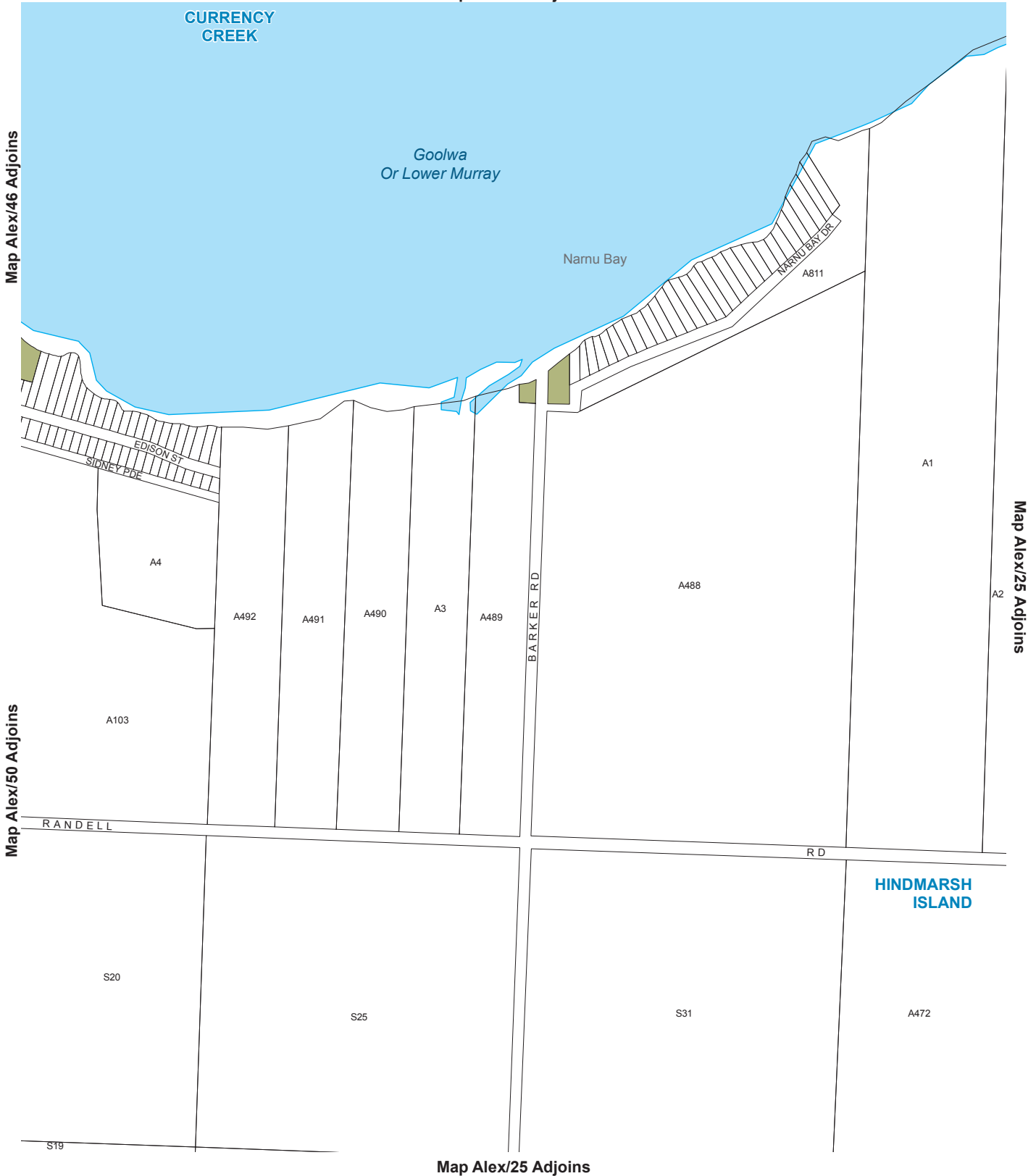


HINDMARSH ISLAND

Precinct Map Alex/50

 Precinct Boundary

Map Alex/25 Adjoins

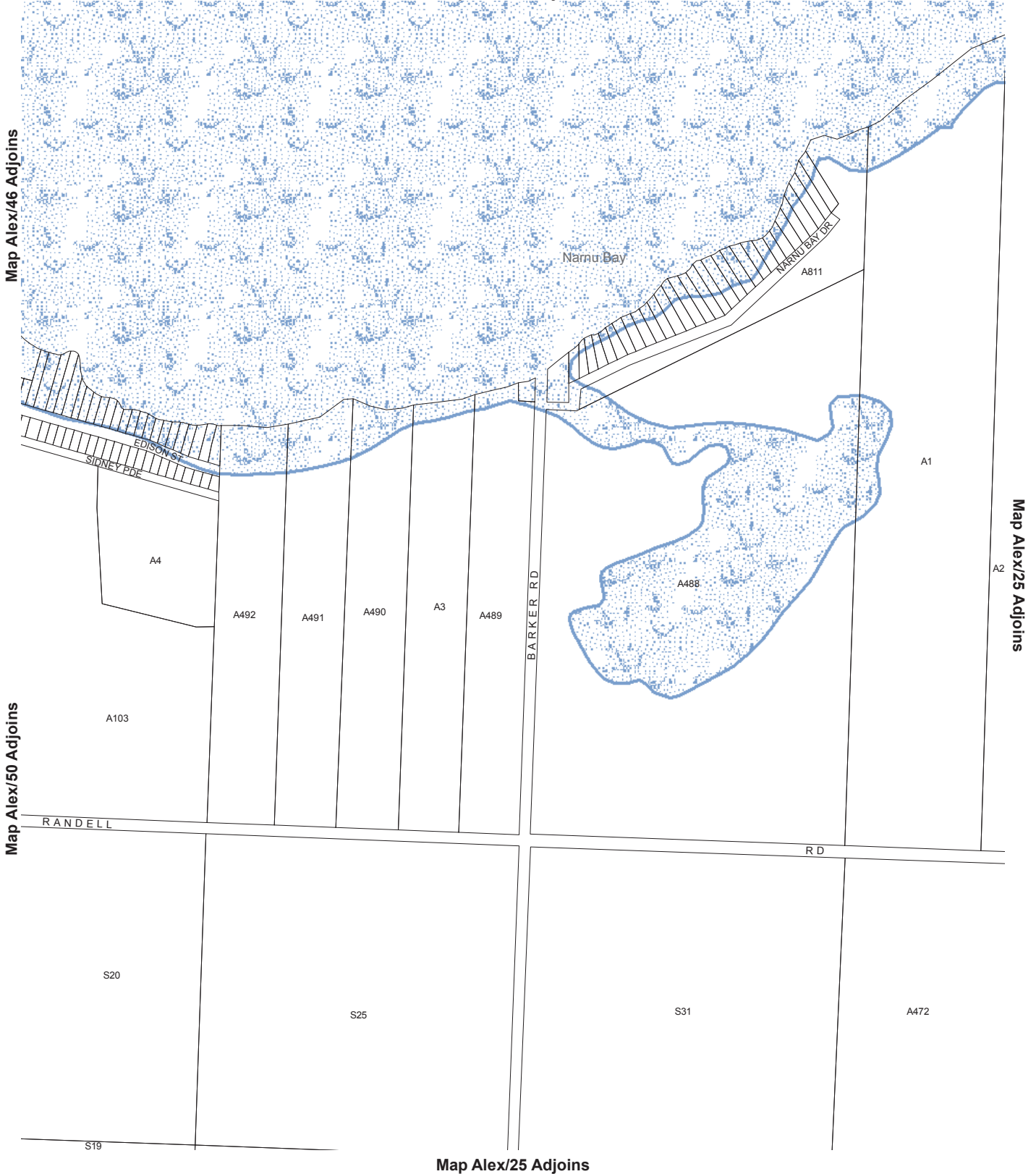


HINDMARSH ISLAND

Location Map Alex/51

- Local Reserves
- Waterbodies

Map Alex/25 Adjoins



HINDMARSH ISLAND
**Overlay Map Alex/51
DEVELOPMENT CONSTRAINTS**

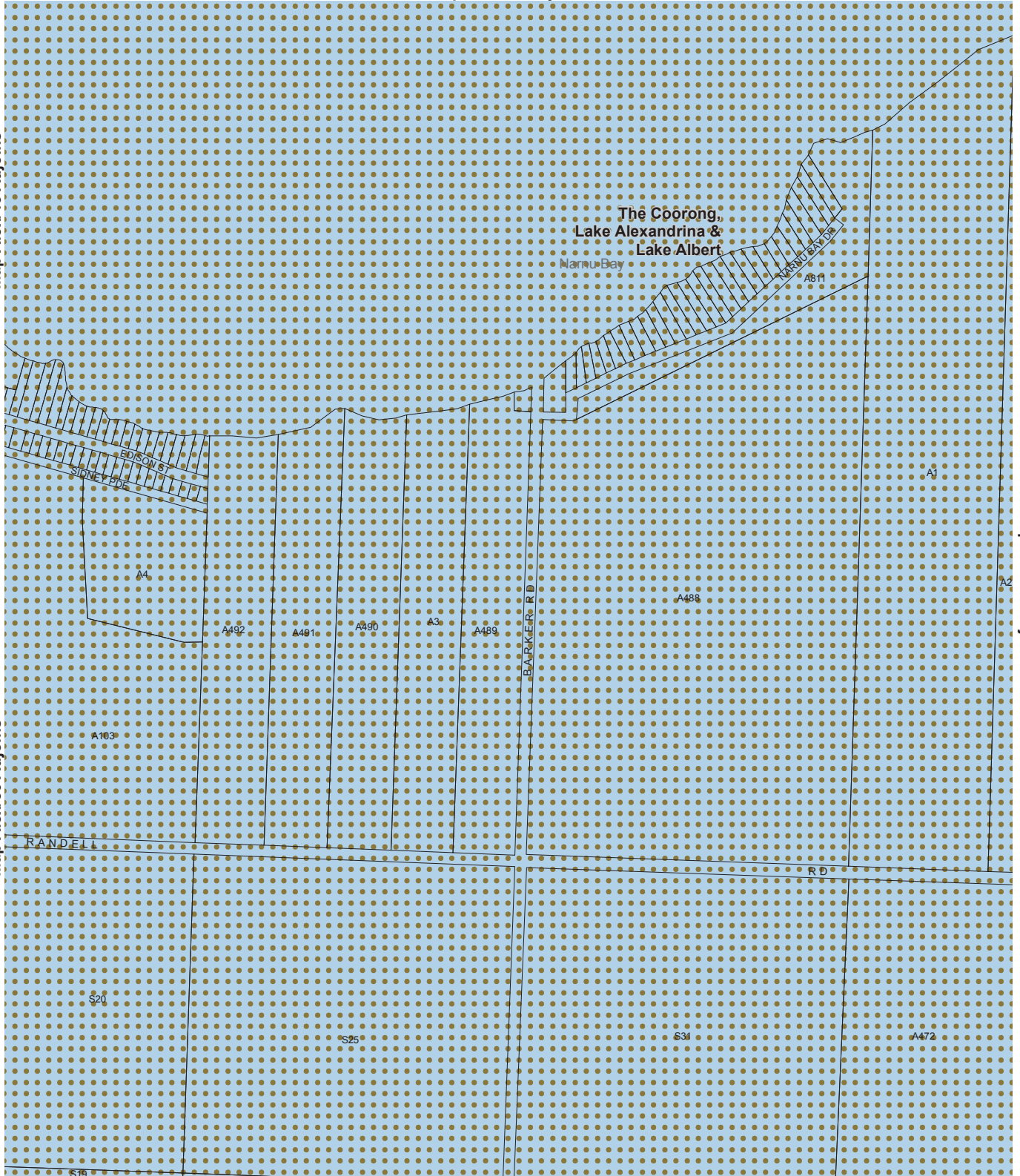
 1956 Flood Boundary

Map Alex/25 Adjoins

Map Alex/46 Adjoins

Map Alex/50 Adjoins

Map Alex/25 Adjoins





Map Alex/25 Adjoins



HINDMARSH ISLAND

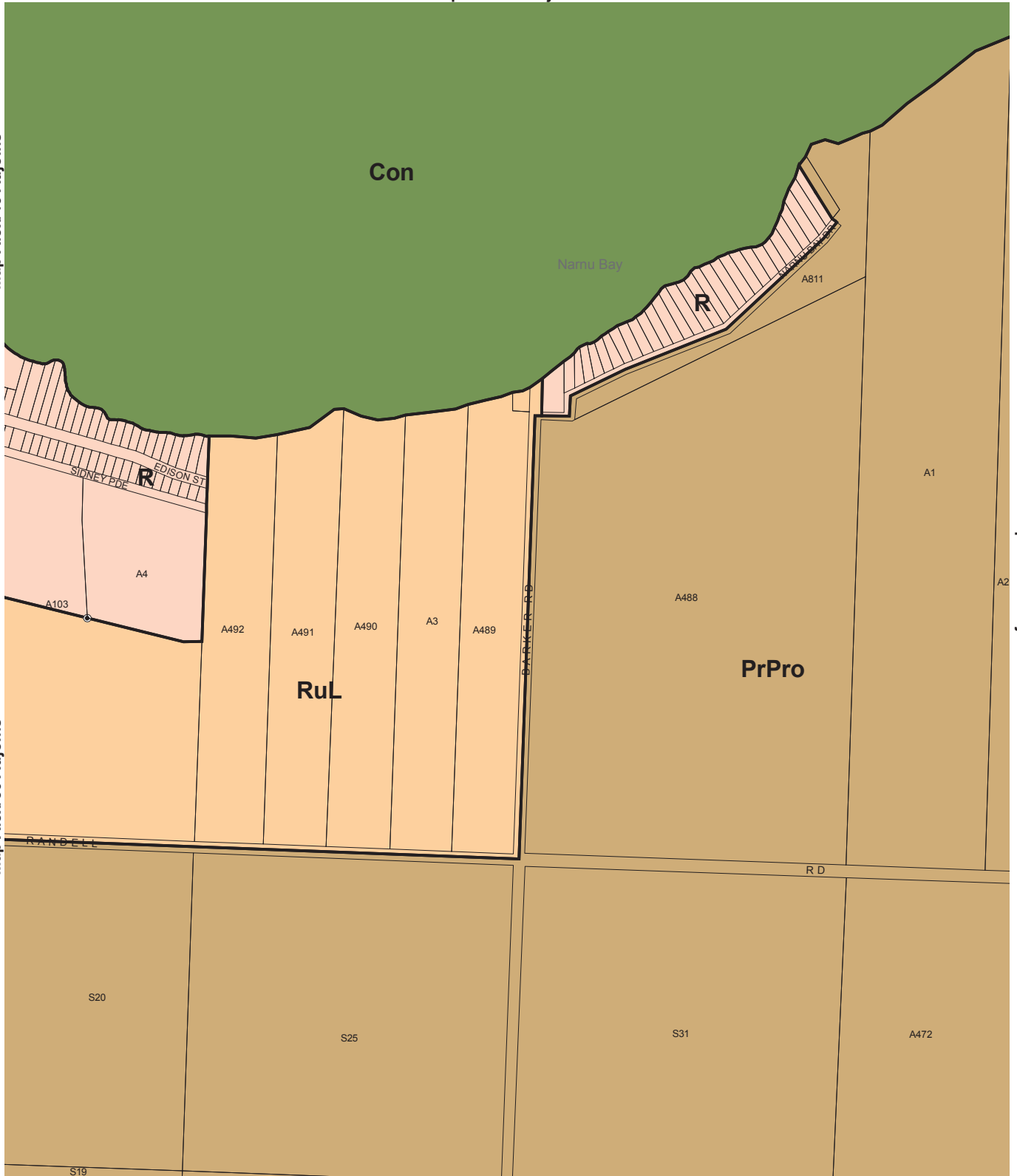
Overlay Map Alex/51 NATURAL RESOURCES

-  Ramsar Wetlands
-  Wetlands of National Importance

Map Alex/46 Adjoins

Map Alex/50 Adjoins

Map Alex/25 Adjoins



Lamberts Conformal Conic Projection, GDA94

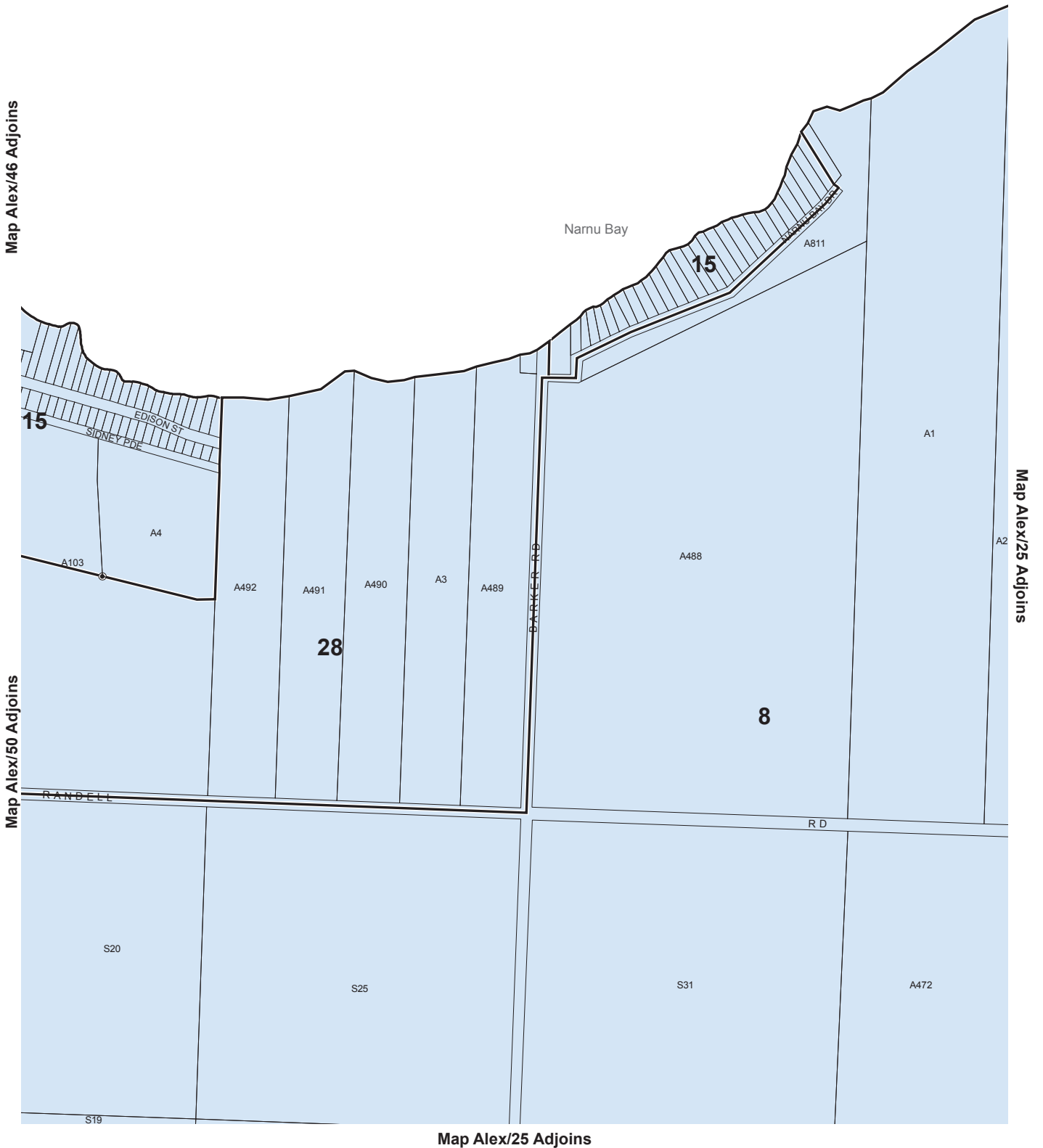


HINDMARSH ISLAND

Zone Map Alex/51

- Zones**
- Conservation
 - Primary Production
 - Residential
 - Rural Living
 - Zone Boundary

Map Alex/25 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 15 Hindmarsh Island North
- 28 Hindmarsh Island Central
- 8 Hindmarsh Island Rural

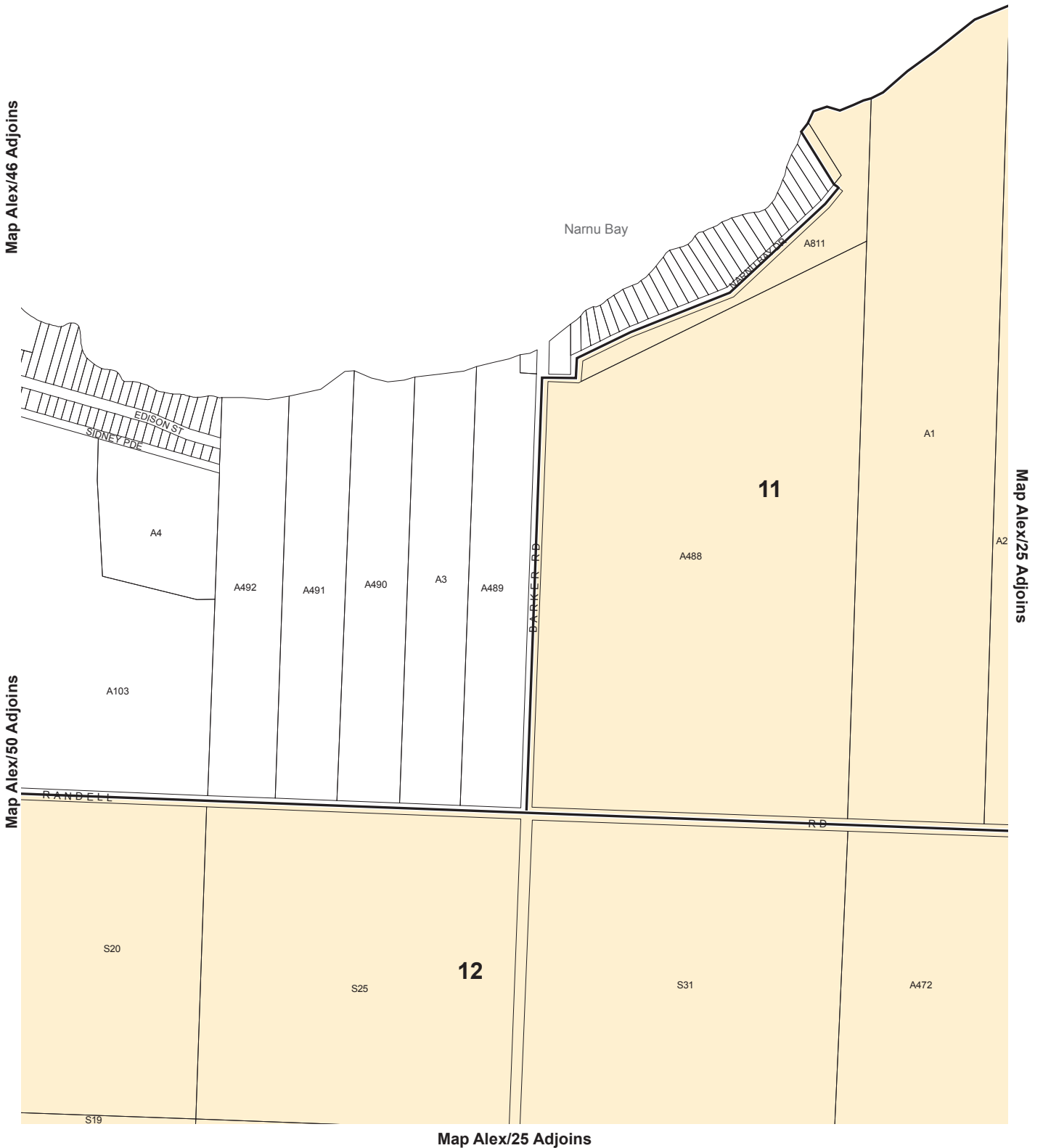


HINDMARSH ISLAND

Policy Area Map Alex/51

Policy Area Boundary

Map Alex/25 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Precinct**
11 Hindmarsh Island North
12 Hindmarsh Island South

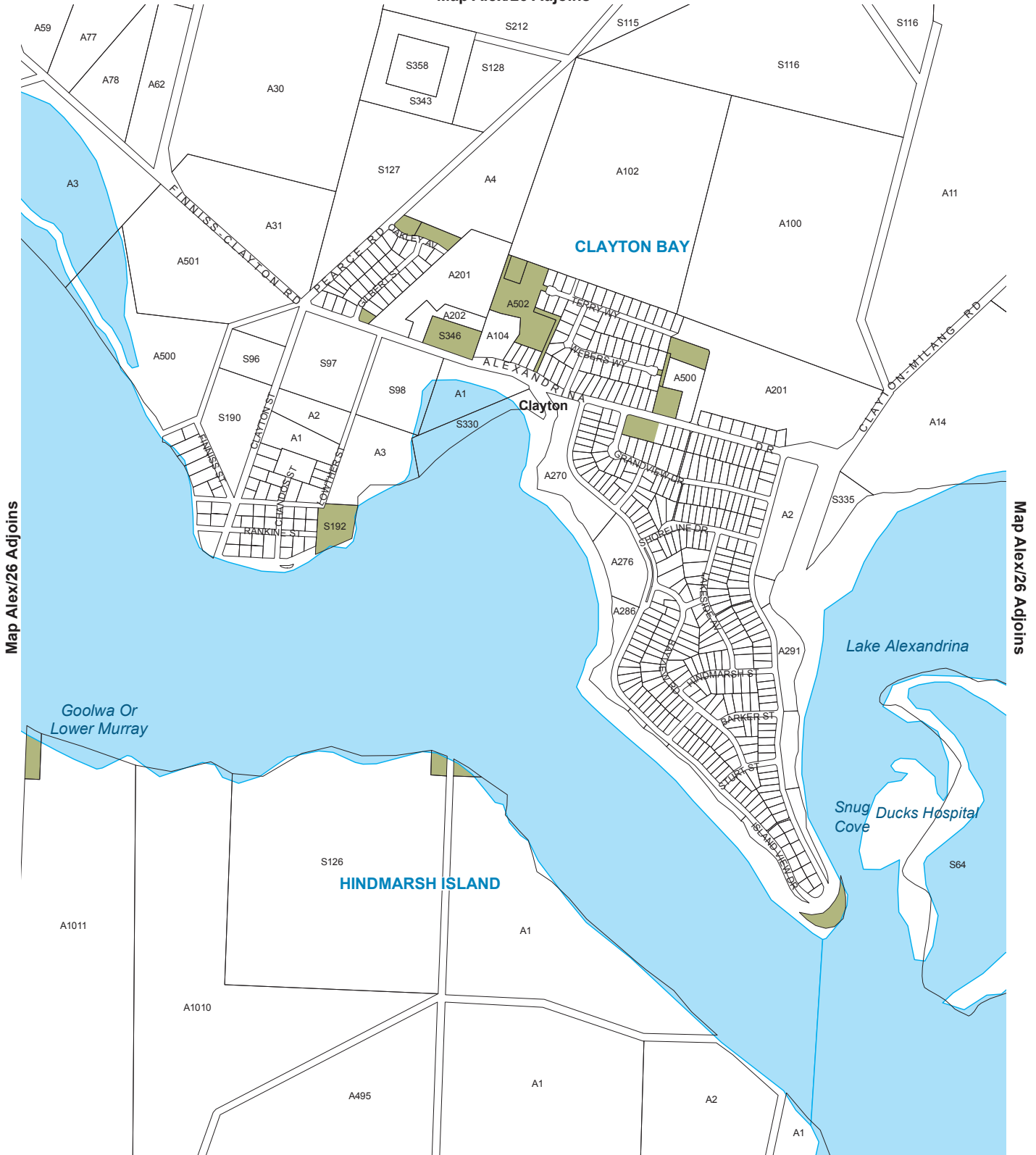


HINDMARSH ISLAND

Precinct Map Alex/51

 Precinct Boundary

Map Alex/26 Adjoins



Map Alex/26 Adjoins

Map Alex/26 Adjoins

Map Alex/26 Adjoins

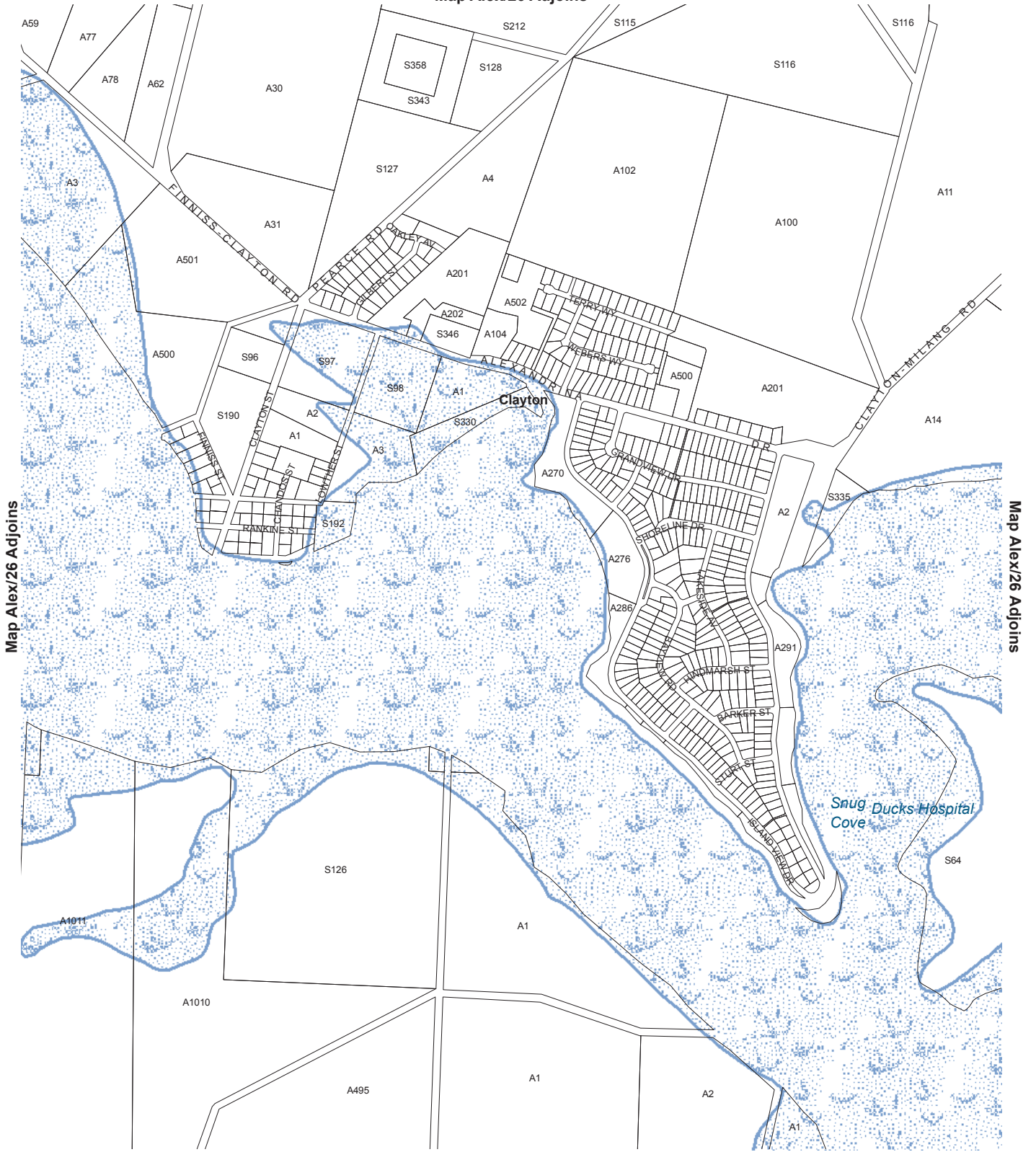


CLAYTON

Location Map Alex/52

- Local Reserves
- Waterbodies

Map Alex/26 Adjoins



Map Alex/26 Adjoins

Map Alex/26 Adjoins

Map Alex/26 Adjoins



CLAYTON

Overlay Map Alex/52 DEVELOPMENT CONSTRAINTS

 1956 Flood Boundary

ALEXANDRINA COUNCIL
Consolidated - 11 February 2021

Map Alex/26 Adjoins



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

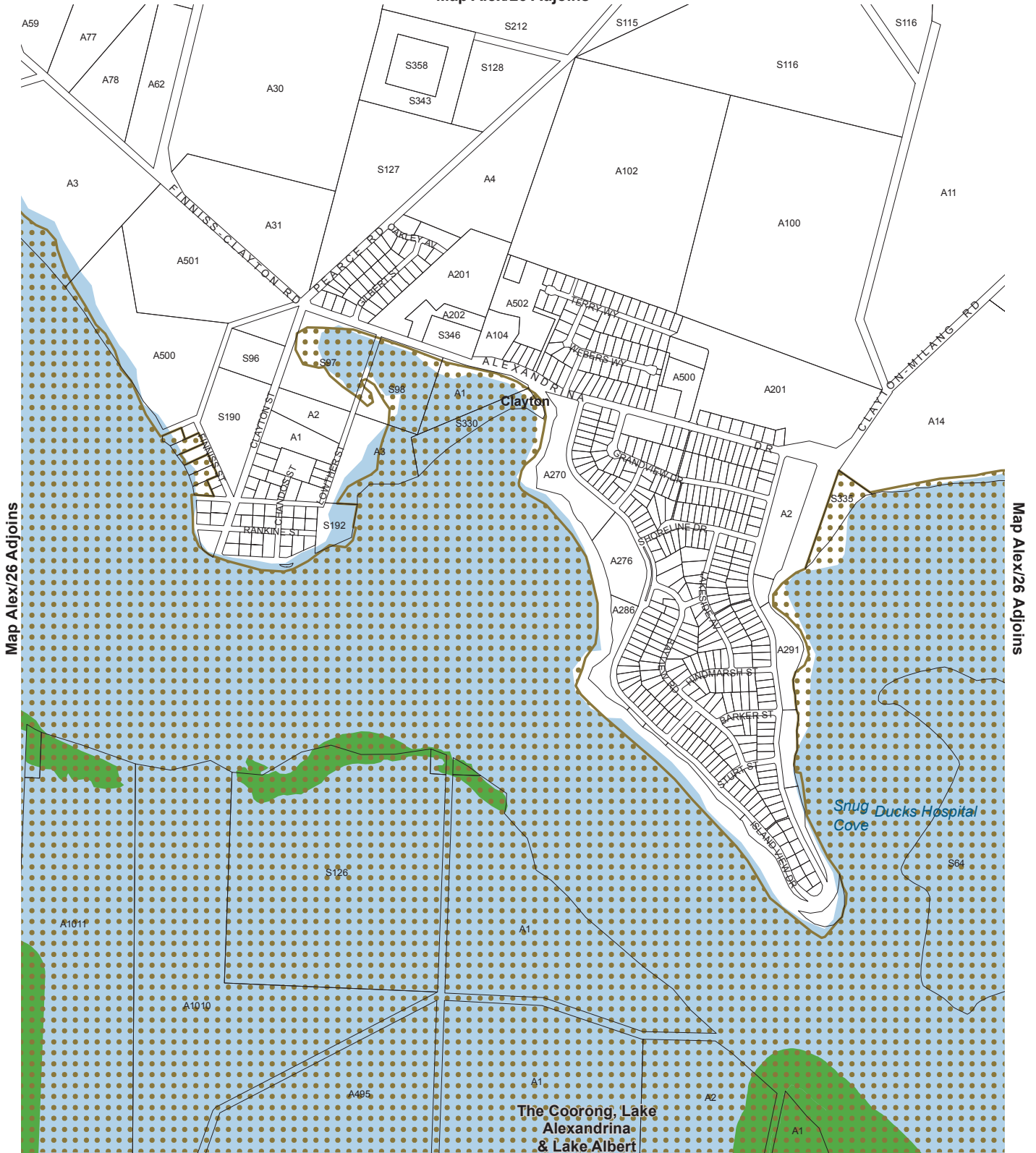


CLAYTON

Overlay Map Alex/52 HERITAGE

● State heritage place

Map Alex/26 Adjoins



Map Alex/26 Adjoins



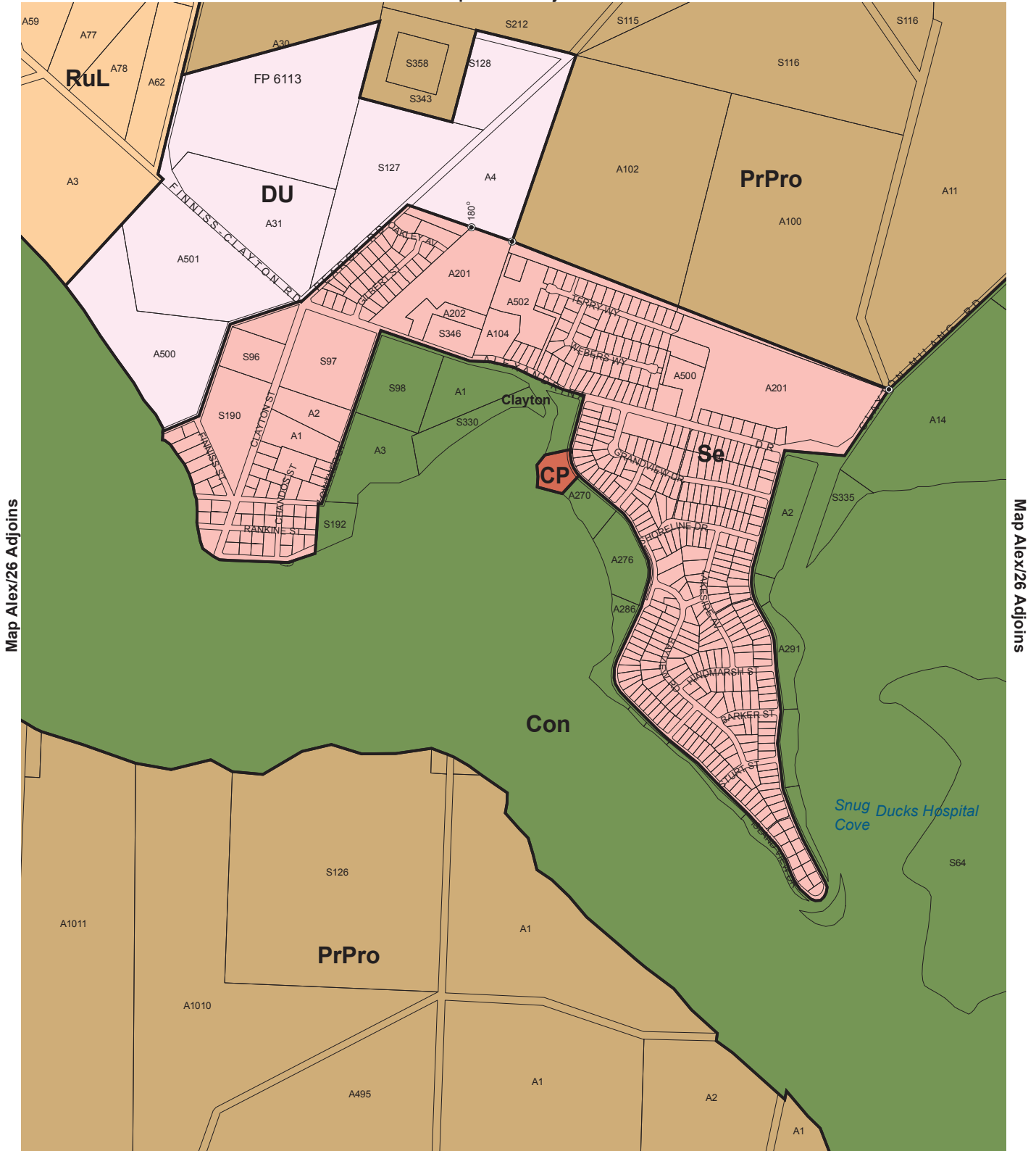
CLAYTON

Overlay Map Alex/52

NATURAL RESOURCES

-  Ramsar Wetlands
-  Key Ramsar Habitat Area
-  Key Ramsar Habitat Area buffer
-  Wetlands of National Importance

Map Alex/26 Adjoins



Map Alex/26 Adjoins

Lamberts Conformal Conic Projection, GDA94

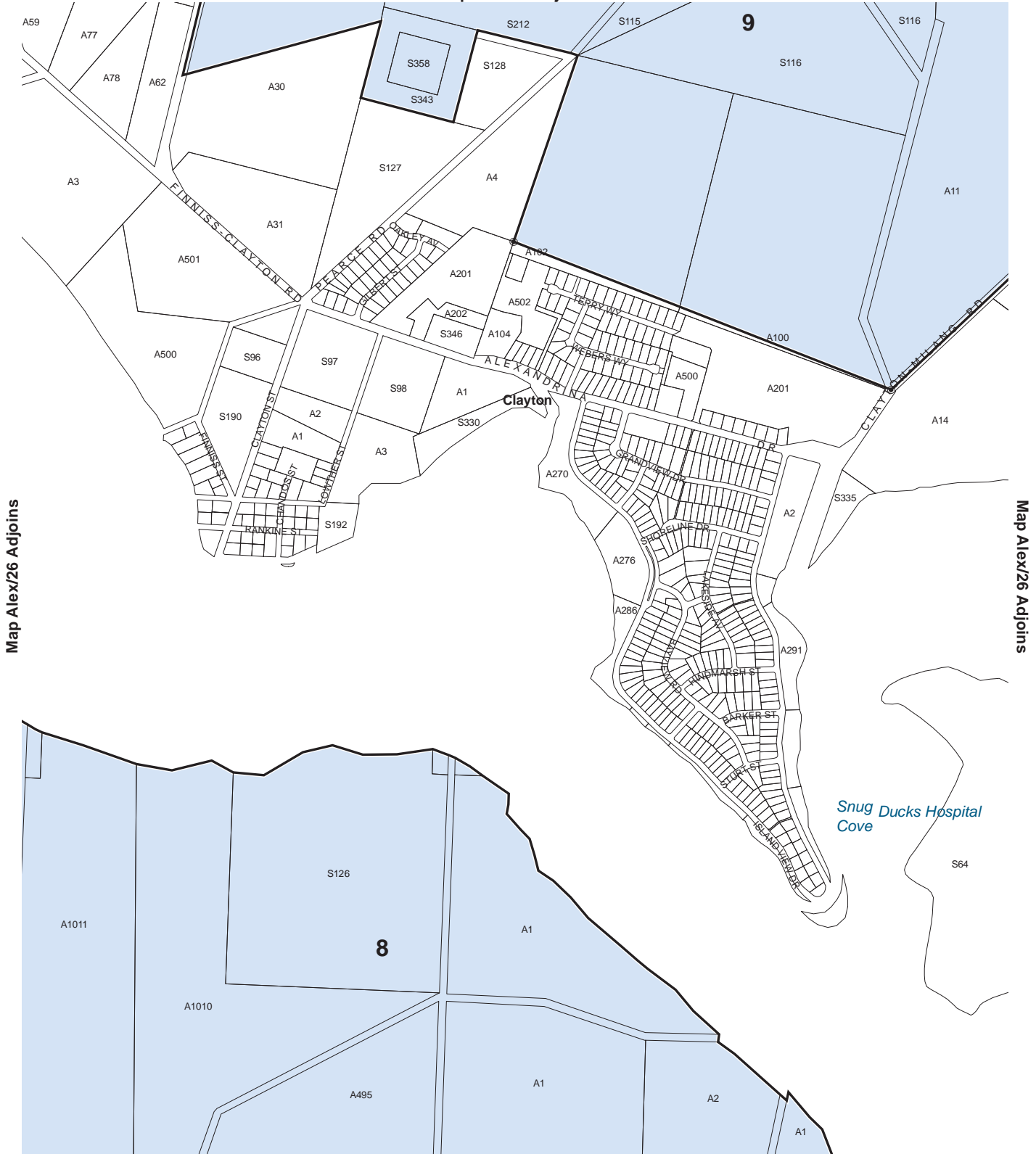
- Zones**
- CP Caravan and Tourist Park
 - Con Conservation
 - DU Deferred Urban
 - PrPro Primary Production
 - RuL Rural Living
 - Se Settlement
 - Zone Boundary



CLAYTON

Zone Map Alex/52

Map Alex/26 Adjoins



Map Alex/26 Adjoins

Map Alex/26 Adjoins

Map Alex/26 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Policy Area**
 8 Hindmarsh Island Rural
 9 Mount Lofty Ranges

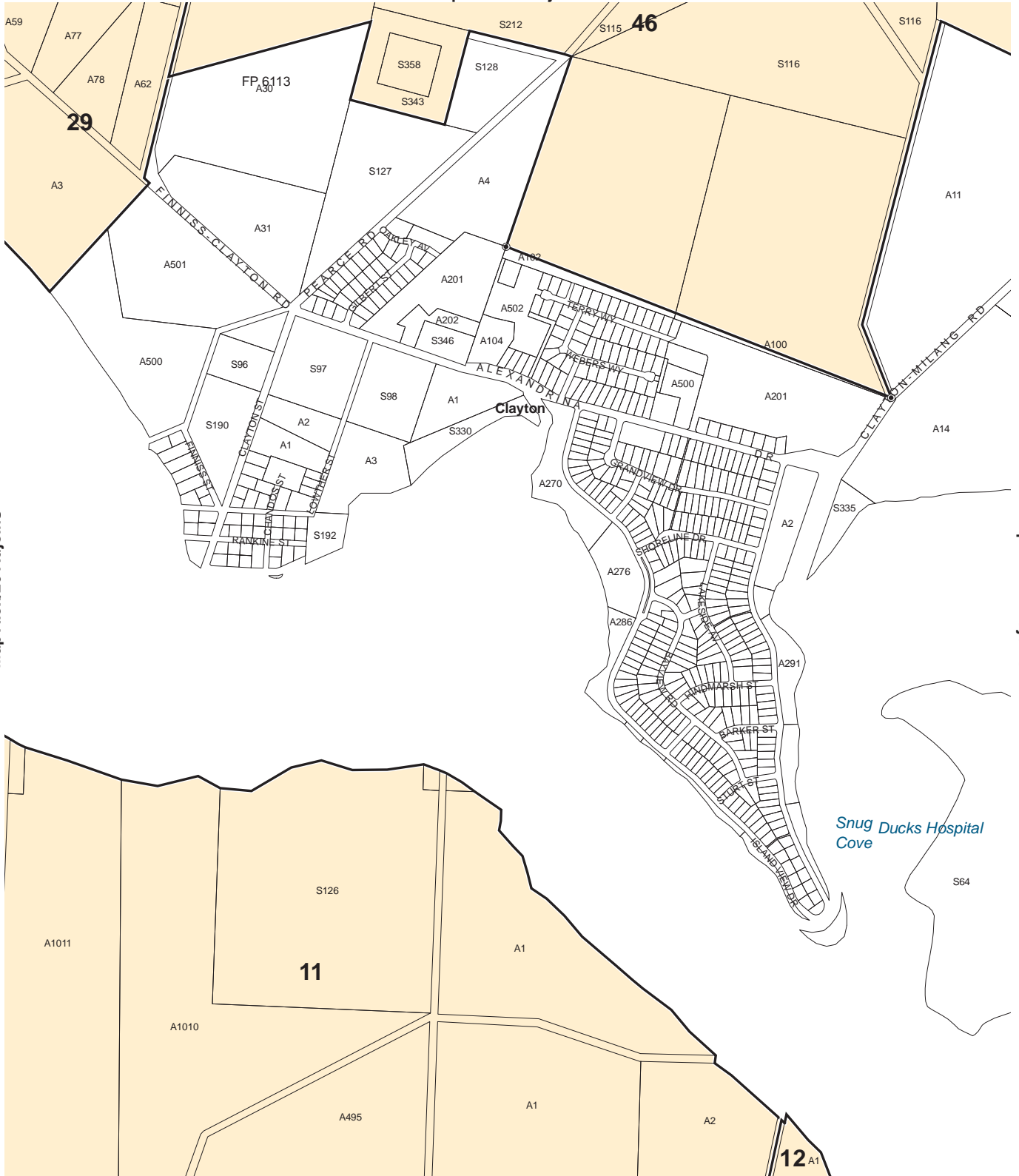


CLAYTON

Policy Area Map Alex/52

 Policy Area Boundary

Map Alex/26 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct

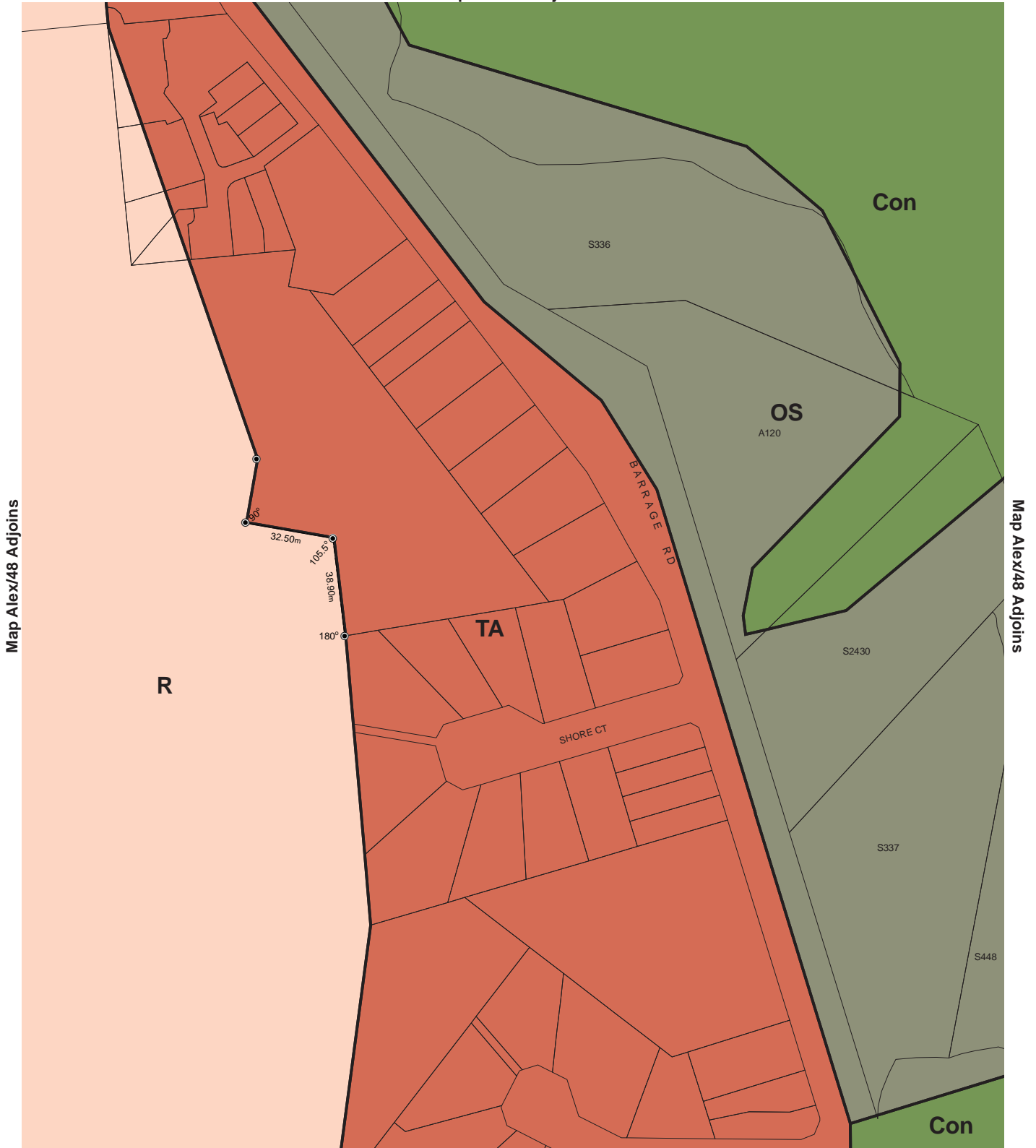
- 11 Hindmarsh Island North
- 12 Hindmarsh Island South
- 29 Clayton
- 46 Wind Farms



CLAYTON

Precinct Map Alex/52

 Precinct Boundary



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

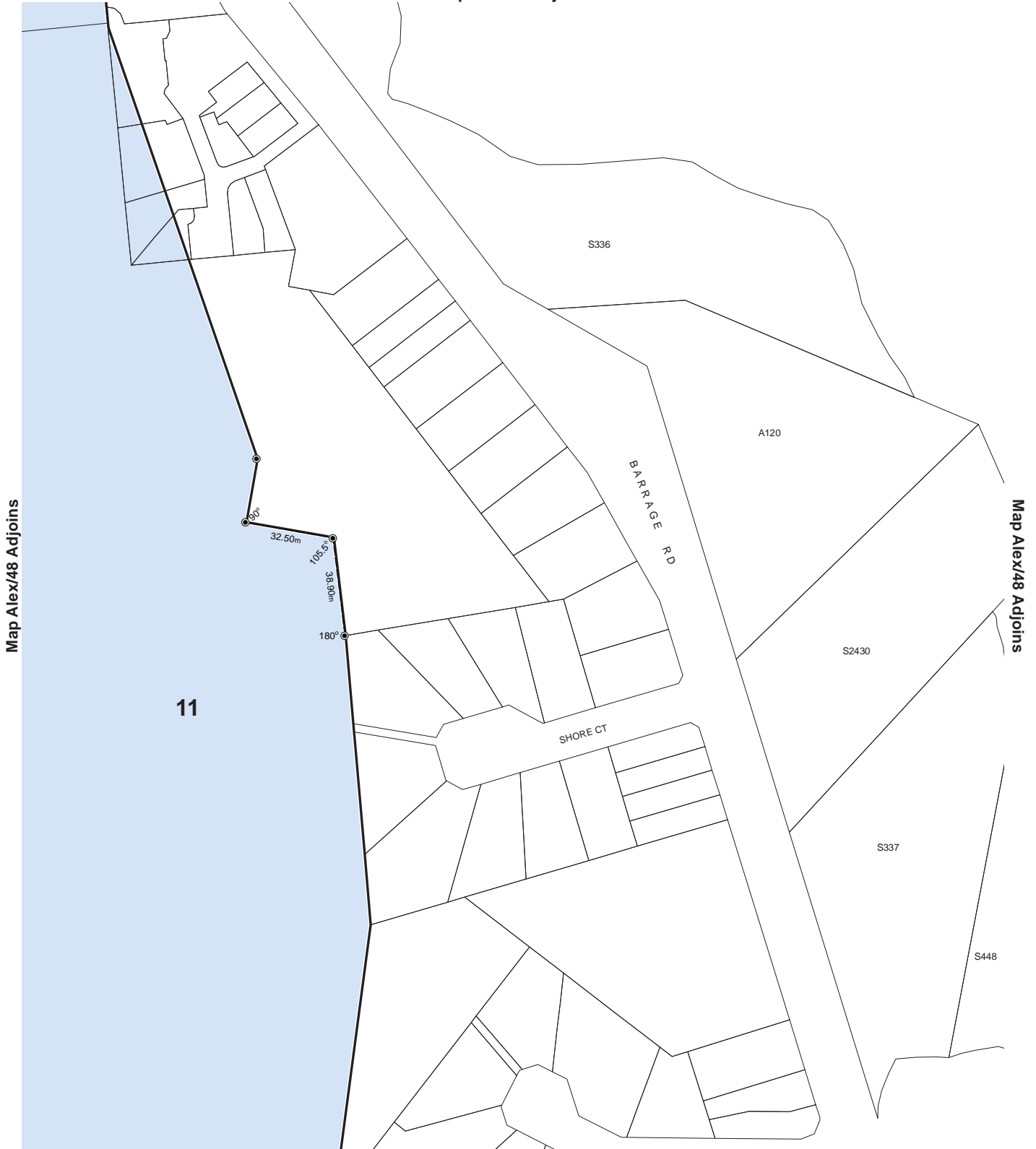


Zones

- Conservation
- Open Space
- Residential
- Tourist Accommodation
- Zone Boundary

Zone Map Alex/53 ENLARGEMENT

Map Alex/48 Adjoins



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

Policy Area
11 Southern

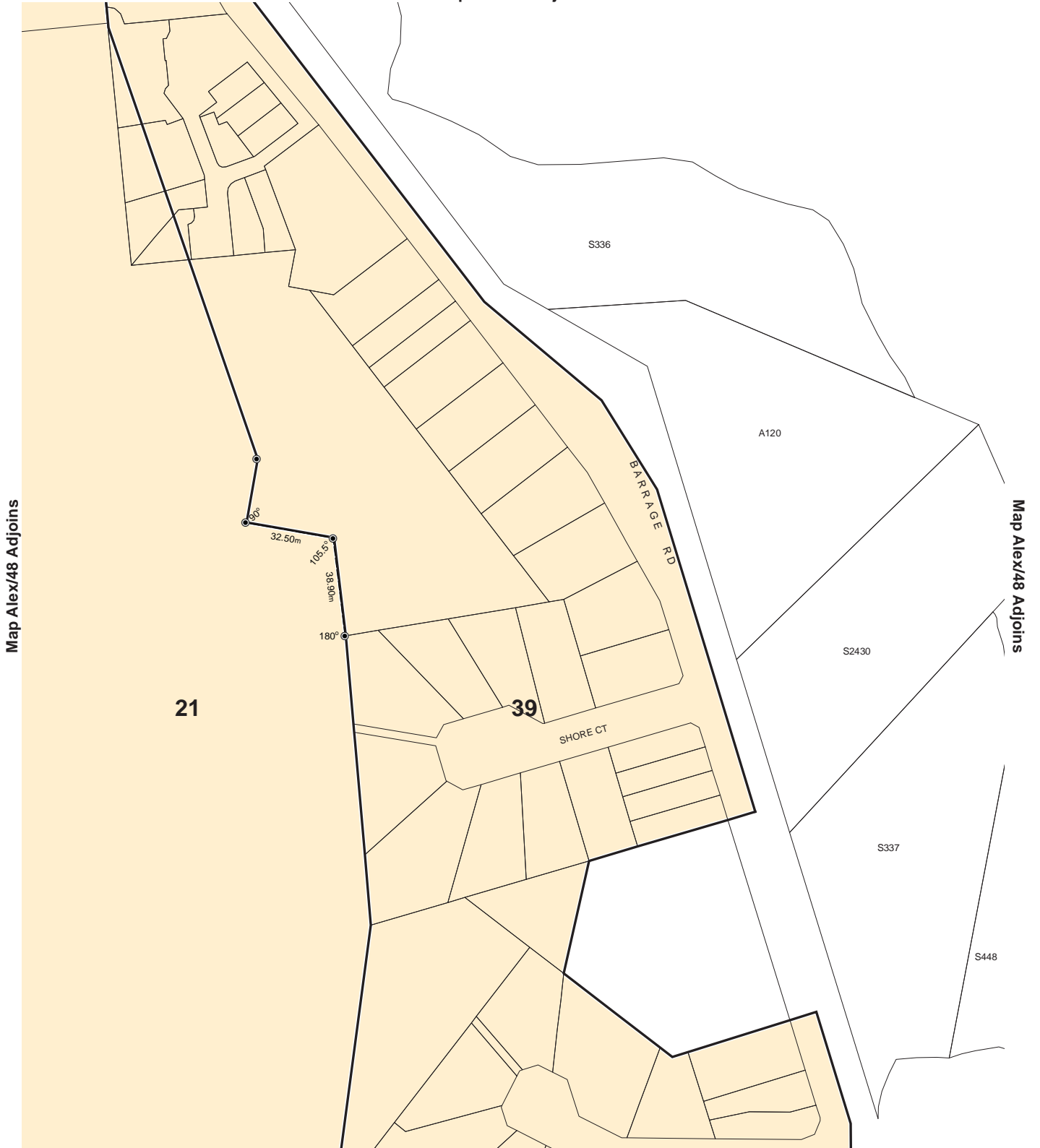
Map Alex/48 Adjoins



Policy Area Map Alex/53 ENLARGEMENT

 Policy Area Boundary

Map Alex/48 Adjoins



Map Alex/48 Adjoins

Map Alex/48 Adjoins

Map Alex/48 Adjoins

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

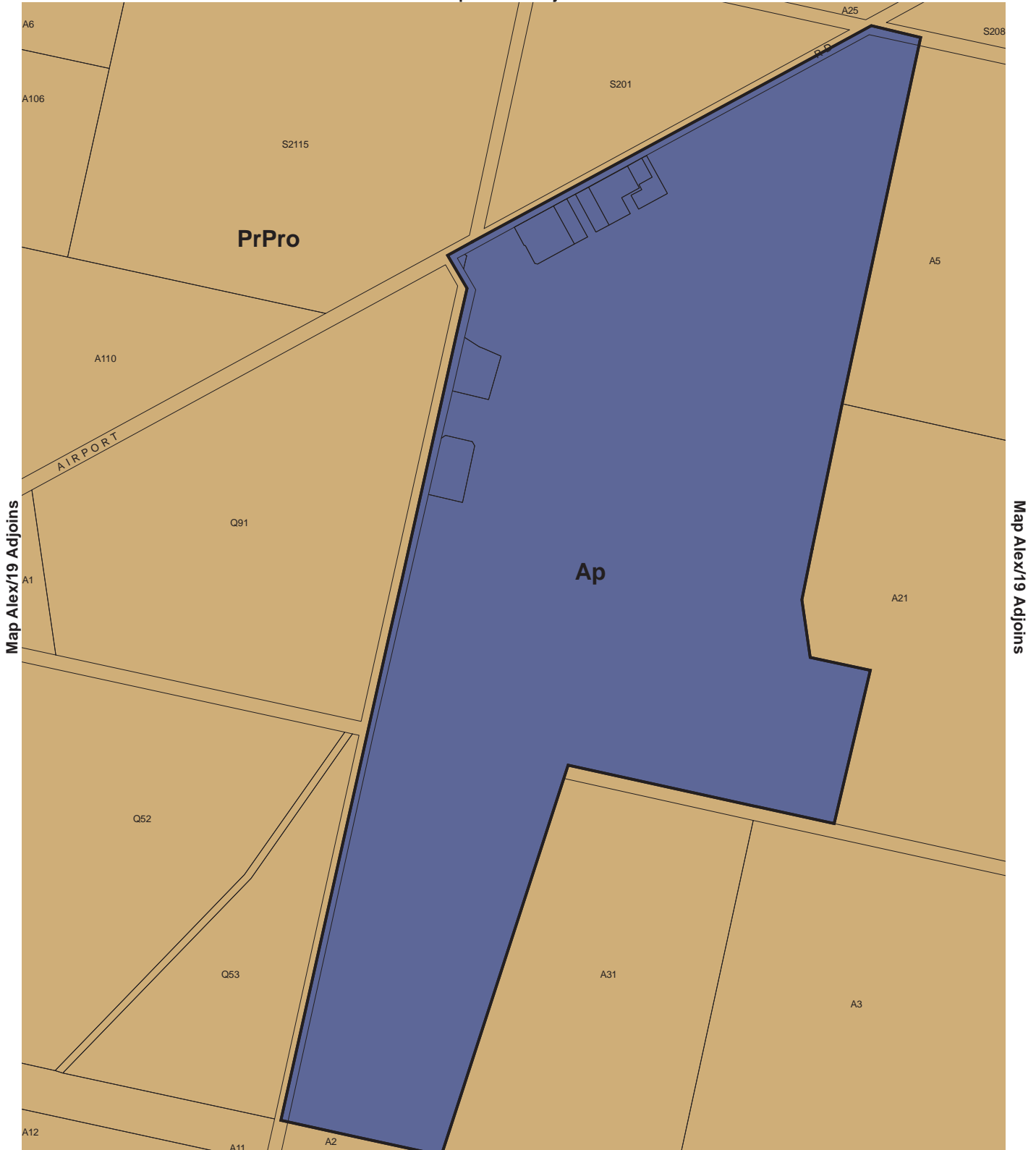
- Precinct**
- 21 South Lakes
 - 39 Goolwa South



Precinct Map Alex/53 ENLARGEMENT

 Precinct Boundary

Map Alex/19 Adjoins



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

Map Alex/24 Adjoins

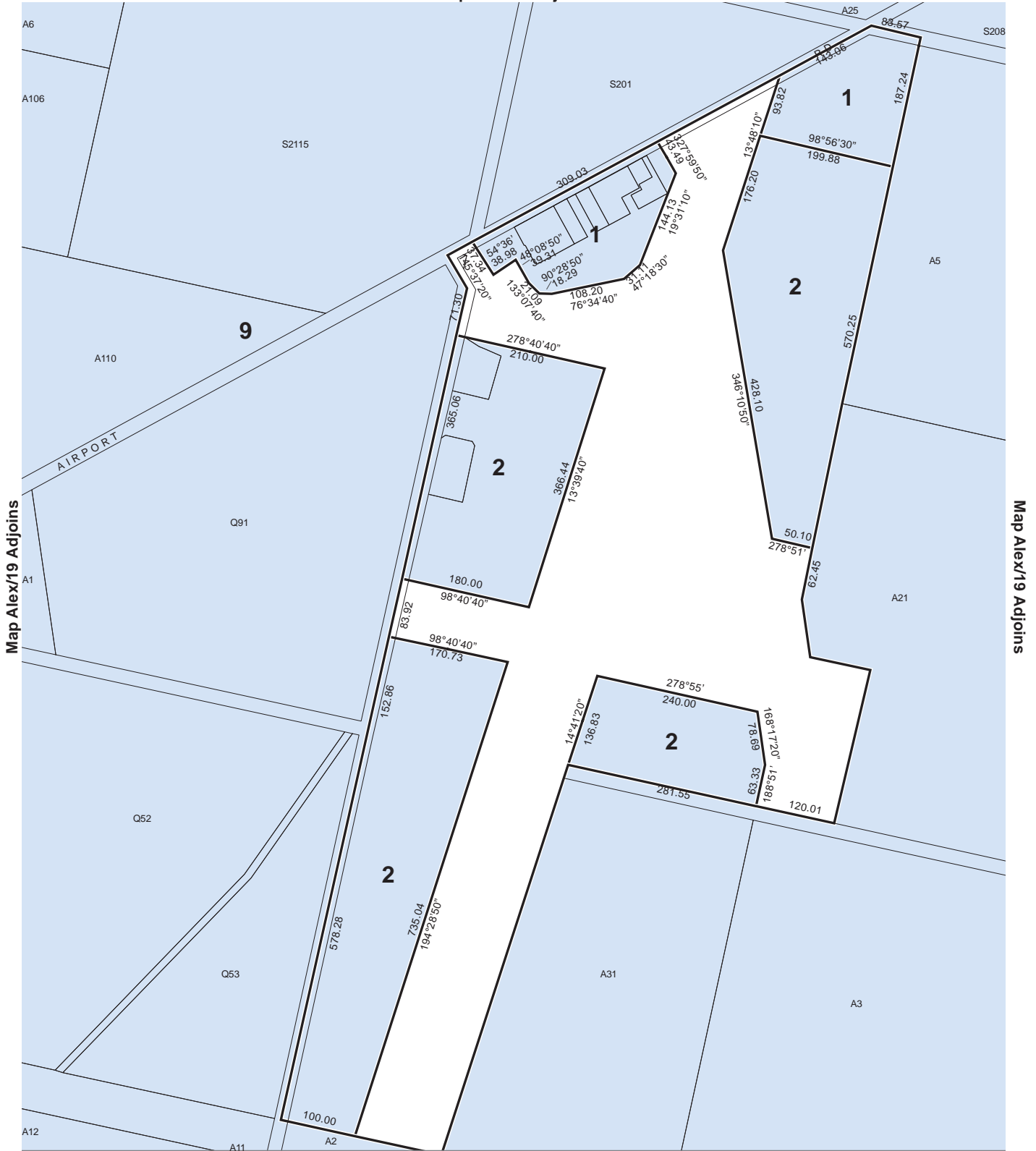


Zones

- Ap Airport
- PrPro Primary Production
- Zone Boundary

Zone Map Alex/54 ENLARGEMENT

Map Alex/19 Adjoins



Map Alex/24 Adjoins

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

Policy Area

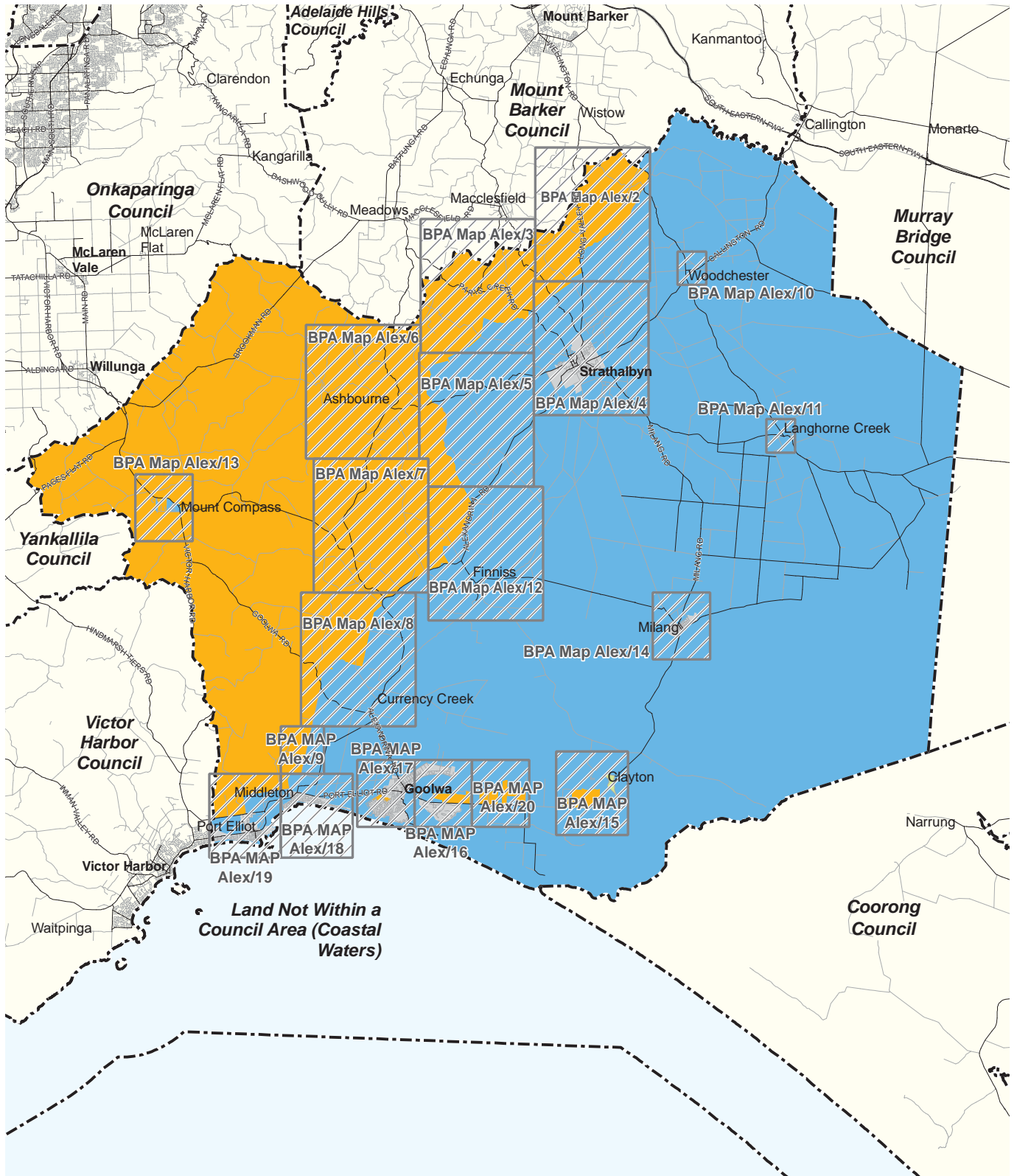
- 1 Commercial Airpark
- 2 Residential Airpark
- 9 Mount Lofty Ranges



Policy Area Map Alex/54 ENLARGEMENT

 Policy Area Boundary

Bushfire Risk BPA Maps



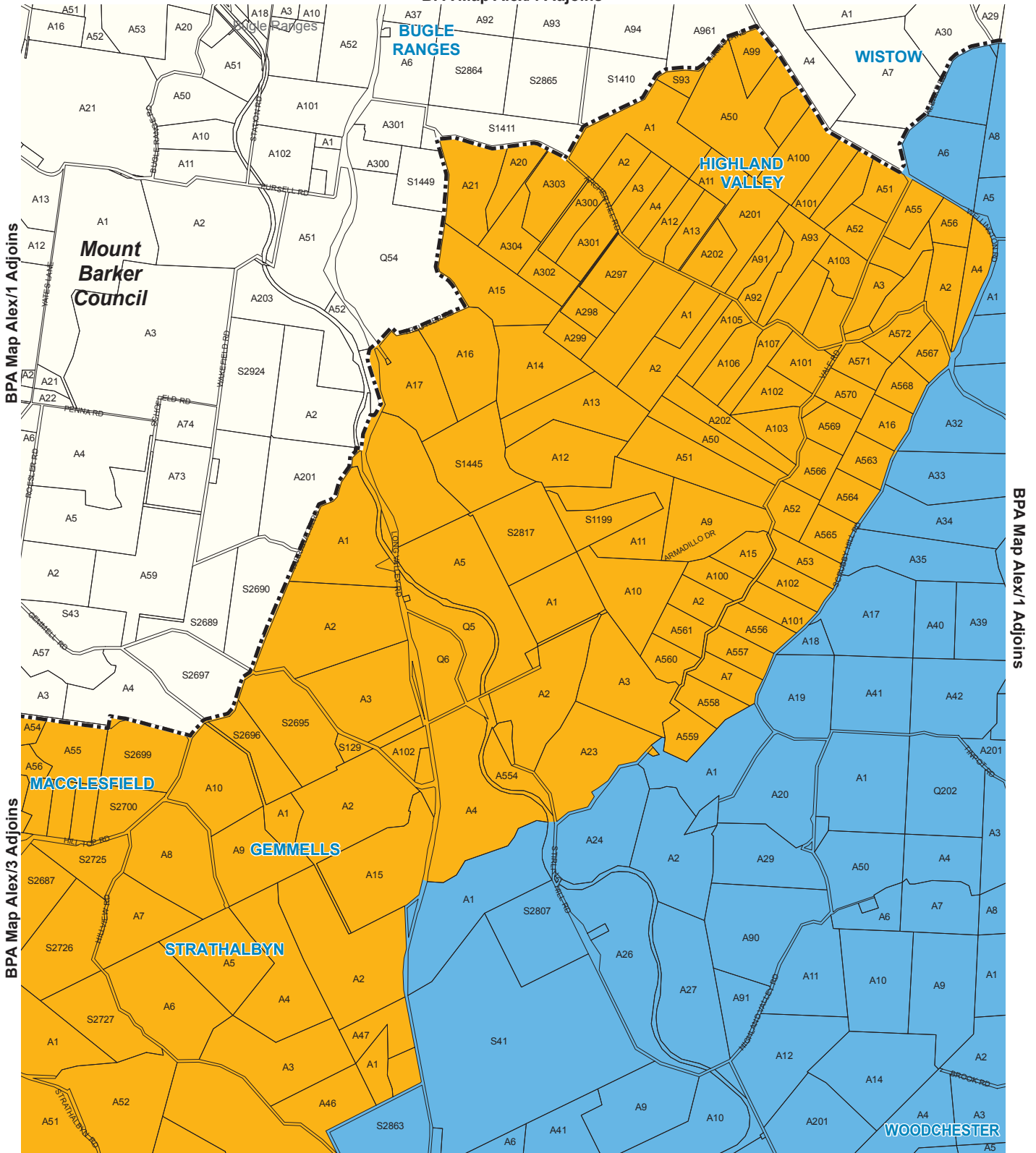
See enlargement map for accurate representation.



Bushfire Protection Area BPA Map Alex/1 BUSHFIRE RISK

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

BPA Map Alex/1 Adjoins

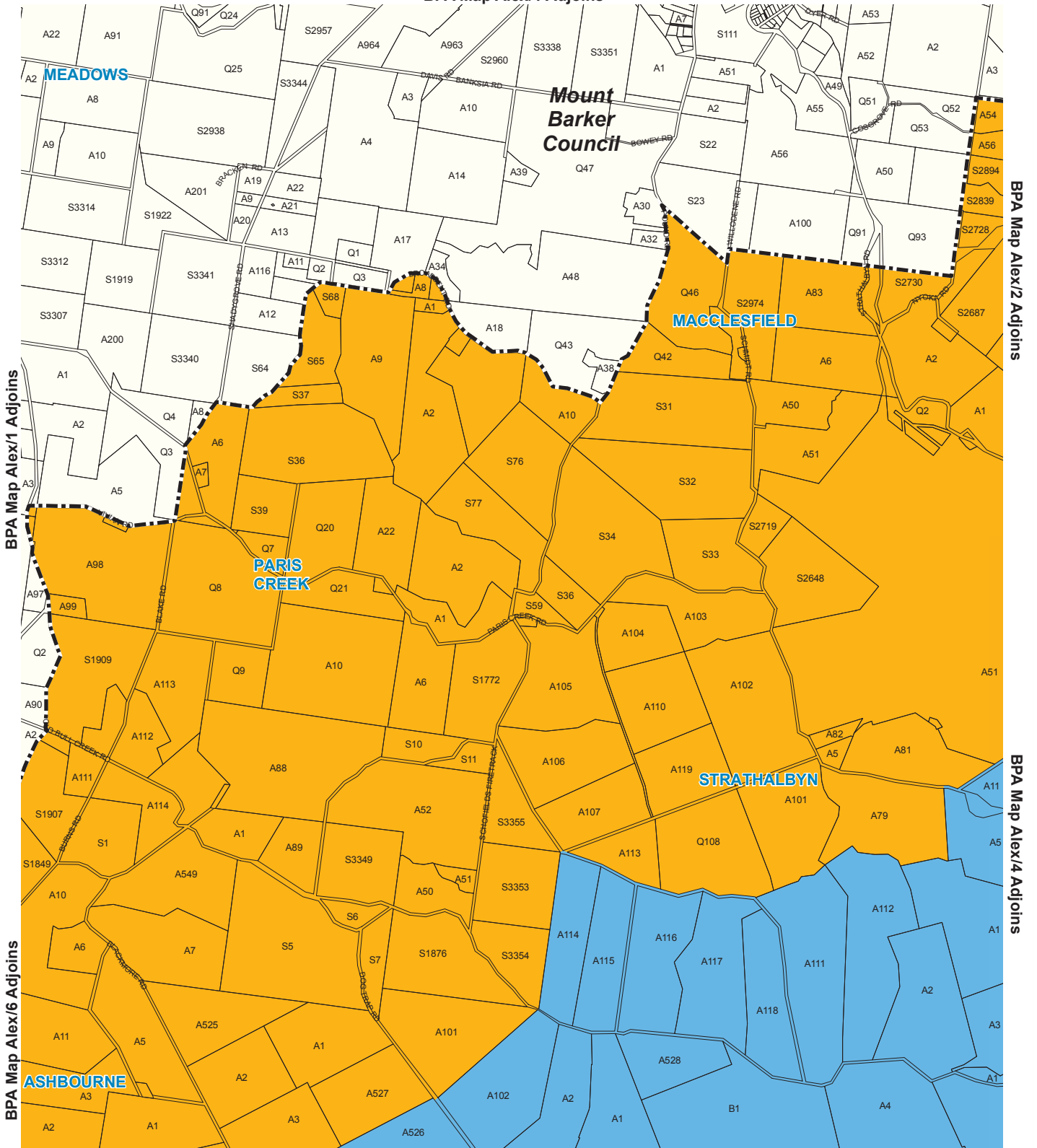


BPA Map Alex/4 Adjoins

- High Bushfire Risk
- Medium Bushfire Risk
- Development Plan Boundary

Bushfire Protection Area BPA Map Alex/2 BUSHFIRE RISK

BPA Map Alex/1 Adjoins



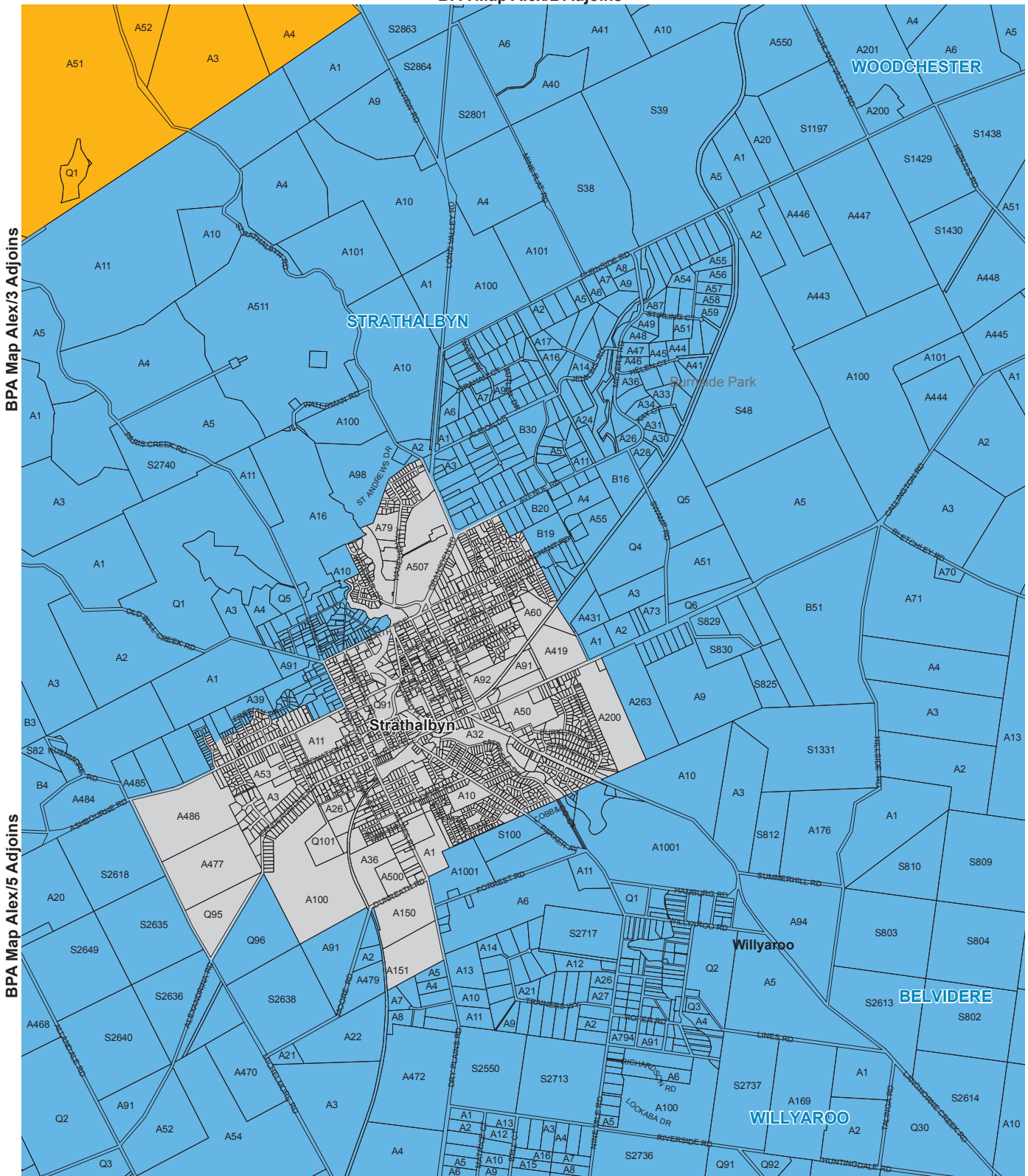
BPA Map Alex/5 Adjoins



Bushfire Protection Area BPA Map Alex/3 BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- Development Plan Boundary

BPA Map Alex/2 Adjoins



BPA Map Alex/1 Adjoins



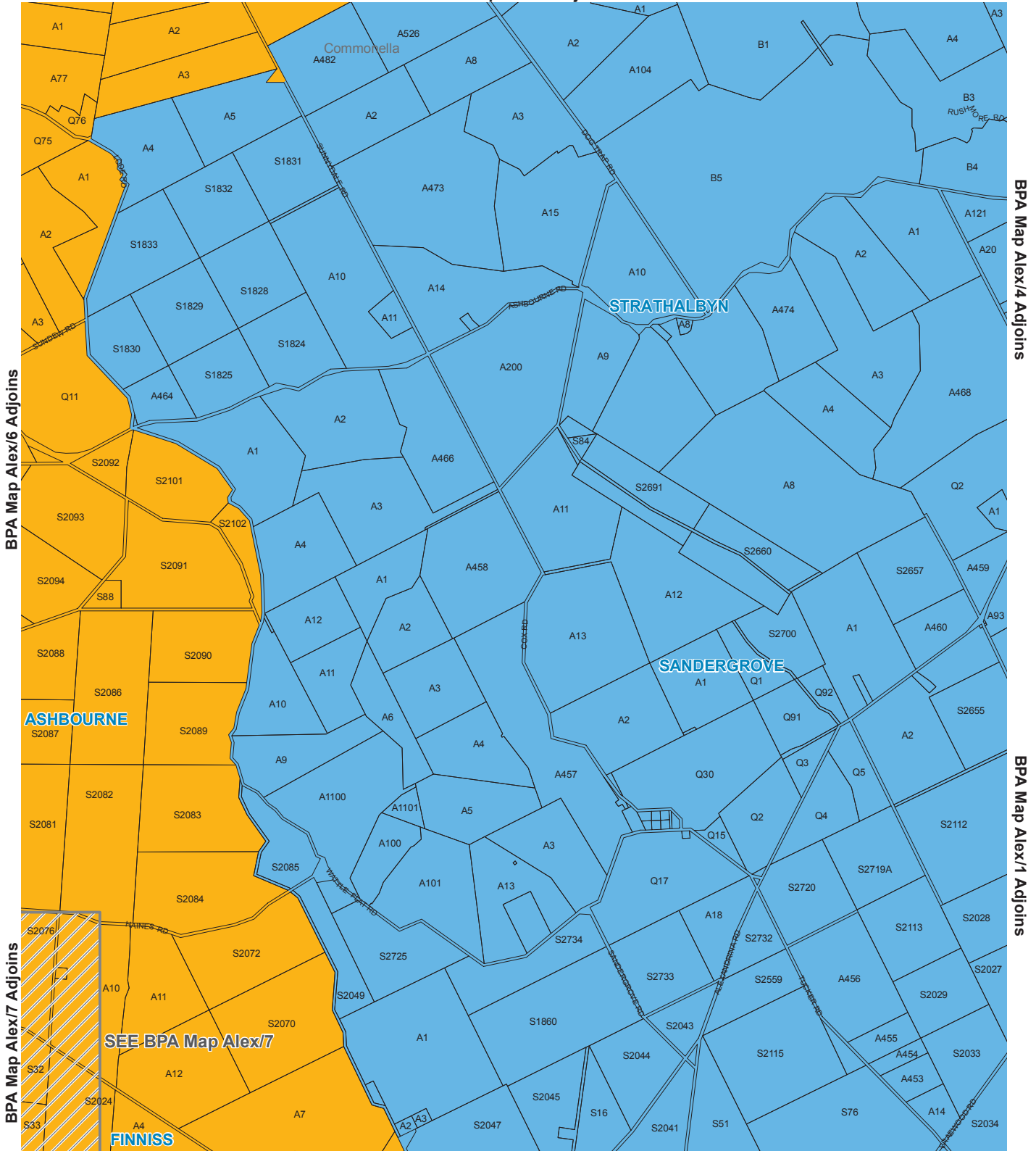
Bushfire Protection Area

BPA Map Alex/4

BUSHFIRE RISK

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

BPA Map Alex/3 Adjoins



BPA Map Alex/12 Adjoins

See enlargement map for accurate representation.



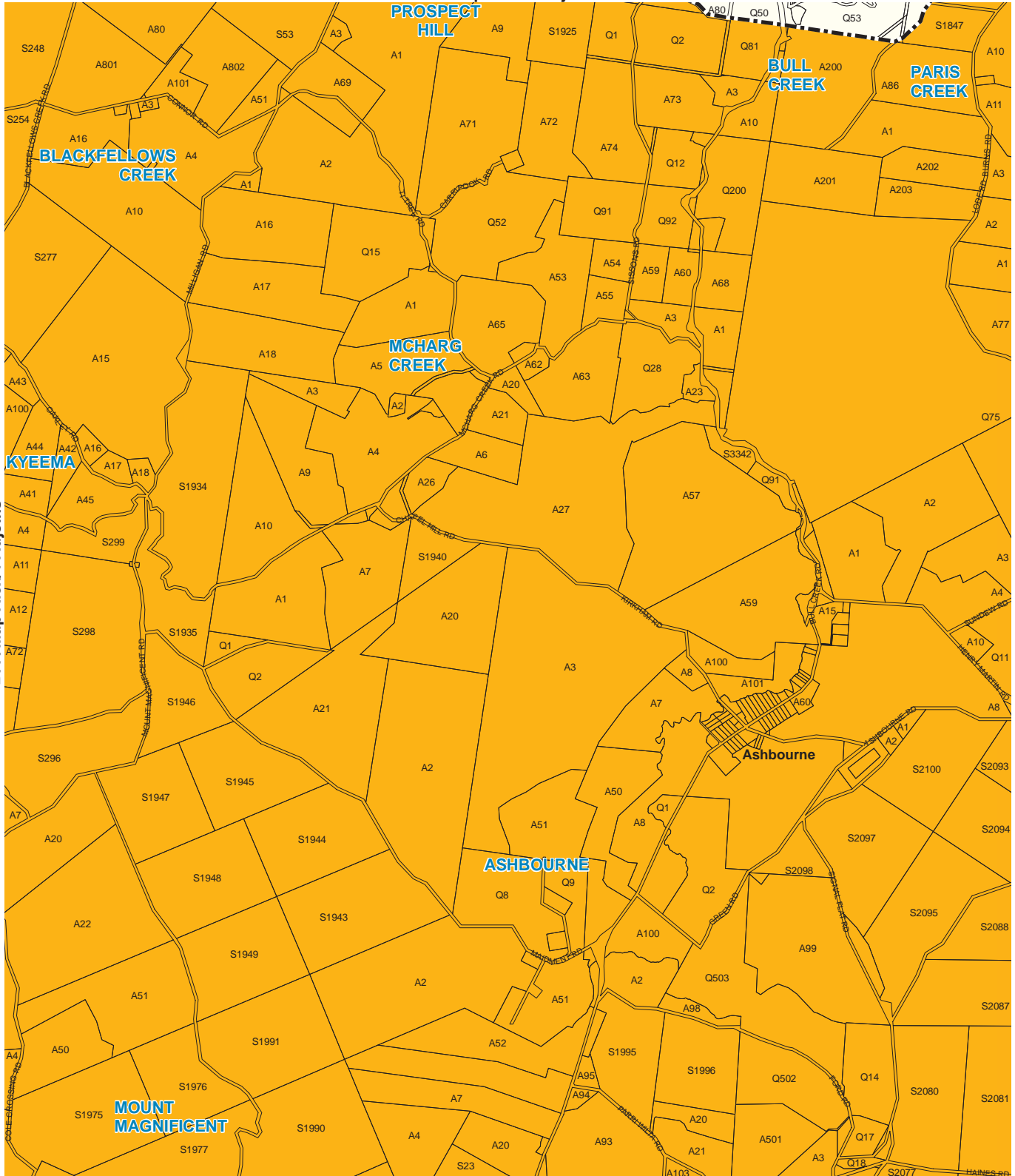
Bushfire Protection Area

BPA Map Alex/5

BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk

BPA Map Alex/1 Adjoins



BPA Map Alex/3 Adjoins

BPA Map Alex/5 Adjoins

BPA Map Alex/1 Adjoins

BPA Map Alex/7 Adjoins



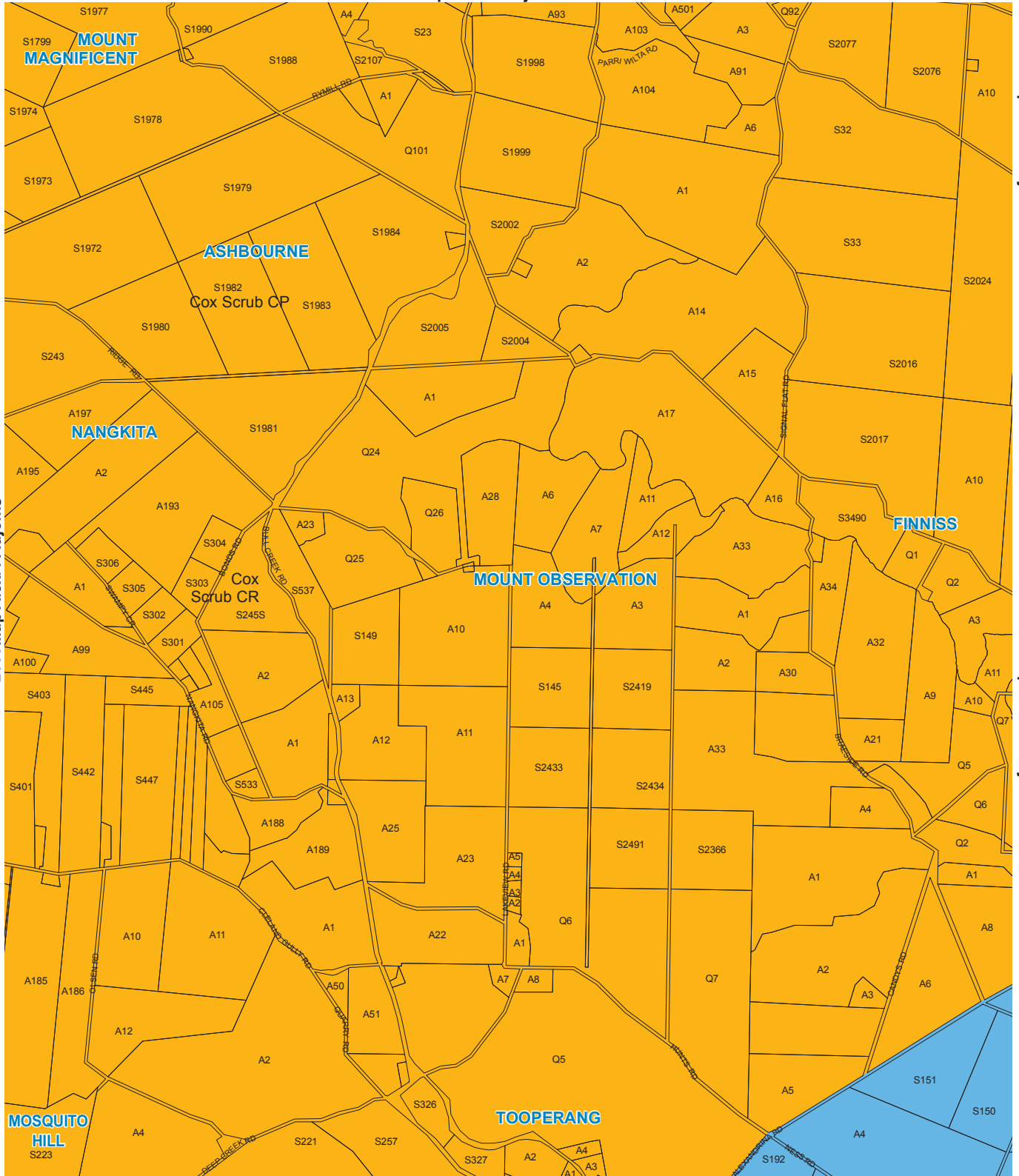
Bushfire Protection Area

BPA Map Alex/6

BUSHFIRE RISK

- High Bushfire Risk
- Development Plan Boundary

BPA Map Alex/6 Adjoins



BPA Map Alex/8 Adjoins

BPA Map Alex/5 Adjoins

BPA Map Alex/1 Adjoins

BPA Map Alex/12 Adjoins



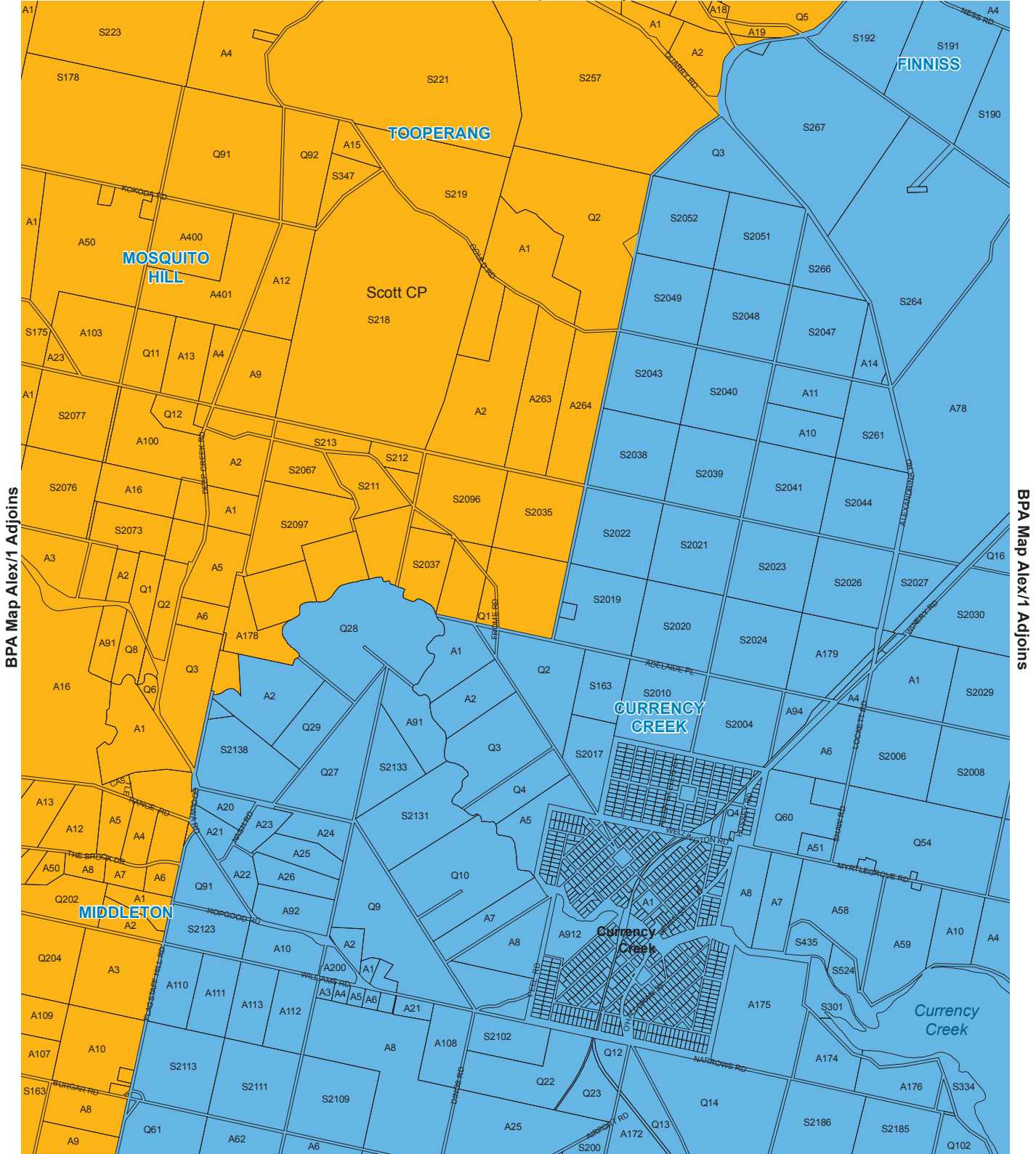
0 2,000 m

Bushfire Protection Area

BPA Map Alex/7

BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk



BPA Map Alex/9 Adjoins

BPA Map Alex/1 Adjoins

Bushfire Protection Area

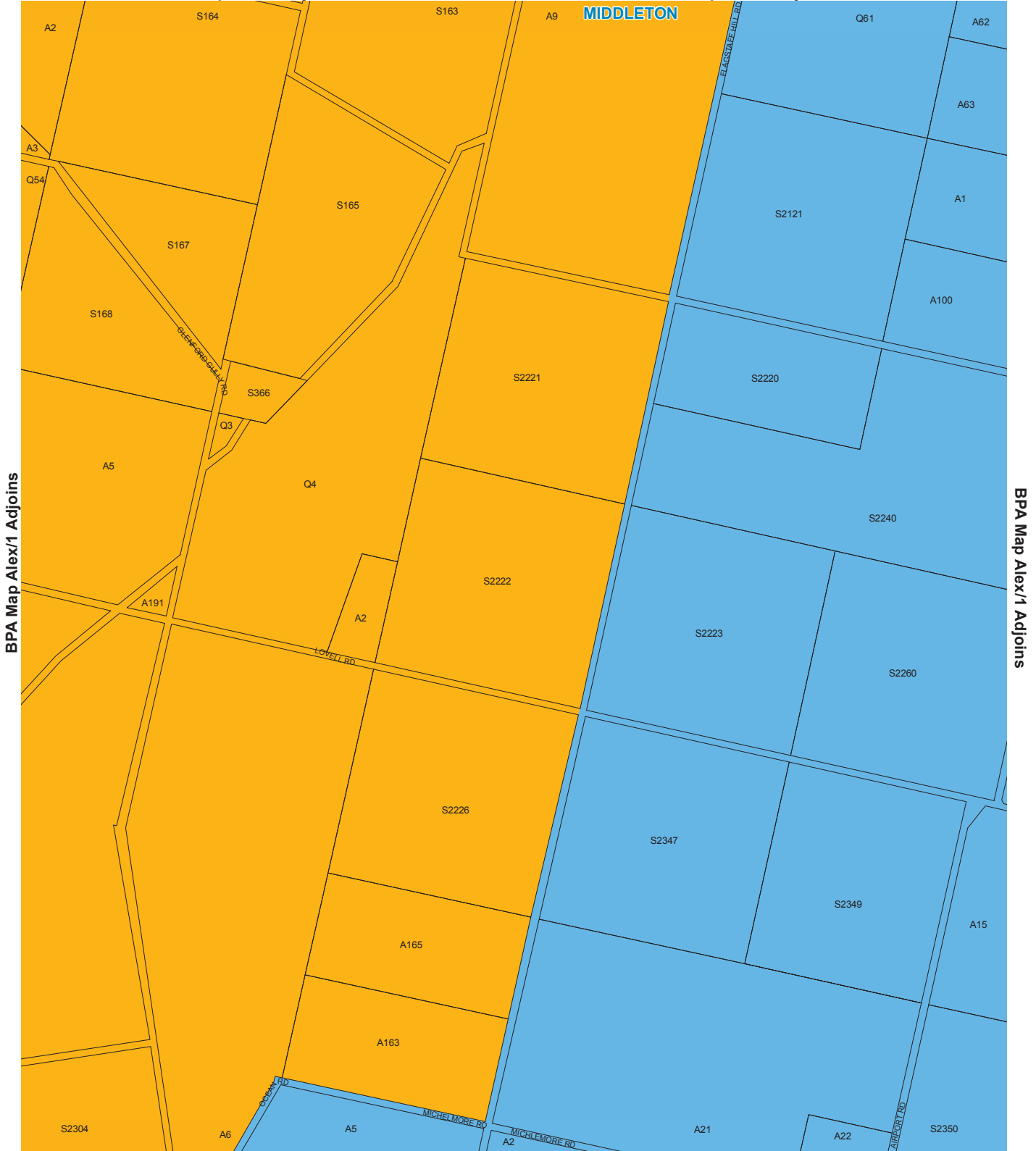
BPA Map Alex/8

BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk

BPA Map Alex/1 Adjoins

BPA Map Alex/8 Adjoins



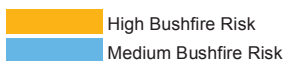
BPA Map Alex/18 Adjoins



Bushfire Protection Area

BPA Map Alex/9

BUSHFIRE RISK



BPA Map Alex/1 Adjoins



BPA Map Alex/1 Adjoins



Bushfire Protection Area

BPA Map Alex/10

BUSHFIRE RISK

Medium Bushfire Risk

BPA Map Alex/1 Adjoints



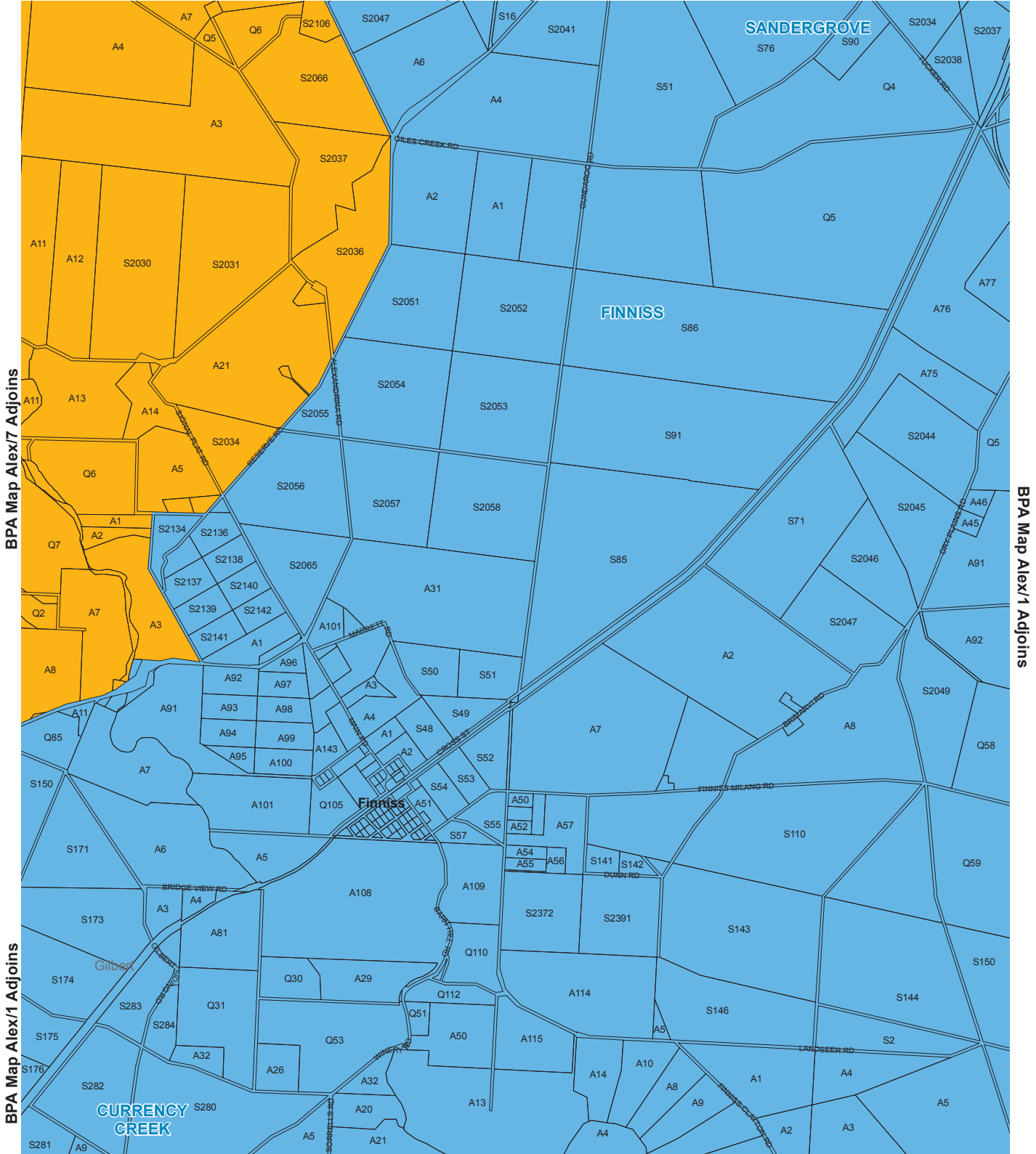
BPA Map Alex/1 Adjoints



Bushfire Protection Area BPA Map Alex/11 BUSHFIRE RISK

 Medium Bushfire Risk

BPA Map Alex/5 Adjoins



BPA Map Alex/1 Adjoins



Bushfire Protection Area

BPA Map Alex/12

BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk

BPA Map Alex/1 Adjoins



BPA Map Alex/1 Adjoins



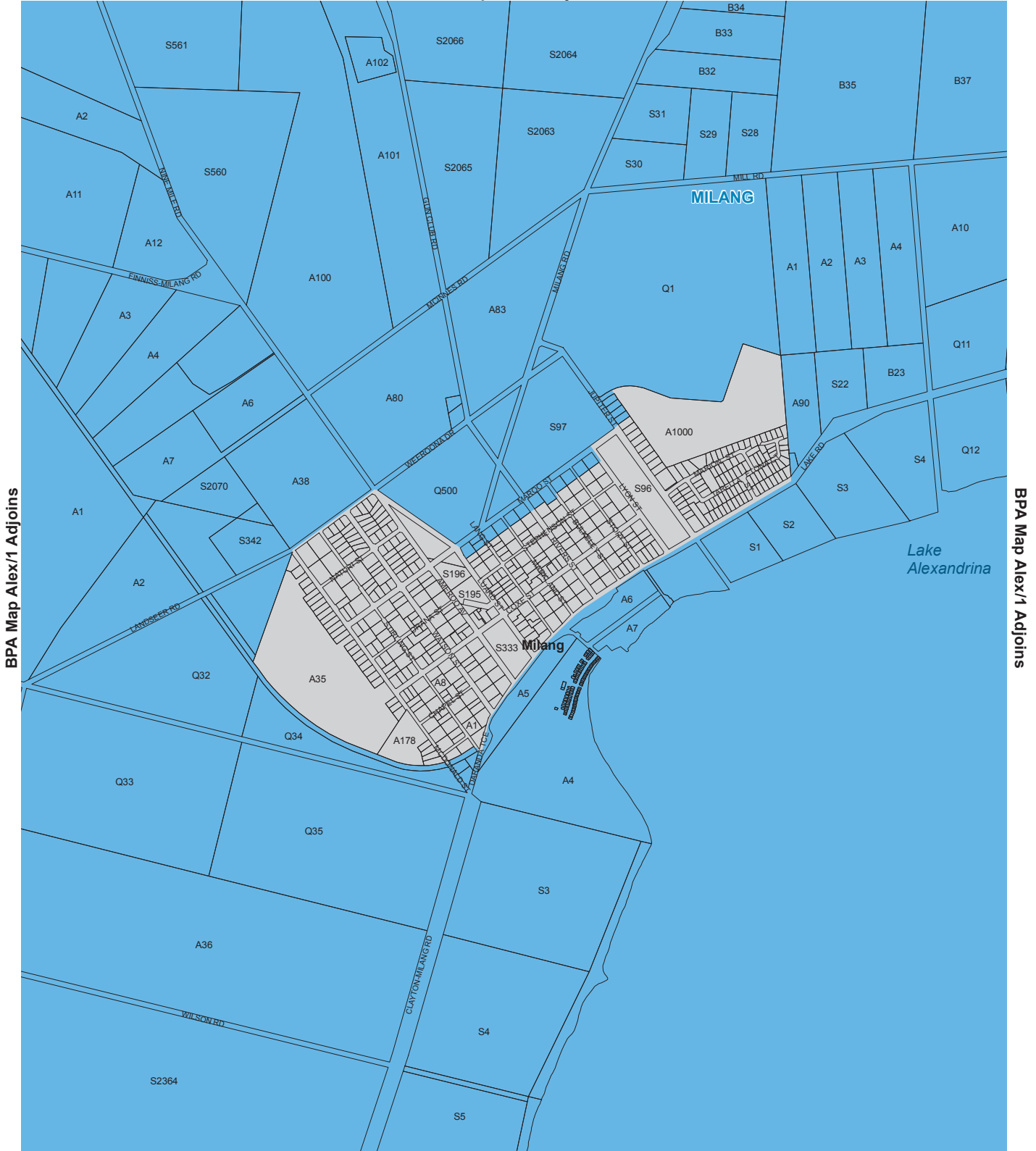
Bushfire Protection Area

BPA Map Alex/13

BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk

BPA Map Alex/1 Adjoins



BPA Map Alex/1 Adjoins



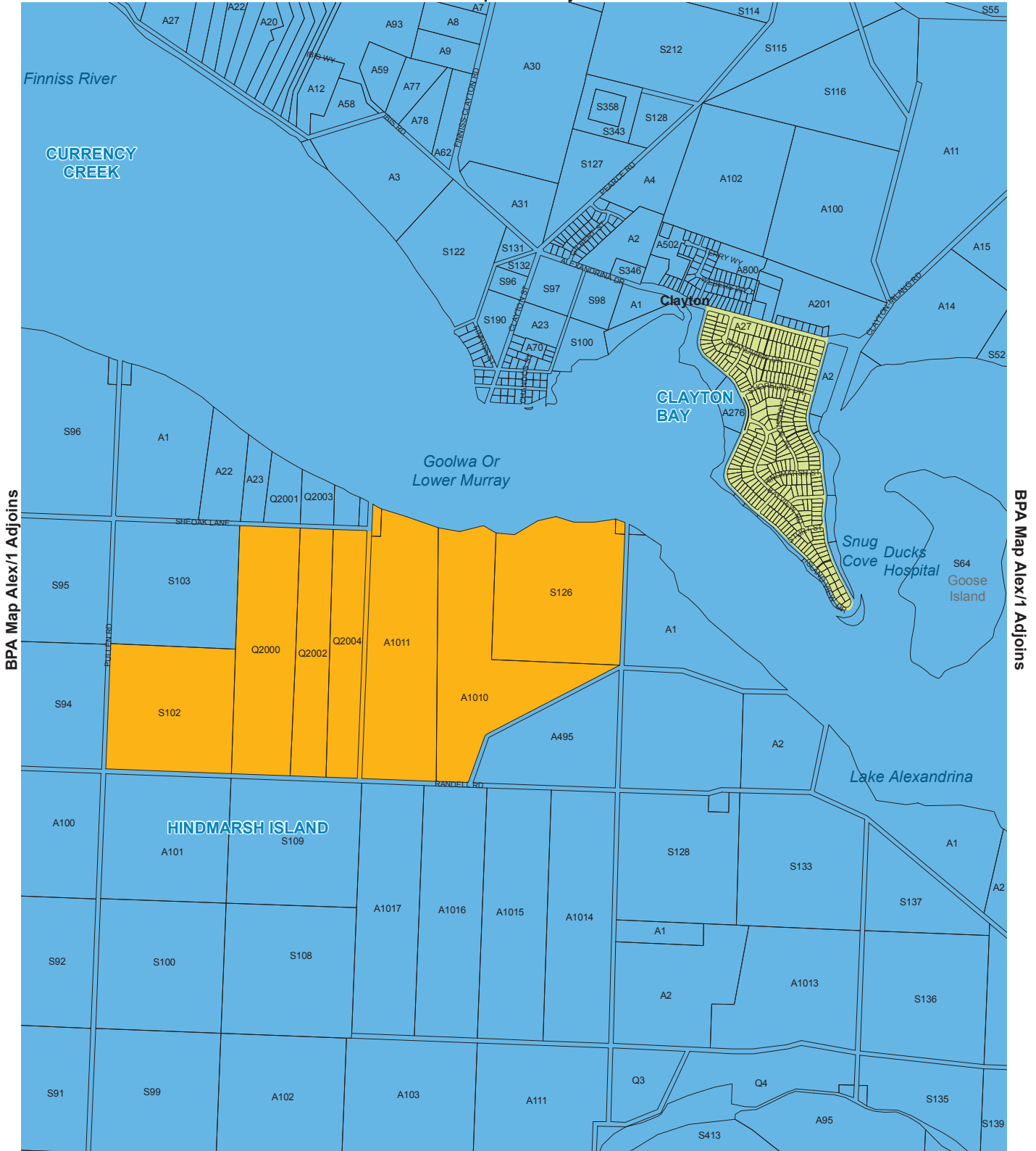
Bushfire Protection Area

BPA Map Alex/14

BUSHFIRE RISK

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

BPA Map Alex/1 Adjoins



BPA Map Alex/1 Adjoins



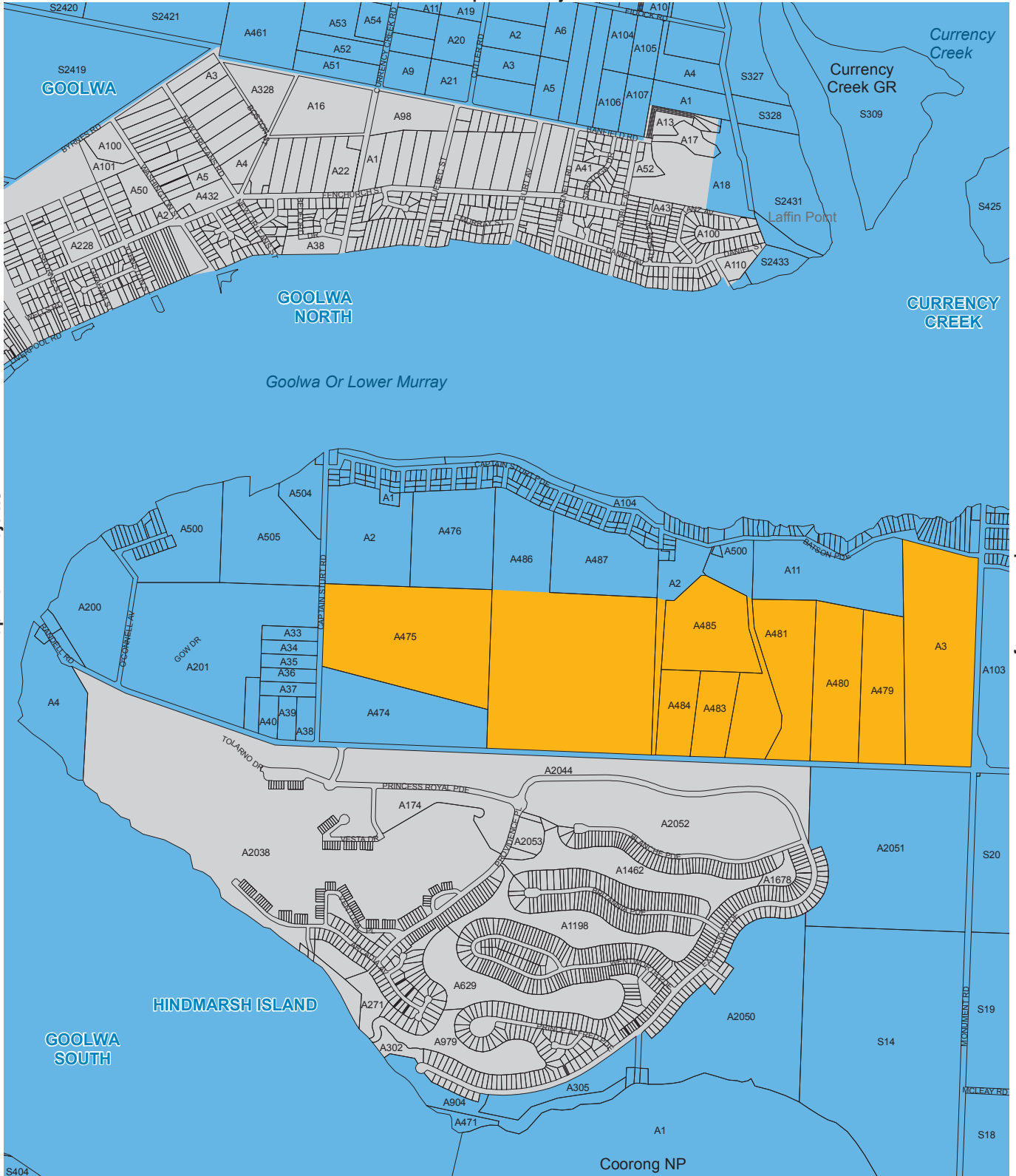
Bushfire Protection Area

BPA Map Alex/15

BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk

BPA Map Alex/1 Adjoins



BPA Map Alex/1 Adjoins



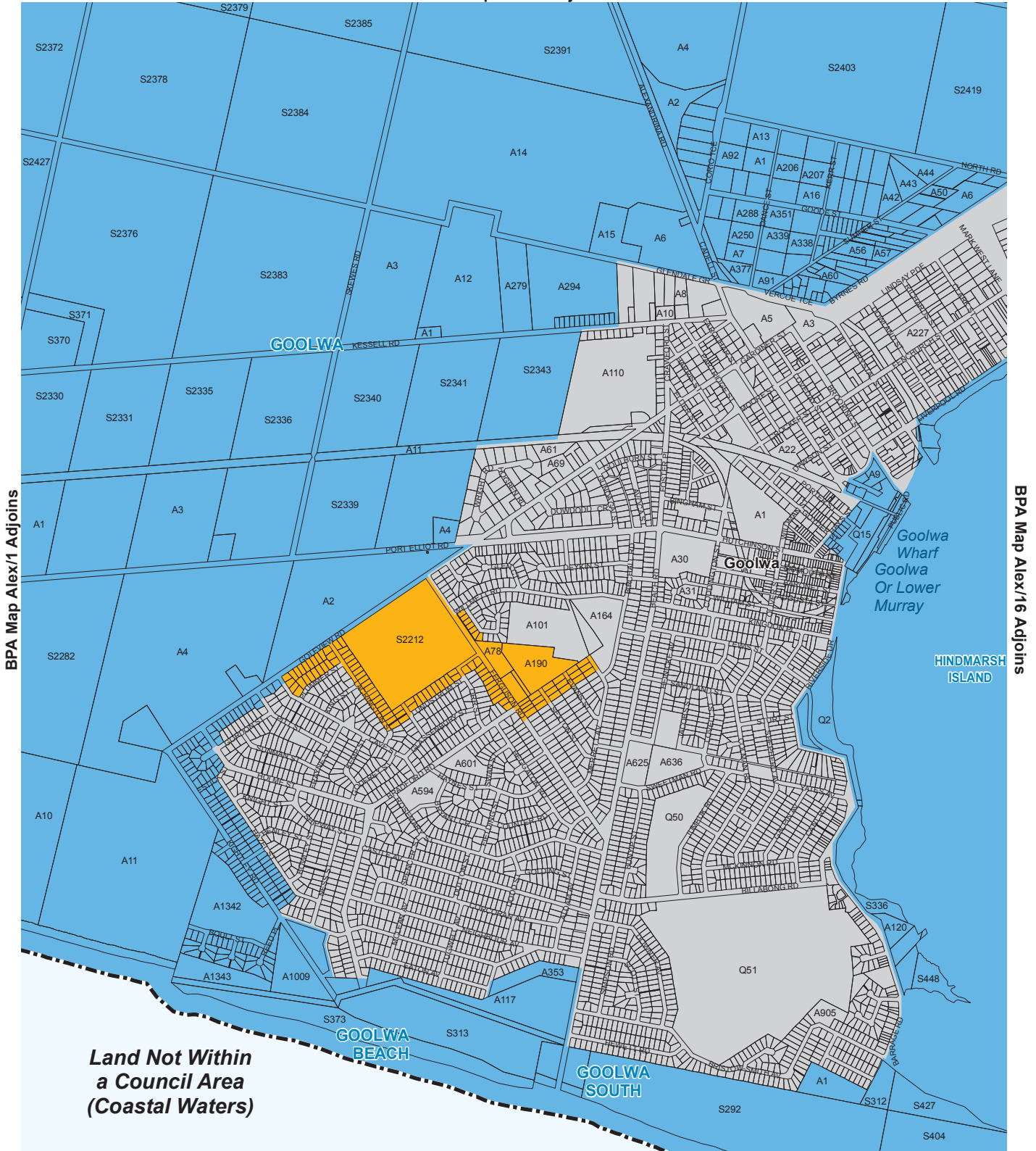
Bushfire Protection Area

BPA Map Alex/16

BUSHFIRE RISK

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

BPA Map Alex/1 Adjoins



BPA Map Alex/1 Adjoins



Bushfire Protection Area

BPA Map Alex/17

BUSHFIRE RISK

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

BPA Map Alex/9 Adjoins

BPA Map Alex/1 Adjoins



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

Port
Elliot

BPA Map Alex/1 Adjoins



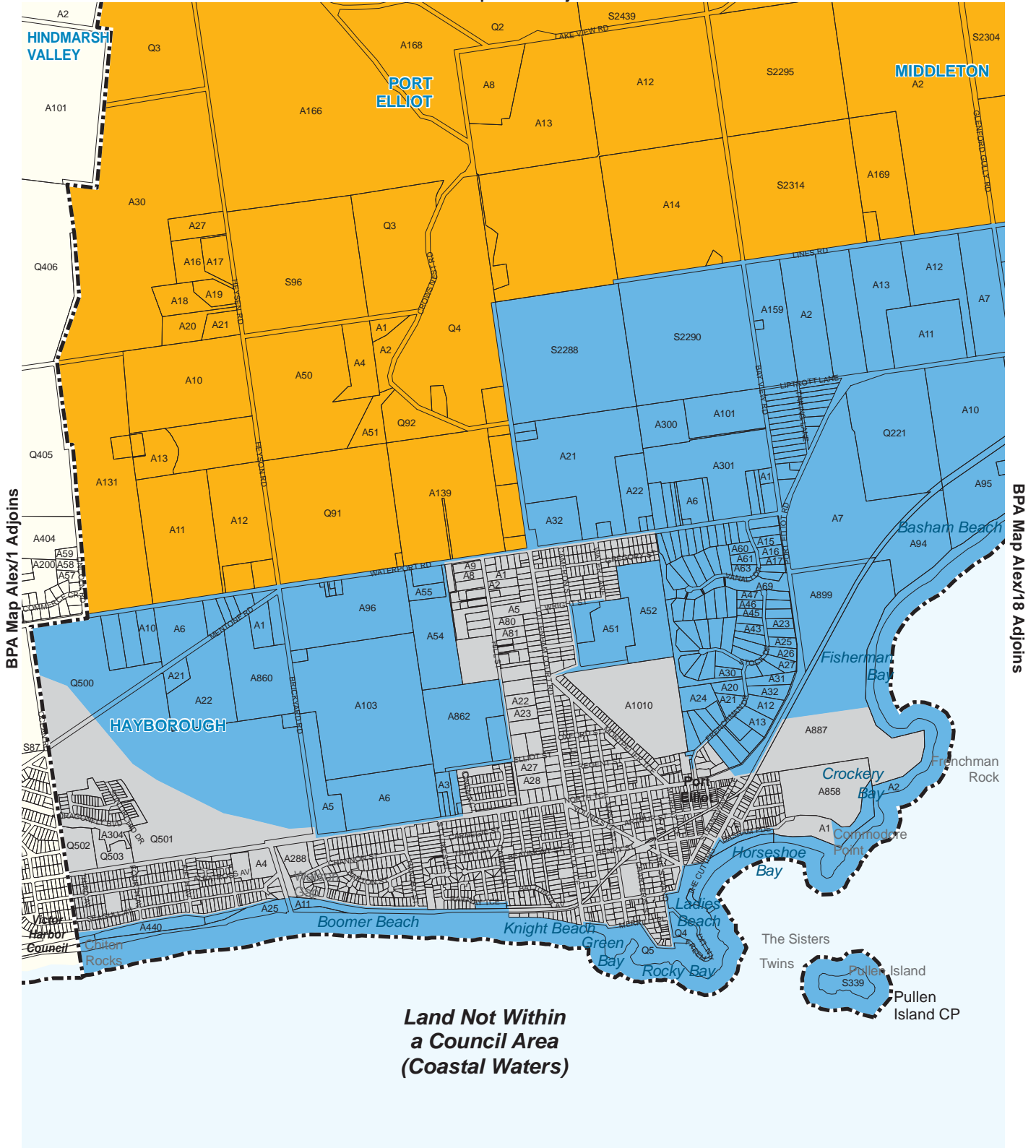
Bushfire Protection Area

BPA Map Alex/18

BUSHFIRE RISK

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

BPA Map Alex/1 Adjoins



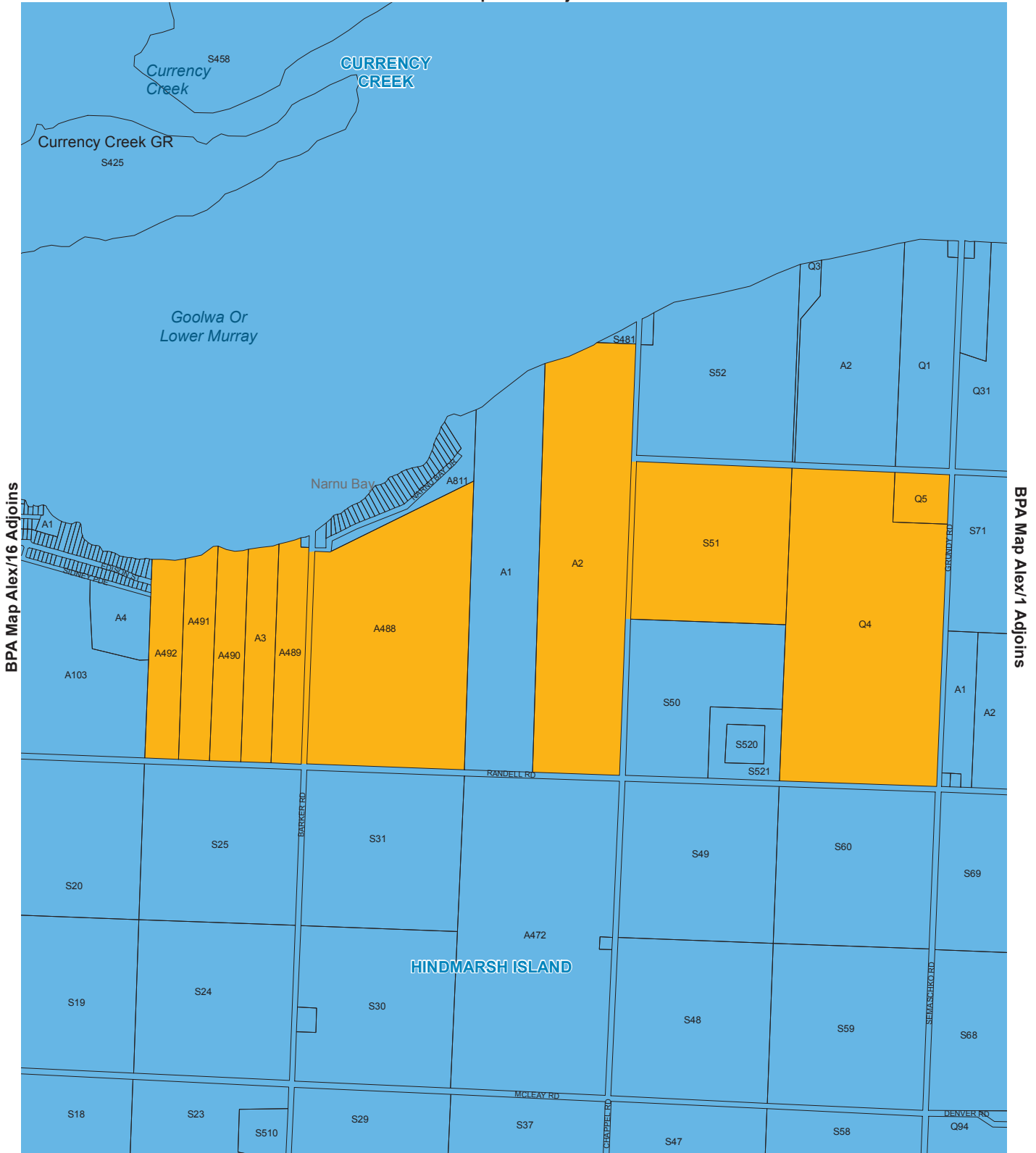
BPA Map Alex/1 Adjoins

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

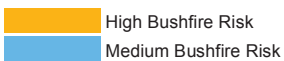
Bushfire Protection Area

BPA Map Alex/19

BUSHFIRE RISK



Bushfire Protection Area BPA Map Alex/20 BUSHFIRE RISK



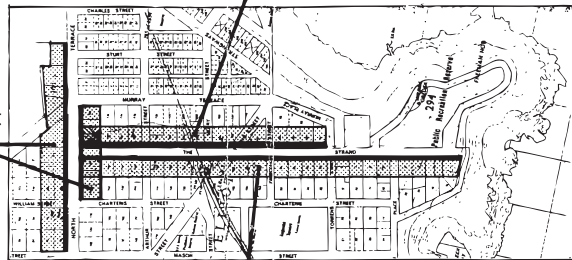
Concept Plan Maps



KEY TO STREETScape ELEVATIONS

See Concept Plan Map Alex/3

See Concept Plan Map Alex/2



See Concept Plan Map Alex/4



Scale 1 : 2,500



PORT ELLIOT AND GOOLWA

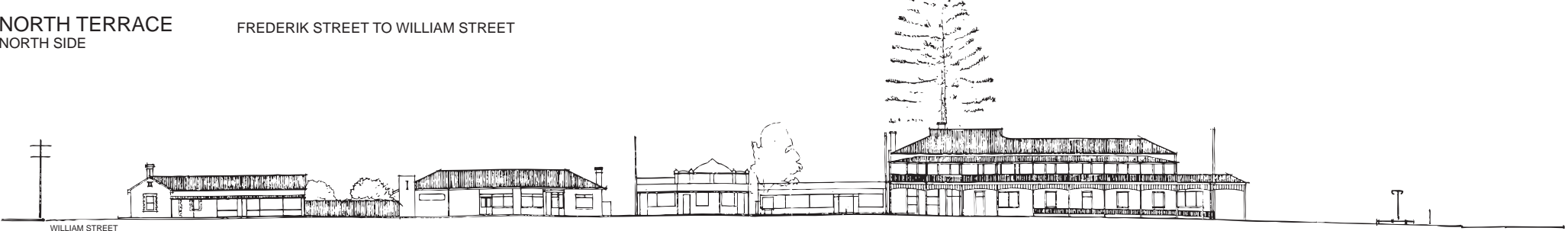
Concept Plan Map Alex/1

STREETScape MAP

ALEXANDRINA COUNCIL
Consolidated - 11 February 2021



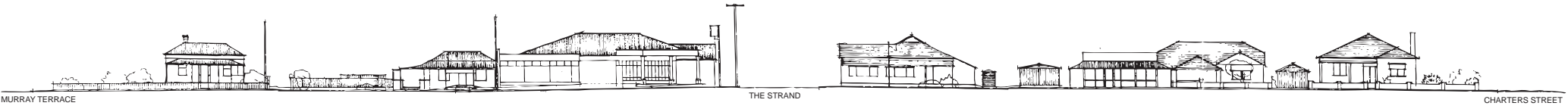
NORTH TERRACE
NORTH SIDE
FREDERIK STREET TO WILLIAM STREET



NORTH TERRACE
NORTH SIDE
WILLIAM STREET TO MONTPELIER TERRACE

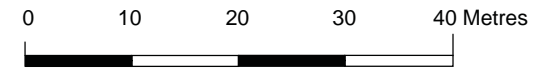


NORTH TERRACE
NORTH SIDE
EAST FROM MONTPELIER TERRACE

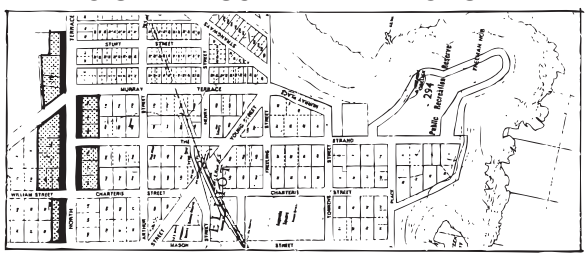


NORTH TERRACE
SOUTH SIDE
MURRAY TERRACE TO CHARTERIS STREET

Scale 1 : 500



KEY TO STREETSCAPE ELEVATIONS



PORT ELLIOT AND GOOLWA
Concept Plan Map Alex/2
STREETSCAPE ELEVATIONS



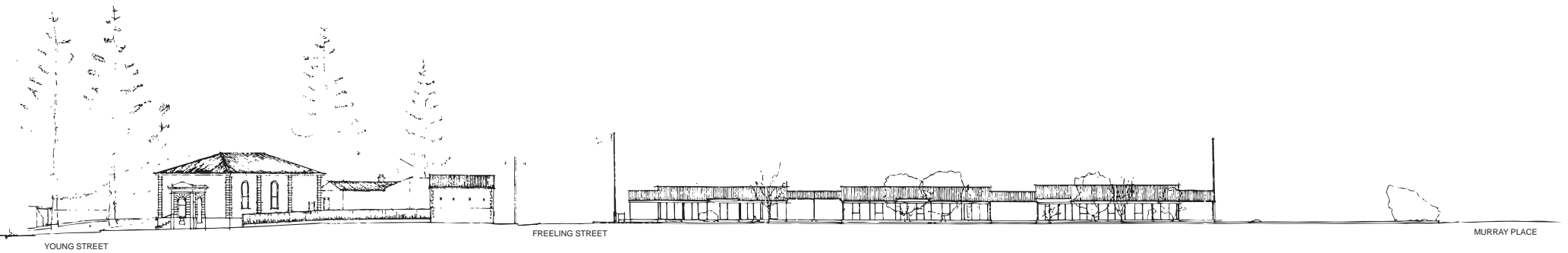
THE STRAND
EAST SIDE

NORTH TERRACE TO ARTHUR STREET



THE STRAND
EAST SIDE

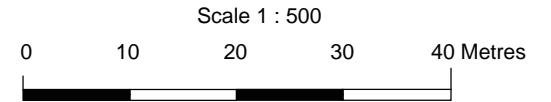
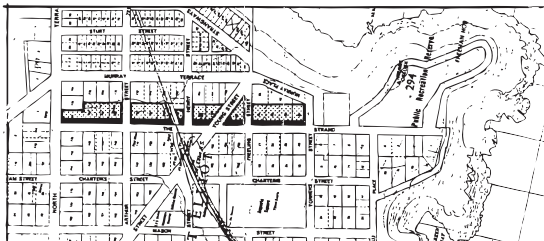
ARTHUR STREET TO YOUNG STREET



THE STRAND
EAST SIDE

YOUNG STREET TO MURRAY PLACE

KEY TO STREETSCAPE ELEVATIONS



PORT ELLIOT AND GOOLWA
Concept Plan Map Alex/3
STREETSCAPE ELEVATIONS

ALEXANDRINA COUNCIL
Consolidated - 11 February 2021



THE STRAND
WEST SIDE

SOUTH FROM MERRILLI PLACE

MERRILLI PLACE

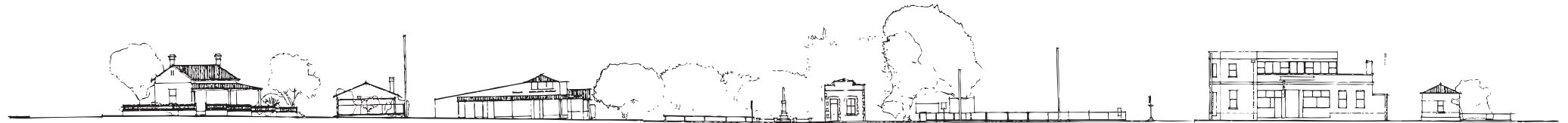


THE STRAND
WEST SIDE

TORRENS STREET TO FREELING STREET

TORRENS STREET

FREELING STREET



THE STRAND
WEST SIDE

FREELING STREET TO HENRY STREET

FREELING STREET

HENRY STREET



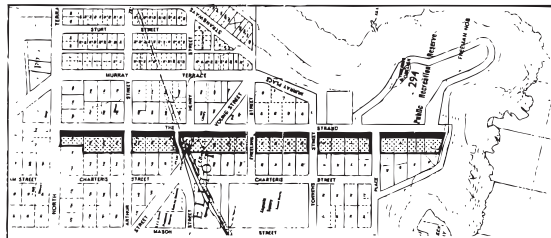
THE STRAND
WEST SIDE

ARTHUR STREET TO NORTH TERRACE

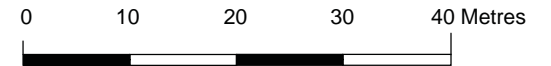
ARTHUR STREET

NORTH TERRACE

KEY TO STREETSCAPE ELEVATIONS

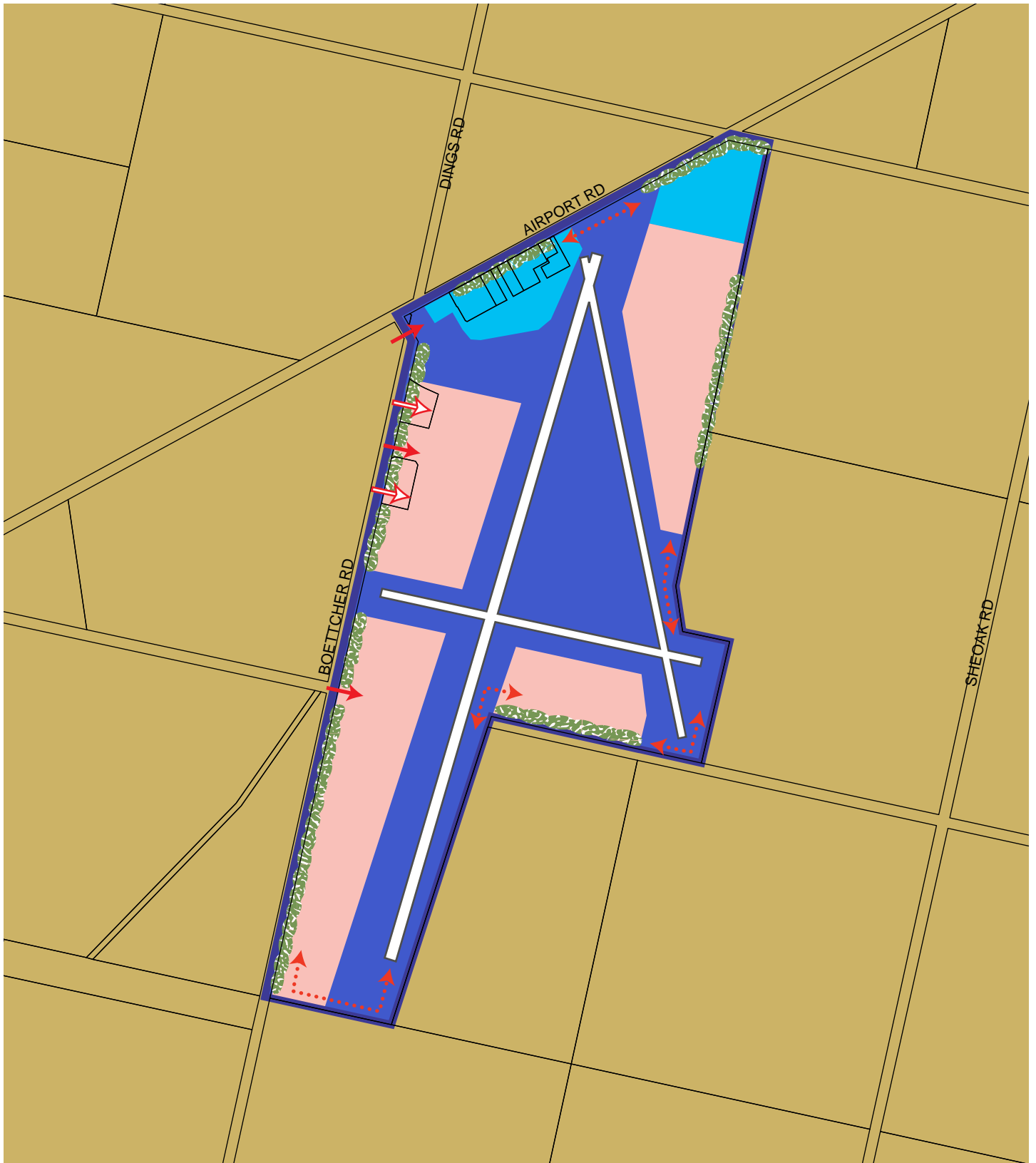


Scale 1 : 500

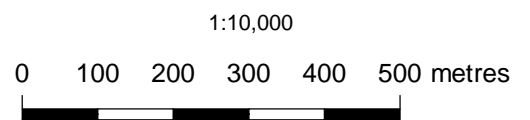


PORT ELLIOT AND GOOLWA
Concept Plan Map Alex/4
STREETSCAPE ELEVATIONS

ALEXANDRINA COUNCIL
Consolidated - 11 February 2021



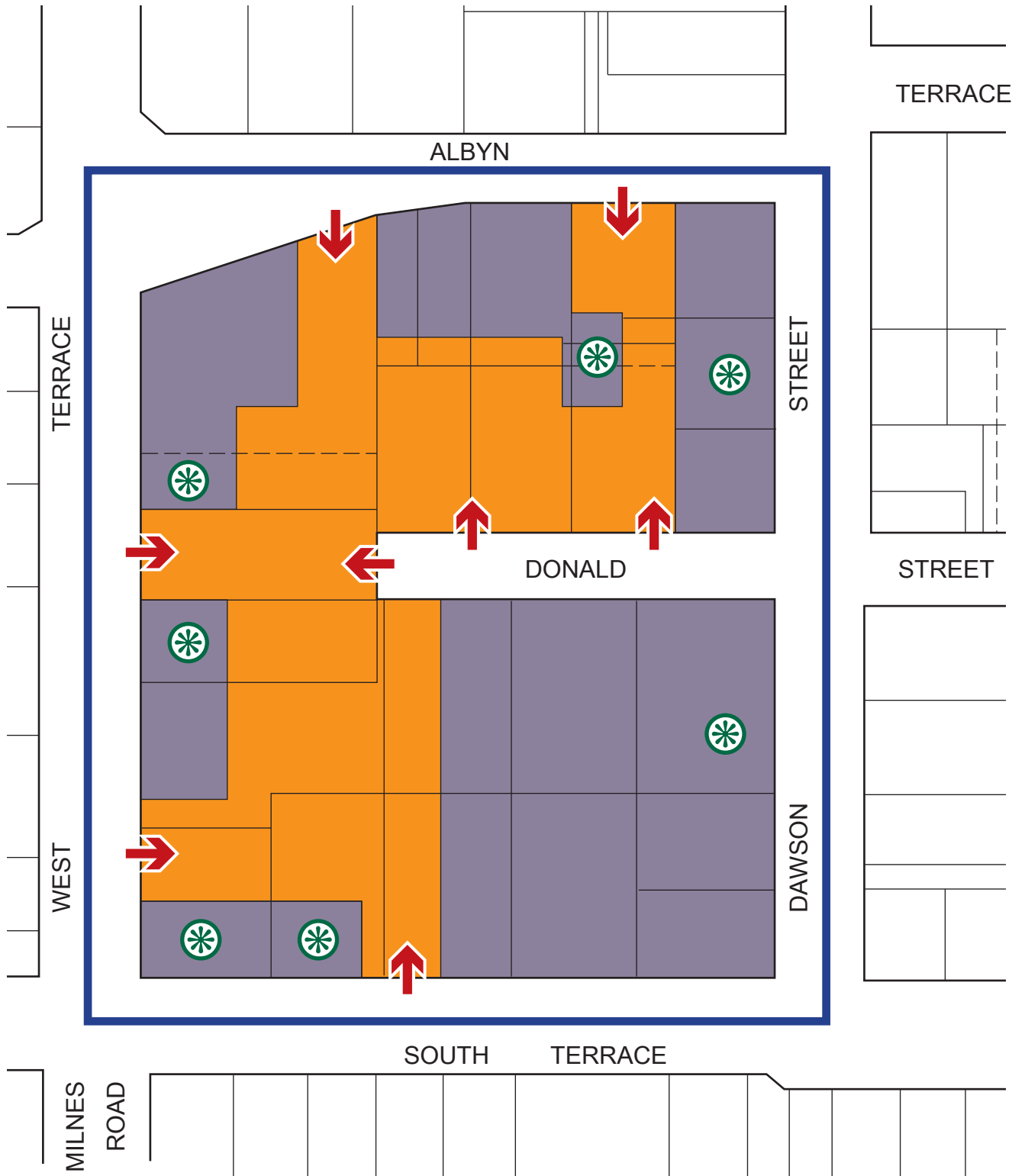
- Airport
- Primary Production
- Residential Airpark (Policy Area)
- Commercial Airpark (Policy Area)
- Landscape Buffer (10m) and No Property Access
- Runway
- Internal Airport Road Link
- Existing Property Access
- Road Access
- Concept Plan Boundary








GOOLWA

Concept Plan Map Alex/5

AIRPORT AIRPARK



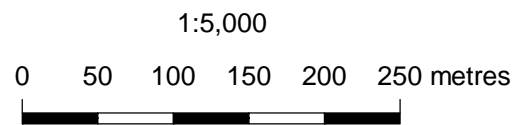
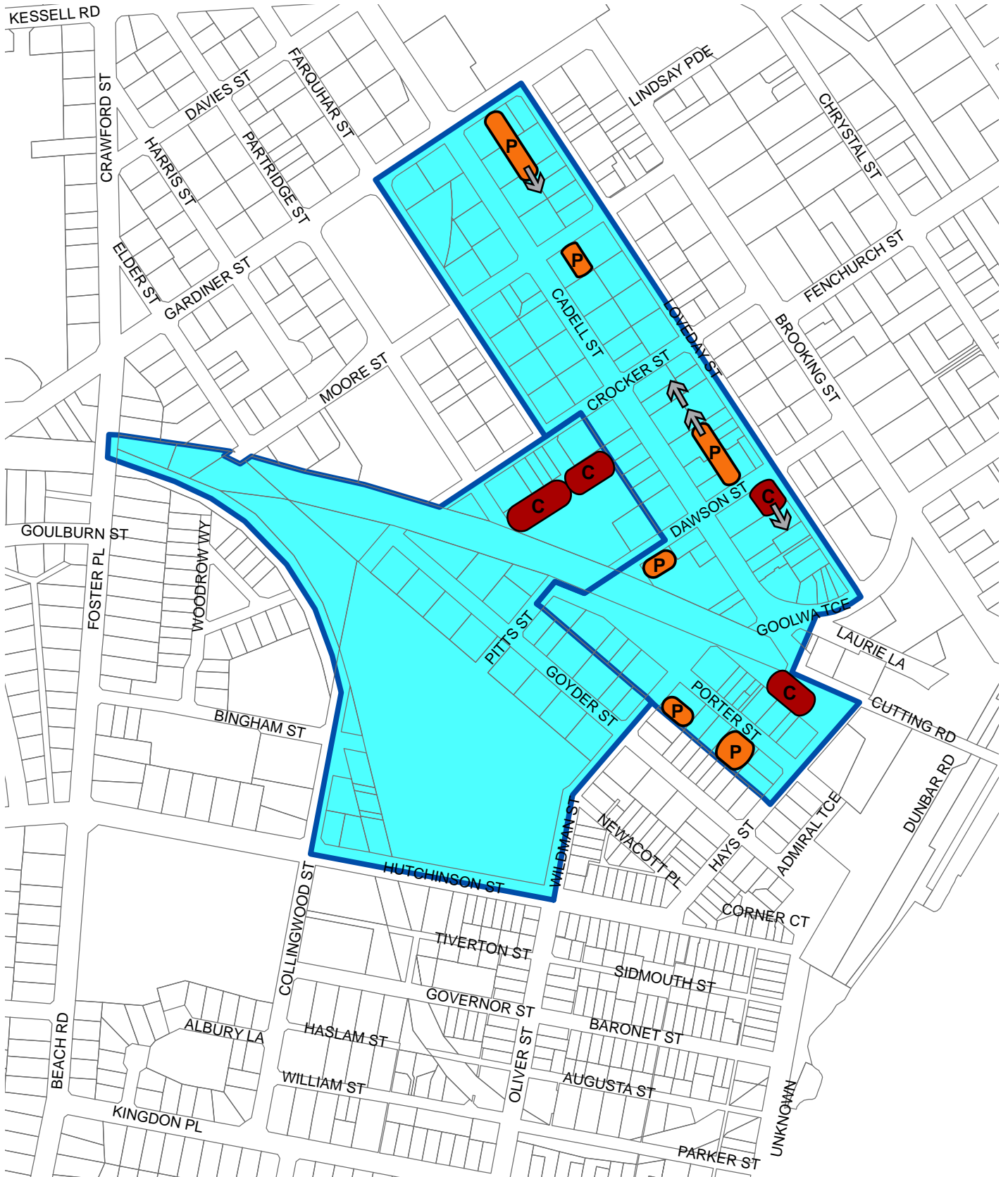
-  Vehicular Access
-  Building Envelope
-  Carpark Envelope
-  Building Renovation/Retention Desired
-  Concept Plan Boundary



STRATHALBYN

Concept Plan Map Alex/6

DISTRICT CENTRE EXPANSION

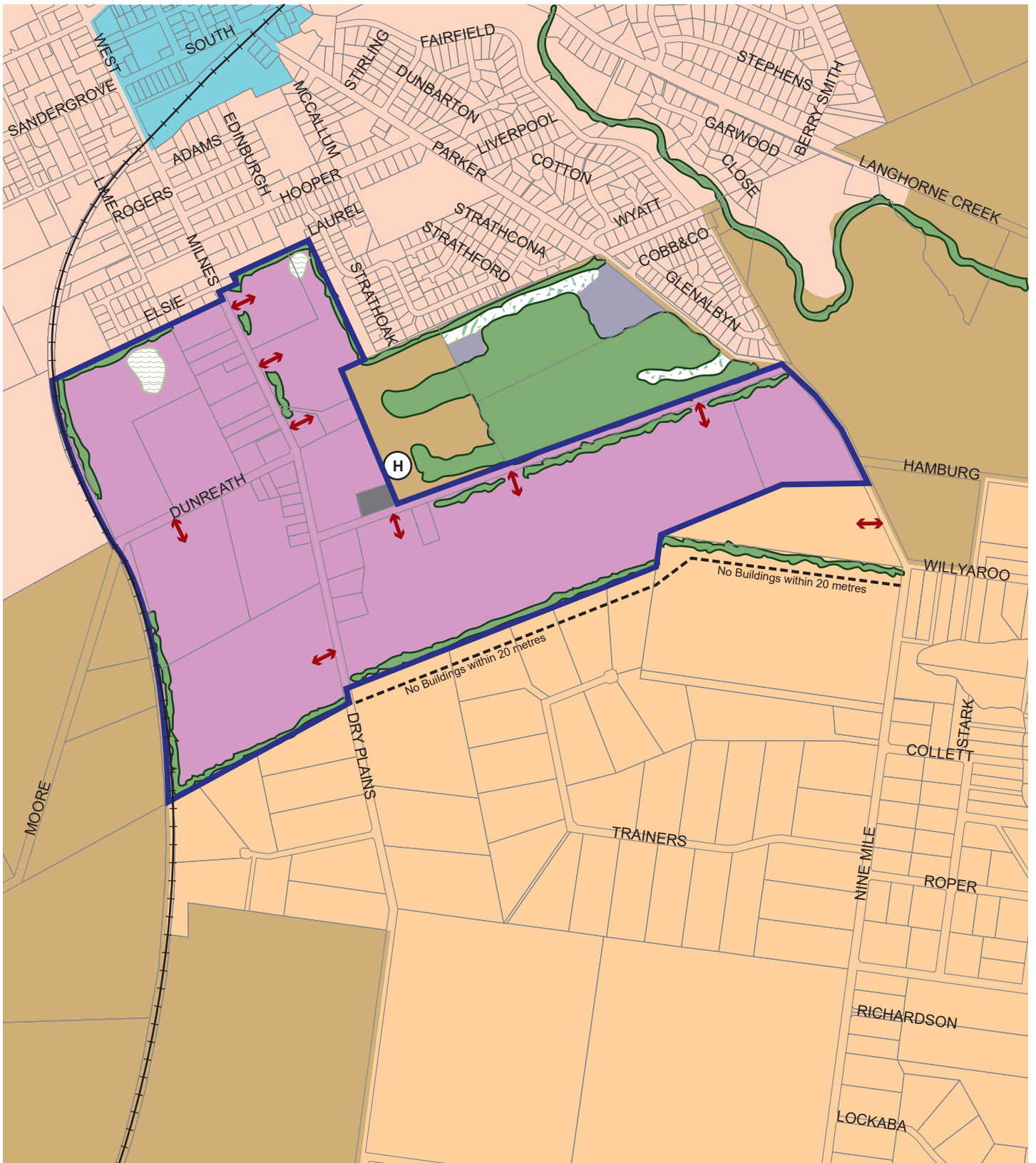


- Council Car Parks
- Private Car Parks
- Possible Car Park Expansion
- Policy Area Boundaries

GOOLWA

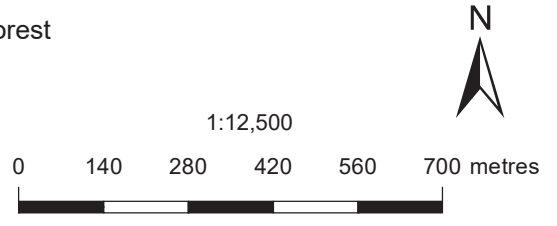
Concept Plan Map Alex/7

PUBLIC CARPARKING AREAS



- Industrial
- Primary Production
- Residential
- Rural Living
- District Centre
- Stormwater Detention Basin
- Cemetery
- Green Spaces
- Emergency Services Building

- Landscape Area/Buffer/Forest
- Vehicle Access
- H Emergency Helipad
- No Buildings within 20 metres
- Railway
- Concept Plan Boundary

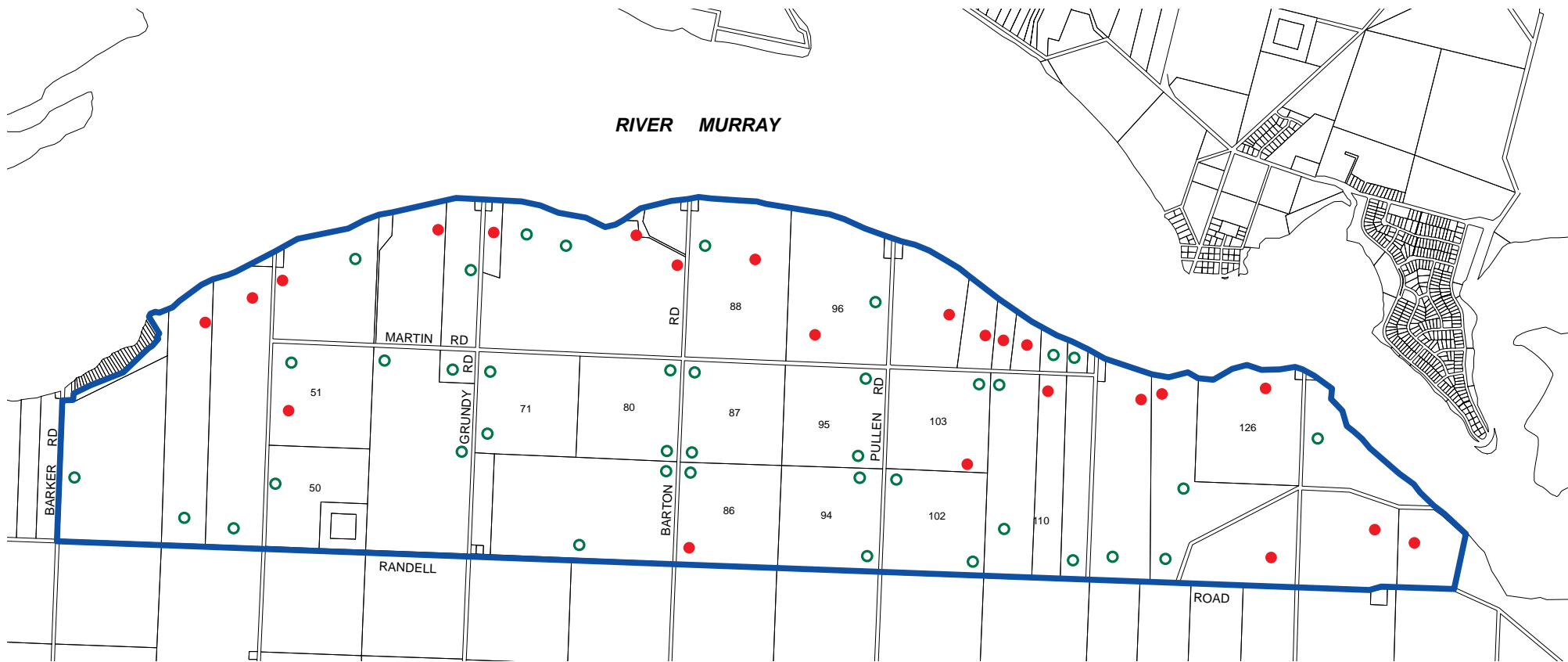


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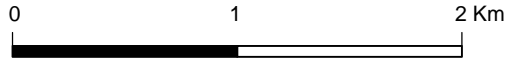
 STRATHALBYN

Concept Plan Map Alex/8

INDUSTRY EXPANSION



RIVER MURRAY

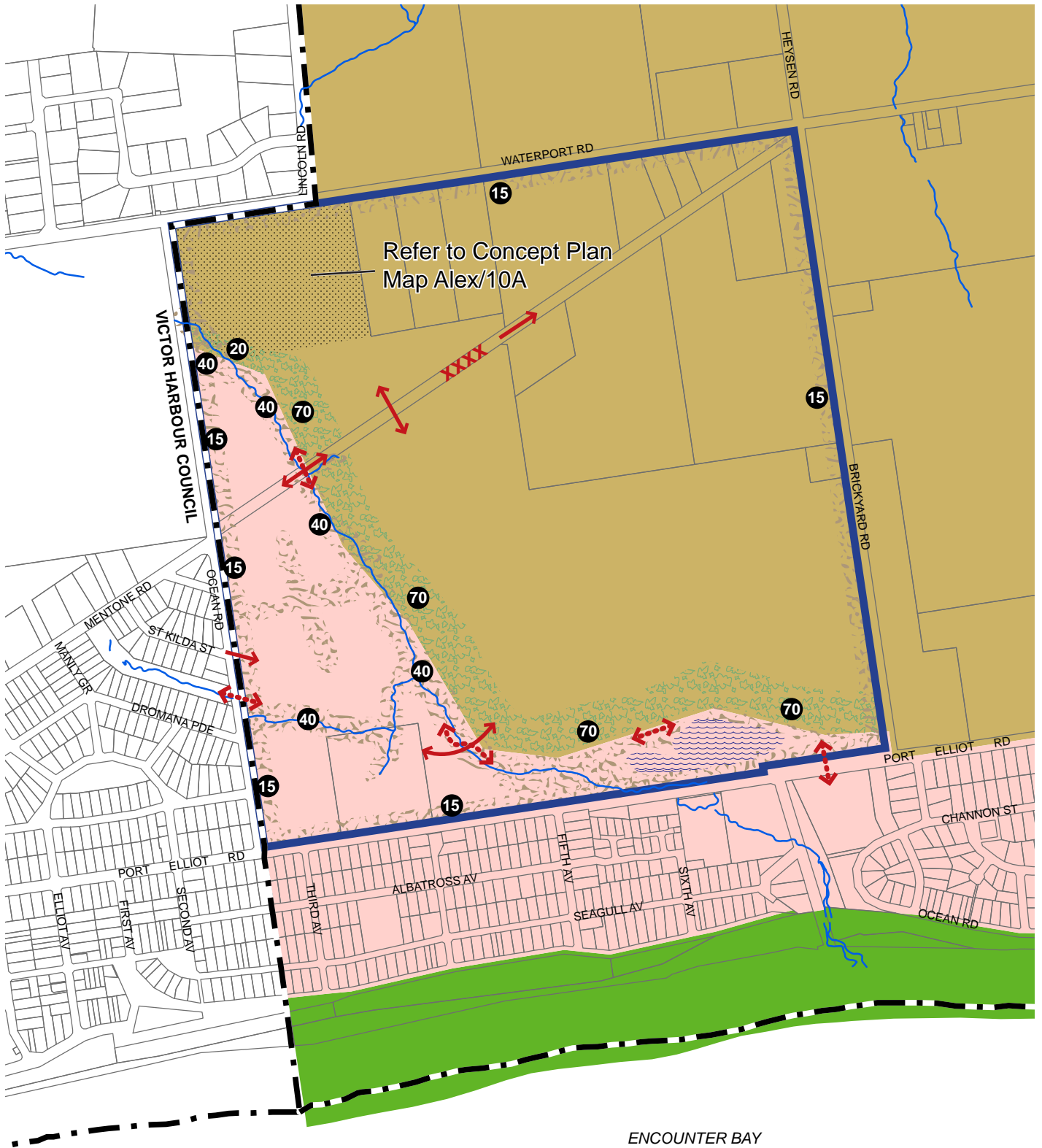


HINDMARSH ISLAND NORTH

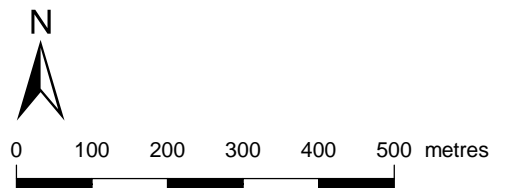
Concept Plan Map Alex/9

RURAL DWELLING SITES

- Existing Dwelling
- Potential Dwelling Site
- Policy Area Boundary



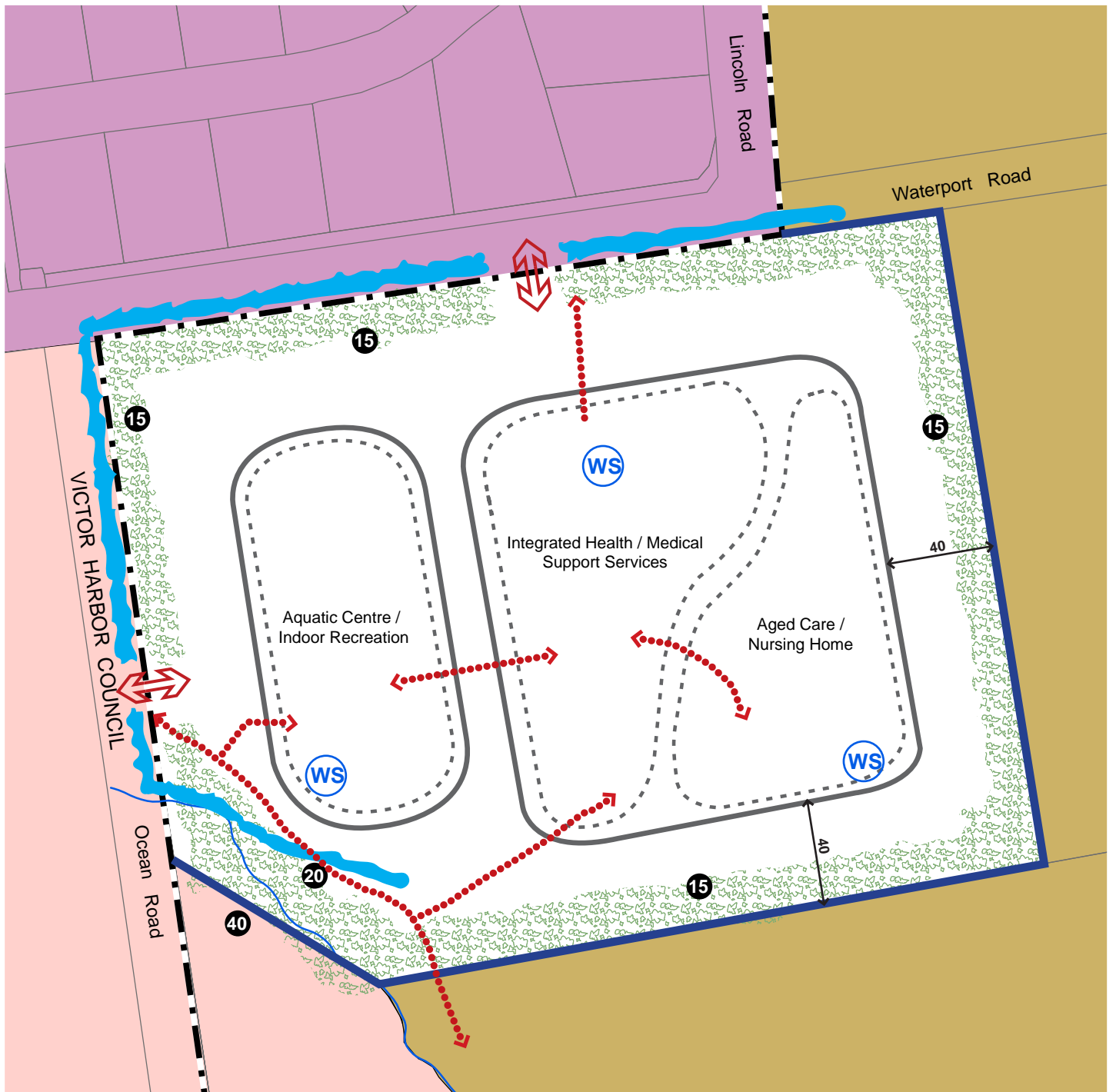
- Residential
- Primary Production
- Coastal Conservation
- Landscape Buffer
- Open Space
- Ephemeral Wetland
- Watercourse
- 15 Minimum width of Open Space or Landscape Buffer
- Pedestrian Linkages
- Preferred Access Way
- XXXX Road Closure
- Concept Plan Boundary

















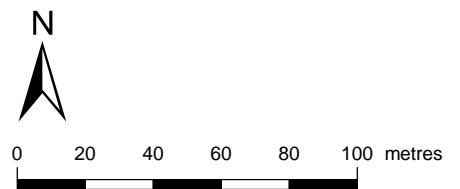
PORT ELLIOT WEST

Concept Plan Map Alex/10

RESIDENTIAL



-  Industrial
-  Residential
-  Primary Production
-  Landscape Buffer
-  Built Development Nodes
-  Water Sensitive Urban Design Options
-  Watercourse Protection
-  Minimum Width of Landscape Buffer
-  External and Internal Stormwater Mitigation Works
-  40 metre Interface Buffer
-  Pedestrian Linkages
-  Access / Egress Points
-  Concept Plan Boundary
-  Council Boundary



PORT ELLIOT WEST

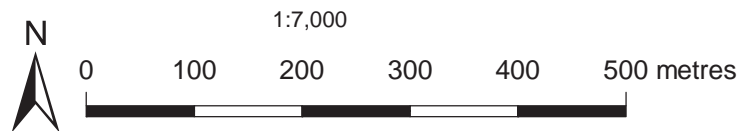
Concept Plan Map

Alex/10A

PORT ELLIOT WEST COMMUNITY POLICY AREA



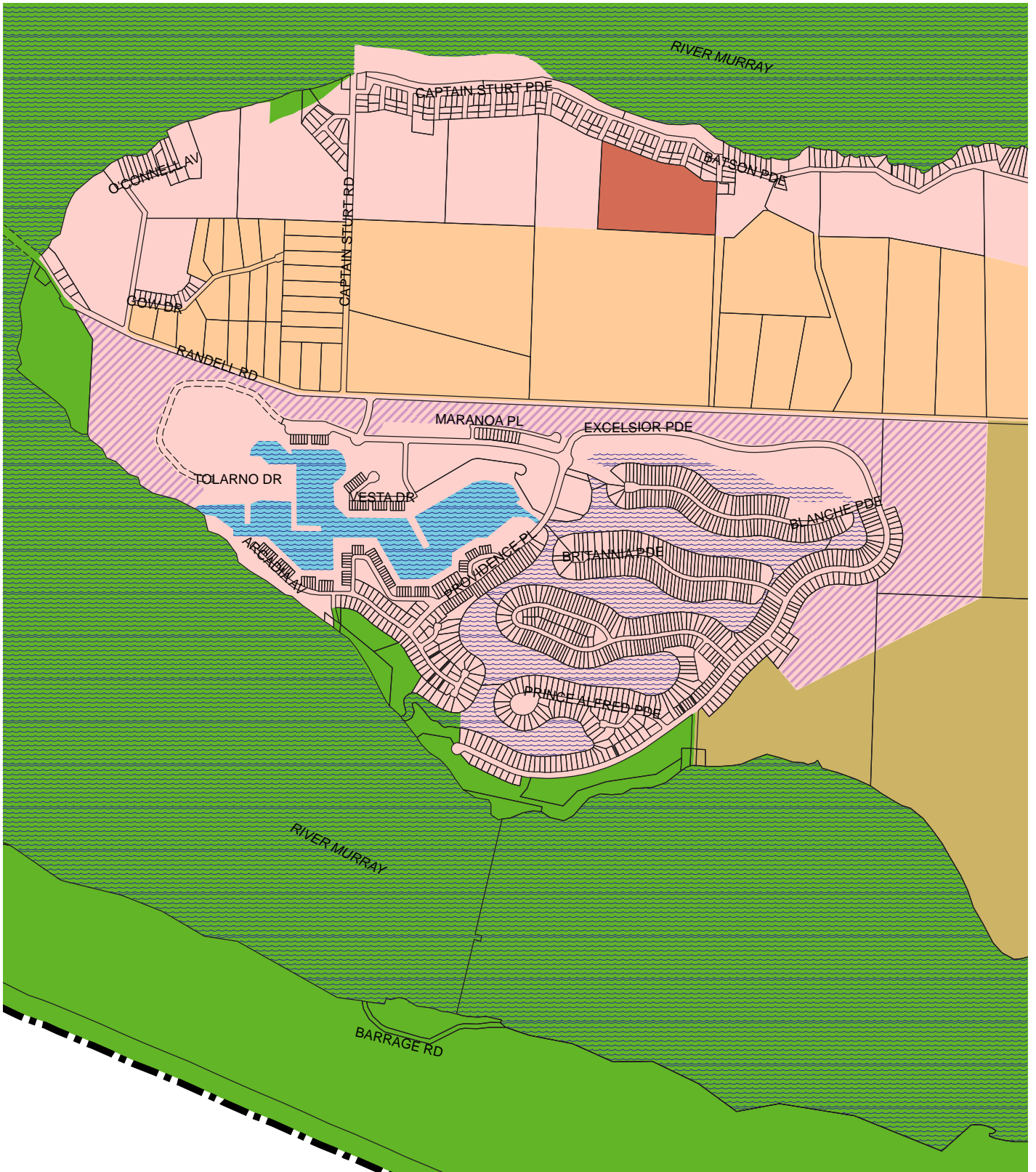
- A** Conservation Area A
- B** Conservation Area B
- Proposed Roads
- Conservation
- Residential
- Rural Living
- Recreation
- Revegetation and Non-Development Area
- Landscape Buffer




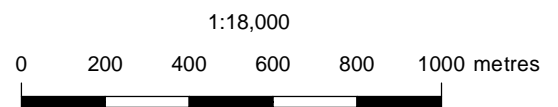
HINDMARSH ISLAND WEST

Concept Plan Map Alex/11

RESIDENTIAL



-  Residential
-  Rural Living
-  Conservation
-  Primary Production
-  Caravan and Tourist Park
-  Marina and Facilities
-  Waterways
-  No Build Areas

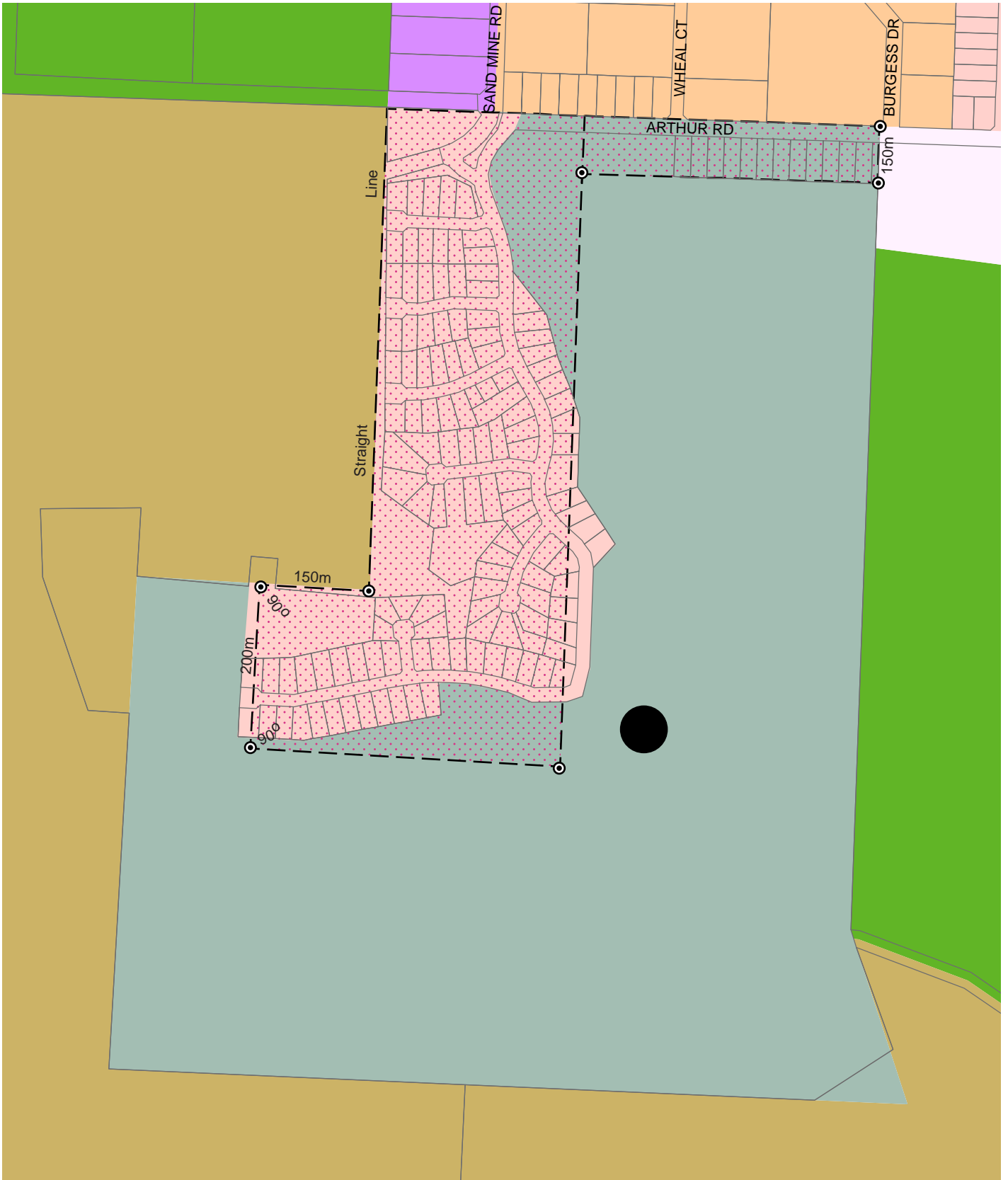


HINDMARSH ISLAND

Concept Plan Map Alex/12

RESIDENTIAL MARINA

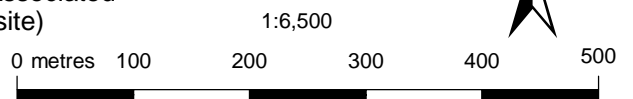
Consolidated 11 February 2021
ALEXANDRINA COUNCIL



- Rural (Deferred Urban)
- Water Protection
- Light Industrial
- Primary Production
- Residential
- Rural Living
- Recreation/Golf Course

Area A

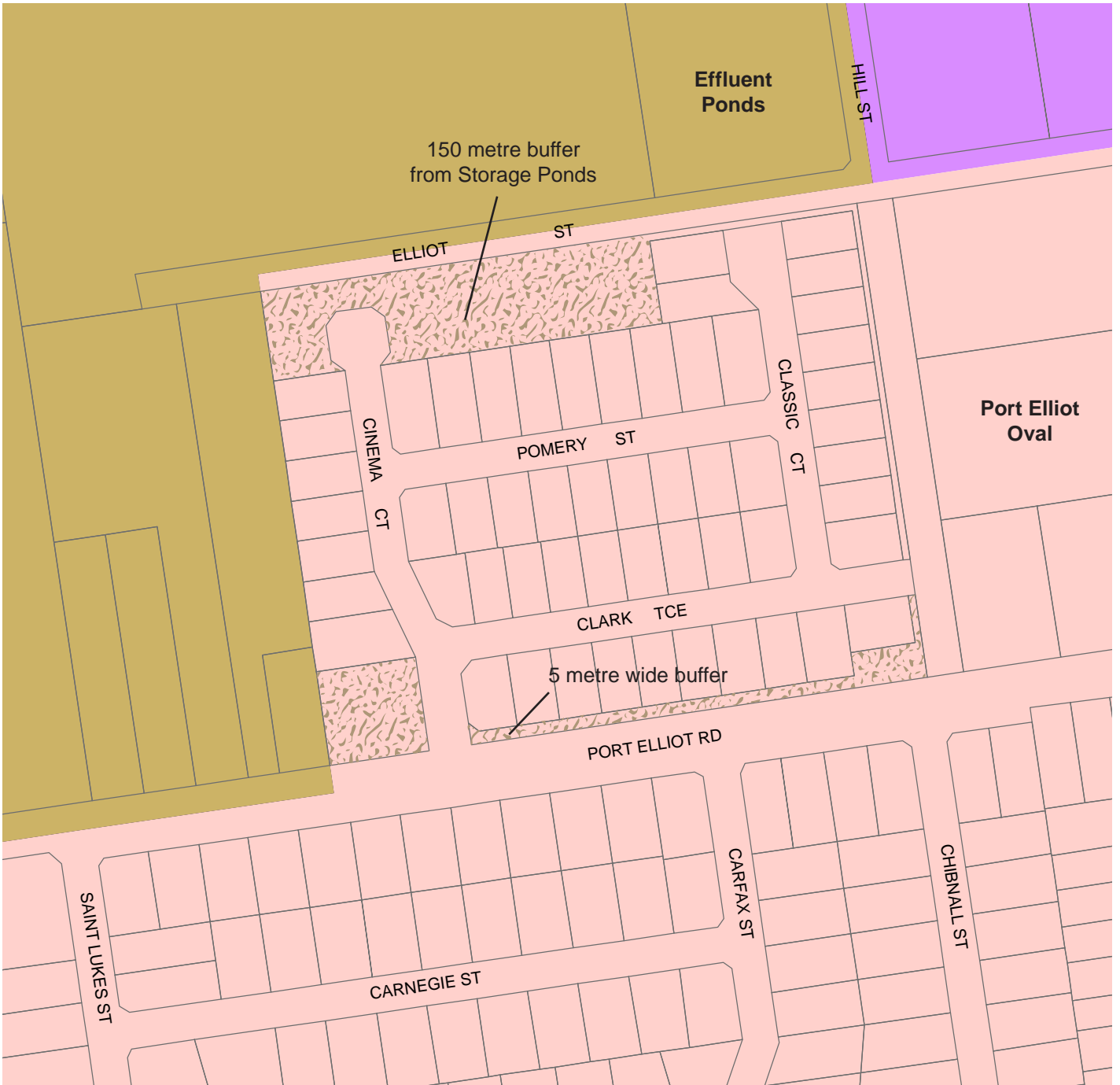
Clubroom Facilities and Associated Infrastructure (Indicative site)







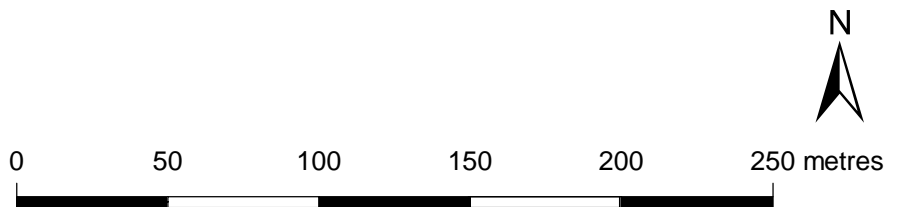
MOUNT COMPASS

Concept Plan Map Alex/13

GOLF COURSE DEVELOPMENT



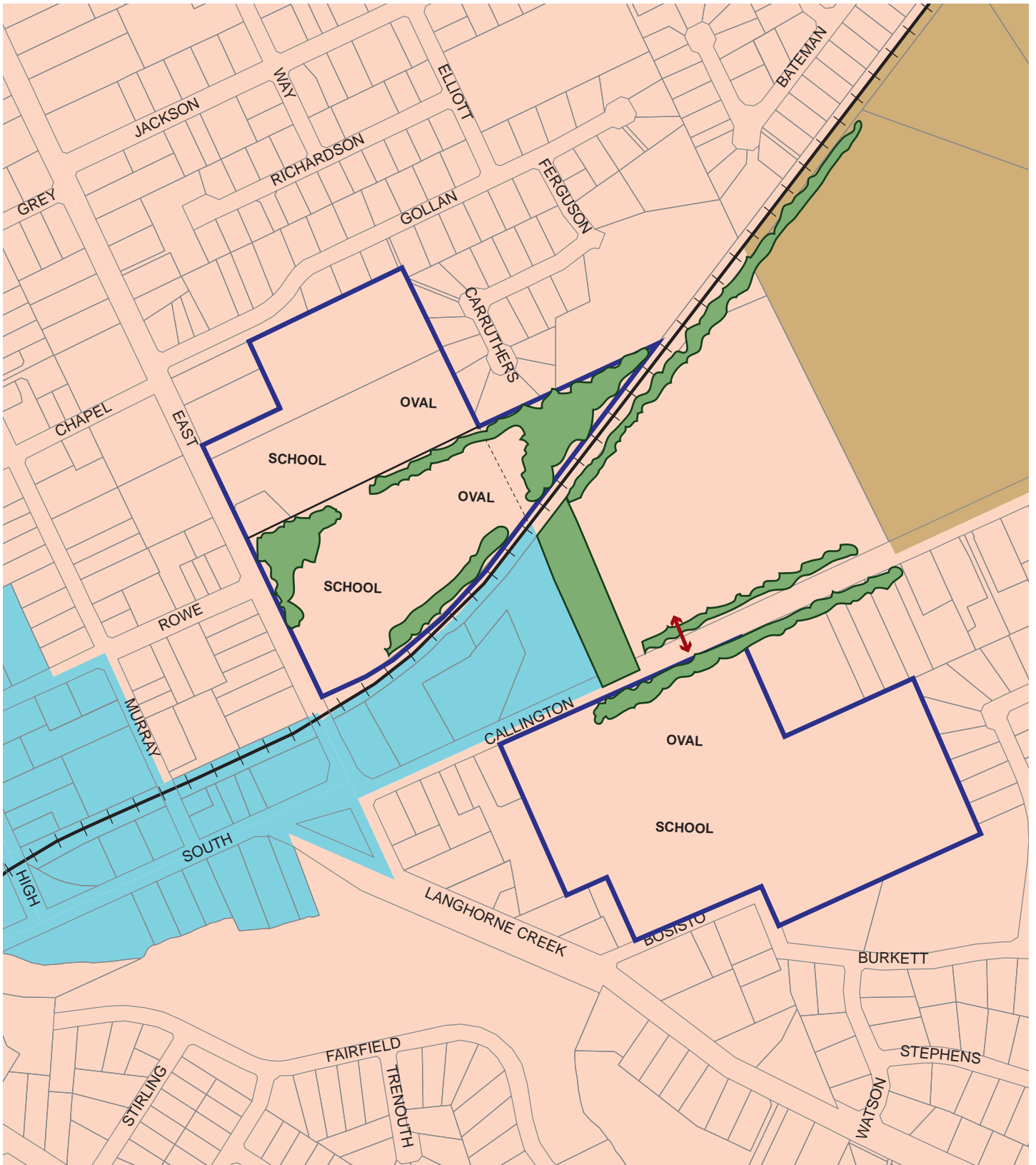
-  Light Industry
-  Primary Production
-  Residential
-  Open Space / Landscape Buffer



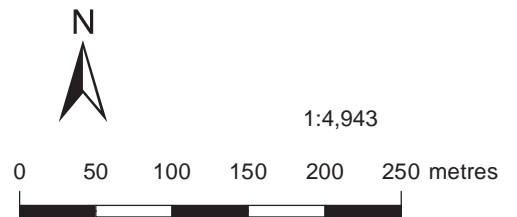
PORT ELLIOT

Concept Plan Map Alex/14

PORT ELLIOT DRIVE-IN

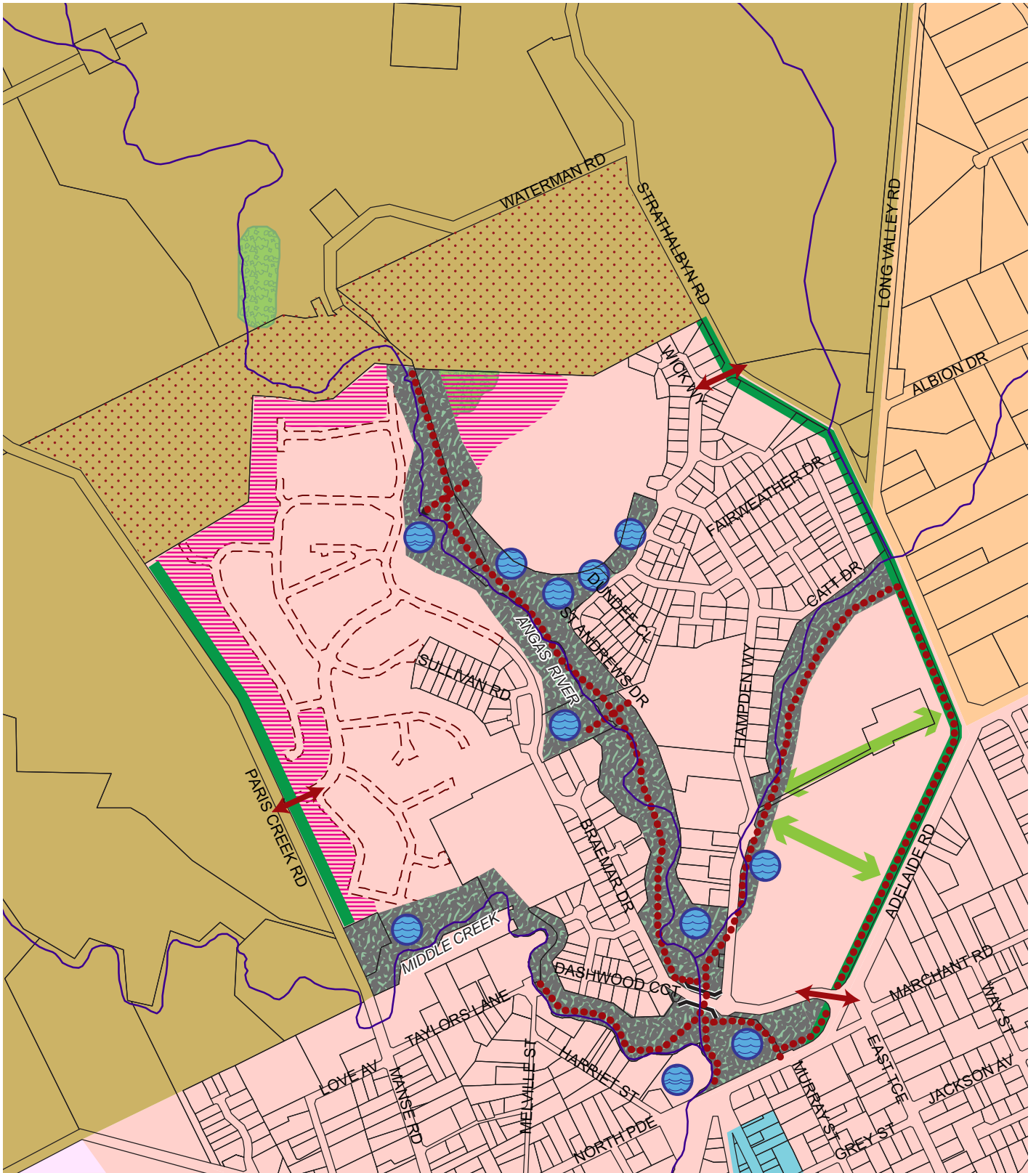


- Residential
- Primary Production
- District Centre
- Landscape Buffer Area
- Vehicle Access
- Railway
- School Boundary



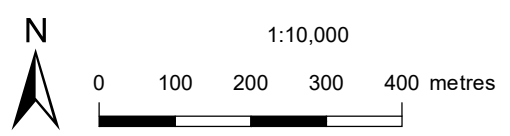
STRATHALBYN

Concept Plan Map Alex/15 RESIDENTIAL GROWTH



- Deferred Urban
- Primary Production
- Dwellings Excluded Area
- Residential
- Larger Residential Allotments
- Rural Living
- District Centre
- Linear Park / Open Space
- Retention of Red Leg Grass /Peppermint Gums
- View Corridor

- Proposed Roads
- Pedestrian Links
- Access
- Vehicle Bridge
- Water Courses
- Landscape Buffer
- Stormwater Detention Basin

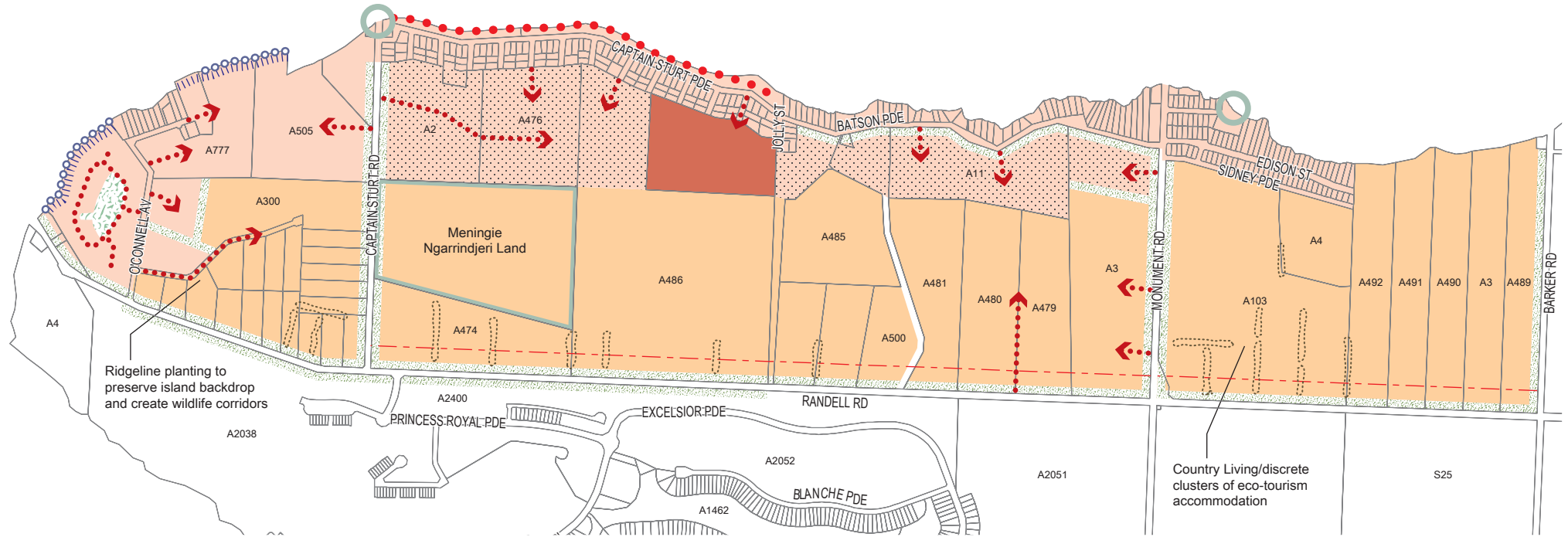


STRATHALBYN NORTH

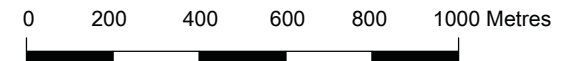
Concept Plan Map Alex/16

RESIDENTIAL GROWTH

River Murray



- Residential
- Low Density Residential
- Rural Living
- Caravan and Tourist Park
- Landscape Buffer
- Reserve
- Vehicle Access Options / Road and Services Linkage
- Building Setback (100 metres) to Randell Road
- Fenceline and Driveway Planting to Country Living Lots
- Public Access to Riverfront
- Activity Node for Recreational and Community Use
- 25m Revegetation and Non-Development Area
- Public Boardwalk



HINDMARSH ISLAND WEST

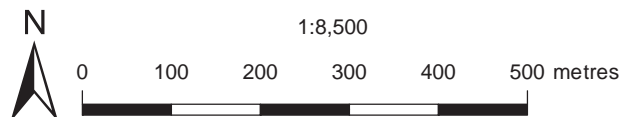
Concept Plan Map Alex/18

RURAL LIVING

ALEXANDRINA COUNCIL
Consolidated - 11 February 2021



- Rural Living
- Primary Production
- Vegetation Buffer
- Proposed Roads
- Proposed Allotments

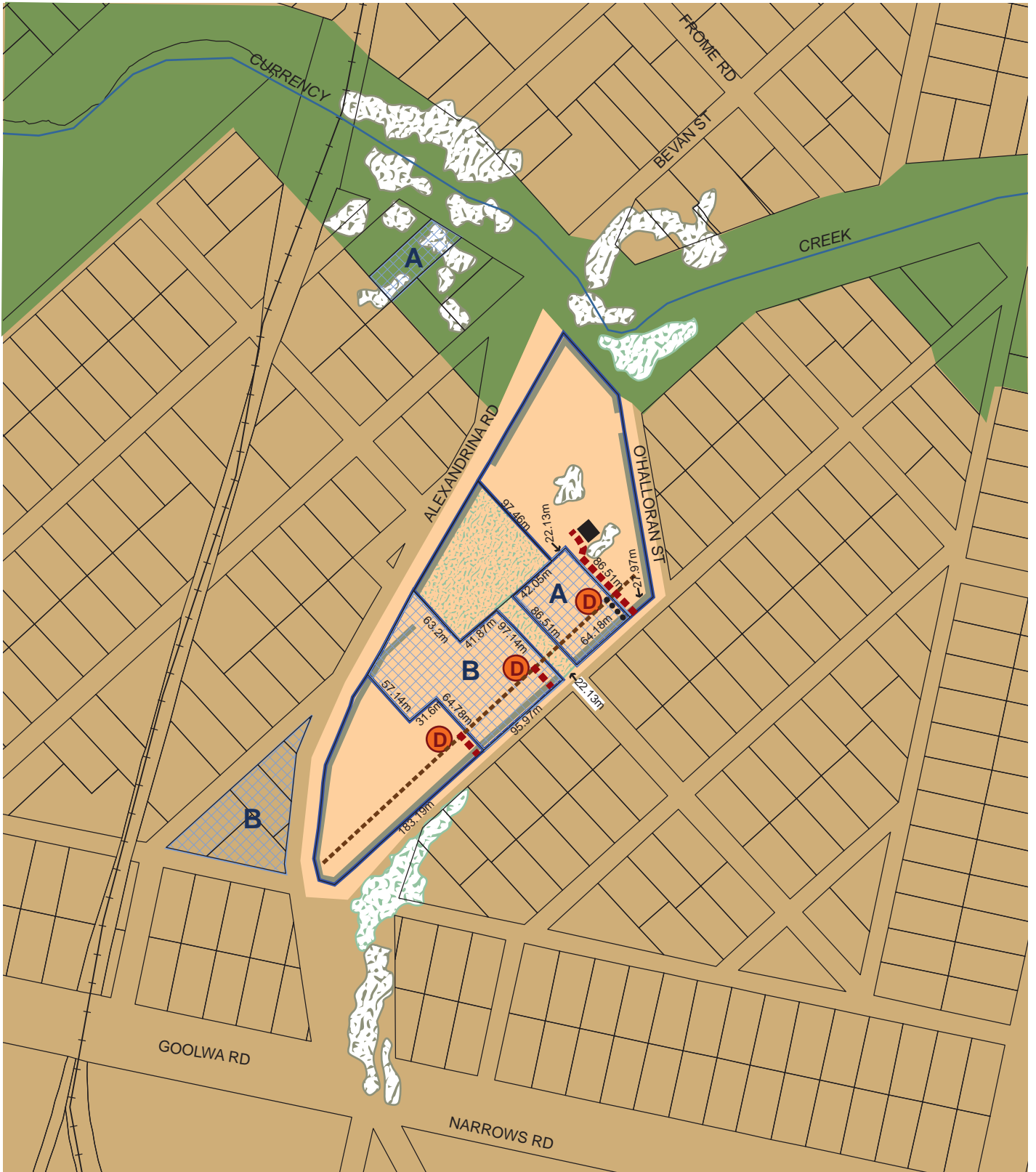


WILLYAROO SOUTH

Concept Plan Map Alex/19

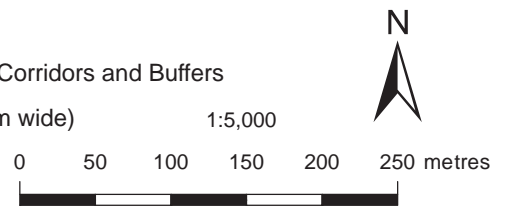
RURAL LIVING

ALEXANDRINA COUNCIL
Consolidated - 11 February 2021



- Conservation
- Primary Production
- Rural Living
- Reserve
- Existing Structure
- Dwelling Site
- Driveway to New Structure
- 25m Setback to Clustered Dwellings Sites
- Land Swaps (A with A and B with B)

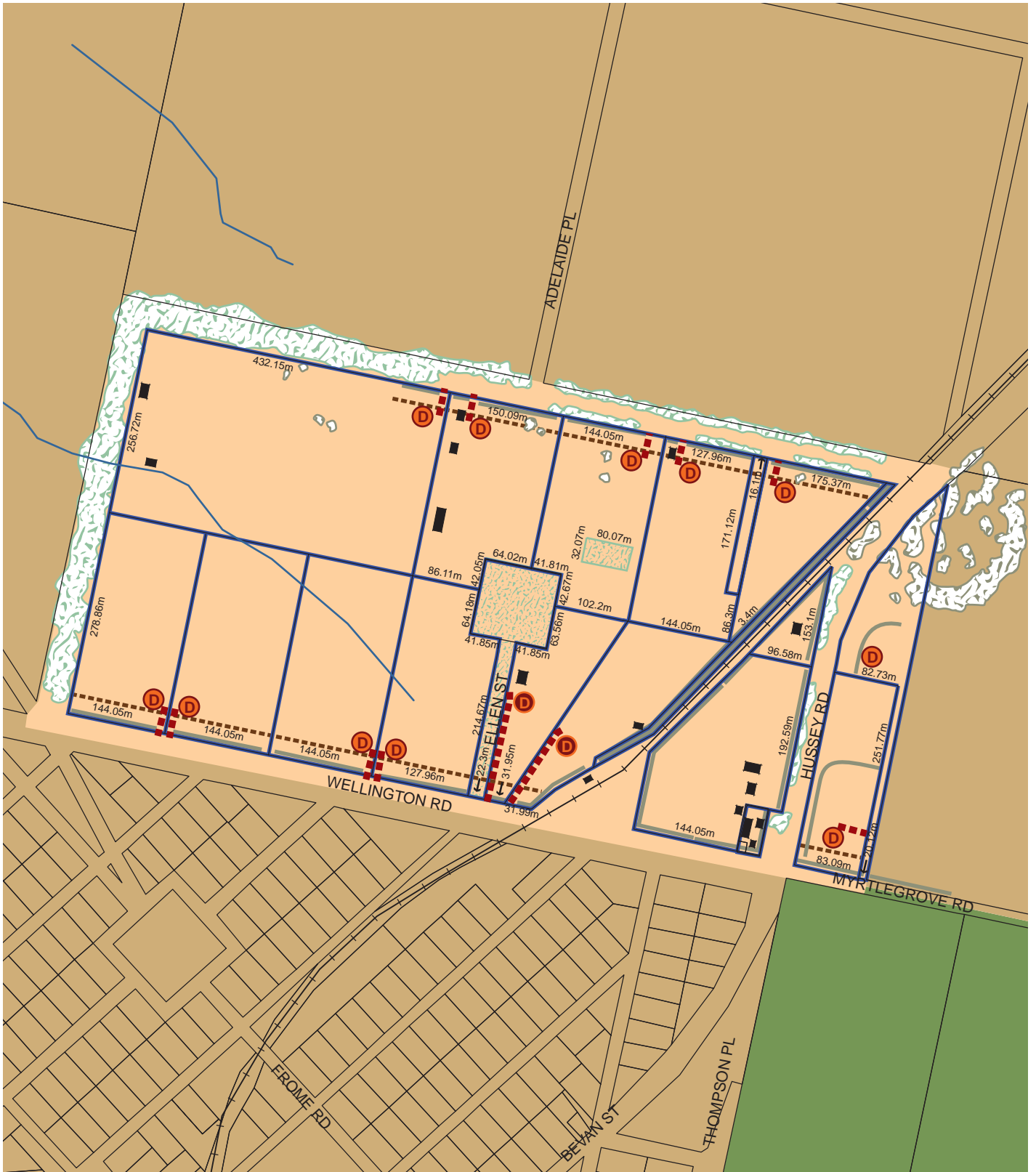
- Existing Native Vegetation
- Proposed Local Native Vegetation Corridors and Buffers
- Local Native Vegetation Screen (5m wide)
- Water Course
- Railways
- Amalgamated Land Parcel





















CURRENCY CREEK

Concept Plan Map Alex/20

RURAL LIVING

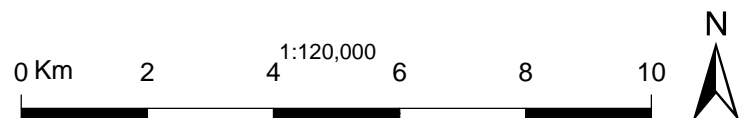
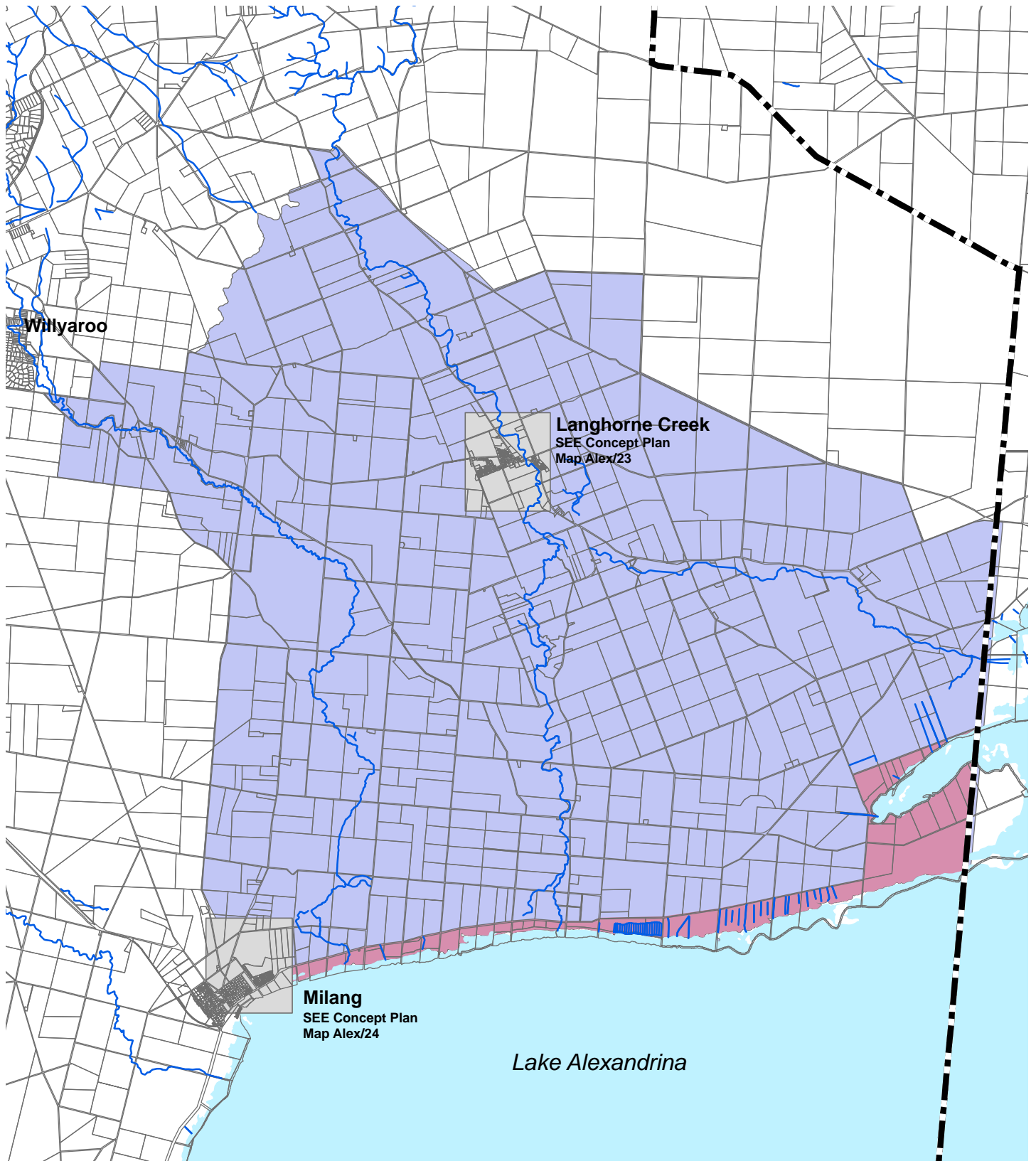


	Conservation		Existing Native Vegetation	 1:7,500
	Primary Production		Proposed Local Native Vegetation Corridors and Buffers	
	Rural Living		10m wide Public Open Space (trail, mounding, landscaping)	
	Reserve		Local Native Vegetation Screen (5m wide)	
	Existing Structure		Water Course	
	Dwelling Site		Railways	
	Dwelling Site (with larger setbacks and clustered with existing structures)			
	Driveway to New Structure			
	25m Setback to Clustered Dwellings Sites			
	Amalgamated Land Parcel			

CURRENCY CREEK

Concept Plan Map Alex/21

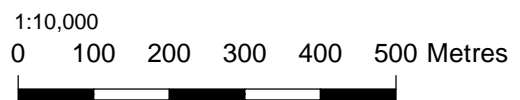
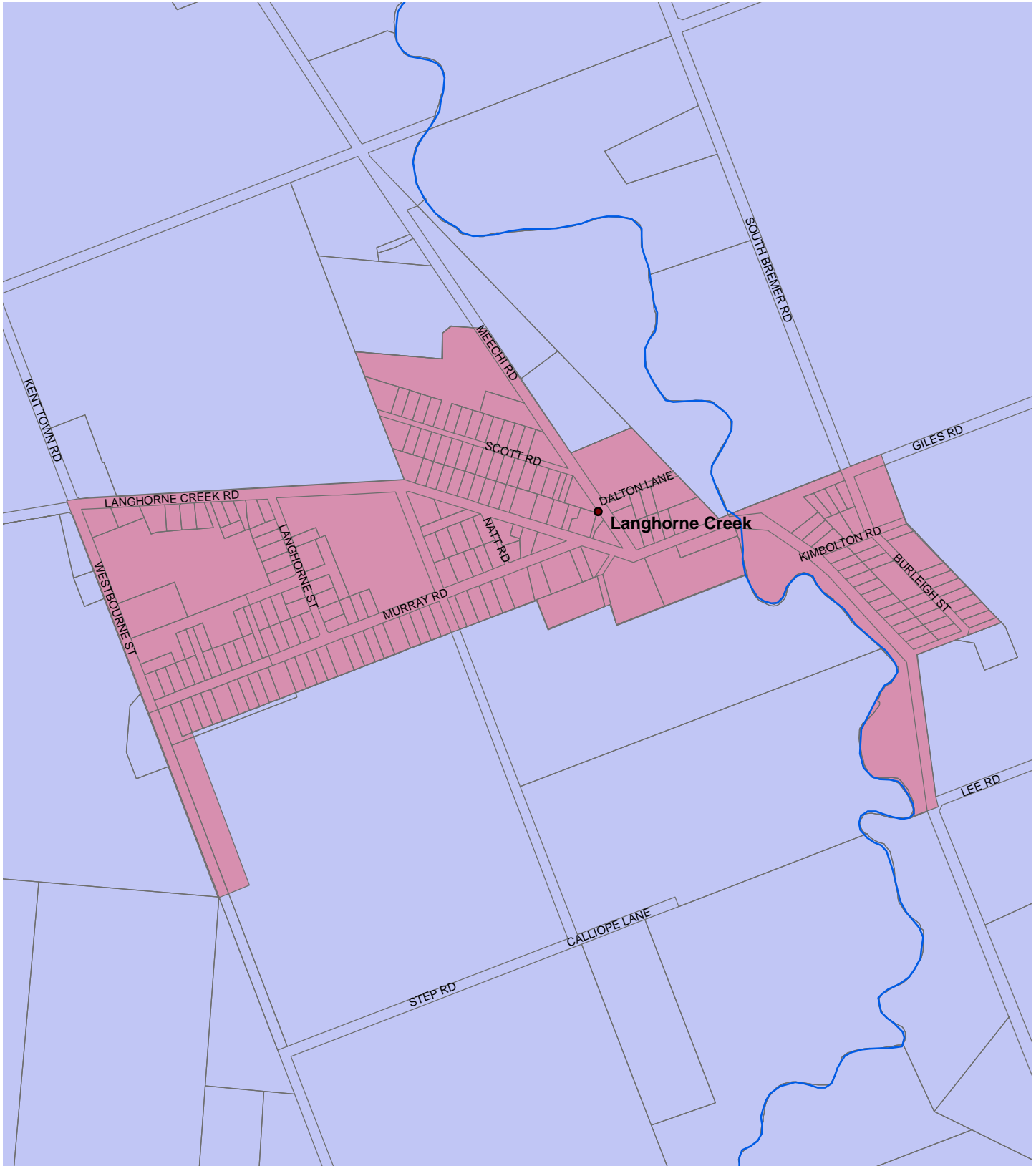
RURAL LIVING



- Area where Langhorne Creek Region policies apply
- Langhorne Creek Wine Region not affected by Langhorne Creek Region policies
- WaterCourses
- Water Body
- Alexandrina Council Boundary

Concept Plan Map Alex/22

LANGHORNE CREEK REGION



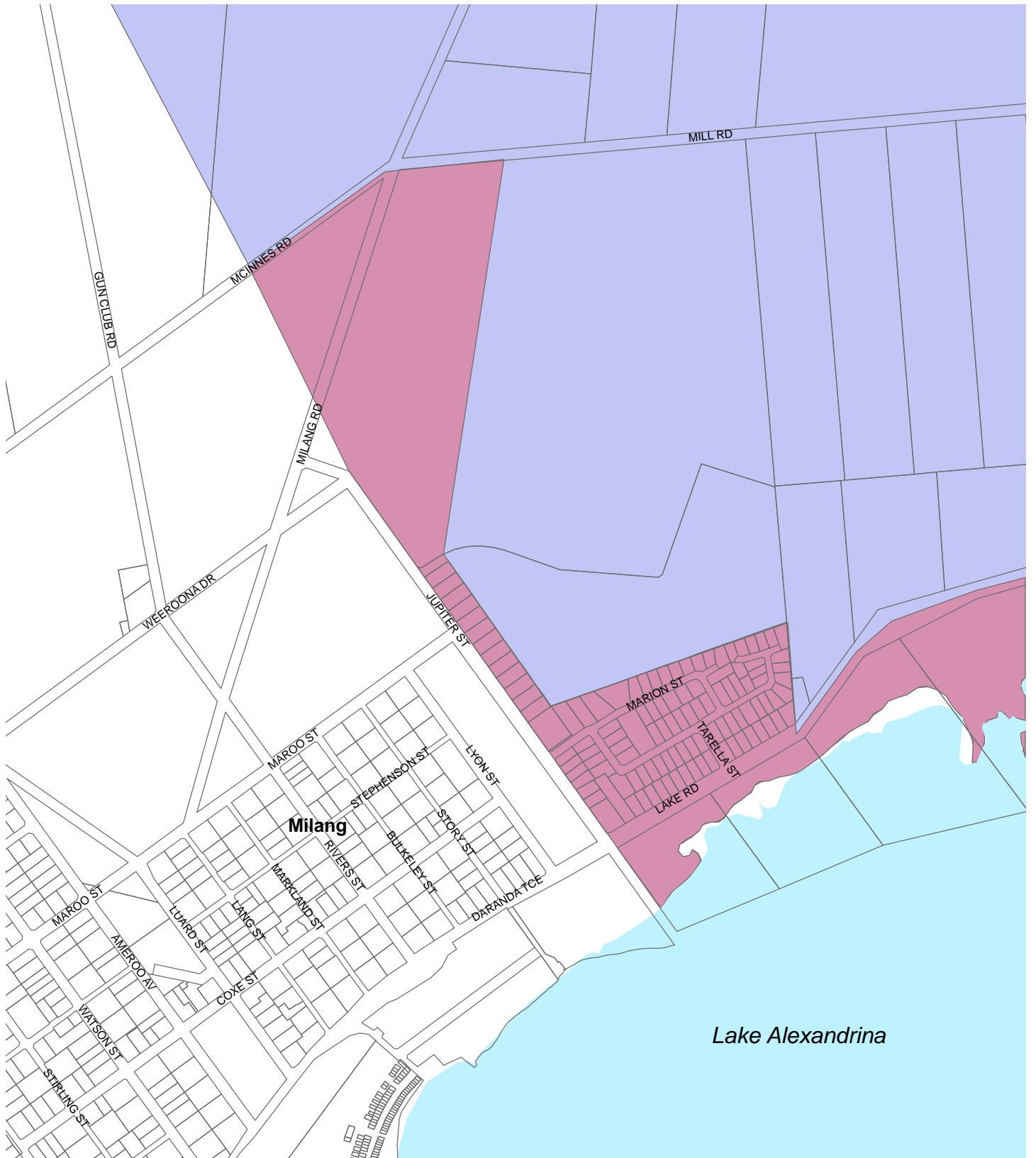
- Area where Langhorne Creek Region policies apply
- Langhorne Creek Wine Region not affected by Langhorne Creek Region policies
- Water Courses

LANGHORNE CREEK

Concept Plan Map

Alex/23

LANGHORNE CREEK REGION



1:10,000

0 100 200 300 400 500 Metres



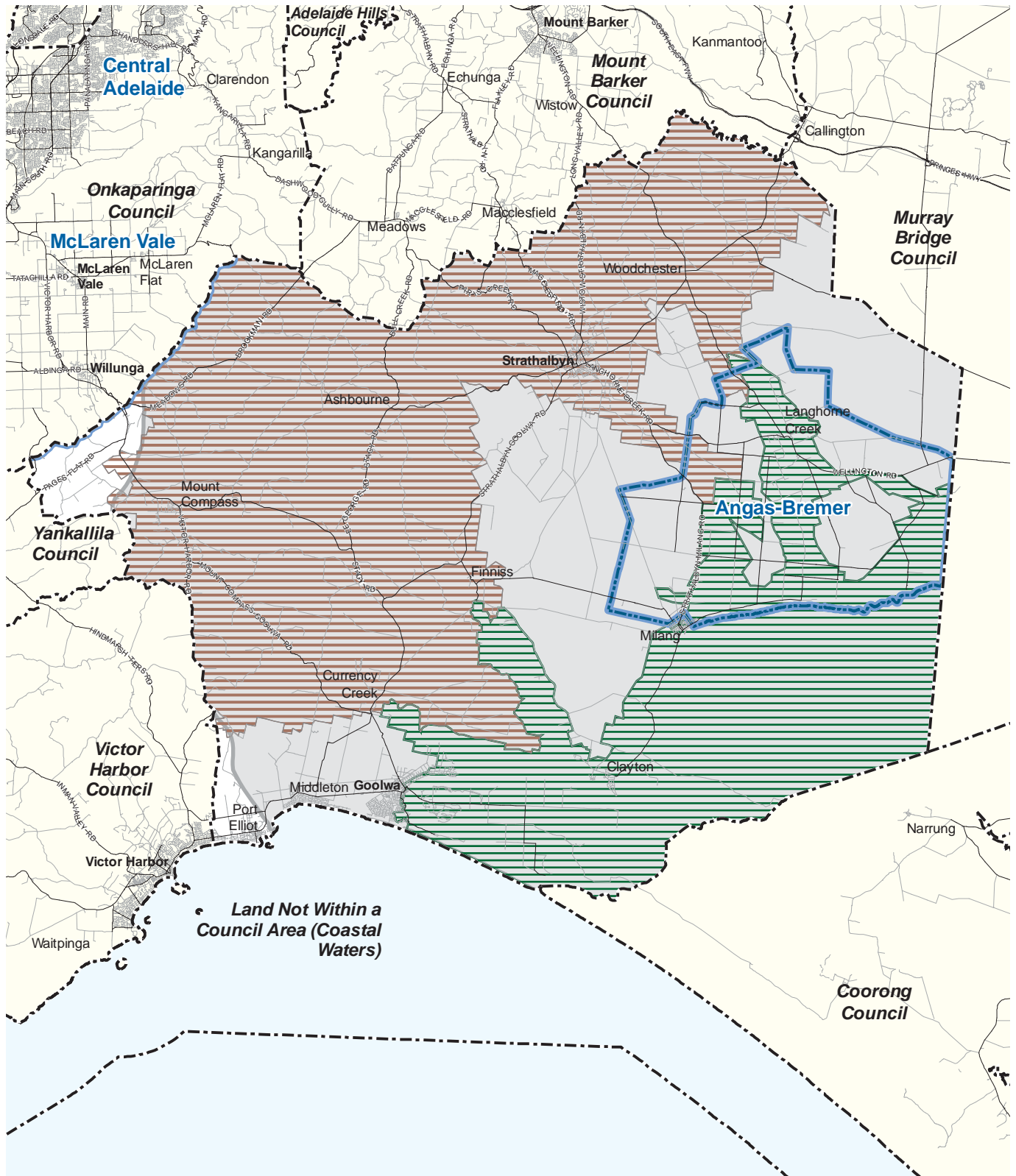
- Area where Langhorne Creek Region policies apply
- Langhorne Creek Wine Region not affected by Langhorne Creek Region policies
- Water Body

MILANG

Concept Plan Map


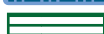

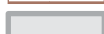


Alex/24

LANGHORNE CREEK REGION



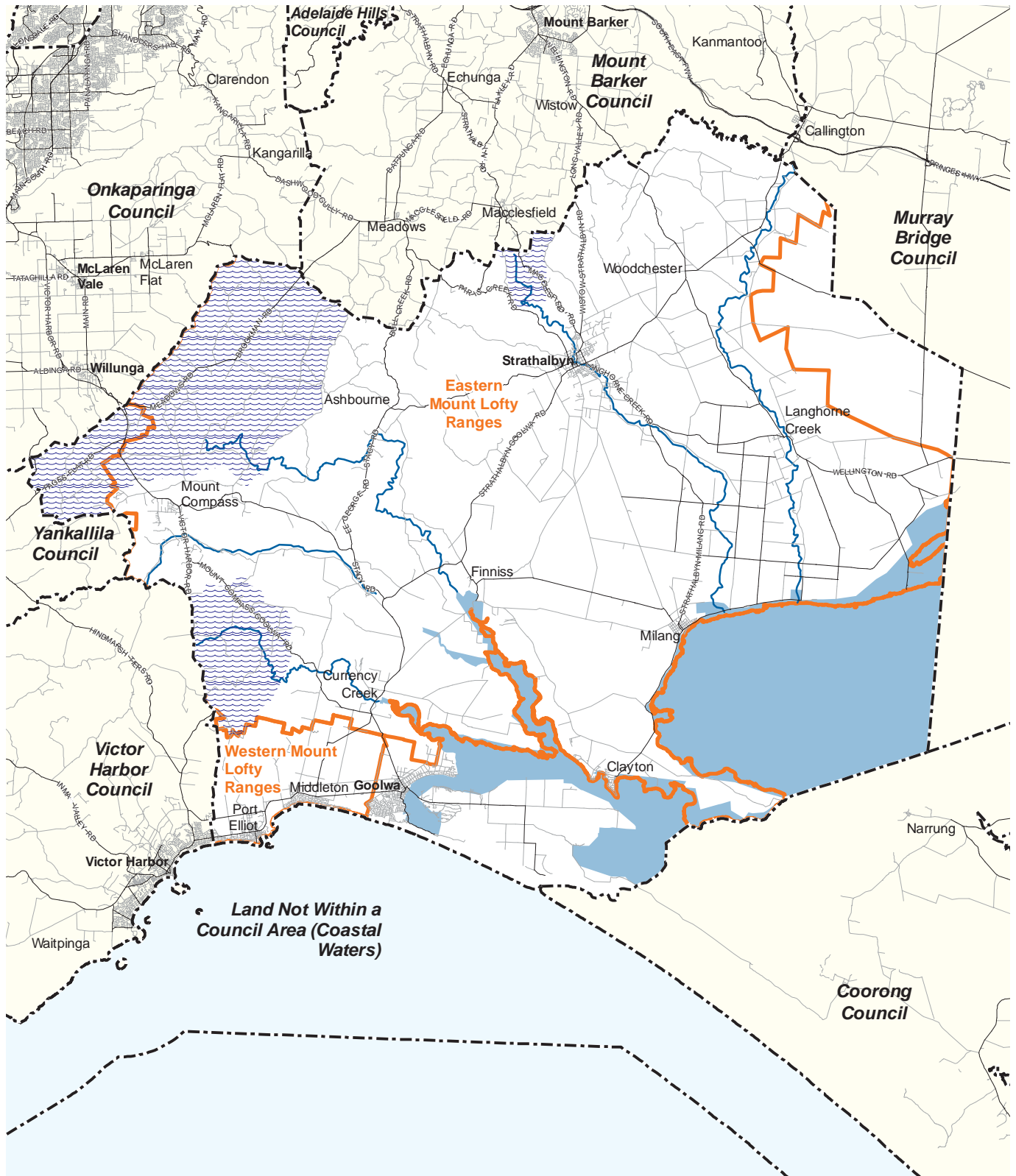
Note: Development in the identified areas may require referral in accordance with Schedule 8 of the Development Regulations 2008.

Water Management Areas

-  Prescribed Wells Areas
-  River Murray Protection Area - Floodplain Area/
-  River Murray Protection Area (under the Environment Protection Act 1993)
-  River Murray Protection Area - Tributaries Area
-  Murray Darling Basin
-  Development Plan Boundary








Concept Plan Map Alex/25(A) DEVELOPMENT CONSTRAINTS Water Management Areas



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

Water Management Areas

-  Mount Lofty Ranges Water Protection Area
-  Tributaries
-  Prescribed Water Resource Areas
-  River Murray Prescribed Watercourse
-  Development Plan Boundary



Concept Plan Map Alex/25(B) DEVELOPMENT CONSTRAINTS Water Management Areas