

# Development Plan

## Loxton Waikerie Council

Consolidated - 19 April 2017

Please refer to Loxton Waikerie Council page at [www.sa.gov.au/developmentplans](http://www.sa.gov.au/developmentplans) to see any amendments not consolidated.



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# Introduction Section





## Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for the Loxton Waikerie Council Development Plan since its inception on 20 February 2003. Further information on authorised amendments prior to this date may be researched through the relevant Council, the Department of Planning and Local Government or by viewing Gazette records.

Consolidated	Amendment – [Gazetted date]
23 November 2000	Loxton (DC), Waikerie(DC) and Brown's Well (DC) - General Review and Consolidation PAR (Interim) – [23 November 2000]
20 April 2000	Cessation of the 'Loxton (DC), Waikerie(DC) and Brown's Well (DC) – General Review and Consolidation PAR' – [29 November 2001] <i>Note – This was a consolidation PAR on Interim Operation. The PAR lapsed as of 23 November 2001 and the Loxton (DC) Development Plan (consolidated 20 April 2000), Waikerie (DC) Development Plan (consolidated 20 April 2000) and Brown's Well (DC) Development Plan (consolidated 13 April 2000) are the relevant development plans for the area previously affected by the 'Loxton (DC), Waikerie (DC) and Brown's Well (DC) – General Review and Consolidation PAR'.</i>
27 February 2003	Brown's Well (DC), Loxton (DC) and Waikerie (DC) – General Review and Consolidation PAR – [20 February 2003] Section 29(2)(b) Amendment – [27 February 2003]
11 September 2003	Wind Farms PAR ( <i>Ministerial</i> ) – [24 July 2003]
31 August 2006	General PAR – [31 August 2006]
16 July 2009	Town Centre and Bulky Goods DPA – [16 July 2009]
16 July 2010	Statewide Bulky Goods DPA ( <i>Ministerial</i> ) (Interim) – [1 July 2010]
10 February 2011	Statewide Bulky Goods DPA (Interim) – [13 January 2011]
1 December 2011	Statewide Wind Farms DPA (Interim) ( <i>Ministerial</i> ) – [19 October 2011] Better Development Plan Conversion and Alignment DPA – [1 December 2011]
21 February 2013	Termination of the Statewide Wind Farms DPA ( <i>Ministerial</i> ) – [18 October 2012] Statewide Wind Farms DPA ( <i>Ministerial</i> ) – [18 October 2012]
25 July 2013	Section 29(2)(b)(ii) Amendment – [25 July 2013]
19 April 2017	Integrated Water Management Regional DPA ( <i>Ministerial</i> ) – [24 November 2016] Minor Amendments DPA – [16 February 2017] Moorook Township DPA – [19 April 2017]

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

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



## Introduction to the Development Plan

Welcome to the Development Plan for the District Council of Loxton Waikerie.

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

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

A number of guides and additional information regarding South Australia's Planning and Development Assessment System are available via the website [www.dpti.sa.gov.au](http://www.dpti.sa.gov.au) or by contacting the Department of Planning, Transport and Infrastructure at 136 North Terrace, Adelaide, SA 5000.

### Overview of the Planning System

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

- Legislation
- The Planning Strategy
- Development Plans.

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

The State Government's broad vision for sustainable land use and the built development of the state is outlined in the **Planning Strategy**. The relevant volumes of the Planning Strategy for this Development Plan are:

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

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

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

## What is Development?

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

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

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

## How does the Development Plan relate to other legislation?

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

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

The *Development Act 1993* and *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
<b>Table of Contents</b>	Navigational aid to reference sections within the Development Plan by name and page number.
<b>Amendment Record Table</b>	Tabled information recording previously-authorized Development Plan amendments and their consolidation dates.
<b>Introduction</b> 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).
<b>Strategic Setting</b> State Strategic Setting <i>(Metro/Outer Metro/Regional Planning Strategy)</i> Council Strategic Setting <i>(Council Strategy)</i>	To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council's own local strategic investigations.
<b>Council Preface Map</b>	Map of the entire Development Plan boundary and its spatial relationship to other Development Plans' boundaries.
Assessment Section	Function
<b>General Provisions</b> Objectives Principles of Development Control	These policies apply across the whole council area and relate to a range of social, environmental, and economic development issues such as: <ul style="list-style-type: none"> <li>▪ site and design criteria</li> <li>▪ access and vehicle parking requirements</li> <li>▪ heritage and conservation measures</li> <li>▪ environmental issues</li> <li>▪ hazards</li> <li>▪ infrastructure requirements</li> <li>▪ land use specific requirements.</li> </ul> They establish the development standards that apply to all forms of development and provide a yardstick against which the suitability of development proposals is measured.

Assessment Section	Function
<b>Zone Provisions</b>	<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	<p>These express a vision about how the zone should look and feel in the future. They may describe the valued elements of the neighbourhood or area to be retained and/or what level and nature of change is desired.</p>
Objectives	<p>These are the specific planning policies that determine what land uses are encouraged or discouraged in the zone. They often contain detailed provisions to further guide the scale and design of development.</p>
Principles of Development Control	<p>These also provide lists of complying and non-complying development and any public notification provisions that vary from those in the Development Regulations.</p>
Policy Area	<p>Policy areas apply to a portion of a zone and contain additional objectives, desired character statements and principles of development control for that portion.</p>
Precincts	<p>Precincts are used to express policies for a small sub-area of a zone or a policy area.</p> <p>Precincts are used if additional site-specific principles of development control are needed to reflect particular circumstances associated with those sub-areas. They do not contain additional objectives or desired character statements.</p>
Procedural Matters	<p>All zones have a procedural matters section that identifies and lists complying, non-complying and public notification categories for various forms of development. 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>
<b>Tables</b>	<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>
<b>Mapping</b> Structure Plan Maps	<p>Structure Plan maps will commonly show the general arrangement and broad distribution of land uses; key spatial elements; and movement patterns throughout the council area and major urban areas.</p>

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

#### Further info

Contact the [District Council of Loxton Waikerie](#).

Visit the Department of Planning, Transport and Infrastructure website: [www.dpti.sa.gov.au](http://www.dpti.sa.gov.au)

Discuss your matter with your planning consultant.

## Council Strategic Setting

The Council area is one of the largest Council districts in South Australia covering an area of 7957 square kilometres. The Loxton Waikerie Council contributes a large proportion of the region's populations with approximately 12 000 people. The greater Riverland population in 2006 was 33 460.

The principal townships of Loxton and Waikerie have populations of 3350 and 1760 people respectively.

The main industries in the district are based around agricultural and horticultural activities, including wine, fruit, vegetables, grain and associated value adding businesses and service trades.

The Loxton Waikerie district has an excellent quality of life, centred on its high order community services and facilities and the quality of the people. The community however, continues to be challenged with environmental issues surrounding the River Murray, with the drought, reduced water allocations, low commodity prices and global economy.

The Council and the community has remained active during this period in promoting a number of water initiatives to ensure the provision of water savings and to promote the district in an attractive manner – with Loxton and Waikerie continuing to be recognised as the State's tidiest towns and with relevant awards.

### Loxton

Loxton is one of the larger towns on the Murray and is the "garden city" of the Riverland region.

Local attractions include the Loxton Historical Village, the Loxton Golf Course (ranked in the State's top ten), and each Christmas the town lights up when more than 350 houses take in a brilliant Christmas lights display.

### Kingston-on-Murray

The sizeable Kingston Estate Winery marks the turnoff to Kingston-on-Murray. The town offers shady riverbank areas perfect for picnics and barbecues.

Banrock Station Wine and Wetlands Centre, located at Kingston-on-Murray, is an impressive project by one of Australia's big wine companies and offers an 8 kilometre boardwalk through the wetlands and an impressive interpretive and wine-tasting centre that also serves light meals.

### Moorook

Moorook is located 3.5 kilometres south of Kingston-on-Murray. It is situated on the River Murray floodplain and encompasses two wetlands known as Wachtels Lagoon and Yatco Lagoon, a reserve area for conservation and management of waterfowl.

### Waikerie

Waikerie is known as the "citrus capital" of Australia and is surrounded by more than a million fruit trees making it the centre of the important South Australian citrus industry located in the heart of the Riverland.

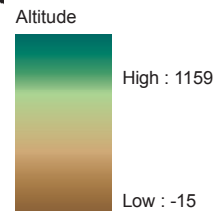
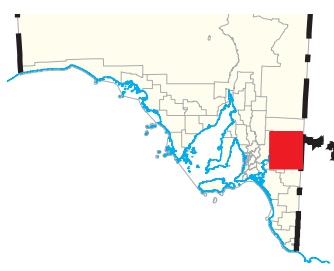
Waikerie is a small, pleasant town, which sits atop limestone cliffs above the Murray River. The town affords spectacular views of the river gums and abundant birdlife along the river, which makes it worth the diversion off the Sturt Highway necessary to get to Waikerie.

Local attractions include the Waikerie Gliding Club (a mecca for gliding enthusiasts), an 18 hole beautifully manicured golf course and the Murray River Queen (a floating motel, restaurant and café).





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

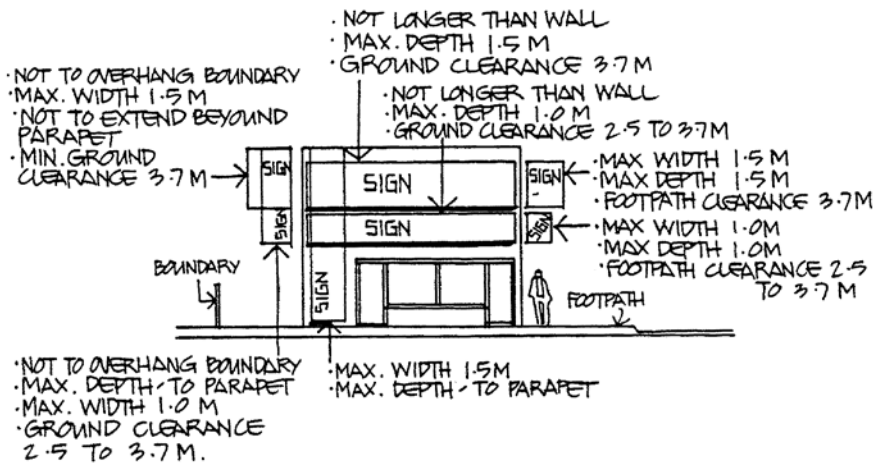
### OBJECTIVES

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

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



- 9 Advertisements should be designed to conceal their supporting advertising hoarding from view.
- 10 Advertisements should convey the owner/occupier and/or generic type of business, merchandise or services using simple, clear and concise language, symbols, print style and layout and a small number of colours.
- 11 Advertisements which perform a secondary role in identifying the business, goods or services should only be readable in the immediate vicinity of the site.
- 12 Outside of townships and country settlements advertisements other than traffic signs, tourist signs or advertisements on an existing tourist information bay display board, should not be erected in road reserves.

**Safety**

- 13 Advertisements and/or advertising hoardings should not create a hazard by:
  - (a) being so highly illuminated as to cause discomfort to an approaching driver, or to create difficulty in the driver's perception of the road or persons or objects on the road

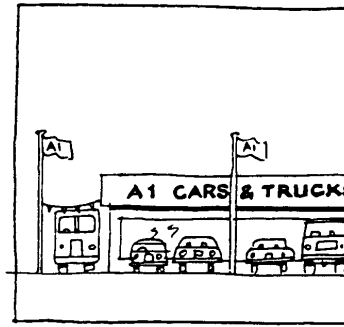
- (b) being liable to interpretation by drivers as an official traffic sign, or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals
- (c) distracting drivers from the primary driving task at a location where the demands on driver concentration are high
- (d) obscuring a driver's view of other road or rail vehicles at/or approaching level crossings, or of pedestrians or of features of the road that are potentially hazardous (eg junctions, bends, changes in width, traffic control devices).

#### Freestanding Advertisements

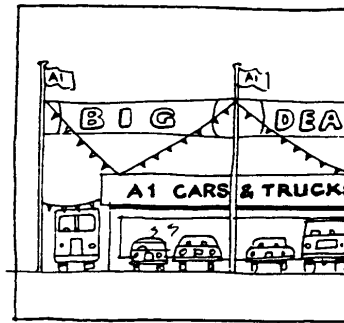
- 14 Freestanding advertisements and/or advertising hoardings should be:
- (a) limited to only one primary advertisement per site or complex
  - (b) of a scale and size in keeping with the desired character of the locality and compatible with the development on the site.
- 15 Freestanding advertisements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

#### Flags, Bunting and Streamers

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



*Good - flags and bunting in scale with building*



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

### Advertising along Arterial Roads

- 19 Advertising and/or advertising hoardings should not be placed along arterial roads that have a speed limit of 80 km/h or more, unless for town entry statements, are regionally focussed advertisements or where the advertisement relates entirely to a lawful use of land on the same allotment as the use it seeks to advertise.



## Animal Keeping

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Horse Keeping

- 3 Stables, horse shelters or associated yards should be sited:
  - (a) at least 50 metres from a watercourse
  - (b) on land with a slope no greater than 1-in-10.
- 4 A concrete drainage apron should be provided along the front of stables directing water from wash-down areas onto a suitably vegetated area that can absorb all the water, or into a constructed drainage pit.
- 5 Stables, horse shelters or associated yards should be sited at least 30 metres from any dwelling on the site and from the nearest allotment boundary to avoid adverse impacts from dust, erosion and odour.
- 6 All areas accessible to horses should be separated from septic tank drainage areas.
- 7 Development of stable and yard areas, per animal, should have dimensions and areas of:
  - (a) 3.7 metres by 3.7 metres per stable
  - (b) 15 square metres per animal per holding yard (standing only)
  - (c) 35 square metres per animal per holding yard (working only).
- 8 Development in the form of horse keeping should ensure:
  - (a) stables are sited at least 3 metres from the site boundary

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

#### Dairies

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

#### Intensive Animal Keeping

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

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

#### **Kennels**

- 17 The floor of kennels should be constructed of concrete or similar impervious material and be designed to allow for adequate drainage when kennels are cleaned.
- 18 Kennels and exercise yards should be designed and sited to minimise noise nuisance to neighbours through:
- (a) orienting their openings away from sensitive land uses such as dwellings
  - (b) siting them as far as practicable from allotment boundaries.
- 19 Kennels should occur only where there is a permanently occupied dwelling on the land.
- 20 The keeping of dogs and erection of kennels should only be undertaken if:
- (a) adequate yard area for exercise if provided
  - (b) adequate weatherproof shelter is provided
  - (c) the proposed kennels and associated yards are to be sited more than 10 metres from any boundary of the allotment
  - (d) all yards are fenced to a height of at least 1.5 metres and provided with secure gates
  - (e) the allotment is to be screened extensively by perimeter landscaping
  - (f) located outside of a township area.

#### **Land Based Aquaculture**

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

- 22 Land-based aquaculture ponds should be sited and designed to:
- (a) prevent surface flows from entering the ponds in a 1-in-100 year average return interval flood event
  - (b) prevent pond leakage that would pollute groundwater
  - (c) prevent any overflow that would enable the species being farmed to enter any watercourse or drainage line
  - (d) minimise the need for intake and discharge pipes to traverse sensitive environments.
- 23 Buildings associated with land-based aquaculture should provide enclosed storage areas to accommodate all equipment associated with aquaculture operations in a manner which is integrated with the use of the land.
- 24 Development should ensure that pipe inlet and outlets associated with land-based aquaculture are located to minimise the risk of disease transmission.

## Building near Airfields

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The height and location of buildings and structures should not adversely affect the long-term operational, safety and commercial aviation requirements of airfields.
- 2 Buildings and structures should not be developed unless a safety analysis determines that the building/structure does not pose a hazard to aircraft operations.
- 3 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:
  - (a) lighting glare
  - (b) smoke
  - (c) air turbulence
  - (d) storage of flammable liquids
  - (e) attraction of birds
  - (f) materials that affect aircraft navigational aids.
- 4 Lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 5 Development that is likely to increase the attraction of birds should not be located within 3 kilometres of an airport used by commercial aircraft. If located closer than 3 kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 6 Dwellings should not be located within areas affected by airport noise.
- 7 Development within areas affected by aircraft noise should be consistent with *Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.

## Bulk Handling and Storage Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Centres and Retail Development

### OBJECTIVES

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

### 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.

#### Retail Development

- 7 A shop or group of shops with a gross leaseable area of greater than 250 square metres should be located within a centre zone.
- 8 A shop or group of shops with a gross leaseable area of less than 250 square metres should not be located on arterial roads unless within a centre zone.
- 9 A shop or group of shops located outside of zones that allow for retail development should:
- (a) be of a size and type that will not hinder the development, function or viability of any centre zone
  - (b) not demonstrably lead to the physical deterioration of any designated centre
  - (c) be developed taking into consideration its effect on adjacent development.
- 10 Bulky goods outlets in the form of retail showrooms should only be located in centres and bulky goods **policy areas**.
- 11 Bulky goods outlets in the form of retail showrooms located within centres zones should:
- (a) complement the overall provision of facilities
  - (b) be sited towards the periphery of those centres.
- 12 **Shops in the form of roadside stalls on privately-owned land should:**
- (a) **comprise a mobile stall not exceeding 15 square metres of floor area and have obtained the necessary *Local Government Act 1999* approvals**
  - (b) **be for the sale of horticultural or agricultural produce from properties that are operated by the producer**
  - (c) **be setback at least 8 metres from the adjoining road reserves**
  - (d) **have unimpeded lines of sight for 250 metres in both directions along the road, or of a lesser distance in lower speed areas**



- (e) have adequate and safe access to and from the adjoining road
- (f) not incorporate advertisements except for portable signs displayed on the land on which the stall is located during hours of operation
- (g) have adequate provision for off-road car parking.

## Community Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Crime Prevention

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Design and Appearance

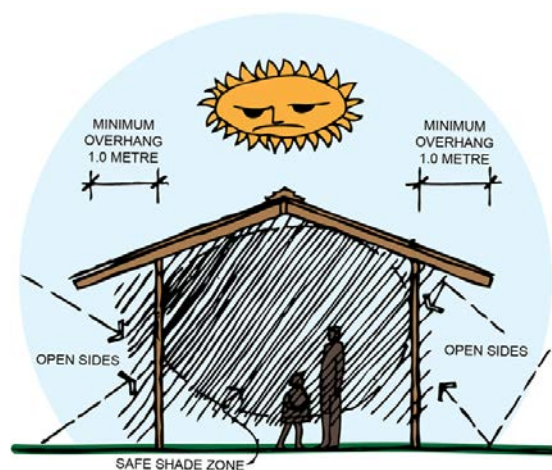
### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

- 10 Buildings, landscaping, paving and signage should have a co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 11 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.
- 12 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.
- 13 Development should be designed and sited so that outdoor storage, loading and service areas are screened from public view by an appropriate combination of built form, solid fencing and/or landscaping.
- 14 Outdoor lighting should not result in light spillage on adjacent land.
- 15 Balconies should:
  - (a) be integrated with the overall architectural form and detail of the building
  - (b) be sited to face predominantly north, east or west to provide solar access
  - (c) have a minimum area of 2 square metres.
- 16 Buildings and structures should not be developed unless the external cladding, wall materials and roof sheeting are not damaged in any way, punctured, rusted, stained or weathered.
- 17 Development should be of natural colours so as to be unobtrusive with the rural landscape and minimise any visual obstruction.
- 18 Development should be compatible with the character of the existing buildings in the locality and exhibit a high standard of design and external appearance which takes into account the scale, mass and siting of the buildings, the materials to be used (including their texture and colour) and elements of building detail.
- 19 Domestic outbuildings should be treated with pre-coloured material of earthy tones and colours.
- 20 To reduce indirect ultraviolet radiation, shade structures should provide an overhang of at least 1 metre from the posts supporting the shade structure, as shown below:



Using an extended overhang to reduce indirect UVR

## Building Setbacks from Road Boundaries

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

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

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

## Energy Efficiency

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### On-site Energy Generation

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

## Forestry

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



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

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

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

## Hazards

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

#### Flooding

- 3 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property **or the environment**.
- 4 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters **or in areas as defined by the River Murray Act 2003**, unless the development can achieve all of the following:
  - (a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event
  - (b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event **and the buildings are not an obstruction to water flows**.

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

#### Bushfire

- 6 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:
  - (a) vegetation cover comprising trees and/or shrubs
  - (b) poor access
  - (c) rugged terrain
  - (d) inability to provide an adequate building protection zone
  - (e) inability to provide an adequate supply of water for fire fighting purposes.
- 7 Buildings and structures should be designed and configured to reduce the impact of bushfire through designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
- 8 Habitable buildings should have a dedicated water supply comprising a minimum of **22 000** litres available at all times for fire fighting which is located adjacent to the building or in another convenient location on the allotment accessible to fire fighting vehicles.
- 9 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to habitable buildings in the event of bushfire.
- 10 Buildings and structures should be designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
- 11 Land division should be designed to:
  - (a) minimise the danger to residents, other occupants of buildings and fire fighting personnel
  - (b) minimise the extent of damage to buildings and other property during a bushfire
  - (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire
  - (d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

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

### Salinity

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

### Acid Sulfate Soils

- 17 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:
  - (a) the riverine environment
  - (b) natural water bodies and wetlands
  - (c) agricultural or aquaculture activities
  - (d) buildings, structures and infrastructure
  - (e) public health.
- 18 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

- 19 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

- 20 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.
- 21 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

- 22 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.
- 23 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.
- 24 Development in areas susceptible to landslip should:
  - (a) incorporate split level designs to minimise cutting into the slope
  - (b) ensure that cut and fill and heights of faces are minimised
  - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
  - (d) control any erosion that will increase the gradient of the slope and decrease stability
  - (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
  - (f) provide drainage measures to ensure surface stability is not compromised
  - (g) ensure natural drainage lines are not obstructed.

## Heritage Places

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

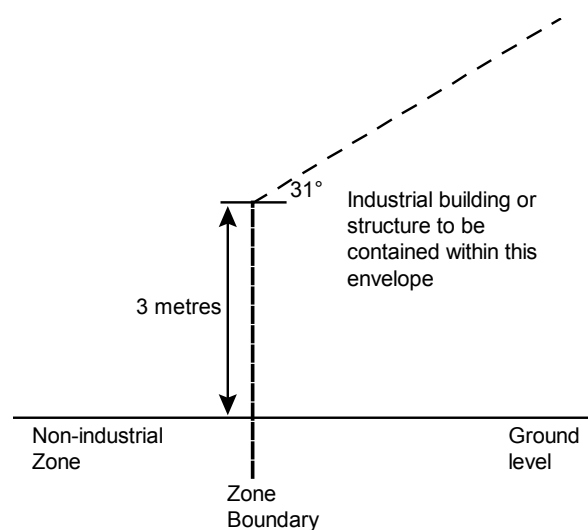
## Industrial Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



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



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

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

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

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

16 Home-based industries in rural areas:

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

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

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

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

17 Wineries in rural areas should:

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

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

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

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

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

## Infrastructure

### OBJECTIVES

- 1 Infrastructure provided in an economical and environmentally sensitive manner.
- 2 Infrastructure, including social infrastructure, provided in advance of need.
- 3 Suitable land for infrastructure identified and set aside in advance of need.
- 4 The efficient and cost-effective use of existing infrastructure.
- 5 Development within the River Murray valley be connected to an approved water reticulation and sewage disposal scheme.

### PRINCIPLES OF DEVELOPMENT CONTROL

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

- 9 Utilities and services, including access roads and tracks, should be sited on areas already cleared of native vegetation. If this is not possible, their siting should cause minimal interference or disturbance to existing native vegetation and biodiversity.
- 10 Utility buildings and structures should be grouped with non-residential development where possible.
- 11 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.
- 12 Development that requires the construction or extension of a private water supply scheme should not take place unless:
  - (a) a water supply can be provided which has a source of water of adequate magnitude and reliability
  - (b) the standard of construction and operation of the scheme, the quality of supply and legal arrangements for the supply between the parties will meet the ongoing requirements of the communities served.

## Interface between Land Uses

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Noise Generating Activities

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

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

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

### Air Quality

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

### Rural Interface

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

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

#### Development Near High Pressure Pipelines

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



## Land Division

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

### Design and Layout

- 3 Land divisions should be designed to ensure that areas of native vegetation and wetlands:
  - (a) are not fragmented or reduced in size
  - (b) do not need to be cleared as a consequence of subsequent development.
- 4 The design of a land division should incorporate:
  - (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities
  - (b) safe and convenient access from each allotment to an existing or proposed public road or thoroughfare
  - (c) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
  - (d) suitable land set aside for useable local open space
  - (e) public utility services within road reserves and where necessary within dedicated easements
  - (f) the preservation of significant natural, cultural or landscape features including State heritage places
  - (g) protection for existing vegetation and drainage lines
  - (h) where appropriate, the amalgamation of smaller allotments to ensure co-ordinated and efficient site development.
- 5 Land division should facilitate optimum solar access for energy efficiency.
- 6 Allotments in the form of a battleaxe configuration should:
  - (a) provide for an access onto a public road, with the driveway 'handle' being not less than 6 metres in width
  - (b) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
  - (c) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape
  - (d) be avoided where their creation would be incompatible with the prevailing pattern of development.
- 7 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.
- 8 Within defined townships and settlements where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.
- 9 Within defined townships and settlements land division should make provision for a reserve or an area of open space that is at least 50 metres wide from the top of the bank of a watercourse and that incorporates land within the 1-in-100 year average return interval flood event area.
- 10 The layout of a land division should keep flood-prone land free from development.
- 11 The arrangement of roads, allotments, reserves and open space should enable the provision of a 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

- 12 Road reserves should be of a width and alignment that can:
- (a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users
  - (b) provide for footpaths, cycle lanes and shared-use paths for the safety and convenience of residents and visitors
  - (c) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street
  - (d) accommodate street tree planting, landscaping and street furniture
  - (e) accommodate the location, construction and maintenance of stormwater drainage and public utilities
  - (f) provide unobstructed, safe and efficient vehicular access to individual allotments and sites
  - (g) allow for the efficient movement of service and emergency vehicles
  - (h) avoid acute angles between adjacent boundaries
  - (i) prevent intersections of four or more roads.
- 13 The design of the land division should facilitate the most direct route to local facilities for pedestrians and cyclists and enable footpaths, cycle lanes and shared-use paths to be provided of a safe and suitable width and reasonable longitudinal gradient.
- 14 The layout of land divisions should result in roads designed and constructed to ensure:
- (a) that traffic speeds and volumes are restricted where appropriate by limiting street length and/or the distance between bends and slow points

- (b) there are adequate sight distances for motorists at intersections, junctions, pedestrian and cyclist crossings, and crossovers to allotments to ensure the safety of all road users and pedestrians
  - (c) that existing dedicated cycling and walking routes are not compromised.
- 15 The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:
- (a) the size of proposed allotments and sites and opportunities for on-site parking
  - (b) the availability and frequency of public and community transport
  - (c) on-street parking demand likely to be generated by nearby uses.
- 16 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.
- 17 Footpaths should be provided along both sides of arterial and collector roads and on one side of local streets.
- 18 Local streets should generally follow the contours of hills and those roads which have grades in excess of 8 per cent should be limited.
- 19 All road junctions should be at 90 degrees or as close to a right angle as possible.

#### Land Division in Rural Areas

- 20 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.
- 21 Rural land should not be divided where new allotments would result in any of the following:
- (a) fragmentation of productive primary production land
  - (b) strip development along roads or water mains
  - (c) prejudice against the proper and orderly development of townships
  - (d) removal of native vegetation for allotment boundaries, access roads, infrastructure, dwellings and other buildings or firebreaks.

## Landscaping, Fences and Walls

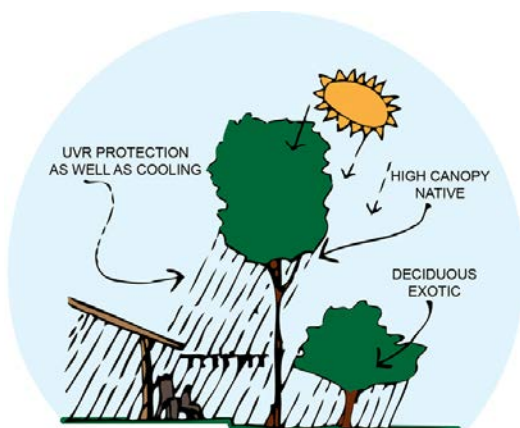
### OBJECTIVES

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

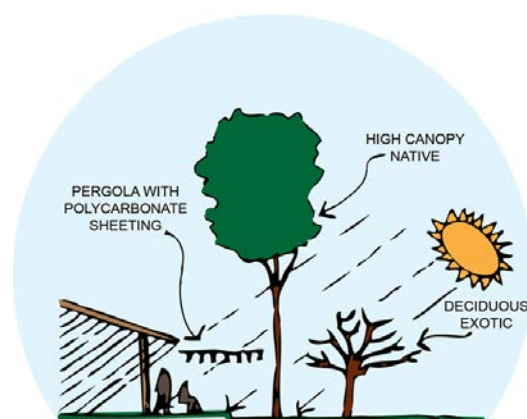
### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should incorporate open space and landscaping and minimise hard paved surfaces in order to:
  - (a) complement built form and reduce the visual impact of larger buildings (eg taller and broader plantings against taller and bulkier building components)
  - (b) enhance the appearance of road frontages
  - (c) screen service yards, loading areas and outdoor storage areas
  - (d) minimise maintenance and watering requirements
  - (e) enhance and define outdoor spaces, including car parking areas
  - (f) maximise shade and shelter
  - (g) assist in climate control within and around buildings
  - (h) minimise heat absorption and reflection
  - (i) maintain privacy
  - (j) maximise stormwater 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) impede driver sight lines or be located so as to pose a significant hazard.
- 4 Fences and walls, including retaining walls, should:
- (a) not result in damage to neighbouring trees
  - (b) be compatible with the associated development and with existing predominant, attractive fences and walls in the locality
  - (c) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance
  - (d) incorporate articulation or other detailing where there is a large expanse of wall facing the street
  - (e) assist in highlighting building entrances
  - (f) be sited and limited in height, to ensure adequate sight lines for motorists and pedestrians especially on corner sites
  - (g) in the case of side and rear boundaries, be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land
  - (h) be constructed of non-flammable materials.
- 5 Fencing should be open in form to allow cross ventilation and access to sunlight.
- 6 The design of outdoor areas should be designed to ensure the area is attractive for users through taking into consideration the microclimate of the locality by adapting and modifying the structures in accordance with the following diagrams:



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



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

## Marinas and Maritime Structures

### OBJECTIVE

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Marina development should include one or more of the following:
  - (a) wet and dry berthing of boats
  - (b) launching and retrieval of recreational boats and associated trailer and car parking areas
  - (c) access ramps, landings, storage and other structures associated with a marina
  - (d) clubrooms for maritime organisations.
- 2 The design of marinas, berths, channels, fairways, gangways and floating structures should comply with:
  - (a) *Australian Standard AS 3962: Guidelines for Design of Marinas*
  - (b) *Australian Standard AS 4997: Guidelines for the Design of Maritime Structures.*
- 3 Development should not obstruct or impair:
  - (a) navigation and access channels
  - (b) maintenance activities of riverine infrastructure including revetment walls
  - (c) the operation of wharves.
- 4 Safe public access should be provided or maintained to:
  - (a) the waterfront
  - (b) known diving areas
  - (c) jetties, wharves and associated activities.
- 5 Marinas should be designed to:
  - (a) facilitate water circulation and exchange
  - (b) maximise the penetration of sunlight into the water
  - (c) address the removal and treatment of houseboat wastewater in accordance with relevant legislation.

## Mineral Extraction

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



## Separation Treatments, Buffers and Landscaping

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

## Natural Resources

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.

- 2 Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced.
- 3 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks and wetlands.
- 4 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.

#### Water Sensitive Design

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

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

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

#### Water Catchment Areas

- 20 Development should ensure watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.
- 21 No development should occur where its proximity to a swamp or wetland will damage or interfere with the hydrology or water regime of the swamp or wetland.
- 22 A wetland or low-lying area providing habitat for native flora and fauna should not be drained, except temporarily for essential management purposes to enhance environmental values.
- 23 Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration should be fenced off to limit stock access.
- 24 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface run-off should include a strip of land at least 20 metres wide measured from the top of existing banks on each side of a watercourse that is:
  - (a) fenced to exclude livestock
  - (b) kept free of development, including structures, formal roadways or access ways for machinery or any other activity causing soil compaction or significant modification of the natural surface of the land
  - (c) revegetated with locally indigenous vegetation comprising trees, shrubs and other groundcover plants to filter runoff so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.
- 25 Development resulting in the depositing of an object or solid material in a watercourse or floodplain or the removal of bank and bed material should not:
  - (a) adversely affect the migration of aquatic biota
  - (b) adversely affect the natural flow regime
  - (c) cause or contribute to water pollution
  - (d) result in watercourse or bank erosion
  - (e) adversely affect native vegetation upstream or downstream that is growing in or adjacent to a watercourse
  - (f) increase the risk of flooding (upstream or downstream).
- 26 The location and construction of dams, water tanks and diversion drains should:
  - (a) occur off watercourse
  - (b) not take place in ecologically sensitive areas or on erosion prone sites

- (c) provide for low flow by-pass mechanisms to allow for migration of aquatic biota
  - (d) not negatively affect downstream users
  - (e) minimise in-stream or riparian vegetation loss
  - (f) incorporate features to improve water quality (eg wetlands and floodplain ecological communities, **sediment basins and indigenous aquatic vegetation**)
  - (g) protect ecosystems dependent on water resources
  - (h) **ensure water capture is within sustainable limits.**
- 27 Irrigated horticulture and pasture should not increase groundwater induced salinity.
- 28 Development should comply with the current *Environment Protection (Water Quality) Policy*.
- 29 **Development within the Water Management Areas designated on [Concept Plan Map LoWa/4 - Development Constraints - Water Management Areas](#) should not adversely affect the quality or quantity of the water resource.**

#### Biodiversity and Native Vegetation

- 30 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 31 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna, **including riparian and riverine animals and plants, and their breeding grounds and habitats.**
- 32 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.
- 33 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.
- 34 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.
- 35 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.
- 36 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.
- 37 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.
- 38 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.
- 39 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

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



## Open Space and Recreation

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

## Orderly and Sustainable Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 3 The economic base of the region should be expanded in a sustainable manner.
- 4 Urban development should form a compact extension to an existing built-up area.
- 5 Ribbon development should not occur along the coast, water frontages or arterial roads shown in *Overlay Maps - Transport*.
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.

- 9 Development should be undertaken in accordance with Concept Plan Maps:
- (a) [Concept Plan Map LoWa/1 - Fringe Zone \(Holder Development Area\)](#)
  - (b) [Concept Plan Map LoWa/2 - Fringe Zone \(Pyap Development Area\)](#)
  - (c) [Concept Plan Map LoWa/3 - Rural Living and Staging \(Loxton South\)](#)
  - (d) [Concept Plan Map LoWa/4 - Development Constraints - Water Management Areas.](#)

## Renewable Energy Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Wind Farms and Ancillary Development

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

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

## Residential Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Design and Appearance

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



- 9 The design of residential flat buildings should:
- (a) define individual dwellings in the external appearance of the building
  - (b) provide transitional space around the entry
  - (c) ensure building entrances provide shelter, are visible and easily identifiable from the street.

#### Overshadowing

- 10 The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:
- (a) windows of habitable rooms, particularly living areas
  - (b) ground-level private open space
  - (c) upper-level private balconies that provide the primary open space area for any dwelling
  - (d) access to solar energy.
- 11 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least three hours of direct sunlight over a portion of their surface between 9.00 am and 5.00 pm on the 21 June.
- 12 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
- (a) half of the existing ground-level open space
  - (b) 35 square metres of the existing ground-level open space (with at least one of the area's dimensions measuring 2.5 metres).
- 13 Development should not increase the overshadowed area by more than 20 per cent in cases where overshadowing already exceeds these requirements.
- 14 Building appearance should be compatible with existing development in terms of built form elements such as:
- (a) building mass and proportion
  - (b) materials, patterns, textures, colours and decorative elements
  - (c) ground floor height above natural ground level
  - (d) roof form and pitch
  - (e) facade articulation and detailing and window and door proportions
  - (f) verandahs, eaves and parapets
  - (g) driveway crossovers, fence style and alignment
  - (h) individuality of design whilst remaining compatible with neighbouring buildings.
- 15 Fences and walls abutting the primary street frontage (excluding service lanes) should include a transition with a slope no greater than 30 degrees where there is a difference in height between two fences or walls.

## Garages, Carports and Outbuildings

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

## Street and Boundary Setbacks

- 19 Dwellings should be setback from allotment or site boundaries to:
  - (a) contribute to the desired character of the area
  - (b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement
  - (c) meet the requirements set out in [Table LoWa/1 – Building Setbacks from Road Boundaries](#).
- 20 Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:
  - (a) minimise the visual impact of buildings from adjoining properties
  - (b) minimise the overshadowing of adjoining properties.
- 21 Side boundary walls in residential areas should be limited in length and height to:
  - (a) minimise their visual impact on adjoining properties
  - (b) minimise the overshadowing of adjoining properties.
- 22 Carports and garages should be setback from road and building frontages so as to:
  - (a) contribute to the desired character of the area
  - (b) not adversely impact on the safety of road users
  - (c) provide safe entry and exit
  - (d) not dominate the appearance of dwellings from the street
  - (e) be consistent with the setback of an associated dwelling or to have a deeper setback than the associated dwelling.

## Site Coverage

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

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

### Private Open Space

- 24 Private open space (land available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:
- (a) to be accessed directly from the internal living areas of the dwelling
  - (b) generally at ground level to the side or rear of a dwelling and screened for privacy
  - (c) to take advantage of but not adversely affect natural features of the site
  - (d) to minimise overlooking from adjacent buildings
  - (e) to achieve separation from bedroom windows on adjoining sites
  - (f) to have a northerly aspect to provide for comfortable year-round use
  - (g) to not be significantly shaded during winter by the associated dwelling or adjacent development
  - (h) to be shaded in summer.
- 25 Dwellings should have associated private open space of sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.
- 26 Private open space should not include driveways, effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space in residential flat buildings and group dwellings, and should have a minimum dimension of:
- (a) 2.5 metres for ground level or roof-top private open space
  - (b) 2 metres for upper level balconies or terraces.
- 27 Balconies should make a positive contribution to the internal and external amenity of residential buildings and should be sited adjacent to the main living areas, such as the living room, dining room or kitchen, to extend the dwelling's living space.
- 28 Rooftop gardens should be incorporated into residential flat buildings.

### Site Facilities and Storage

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

## Visual Privacy

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

## Noise

- 32 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid causing potential noise nuisance to adjoining landowners and occupiers.
- 33 Residential development close to high noise sources (eg major roads, railway lines, tram lines, industry, and airports) should be designed to locate bedrooms, living rooms and private open spaces away from those noise sources, or protect these areas with appropriate noise attenuation measures.
- 34 Residential development on sites abutting established collector or higher order roads should include front fences and walls that will supplement the noise control provided by the building facade.
- 35 The number of dwellings sharing a common internal pedestrian entry within a residential flat building should be minimised to limit noise generation in internal access ways.
- 36 External noise and light intrusion to bedrooms should be minimised by separating or shielding these rooms from:
  - (a) active communal recreation areas, parking areas and vehicle access ways
  - (b) service equipment areas and fixed noise sources on the same or adjacent sites.

## Car Parking and Access

- 37 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.
- 38 On-site parking should be provided having regard to:
  - (a) the number, nature and size of proposed dwellings
  - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
  - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons
  - (d) availability of on-street car parking
  - (e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).
- 39 Parking areas servicing more than one dwelling should be of a size and location to:
  - (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
  - (b) provide adequate space for vehicles to manoeuvre between the street and the parking area
  - (c) reinforce or contribute to attractive streetscapes.

- 40 On-site visitor parking spaces for group and multiple dwellings and residential flat buildings should be sited and designed to:
  - (a) serve users efficiently and safely
  - (b) not dominate internal site layout
  - (c) be clearly defined as visitor spaces not specifically associated with any particular dwelling
  - (d) ensure they are not sited behind locked garages and are accessible to visitors at all times.
- 41 Driveways on arterial roads that serve more than one dwelling should be designed to cater for the simultaneous two-way movements of the largest vehicles expected to enter and exit the site.
- 42 On-site parking and manoeuvring areas servicing development abutting arterial roads should be designed to enable all vehicles to enter and exit the site in a forward direction.

### Undercroft Garaging of Vehicles

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

### Dependent Accommodation

- 47 Dependent accommodation (ie accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
  - (a) the site is of adequate size and configuration
  - (b) the accommodation has a small floor area relative to the associated main dwelling with a floor area not exceeding 60 square metres

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

#### Swimming Pools and Outdoor Spas

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

#### Caravans

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

#### Siting from Lagoons

- 50 Dwellings, residential flat buildings and supported accommodation should not be located within 400 metres of common effluent drainage scheme lagoons.

## Short-Term Workers Accommodation

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Siting and Visibility

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



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

## Sloping Land

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Supported Accommodation and Housing for Seniors

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

**Supported Accommodation**

- 5 Supported accommodation should include:
- (a) ground-level access or lifted access to all units
  - (b) an interesting and attractive outlook from units and communal areas for all residents including those in wheelchairs
  - (c) adequate living space allowing for the use of wheelchairs with an attendant
  - (d) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles.
- 6 Car parking associated with supported accommodation should:
- (a) have adequate identifiable provisions for staff
  - (b) include private parking spaces for independent living units
  - (c) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles.

# Telecommunications Facilities

## OBJECTIVES

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

## PRINCIPLES OF DEVELOPMENT CONTROL

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

## Tourism Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

- (b) the development is limited to a height of one storey where the proposed development is located within 8 metres of the boundary of any abutting site
  - (c) car parking and service areas and areas for the storage of rubbish are to be sited and screened suitably with fencing or landscaping
  - (d) the development is designed with respect to orientation and siting of buildings, car parking areas and manoeuvring areas and the allocation of landscaped buffer areas in such a manner as to minimise disturbance to the adjoining land through noise, lighting spill, intrusion on privacy
  - (e) no part of septic tank effluent drainage field or any other wastewater disposal area (ie an irrigation area) is located within 50 metres of any water course.
- 8 Tourist accommodation comprising of bed and breakfast (occupied dwelling providing temporary accommodation and dining for up to six people), farm stay (farm accommodation on a working farm for up to 15 people) and nature retreat accommodation (small scale accommodation in rural areas) should:
- (a) be of a small scale
  - (b) designed in harmony with the landscape
  - (c) be in harmony with the character, form, scale and external materials of construction of surrounding buildings
  - (d) be under the main roof of the existing dwelling or in the immediate proximity of the existing dwelling.
- 9 The scale, siting, design, height, mass, intensity, colour, materials, paving, landscaping and orientation of buildings and structures should be complementary to the natural environment so as to achieve a co-ordinated development where there is low density site coverage, set within an attractive and preserved natural environment.
- 10 Development within urban zones should be designed and sited in sympathy with the existing natural and built character of its locality. It should not be out of scale, of conflicting colour or materials or detract from any natural backdrop to the zone.

#### Tourism Development in Association with Dwelling(s)

- 11 Tourist facilities developed on the site of a dwelling should not detrimentally affect residential amenity.
- 12 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

- 13 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.
- 14 Tourism developments in rural areas should be sited and designed to minimise impacts and have a functional or locational link with either of the following:

- (a) the surrounding agricultural production or processing
  - (b) the natural, cultural or historical setting of the area.
- 15 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.
- 16 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.
- 17 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.
- 18 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.
- 19 Tourism development, particularly in remote areas should be designed to minimise energy and water demands and incorporate alternative, sustainable technologies that use renewable energy sources and/or treat and re-use stormwater and wastewater to minimise reliance on mains services.
- 20 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.
- 21 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

- 22 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.



- 23 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.
- 24 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.
- 25 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.
- 26 Long-term occupation of Caravan and Tourist parks should not lead to the displacement of existing tourist accommodation, particularly in important tourist destinations, such as in [riverside locations](#).
- 27 A minimum of 12.5 per cent of a park should comprise communal open space, landscaped areas and recreation areas.
- 28 Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.

## Transportation and Access

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Movement Systems

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

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

### Cycling and Walking

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

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

#### Access

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

#### Access for People with Disabilities

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

#### Vehicle Parking

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

- 34 Vehicle parking areas should be sited and designed in a manner that will:
- (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
  - (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network
  - (c) not inhibit safe and convenient traffic circulation
  - (d) result in minimal conflict between customer and service vehicles
  - (e) avoid the necessity to use public roads when moving from one part of a parking area to another
  - (f) minimise the number of vehicle access points to public roads
  - (g) avoid the necessity for backing onto public roads
  - (h) where reasonably possible, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points
  - (i) not dominate the character and appearance of a centre when viewed from public roads and spaces
  - (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas.
- 35 Shared use of adjoining or adjacent car parking areas should be available for the duration of the intended use of the land.
- 36 Vehicle parking areas should be designed to reduce opportunities for crime by:
- (a) maximising the potential for passive surveillance by ensuring they can be overlooked from nearby buildings and roads
  - (b) incorporating walls and landscaping that do not obscure vehicles or provide potential hiding places
  - (c) being appropriately lit
  - (d) having clearly visible walkways.
- 37 Where parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to customers.
- 38 Parking areas that are likely to be used during non daylight hours should provide floodlit entrance and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the car park.
- 39 Parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 40 To assist with stormwater detention and reduce heat loads in summer, vehicle parking areas should include soft (living) landscaping at the rate of 10 per cent of the area used for car parking.
- 41 Parking areas should be line-marked to indicate parking bays, movement aisles and direction of traffic flow.



## Waste

### OBJECTIVES

- 1 Development that, in order of priority, avoids the production of waste, minimises the production of waste, reuses waste, recycles waste for re-use, 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 re-use are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.
- 8 Wastewater lagoons should not be sited in any of the following areas:
  - (a) within the flood plain known as the 1956 River Murray Flood Plain
  - (b) within land subject to a 1-in-100 year average return interval flood event
  - (c) within 50 metres of the top of the bank of a watercourse
  - (d) where the base of the lagoon would be below any seasonal water table
  - (e) within 400 metres of the nearest residential dwelling.
- 9 Artificial wetland system for the storage of treated wastewater, such as wastewater lagoons, should be:
  - (a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts.
  - (b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.

## Waste Treatment Systems

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



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

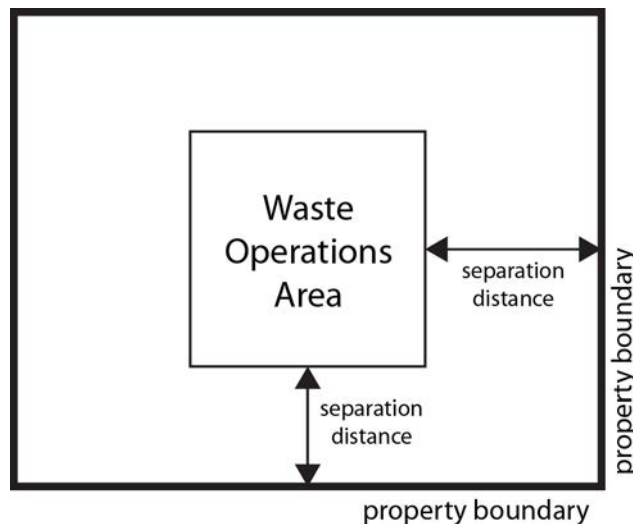
# Waste Management Facilities

## OBJECTIVES

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

## PRINCIPLES OF DEVELOPMENT CONTROL

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



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

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

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

# Zone Section



## Airfield Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

The zone affects the local airport situated at Waikerie on the Sturt Highway.

Scope exists into the future for expansion of the airport facility to take on more of a regional airport role with associated transport, logistics and freight activities, given its arterial road location.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - air passenger or air freight terminal
  - aircraft related facility
  - airport
  - fuel depot
  - light industry ancillary to and in association with aviation activities
  - service industry ancillary to and in association with aviation activities
  - shop within the terminal building
  - warehouse ancillary to and in association with aviation activities.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development that would be adversely affected by noise and other hazards caused by airport activities should not be undertaken in the zone.
- 4 Development should not impede the use of the zone for aviation purposes.

#### Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Commercial and light industrial development located on the airport site should:
  - (a) facilitate the more efficient operation of the airport
  - (b) be sited in defined clusters
  - (c) not adversely affect the amenity of surrounding land uses.

Land Division

- 7 Land should not be divided except for the realignment of allotment boundaries, where this assists in the more efficient operation and use of the airport.
- 8 There should be no increase in the total number of allotments in the zone.

**PROCEDURAL MATTERS**

Complying Development

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

Non-complying Development

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

<b>Form of development</b>	<b>Exceptions</b>
Community centre	
Consulting room	
Dwelling	
Educational establishment	Except where ancillary to and in association with aviation activities.
Hospital	
Horticulture	
Hotel	
Intensive animal keeping	
Land division	Except where no additional allotments are created wholly or partly within the zone.
Motel	
Nursing home	
Place of worship	
Pre-school	
Residential flat building	
Shop	Except where located within the terminal building.
Tourist accommodation	
Waste reception, storage, treatment or disposal	

Public Notification

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



## Caravan and Tourist Park Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

This zone 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.

Circulation and movement within the parks 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.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.
- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.

- 5 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.
- 6 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.
- 7 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

#### Car Parking and Access

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

#### Street and Boundary Setbacks

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

#### Natural Hazards

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

#### Land Division

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

### PROCEDURAL MATTERS

#### Complying Development

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

#### Non-complying Development

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

<b>Form of Development</b>	<b>Exceptions</b>
Bus depot	
Cemetery	
Commercial forestry	
Community centre	Except where in association with and ancillary to tourist accommodation.
Consulting room	

Form of Development	Exceptions
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 Park 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	
Restaurant	Except where it is both: (a) 150 square metres or less in gross floor area (b) in association with and ancillary to tourist accommodation.
Road transport terminal	
Service trade premises	

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

#### Public Notification

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

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

<b>Category 1</b>	<b>Category 2</b>
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	

## Conservation Zone

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

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Form and Character

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

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

#### Land Division

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

## PROCEDURAL MATTERS

### Complying Development

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

No other forms of development are complying in the zone.

### Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Except where in association with conservation works or tourist information purposes.
Amusement machine centre	
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except where used for the purposes of administering one or more of the following: <ul style="list-style-type: none"> <li>(a) <i>National Parks and Wildlife Act 1972</i></li> <li>(b) <i>Wilderness Protection Act 1992</i>.</li> </ul>
Educational establishment	
Farm building	
Farming	

Form of development	Exceptions
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Marina	
Motel	
Motor repair station	
Nursing home	
Office	Except where used for the purposes of administering the <i>National Parks and Wildlife Act 1972</i> .
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

#### Public Notification

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

## Deferred Urban Zone

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

### OBJECTIVES

- 1 A zone accommodating a restricted range of rural uses that are not prejudicial to development of the land for urban purposes and maintain the rural appearance of the zone.
- 2 A zone comprising land to be used primarily for 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 comprises an area lying to the south-east of the township of Waikerie adjoining existing residential development and therefore ideally suited to cater for the long term expansion of the Waikerie township.

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Form and Character

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

#### Land Division

- 5 Land division should not occur unless it is in the form of an alteration to the boundaries of an allotment and no additional allotments are created in the zone.
- 6 The alteration of allotment boundaries should only occur in order to achieve one or more of the following:
  - (a) correct an anomaly in the placement of allotment boundaries with respect to the location of existing buildings or structures



- (b) improve the management of the land for the purpose of primary production
- (c) enable the provision of public infrastructure.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

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

<b>Form of development</b>	<b>Exceptions</b>
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 A centre accommodating medium to high-density residential development in conjunction with non-residential development.
- 4 Development of vacant and underutilised sites that will consolidate and reinforce the zone as the traditional district centres of Waikerie and Loxton.
- 5 Retail and commercial development in Waikerie that conserves and reinforces the historic town character by:
  - (a) comprising predominantly single storey buildings built to the street boundary
  - (b) incorporating skillion roof verandahs over the footpath.
- 6 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone affects the primary retail and business centres of the townships of Waikerie and Loxton.

#### Loxton

The Loxton district centre is on both sides of the main shopping street, East Terrace. The district centre has an attractive streetscape and outlook over the River Murray, with East Terrace rising from the waterfront and Historical Village to the community focus at the intersection of Kokoda and Tobruk Terraces. The church and primary school limit expansion of the centre to the west. Land to the east is characterised by a mixture of commercial and minor industrial development.

It is desirable that the zone accommodates, in a compact form with in-depth redevelopment and off-street parking, a range of business uses to serve the population of Loxton and surrounding rural areas of the district. Expansion of business development in the zone is intended to occur in an easterly direction, including the vacant land created through the realignment of Bookpurnong Road and removal of the redundant railway infrastructure adjacent to the silos.

The District Centre to retain its compact form for the convenience of shoppers and be achieved by the utilisation of the few available vacant allotments and the redevelopment of older buildings. The District Centre may be further developed by extension eastwards along Bookpurnong Terrace within the precinct areas that have been set up for bulky goods outlets and commercial uses. It is not envisaged that convenience shopping will occur in the bulky goods precinct area and that bulky goods will occur in parts of the district centre where convenience shopping is the existing focus.

## Waikerie

The zone at Waikerie occupies street blocks containing the existing concentration of shops and offices adjoining McCoy Street, Peake Terrace, White Street and Crush Terrace. Future expansion and development of the business area will require the utilisation and eventual displacement of residential and other development, which occupies allotments at the rear of the existing business premises.

Loxton and Waikerie are important centres within the Riverland region, providing a range of goods and services to meet the needs of the local and visiting communities. It is essential that a range of facilities is provided within compact district centres for the convenience of shoppers.

Fragmented and scattered shopping and commercial development will not occur within the township of Loxton and Waikerie, to maintain a cohesive centre with a high amenity and safety for shoppers and residents. There is considerable advantage in maintaining a consolidated centre, which contributes to a pleasant visual and shopping environment, by reducing the number of vacant sites and transforming the underutilised sites in a manner that enhances the retail and commercial image for the district centre.

### Precinct 1 Bulky Goods

Development will primarily accommodate a range of bulky goods outlets and service trade premises. Proposed new development along Bookpurnong Terrace will be distinctive and of an architectural standard and landscape quality that enhances the northern entrance to the District Centre. No direct access will be allowed on Bookpurnong Terrace and all vehicular access will be from the side and service roads.

### Precinct 2 Commercial

Development will consist predominantly of commercial and business land uses that do not require a main road frontage but will benefit from the central location adjacent to other District Centre facilities. Development will also be of a standard that is complemented with appropriate landscaping. It will also be compatible with and not have a detrimental affect on the adjoining zones, particularly the **Residential Zone**.

## PRINCIPLES OF DEVELOPMENT CONTROL

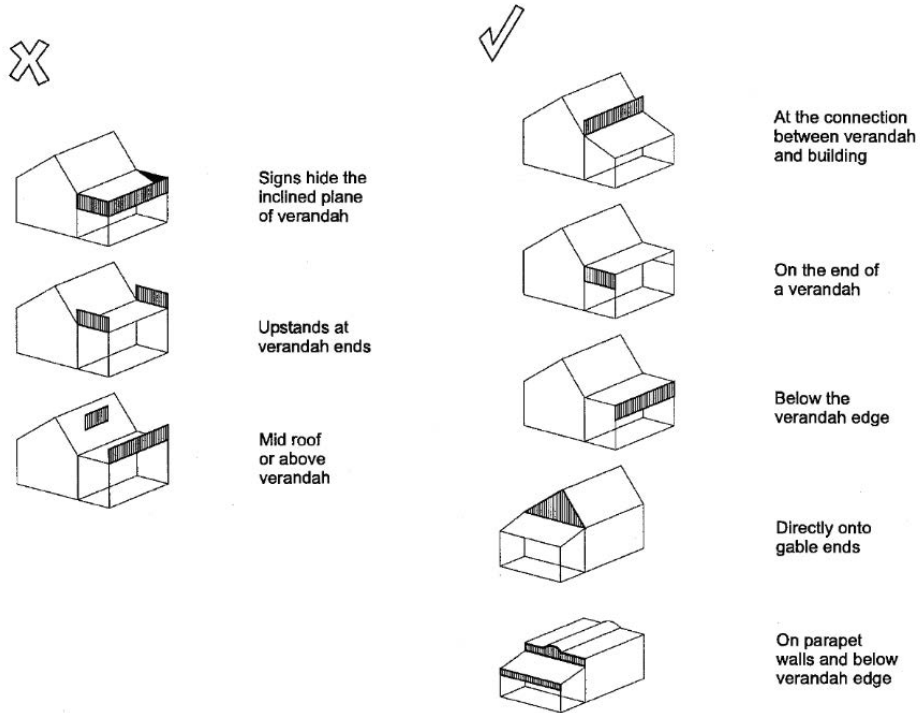
### Land Use

- 1 The following forms of development are envisaged in the zone:
  - affordable housing
  - bank
  - child care centre
  - civic centre
  - consulting room
  - discount department store
  - dwelling in conjunction with non-residential development
  - educational establishment
  - emergency services facility
  - entertainment facility
  - health facility
  - hospital
  - hotel
  - indoor games centre
  - library
  - motor repair station
  - office
  - place of worship
  - playing field
  - pre-school
  - residential flat building in conjunction with non-residential development
  - restaurant
  - shop

- supermarket
  - swimming pool
  - tourist orientated development.
- 2 Development listed as non-complying is generally inappropriate.
  - 3 Medium to high-density residential development, including affordable housing, and development comprising a variety of residential and non-residential uses should be developed only if it does not prejudice the operation of existing or future retail activity within the zone.
  - 4 Residential development should only occur when it is ancillary to the development of community facilities, retail and commercial development.
  - 5 Land should not be divided except as part of a scheme of rationalisation of landholdings that allow more efficient or economic use of land.
  - 6 Development in proximity to the waterfront should retain the character and amenity of the setting.
  - 7 Development where off-street car parking cannot be provided at the rate stipulated in [Table LoWa/3 - Off Street Vehicle Parking Requirements](#), should not be undertaken unless and where deemed appropriate by Council. A financial contribution at the specified rate per car park is paid to the Council Car Park Fund for any under-provision of on-site car parking, measured against the rate of parking stipulated in [Table LoWa/3 - Off Street Vehicle Parking Requirements](#).

#### Form and Character

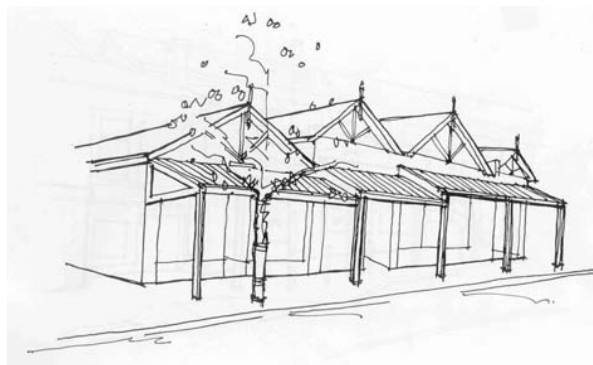
- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 Development should be sited and designed to promote linkages between the various developments within the centre and adjoining main roads.
- 10 Facilities within the centre should be sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the district.
- 11 Undercroft or semi-basement car parking areas should not project above natural or finished ground level.
- 12 Advertisements and/or advertising hoardings erected on a veranda should:
  - (a) be below the roof level or hung from below the veranda fascias or painted on the shopfront
  - (b) where erected on the side of a veranda, not exceed the width of the veranda or project from the veranda
  - (c) where erected on the front of a veranda, not exceed the length of the veranda or project from the veranda
  - (d) have a clearance over a footway to allow for safe and convenient pedestrian access
  - (e) meet the design requirements in the following diagram:



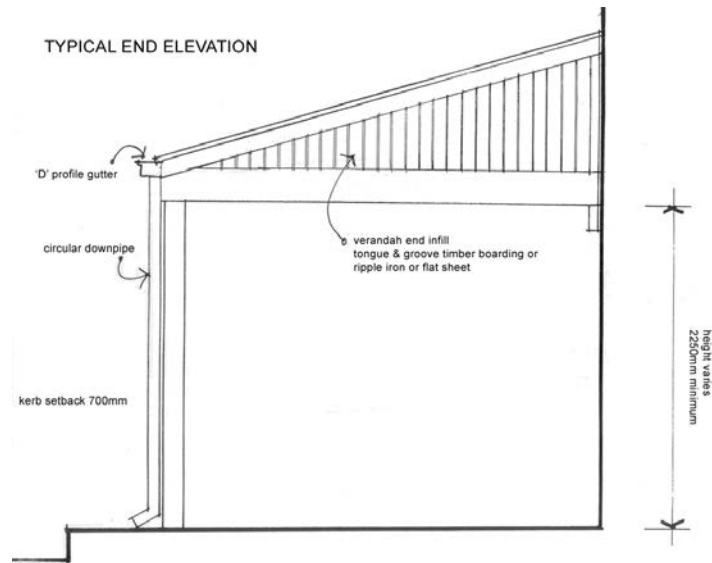
Urban Design at Waikerie

13 Development within the Waikerie District Centre should include front verandah construction:

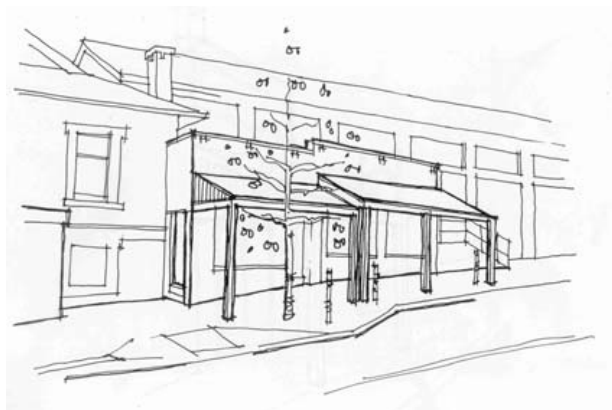
- (a) spanned over the footpath in a design that is consistent with the existing built form
- (b) of a skillion roof form supported on timber posts and timber structural framing
- (c) with roof cladding of corrugated iron
- (d) that is stepped to accommodate the natural fall of the street level, and consistent with the following diagram:



- (e) that has end elevations that are consistent with the following diagram:



- 14 Non-residential buildings should include a parapet or gable façade that reinforces the existing built form of the district centre, which are consistent with the following diagram:



#### Land Division

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

#### PRECINCT SPECIFIC PROVISIONS

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

#### Precinct 1 Bulky Goods

- 16 The following forms of development are envisaged in the precinct:
- bulky goods outlet
  - service trade premises.
- 17 All bulky goods outlets or service trade premises should include a gross leasable area of 500 square metres or more for each individual tenancy.
- 18 Restaurants and cafes should only be located in bulky goods outlets or service trade premises that are larger than 2000 square metres, and should not be more than 150 square metres in size.

- 19 Warehouses or stores should not be developed unless they are ancillary to or in association with bulky goods outlets or service trade premises.
- 20 Access should be provided by way of service roads.
- 21 Pick-up areas should be provided to avoid the necessity for customers to carry large items to vehicles.

**Precinct 2 Commercial**

- 22 The following forms of development are envisaged in the precinct:
  - light industry
  - motor repair station
  - office
  - service industry
  - shop
  - store
  - timber yard
  - warehouse.
- 23 Activities that have the potential for off-site environmental impacts should be appropriately located in relation to more sensitive uses.
- 24 Land division should create allotments that vary in size and are suitable for a variety of commercial activities and should have:
  - (a) an area of not less than 1000 square metres
  - (b) an average width 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:

<b>Form of development</b>	<b>Exceptions</b>
Dwelling	Except where: <ul style="list-style-type: none"> <li>(a) in conjunction with a non-residential development</li> <li>(b) outside of <b>Precinct 1 Bulky Goods</b></li> <li>(c) outside of <b>Precinct 2 Commercial</b>.</li> </ul>
Fuel depot	
Horticulture	
Industry	Except light industry within <b>Precinct 2 Commercial</b> .
Major public service depot	
Motor repair station	Except within <b>Precinct 2 Commercial</b> .



Form of development	Exceptions
Residential flat building	Except where: <ul style="list-style-type: none"> <li>(a) in conjunction with a non-residential development</li> <li>(b) outside of <b>Precinct 1 Bulky Goods</b></li> <li>(c) outside of <b>Precinct 2 Commercial</b>.</li> </ul>
Road transport terminal	
Shop within <b>Precinct 1 Bulky Goods</b>	Except where the gross leasable area is 500 square metres or more.
Stock sales yard	
Stock slaughter works	
Store	Except within <b>Precinct 2 Commercial</b> .
Timber yard	Except within <b>Precinct 2 Commercial</b> .
Tourist development	Except where outside of the following allotments: <ul style="list-style-type: none"> <li>(a) Section 154, Hundred of Waikerie</li> <li>(b) Section 431, Hundred of Waikerie</li> <li>(c) Section 1004, Hundred of Waikerie.</li> </ul>
Warehouse	Except within <b>Precinct 2 Commercial</b> .
Waste reception, storage, treatment or disposal	
Wrecking yard	

## Public Notification

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

## Industry Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

#### Loxton

The industry zoned area at Loxton is characterised by a wide range of commercial and industrial activities with many established businesses along the main road frontage and in proximity to the railway line at Loxton. Since the zone has residential interfaces along various sections of its boundary, it is important to establish landscaped buffers along the periphery of the zone where in proximity to residential development.

The area is designed to accommodate a range of light industrial, commercial and business activities including manufacturing, warehousing and distribution. In locations where allotments are nearby to residential areas, the best uses would be developments with no or little off-site impacts.

For the undeveloped parts of the zone and the railway line reserve, significant potential exists for new development, provided it enhances the existing character through use of high quality materials, landscaping and design.

The industrial area on the western and southwestern side of the railway line is capable of further infilling and extension. The containment of industrial development within this area will ensure that the amenity and character of Loxton is preserved and that roads and traffic within the built-up area are not affected adversely by heavy trucks.

#### Waikerie

There are two industry zoned areas within in Waikerie. One adjoins the railway station and existing industrial development in the eastern part of the town. The second is south of the built-up area on the southern side of the proposed road linking the Sturt Highway and Strangman Road. It is partly separated from adjoining residential areas by open space areas.

These areas are to cater for future industrial development at Waikerie.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - industry
  - transport distribution
  - warehouse.

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

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 In areas where a uniform street setback pattern has not been established, buildings should be setback in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):
- (a) buildings up to a height of 6 metres should be sited at least 8 metres from the primary street alignment
  - (b) buildings exceeding a height of 6 metres should be sited at least 10 metres from the primary street alignment
  - (c) where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.
- 5 Building facades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise that would adversely affect the residential amenity.
- 6 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.
- 7 Advertisements and advertising hoardings should not include any of the following:
- (a) flashing or animated signs
  - (b) bunting, streamers, flags, or wind vanes
  - (c) roof-mounted advertisements projected above the roofline
  - (d) parapet-mounted advertisements projecting above the top of the parapet.
- 8 Buildings and structures should not exceed 60 per cent site coverage to enable sufficient area for access, parking, landscaping and services.
- 9 Development located on the boundary of the **Residential Zone** or **Deferred Urban Zone** should incorporate a 25 metre vegetated buffer strip for the length of that boundary.
- 10 There should be no retail development unless ancillary to the related activity and does not exceed 25 per cent of the total floor area of the related activity.
- 11 Offices should be ancillary to the related activity and not exceed 25 per cent of the total floor area of the related activity.
- 12 Materials stored outdoors should not be visible above screen fences with such fences being setback to the building line or behind the building line or behind landscaping to soften visual impacts.
- 13 To soften the visual impact of screen fencing, such fences should setback by one of the following:
- (a) to the building line
  - (b) behind the building line
  - (c) in front of the building line, where landscaping is placed in front of the fence.

- 14 Landscaping within a site should be provided so that:
- (a) not less than 10 per cent of the site should be developed as landscaping
  - (b) a landscaped setback area at least 3 metres wide is located along boundaries with any road or reserve and at least 2 metres wide at the rear of the site where it adjoins a zone boundary
  - (c) at least 50 per cent is planted adjacent to the street alignment.
- 15 Car parking areas between a building and a street should be setback a minimum of 3 metres from the primary street boundary with a landscape strip planted with trees and shrubs incorporated within that setback.
- 16 Buildings should be setback at least 6 metres from the primary road frontage.

#### Land Division

- 17 Land division should create allotments that:
- (a) are of a size and shape suitable for the intended use
  - (b) have an area of not less than 1500 square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated
  - (c) have a frontage to a public road of at least 25 metres.

## PROCEDURAL MATTERS

### Complying Development

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

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

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

### Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dwelling	Except where it is: <ul style="list-style-type: none"> <li>(a) ancillary to and in association with industrial development</li> <li>(b) located on the same allotment.</li> </ul>

Form of development	Exceptions
Educational establishment	Except where it is: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where: (a) it is ancillary to and in association with industrial development (b) it is located on the same allotment (c) the gross leasable area is less than 25 per cent of the total floor area of the related activity.
Pre-school	
Place of worship	
Residential flat building	
Shop or group of shops	Except where: (a) it is ancillary to and in association with industrial development (b) it is located on the same allotment (c) the gross leasable area is less than 25 per cent of the total floor area of the related activity.
Tourist accommodation	

## Public Notification

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

## Infrastructure Zone

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

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Form and Character

- 3 Development should not prejudice the future operation or expansion of the following facilities:
  - (a) Waikerie - Community Wastewater Management facility
  - (b) Loxton - Community Wastewater Management facility
  - (c) SA Water infrastructure at Loxton and Waikerie.

### 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	

Form of development	Exceptions
Dairy	
Dwelling	
Educational establishment	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	Except where it is: (a) ancillary to and in association with development for the purposes of infrastructure (b) located on the same allotment.
Place of worship	
Pre-school	
Residential flat building	
Service trade premises	
Shop	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	
Warehouse	
Wrecking yard	

### Public Notification

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

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

Category 1	Category 2
------------	------------

Solar photovoltaic panels (roof mounted or freestanding)

## Open Space Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

#### Loxton

The existing tourist and recreation-oriented development at Loxton that adjoins Habel Bend can be further developed following the rehabilitation of the former quarried land and land within the Stone and Refuse Reserve.

It is desirable for the valley face to be reforested, following land contouring and general rehabilitation as a natural backdrop to the recreational and tourist facilities principally within low-lying land.

Further development and improvements to facilities in this area are sought, particularly where clear of the flood prone areas. The whole of the riverfront areas adjoining the town comprises an attractive setting and is worth protecting from undesirable and inappropriate development.

#### Waikerie

The cliff-top walk at Waikerie, located along the cliff tops of the River Murray, is a substantial community and tourist asset. The walk offers significant scenic views over the River Murray and there are a number of opportunities for picnic and barbeque areas, in addition to providing a passive recreation opportunity, an essential link between facilities, services, the town and areas of interest and makes good use of the disused railway land.

#### Moorook

The Moorook riverfront reserve is primarily used as an open space area for public recreation and associated riverfront facilities.

The riverfront reserve has a strong connection to the River Murray and the township of Moorook.

Any future development will be limited to where it is integral to the function of the riverfront, and where development does not dominant the natural qualities and features of the riverine environment – the zone will provide for the retention, enhancement and conservation of the riverfront for community and recreational use.

Existing and future vegetation will be incorporated as an important element of the landscape and conservation value of the zone, and offer an attractive and inviting place for the community and visitors to recreate.



## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - conservation work
  - recreation area
  - sporting club facility
  - toilet block and barbeque facility.
- 2 Development listed as non-complying is generally inappropriate.

### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Development should be of a high standard of co-ordinated design with an emphasis on the creation of pedestrian areas.
- 5 Buildings, site landscaping (using locally indigenous plant species where possible), paving, car parking and signage should have a co-ordinated appearance and integrated layout.
- 6 Development should maintain public access to, and ensure the provision of a public passive recreational reserve for the 'cliff-top' walk at Waikerie.

### Land Division

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

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

Development (including building work, a change 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	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Fuel depot	
Hospital	

Form of development	Exceptions
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	Except in association with recreation facilities.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 80 square metres or less.
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*.

## Primary Production Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

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

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

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

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

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

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

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

Mineral deposits are to be protected against development that would prejudice their future extraction. Gypsum deposits are associated with the Noora Basin; thin deposits of quartzite are located south of the Noora township and sand and limestone deposits occur throughout the council area. Future opportunities for mining within the district are encouraged.

It is desirable for the scenic valley landscape to not be impaired by development adjoining the Waikerie to Loxton to Lyrup arterial road. This zone, which comprises the farming and grazing land south of the Waikerie to Loxton to Lyrup arterial road, contains large expanses of native vegetation. It is intended that the existing rural character of the zone be retained and existing bushland be conserved.

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

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

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

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

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

2 Development listed as non-complying is generally inappropriate.

- 3 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:
  - (a) in visually prominent locations
  - (b) closer to roads than envisaged by generic setback policy.
- 4 Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site, and should be developed where:
  - (a) it has a direct relationship with primary production
  - (b) it is unlikely to limit or inhibit the use of adjoining land for primary production
  - (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality
  - (d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons
  - (e) the use would be inappropriate within a township.
- 5 A shop should be:
  - (a) ancillary to primary production or processing uses, or tourist accommodation or other tourist development
  - (b) located on the same site as the primary use.
- 6 Buildings, other than where required to facilitate wind farms and ancillary development, should primarily be limited to farm buildings, a detached dwelling associated with primary production or a tourist related use on the allotment and residential outbuildings that are:
  - (a) grouped together on the allotment and setback from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads
  - (b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.
- 7 Tourist accommodation should not be converted to dwellings and should be designed to preclude the conversion of buildings into dwellings such as through shared facilities, common utility services, grouped accommodation and/or shared parking.
- 8 A dwelling (including a replacement dwelling) should only be developed if:
  - (a) there is a demonstrated connection with envisaged forms of development in the zone
  - (b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone
  - (c) no valid planning authorisation to erect a dwelling on that allotment exists
  - (d) it does not result in more than one dwelling per allotment, unless for short term workers accommodation, farm hand or manager's residence
  - (e) it has a vegetated buffer of 40 metres wide between the dwelling and the allotment boundary, or alternatively be of a lesser distance where it adjoins a road reserve, a non-horticultural activity, or where the impacts are mitigated by taking into account factors such as prevailing winds, topography and physical barriers

- (f) it is located more than 500 metres from an existing intensive animal keeping operation unless used in association with that activity.
- 9 Short-term workers accommodation should provide accommodation intended to be occupied on a temporary basis by persons engaged in employment relating to the production or processing of primary produce including minerals, where it directly supports and is ancillary to legitimate primary production activities or related industries.
- 10 Not more than one dwelling should be erected on an allotment unless the following criteria are satisfied:
- (a) the allotment is used as an operative farm
  - (b) the dwelling is for the purpose of short-term workers accommodation, farm hand or manager's residence
  - (c) the dwelling:
    - (i) is of universal design to support 'ageing in place' and/or workers accommodation
    - (ii) is equipped with an adequate and reliable power supply and effluent management system
    - (iii) is equipped with an adequate and reliable water supply
    - (iv) is located at least 40 metres from all adjoining property boundaries, and in the case of a boundary to a public road, the dwelling does not have a lesser setback than the existing dwelling or 40 metres, whichever results in the greater setback from the public road
  - (d) the dwelling location is unlikely to limit or prejudice the present or future use of the subject land or adjoining land.

#### Form and Character

- 11 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 12 Development should not occur within 500 metres of a National Park, Conservation Park, Wilderness Protection Area or significant stands of native vegetation if it will increase the potential for, or result in, the spread of pest plants.
- 13 Land within the Noora Basin should be conserved in its natural state and used for appropriate recreational activities.
- 14 Development that is incompatible with extractive industry, or would add to the cost of extracting the resource, should not be undertaken near gypsum and sand deposits in the Hundreds of Waikerie, Murbko, Paisley, Pyap, Gordon and Bookpurnong.
- 15 Not more than one dwelling should be constructed per allotment, except within Precinct 3 Loxton East Horticulture Area.

#### Land Division

- 16 Land division, including boundary realignments, should only occur where it will promote economically productive, efficient and sustainable primary production and not create any additional allotments less than 100 hectares in area.
- 17 Land division should not result in allotments of less than:
- (a) 8 hectares in the **Horticulture Policy Area 1**
  - (b) 100 hectares in the remainder of the zone.

- 18 Land division to excise an existing dwelling outside of the **Horticulture Policy Area 1** should not occur unless:
- (a) the new allotment containing the existing dwelling has a minimum area of 4 hectares
  - (b) all new allotment boundaries are located at least 40 metres from the existing dwelling unless where it is located adjacent to a road reserve or existing non-farming activities
  - (c) the remaining allotment has a minimum area of at least 100 hectares.
- 19 Land may be divided to accommodate realignment of boundaries between existing channel reserve land and Crown leases or allotments to:
- (a) address encroachments of plantings or infrastructure onto an adjacent channel reserve
  - (b) facilitate the creation of legal access for Crown leases as part of the freeholding process.
- 20 Land should only be divided where it is to facilitate the more intensive use of the land where the plan of division demonstrates that:
- (a) water, of sufficient quality and quantity, is available to sustain the proposed use
  - (b) the land is appropriate for the proposed use, or the division seeks to support an existing lawfully operating rural based industry
  - (c) the use will be compatible with adjacent or nearby uses of land
  - (d) there will be no adverse impacts on water flow and either no change or a reduction in the type and volume of discharge of pollutants.

## Horticulture Policy Area 1

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

### OBJECTIVES

- 1 A policy area primarily for horticulture.
- 2 The establishment of appropriately scaled industries for washing, processing and packaging primary produce, and servicing and supporting horticulture.
- 3 Existing settlements that do not:
  - (a) impede horticultural and farming activity in the locality
  - (b) place unreasonable impact in terms of infrastructure provision.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area includes the Loxton, Kingston-on-Murray and Moorook Irrigation Areas that have been developed for horticulture, but also include some large areas of dryland. There are also two large areas of horticultural development west and northwest of Waikerie township. Most of the policy area has been developed for horticulture, but some large expanses of dryland remain. Residential development has occurred at Golden and Ramco Heights and it is desirable that the Golden Heights area (and an area at Sunlands and Taylorville) be used for this purpose to inhibit possible intrusion into the horticultural areas. There is some scope for additional diversification in development practices, but it is paramount to bear in mind that horticultural land supply and development is the short-term and long-term objective for this area and that development ought to be conscious of this – irrespective of any short-term uncertainties in environmental or structural economic issues.

With development fitting this spatial arrangement, it is likely that the dominant rural character of the closely settled vineyards, orchards and dryland parts of the policy area will be retained.

There are also several rural industries operating throughout the policy area. It is intended that further expansion of these industries (and the introduction of new industries) take place, provided it is related directly to the processing of local produce and does not cause a nuisance, hazard, or impairment of the policy area's existing amenity.

Possibilities also exist for further small-scale businesses and activities not directly related to the land's primary production. There is scope for such development on dryland holdings in the policy area, especially when they are in the nature of cottage crafts, home activities and home-based hospitality services (including small-scale tourist accommodation).

With regard to mining, sand and limestone deposits occur throughout the council area. Existing operations are located at Block 155, Loxton Irrigated Area. Alternative sites will need to be mined when these resources are worked out, significant new deposits found, or new demands for minerals arise.

There is also potential for inclusion of restaurant development, rather than conventional retail development.

#### Precinct 3 Loxton East Horticulture Area

Within the **Horticulture Policy Area 1**, an area of horticulture production has been identified as a stand alone precinct. This area comprises of an area managed by Century Orchards, south east of Loxton.

No division of land or the construction of dwellings is to occur, unless such development is directly associated with the horticultural use of the land.



## Precinct 4 Settlement Areas

Throughout the horticultural areas of Waikerie, Sunlands, Ramco and Golden Heights are a series of very small settlements. The development in these settlements is characterised by existing single-storey detached dwellings and outbuildings that are complemented by associated landscaping. The historical subdivision pattern results in a grid pattern of allotments. A small number of these remain vacant, but it is doubtful they would be resumed for horticulture.

The settlements' boundaries are generally contained and constrained by established horticultural operations. Given the importance of primary production to the district, there is no intent to scale down or relocate the horticultural activities. As such, the settlements may experience some off-site effects in terms of spray drift, noise or varied operating hours. The onus is on the settlements to accommodate the ongoing horticulture activities, not vice versa.

Given the unlikelihood for the provision of major services (found in larger townships), a lack of other land uses, and the sparse population, it is clear that additional land division is undesirable in these settlements. To this effect, the precinct is seen as recognition of historical development rather than an area of designated growth over time. There is no intention to expand the existing settlement boundaries, so the limited opportunities for development lie in maintaining existing dwelling stock, undertaking minor additions, and building on the handful of vacant allotments. New buildings are expected to match existing building stock in terms of their height and overall scale, with room for the planting of large trees to complement the existing trees in the locality.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - dwelling associated with envisaged forms of development
  - farming
  - horticulture
  - light industry and service industry associated with the processing, packaging and distribution of produce
  - short-term workers accommodation
  - solar photovoltaic panels (ground or roof mounted)
  - small-scale tourist development in association with wineries, farms and heritage places
  - wind farms and ancillary development
  - wind monitoring mast and ancillary development.
- 2 Retail sales of goods produced and processed within the policy area are appropriate providing such sales remain ancillary and incidental to the principal horticultural, farming or processing use of the land.
- 3 Commercial development should be limited to the handling, storage, packing or wholesaling of primary produce and non-residential tourism.
- 4 Horticulture not to be established on land that has significant tracts of native vegetation.

### Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 6 Grazing animals should only be kept at the rate of one such animal per hectare.
- 7 Industry, tourism accommodation, or other development not involving primary production should not occur unless:
  - (a) no detriment or nuisance to the locality is likely to arise

- (b) there is no disfigurement of the land's appearance
- (c) the use relies upon a direct association with its rural hinterland, and would not detract from the service role of settlements or townships.

#### Land Division

- 8 Land division should not result in allotments of less than 8 hectares, except where to excise an existing dwelling from an allotment.
- 9 Land division to excise an existing dwelling should not occur unless:
  - (a) the new allotment containing the dwelling has a minimum area of 1 hectare
  - (b) all new allotment boundaries are located at least 40 metres from the existing dwelling unless where it is located adjacent to a road reserve or existing non-horticultural activities
  - (c) the remaining allotment has a minimum area of greater than 8 hectares.
- 10 Where land division involves the realignment of existing allotment boundaries, it should not occur unless:
  - (a) any dwelling is setback at least 40 metres from new allotment boundaries unless where it is located adjacent to a road reserve or existing non-horticultural activities
  - (b) the new allotment or allotments containing an existing dwelling, where practicable, have a minimum allotment area of 1 hectare
  - (c) the more productive farm land forms the balance or larger portion of the remaining allotment or allotments
  - (d) it facilitates the orderly development and use of the land.
- 11 The division of land to facilitate more intensive forms of primary production should only be undertaken where:
  - (a) water of sufficient quantity and quality is available to sustain the proposed use
  - (b) the soil structure and land capability classification is appropriate for irrigated horticulture
  - (c) adverse impacts on downstream property owners, in terms of water flow and discharge of pollutants, can be avoided
  - (d) there will not be a risk of the watertable either falling or rising significantly.

#### PRECINCT SPECIFIC PROVISIONS

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

##### Precinct 3 Loxton East Horticulture Area

- 12 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 13 Within the precinct, dwellings should only be developed where:
  - (a) the total number of dwellings, existing and proposed, does not exceed 6

- (b) the dwelling is for the accommodation of the manager of the horticultural development or other workers associated with the horticultural activities within the policy area
  - (c) the dwelling is located on land with the least productive potential as to minimise adverse impacts on the site so it will not limit or prejudice the operations of horticultural activities
  - (d) the dwelling does not create adverse environmental or economic effects by way of runoff, erosion, changes to micro-climatic conditions, or any other adverse effect.
- 14 Land should not be divided in this precinct unless:
- (a) it is for the purpose of facilitating the use of the land for horticultural activities
  - (b) all allotments have a minimum size of 8 hectares
  - (c) an appropriate and adequate supply of water is available to sustain the intended use of the land
  - (d) sufficient land for a roadway is provided to connect the allotment to the nearest existing trafficable public road
  - (e) the allotment is to form part of an integrated development, managed and operated on a large scale.

#### Precinct 4 Settlement Areas

- 15 Development should be limited to:
- (a) one dwelling per allotment
  - (b) outbuildings that are ancillary to a dwelling.
- 16 Dwellings should be sited away from surrounding horticultural uses and set back at least:
- (a) 10 metres from the primary street frontage
  - (b) 40 metres from all other allotment boundaries, unless other environmental separation buffers can be achieved or where the proposed dwelling is located adjacent to adjoining dwellings or non-horticultural activities.
- 17 Landscaping should comprise locally-indigenous trees that will grow to a height of at least 6 metres.
- 18 No new allotments should be created.

## 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 LoWa/2 – Conditions for Complying Development](#):

- farm building.

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and / or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a), (b) or (c): <ul style="list-style-type: none"> <li>(a) is adjacent to a road with a speed limit of less than 80 km/h</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following:               <ul style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than 2 advertisements on the allotment</li> </ul> </li> <li>(c) the advertisement is ancillary to, and in association with, a winery, horticulture or farming.</li> </ul>
Community centre	
Consulting room	
Dwelling (excluding short-term workers accommodation)	Except for a dwelling that is: <ul style="list-style-type: none"> <li>(a) to replace a lawfully established dwelling</li> <li>(b) a new detached dwelling where one of the following applies:               <ul style="list-style-type: none"> <li>(i) it is located on an allotment created prior to 1 December 2011</li> <li>(ii) it is located on an allotment greater than 8 hectares within the <b>Horticulture Policy Area 1</b></li> <li>(iii) it is located on an allotment of greater than 100 hectares outside of the <b>Horticulture Policy Area 1</b></li> </ul> </li> <li>(c) ancillary to and in association with farming or horticulture and is:               <ul style="list-style-type: none"> <li>(i) located within <b>Precinct 3 Loxton East Horticulture Area</b></li> <li>(ii) not establishing more than 6 dwellings in total (existing and proposed) within <b>Precinct 3 Loxton East Horticulture Area</b></li> </ul> </li> <li>(d) located in <b>Precinct 4 Settlement Areas</b> and results in no more than one dwelling per allotment</li> <li>(e) located outside of the <b>Horticulture Policy Area 1</b> and the additional dwelling is for the purposes of one of the following:               <ul style="list-style-type: none"> <li>(i) a manager's residence</li> <li>(ii) a farm hand's residence.</li> </ul> </li> </ul>

Form of Development	Exceptions
Horticulture involving the growing of olives	<p>Except where the location for the growing of olives achieves (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) at least 500 metres from all of the following: <ul style="list-style-type: none"> <li>(i) a National Park</li> <li>(ii) a Conservation Park</li> <li>(iii) a Wilderness Protection Area</li> <li>(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area</li> </ul> </li> <li>(b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.</li> </ul>
Hospital	
Hotel	
Industry	Except where in association with farming or horticulture.
Intensive animal keeping	<p>Except where it achieves (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) it is located outside of the <b>Horticulture Policy Area 1</b></li> <li>(b) it is land based aquaculture.</li> </ul>
Land division	<p>Except where it achieves any of the following:</p> <ul style="list-style-type: none"> <li>(a) it is outside of the <b>Horticulture Policy Area 1</b> and either (i) (ii) or (iii) apply: <ul style="list-style-type: none"> <li>(i) all allotments resulting from the division are at least 100 hectares and the number of resulting allotments of less than 100 hectares is not more than the number that existed prior to rationalisation</li> <li>(ii) to excise a dwelling that existed as of 1 December 2011 from an allotment that also existed as of 1 December 2011, provided that the: <ul style="list-style-type: none"> <li>(A) excised allotment contains the existing dwelling</li> <li>(B) excised allotment has a minimum area of 4 hectares</li> <li>(C) all new allotment boundaries for an excised allotment are located at least 40 metres from the existing dwelling unless where it is located adjacent to a road reserve or existing non-farming activities</li> <li>(D) remaining allotment has a minimum area of 100 hectares</li> </ul> </li> <li>(iii) the land division comprises of a boundary realignment (where no additional allotments are created) and the realigned allotment(s) have a minimum area of 4 hectares in order to maximise the area of the balance lot(s)</li> </ul> </li> <li>(b) it is within the <b>Horticulture Policy Area 1</b> and either (i) (ii) or (iii) apply: <ul style="list-style-type: none"> <li>(i) all allotments resulting from the division are at least 8 hectares and are for the purpose of facilitating the use of the land for horticultural activities</li> <li>(ii) to excise a dwelling that existed as of 1 December 2011 from an allotment that also existed as of 1 December 2011, provided that: <ul style="list-style-type: none"> <li>(A) excised allotment contains the existing dwelling</li> <li>(B) excised allotment has a minimum area of 1 hectare</li> <li>(C) all new allotment boundaries for an excised allotment are located at least 40 metres from the existing dwelling unless where it is located adjacent to a road reserve or existing non-horticultural</li> </ul> </li> </ul> </li> </ul>

Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>activities</li> <li>(D) the remaining allotment has a minimum area of 8 hectares</li> <li>(iii) the land division comprises of a boundary realignment (where no additional allotments are created) and the realigned allotment(s) have a minimum area of 1 hectare in order to maximise the area of the balance lot(s)</li> <li>(c) it is within <b>Precinct 3 Loxton East Horticulture Area</b> and either (i) or (ii) apply:               <ul style="list-style-type: none"> <li>(i) all allotments resulting from the division are at least 8 hectares and are for the purpose of facilitating the use of the land for horticultural activities</li> <li>(ii) the land division comprises of a boundary realignment where no additional allotments are created.</li> </ul> </li> </ul>
More than one dwelling per allotment (excluding short-term workers accommodation)	<p>Except where located outside of the <b>Horticulture Policy Area 1</b> and the additional dwelling is for the purposes of one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) a manager's residence</li> <li>(b) a farm hand's residence.</li> </ul>
Motor repair station	
Nursing home	
Office	Except where ancillary to and in association with primary production, <b>horticulture</b> , or tourism development.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	Except where located outside of the <b>Horticulture Policy Area 1</b> .
Primary school	
Residential flat building	
Service trade premises	
Shop or group of shops	Except where ancillary to and in association with primary production, <b>horticulture</b> , or tourism development.
Stock slaughter works	Except where located outside of the <b>Horticulture Policy Area 1</b> .
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
Farm building Farming Horticulture Solar photovoltaic panels (roof mounted or freestanding) in association with a dwelling.	Short-term workers accommodation Solar photovoltaic panels (roof mounted or freestanding) not associated with a dwelling Tourist accommodation Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) where the base of all wind turbines is located at least 2000 metres from: <ul style="list-style-type: none"> <li>(a) an existing dwelling or tourist accommodation that is not associated with the wind farm</li> <li>(b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists</li> <li>(c) the boundaries of any <b>Airfield, Airport, Centre, Community, Fringe, Historic Conservation, Home Industry, Living, Mixed Use, Residential, Settlement, Tourist, Township or Urban Zone, Policy Area or Precinct</b> or any <b>Heritage Area</b> (including within the area of an adjoining Development Plan).</li> </ul> Wind monitoring mast and ancillary development

## Recreation Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

#### Loxton

The zone contains the key sporting, recreation and community facilities of the Loxton Showgrounds and the Loxton Golf Course.

The Loxton Showgrounds to cater for future development opportunities for centrally located community and recreation facilities of a local and cross regional nature.

#### Waikerie

At Waikerie the zone caters for recreational activities such as football, cricket, tennis and netball. It is intended that the zone remains the primary focus of recreational activity and open space in the district and that buildings be subordinate to the pleasant, landscaped character of the zone.

The zone also contains a swimming pool and indoor recreation centre.

Opportunity exists at both the Loxton and Waikerie Golf Courses for residential and tourist accommodation development, provided such development is integrated with, and does not inhibit, the ongoing function of the golf courses.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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



- meeting hall
  - office associated with community or recreation facility
  - playground
  - residential and tourist accommodation associated with the Loxton and Waikerie golf courses
  - shops or groups of shops ancillary to recreation development
  - showground
  - sports ground and associated facility
  - special event
  - spectator and administrative facilities ancillary to recreation development
  - swimming pool.
- 2 Development listed as non-complying is generally inappropriate.
- 3 A shop or group of shops should only be developed in this zone where:
- (a) it is ancillary to recreation and sport development
  - (b) the total gross leasable area is 80 square metres or less.

#### Form and Character

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

#### Land Division

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

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

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

<b>Form of development</b>	<b>Exceptions</b>
Consulting room	
Crematorium	
Dwelling	Except within the area of (or associated with) the Loxton or Waikerie Golf Clubs.
Fuel depot	
Hospital	
Industry	
Intensive animal keeping	
Land division	Except where one of the following applies: (a) no additional allotments are created partly or wholly within the zone (b) it is within the area of (or associated with) the Loxton or Waikerie Golf Clubs.
Motel	Except within the area of (or associated with) the Loxton or Waikerie Golf Clubs.
Motor repair station	
Nursing home	
Office	Except where associated with community or recreation facilities.
Petrol filling station	
Place of worship	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where associated with community or recreation facilities.
Stock sales yard	
Stock slaughter works	
Store	Except where associated with a community facility or a recreation facility.

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

#### Public Notification

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

## 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 Residential development that incorporates:
  - (a) the treatment of effluent where conventional sewage infrastructure is unavailable
  - (b) stormwater harvesting and re-use as part of the development.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

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

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

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

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

#### Form and Character

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

Parameter	Value
Minimum setback from primary road frontage	6 metres 18 metres to the Sturt Highway
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metres
Minimum setback from rear boundary	3 metres
Maximum site coverage	60 per cent
Maximum building height (from natural ground level)	8 metres
Minimum area of private open space	35 square metres
Minimum number of on site car parking spaces other than for affordable housing (one of which should be covered)	2

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

Parameter	Value
Maximum floor area for sites:	
(a) less than 800 square metres	60 square metres
(b) greater than 800 square metres	72 square metres
Maximum building height (from natural ground level)	4 metres
Maximum wall height (from natural ground level)	3 metres

Parameter	Value
Minimum setback from side and rear boundaries	Have no more than one wall located closer than 0.6 metres whichever is the greater.
Minimum setback from a public road or public open space area	No closer to the boundary than the dwelling with which the building is associated or 6 metres whichever is the greater.

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

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

- 11 Housing development should complement existing streetscapes and enhance the residential amenity of the area in terms of siting, scale, building materials and landscaping.
- 12 The development of two or more dwellings on an allotment should include:
- one resident car park and one visitor car park to be provided for each dwelling
  - driveways of at least 6 metres in width (for two-way traffic) or 4 metres (for one-way traffic) that are adequately screened from adjoining properties by landscaping
  - a fenced courtyard area for each dwelling of at least 25 square metres in area for clothes drying and storage
  - perimeter fencing of a suitable material and height to provide privacy and enhance the amenity of the locality.
- 13 Medium density residential development involving more than two dwellings on an allotment should not be constructed on land where common effluent drainage and mains water connections are not available.
- 14 The extension of incompatible activities in residential zones should not be undertaken unless they would result in an improvement in appearance and compatibility of the development.
- 15 Dog kennels for the accommodation of more than two dogs should not be constructed.
- 16 Allotments that adjoin The Avenue should:
- establish a vegetated buffer of 20 metres width that runs parallel with The Avenue
  - ensure that dwellings are sited at least 10 metres from the vegetated buffer.

17 Residential development in the Corowa Estate should have:

- (a) wall cladding of brick or rendered masonry
- (b) roof cladding of either terra cotta, cement tile, or pre-coloured corrugated iron
- (c) outbuildings clad in masonry or pre-coloured corrugated iron.

#### Affordable Housing

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

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

#### Land Division

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

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

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

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

23 The road pattern should be developed so that where practicable a majority of local streets have a predominantly east to west orientation so that the maximum number of allotments can be orientated from north to south.

24 Battleaxe allotments should not be created unless:

- (a) the land cannot otherwise be satisfactorily and efficiently developed as a conventionally-shaped allotment
- (b) no alternative access to a road or services can be made available
- (c) the access strip of land is not less than 6 metres wide or longer than 30 metres
- (d) the area of the 'handle' is excluded from the site area
- (e) the access road is bitumenised or paved
- (f) 1 metre of landscaping is established on either side of the access road.



## Medium Density Policy Area 2

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

### OBJECTIVES

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

### DESIRED CHARACTER

The policy area includes areas located in close proximity to the **District Centre Zone** at Loxton.

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

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Form and Character

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

**Loxton Waikerie Council**  
**Zone Section**  
**Residential Zone**  
**Medium Density Policy Area 2**

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

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

**Affordable Housing**

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

## 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 LoWa/2 – Conditions for Complying Development](#):

- group dwelling
- row dwelling.

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and /or advertising hoarding	Except where in association with a consulting room, office or shop or group of shops.
Amusement machine centre	
Consulting room	Except where: <ul style="list-style-type: none"> <li>(a) the total floor area is 100 square metres or less</li> <li>(b) the site does not front an arterial road.</li> </ul>
Crematorium	
Dairy	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Motel	Except for bed and breakfast accommodation.
Motor repair station	
Office	Except where: <ul style="list-style-type: none"> <li>(a) the total floor area is 100 square metres or less</li> <li>(b) the site does not front an arterial road.</li> </ul>
Petrol filling station	
Public service depot	
Restaurant	
Road transport terminal	

Form of Development	Exceptions
Service trade premises	
Shop or group of shops	Except where: (a) the gross leasable area is 80 square metres or less (b) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

#### Public Notification

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

## River Murray Flood Zone

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

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

**8 Evaporation basins should not be developed.**

Form and Character

9 Development should:

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

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

11 Boat ramps, jetties and water pumps should:

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

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

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

13 The undercroft areas of elevated dwellings:

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

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

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

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

- 16 Domestic storage facilities should be in the form of either (a) or (b):
- (a) one garage or one shed
  - (b) an undercroft storage area of no more than 50 square metres beneath an elevated dwelling.
- 17 A garage or a shed ancillary to an existing dwelling should:
- (a) not exceed 50 square metres in total floor area
  - (b) be fitted with roller doors, removable panels or similar on two ends or sides (whichever elevations face the direction of the flow)
  - (c) incorporate a bund to prevent spills and leaks leaving the confines of the shed.
- 18 Sheds, garages and similar outbuildings should be designed within the following parameters:

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

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

Land Division

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

**PROCEDURAL MATTERS**

Complying Development

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

No other forms of development are complying in the zone.

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> <li>(a) is adjacent to a road with a speed limit of less than 80 km/h</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following:               <ul style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ul> </li> </ul>
Amusement machine centre	



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

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

## Public Notification

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

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

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

## River Murray Fringe Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

It is intended that the zone (which comprises the valley face and adjoining land) be retained mainly for agriculture and horticulture, but that due regard be given to conservation of the scenic and environmental significance of the zone, as an important backdrop to the river. Some provision for public access related to tourism and recreational activities is desirable at certain locations.

Specific areas have been identified for small scale expansion of existing residential areas (settlement/shack areas) along the River Murray.

The zone also provides scope for small scale tourism orientated development.

#### Precinct 5 Waikerie East Commercial

In terms of built form, a number of commercial activities have been established on the Sturt Highway to the east of the Waikerie township; due to the local topography, these buildings are not visible from the River Murray valley floor.

It is beneficial for further commercial development to be confined to this part of the zone where the visual impact of development can be minimised.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - farming
  - recreation facility
  - residential holiday house development in designated areas.
- 2 Development listed as non-complying is generally inappropriate.

#### Form and Character

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

- 4 Recreational facilities should:
  - (a) be consistent with the conservation of the area's natural quality and character
  - (b) where occurring on land draining to the River Murray, be designed to require the minimum amount of watering to prevent the aggravation of seepage to the river.
- 5 Public access points to recreation and tourism developments should be limited in number and sited so they do not affect the amenity of the zone.
- 6 Community wastewater management systems and sewage treatment facilities should be sited as far as possible from the River Murray.
- 7 Electricity and telecommunications lines should be installed underground.
- 8 Forestry plantations should only be established on existing cleared land.
- 9 Land should not be irrigated intensively if such a use would cause:
  - (a) a loss of natural vegetation or Aboriginal heritage sites
  - (b) adverse effects on the quality of surface water or groundwater, or any other land in the locality.
- 10 Dwellings and associated structures should have external materials of dark natural colours such as brown and green so as to be unobtrusive, blend with the natural rural landscape, and minimise any visual intrusion.
- 11 Dwellings should be located above the 1956 River Murray Flood Plain Level.
- 12 Developments on the 'Sites' identified in the Table below should:

Site No	Lot/Sec	Plan Number	Certificate of Title	Maximum number of allotments	Applicable Concept Plan
1	Lot 9	DP 64256	CT 5949/971	30 (fully developed)	n/a
2	Lot 4	DP 57664	CT 5859/383	16	n/a
3	Lot 1	DP 56818	CT 5866/343	8	n/a
4	Lots 21 and 22	DP 71222	CT 6015/229	10	n/a
5	Sec 25	HP 760300	CL 1047/44	6	n/a
6	Lot Pieces 87 and 88	DP 70041	CT 5975/5	20	n/a
7	Lot 2	DP 26133	CT 5785/89	7	<a href="#">Concept Plan Map LoWa/1 - Fringe Zone (Holder Development Area)</a>
8	Lot 72, Lot Pieces 73 and 74 and Lot 75	DP 64445	CT 5924/436	2	<a href="#">Concept Plan Map LoWa/2 - Fringe Zone (Pyap Development Area)</a>

- (a) at 'Site 1', have a maximum of 30 additional allotments, located in a cluster on the sloping land to the east of the existing dwellings but below the ridgeline running generally north to south at the rear of the site

- (b) at **'Site 2'**, have a maximum of 16 additional allotments, located on the gently sloping land, with buildings being well setback from the adjoining road and utilising existing vegetation for screening
  - (c) at **'Site 3'**, have:
    - (i) a maximum of 8 additional allotments, located on the gently sloping land between existing dwellings at both ends of the site
    - (ii) buildings that are located in close proximity to the adjoining road
    - (iii) existing vegetation utilised for screening
  - (d) at **'Site 4'**, have a maximum of 10 additional allotments located in a cluster to the east of the existing native vegetation on the gently sloping land
  - (e) at **'Site 5'**, have a maximum of 6 additional allotments located in a cluster on the higher flatter land adjacent to the existing road
  - (f) at **'Site 6'**:
    - (i) have a maximum of 20 additional allotments, located in a cluster on the higher flatter land
    - (ii) retain the more steeply sloping land in larger parcels that are not built upon.
  - (g) at **'Site 7'**:
    - (i) retain the existing mallee vegetation
    - (ii) locate development in areas that have already been cleared
    - (iii) have land division occur in a manner consistent with [Concept Plan Map LoWa/1 - Fringe Zone \(Holder Development Area\)](#)
  - (h) at **'Site 8'**, have land division undertaken in accordance with [Concept Plan Map LoWa/2 - Fringe Zone \(Pyap Development Area\)](#).
- 13 Clustered holiday house development should not occur unless:
- (a) allotments have:
    - (i) unless indicated otherwise shown on [Concept Plan Map LoWa/1 - Fringe Zone \(Holder Development Area\)](#) and [Concept Plan Map LoWa/2 - Fringe Zone \(Pyap Development Area\)](#), a minimum area of 1200 square metres, and a maximum area of 2500 square metres
    - (ii) a minimum frontage of 25 metres
    - (iii) access to a public road
  - (b) buildings are:
    - (i) setback at least 100 metres from pool level of the River Murray
    - (ii) sited below the skyline when viewed from the River Murray
    - (iii) landscaped with suitable species to reduce the visual impact of development
  - (c) stormwater from residential areas and roadways is treated in one of the following ways:
    - (i) diverted to a stormwater detention basin before disposal

- (ii) on site evaporation
  - (d) all dwellings are provided with an approved water supply
  - (e) where mains water supply is not available, water should be provided by a private water supply scheme that:
    - (i) is supplied from a water source of an acceptable quality, quantity and reliability
    - (ii) is adequately designed to maintain supply to the consumers at acceptable standards
    - (iii) has adequate legal and financial arrangements to ensure continuing operation of the scheme
  - (f) roads are designed in response to existing contours, avoiding steep slopes, drainage lines and extensive cut and fill.
- 14 Limited public access for tourist and recreational activities should be provided at appropriate locations along the River Murray.
- 15 Low key tourist and hospitality services, including cottage crafts and cabin or home-stay accommodation should be developed, providing:
- (a) it is developed in conjunction with an existing dwelling
  - (b) the use or built development does not detract from the scenic and natural character of the site, nor dominate the use of the land
  - (c) the structures are small scale and secondary in form to the principal residence and grouped or clustered with the residence
  - (d) the development is situated in an unobtrusive locality
  - (e) the development is designed and sited in a manner that minimises soil erosion and the need for removal of native vegetation
  - (f) a buffer of at least 40 metres is established to any adjoining horticulture activity
  - (g) all buildings and structures are sited and designed so as to be unobtrusive with particular attention on the incorporation of:
    - (i) a low profile
    - (ii) low light-reflecting materials
    - (iii) external materials of a natural colour which blend with the natural environment
    - (iv) landscaping to provide screening
    - (v) adequate arrangements are made for the safe and appropriate disposal of waste and stormwater
    - (vi) any earthworks, tree planting and other measures required to rehabilitate the land can be undertaken without detriment to the natural surrounds
  - (h) has an approved waste water disposal system.

## Land Division

- 16 Land division should not occur unless it is for the alteration of the boundaries of an allotment, and results in allotments of at least 100 hectares in area, unless:
- (a) the minimum allotment area is 8 hectares and is for the purpose of facilitating the use of the land for horticultural activities.
  - (b) the minimum allotment area is 1500 square metres within **Precinct 5 Waikerie East Commercial Area**.
  - (c) it is for clustered holiday house development within the area identified in the table below:

Site No	Lot/Sec	Plan Number	Certificate of Title
1	Lot 9	DP 64256	CT 5949/971
2	Lot 4	DP 57664	CT 5859/383
3	Lot 1	DP 56818	CT 5866/343
4	Lots 21 and 22	DP 71222	CT 6015/229
5	Sec 25	HP 760300	CL 1047/44
6	Lot Pieces 87 and 88	DP 70041	CT 5975/5
7	Lot 2	DP 26133	CT 5785/89
8	Lot 72, Lot Pieces 73 and 74 and Lot 75	DP 64445	CT 5924/436

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 5 Waikerie East Commercial

- 17 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 18 Commercial development should be limited to allotments that are north of the Sturt Highway and south of Allotment 2 in Deposited Plan 31912 (CR 5641/980).

## 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"> <li>(a) is adjacent to a road with a speed limit of less than 80 km/h</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following:               <ul style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ul> </li> </ul>
Amusement machine centre	
Camping ground	
Caravan park	
Cemetery	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except where one of the following applies: <ul style="list-style-type: none"> <li>(a) a detached dwelling that does not result in more than one dwelling on an allotment</li> <li>(b) a dwelling in association with tourist development.</li> </ul>
Fuel depot	
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"> <li>(a) at least 500 metres from all of the following:               <ul style="list-style-type: none"> <li>(i) a National Park</li> <li>(ii) a Conservation Park</li> <li>(iii) a Wilderness Protection Area</li> <li>(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area</li> </ul> </li> <li>(b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.</li> </ul>
Hospital	
Hotel	
Indoor recreation centre	
Industry	Except for light industry in <b>Precinct 5 Waikerie East Commercial</b> .
Intensive animal keeping	



Form of development	Exceptions
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Land division creating additional allotment(s)

Except where one of the following applies:

- (a) within **Precinct 5 Waikerie East Commercial Area** and all resulting allotments are greater than 1500 square metres
- (b) outside of **Precinct 5 Waikerie East Commercial Area** and all resulting allotments are greater than:
  - (i) 8 hectares, where the new allotments are used for horticulture
  - (ii) 100 hectares in all other cases
- (c) within one of the following allotments or section, to create new allotments in accordance with the following:

Location	Maximum number of allotments	Additional siting requirements
Lot 9 in DP 64256 (CT 5949/971)	30 (fully developed)	Nil
Lot 4 in DP 57664 (CT 5859/383)	16	Nil
Lot 1 in DP 56818 (CT 5866/343)	8	Nil
Lots 21 and 22 in DP 71222 (CT 6015/229)	10	Nil
Section 25 in HP 760300 (CL 1047/44)	6	Nil
Lot Pieces 87 and 88 in DP 70041 (CT 5975/5)	20	Nil
Lot 2 in DP 26133 (CT 5785/89)	7	<i>In accordance with <a href="#">Concept Plan Map LoWa/1 - Fringe Zone (Holder Development Area)</a></i>
Lot 72, Lot Pieces 73 and 74 and Lot 75 in DP 64445 (CT 5924/436)	2	<i>In accordance with <a href="#">Concept Plan Map LoWa/2 - Fringe Zone (Pyap Development Area)</a></i>

- (d) in any other location, to excise a dwelling that existed as of 1 December 2011 from an allotment that also existed as of 1 December 2011 provided that the:
  - (i) excised allotment:
    - (A) contains the existing dwelling
    - (B) has a minimum area of 1 hectare
    - (C) where all new allotment boundaries are located at least 40 metres from the existing dwelling unless where it is located adjacent to a road reserve or existing non-horticultural or non-farming activities
  - (ii) remaining allotment has a minimum area of 8 hectares for land to be used for horticultural development, or 100 hectares for land to be used for farming.

Marina

Motel

Except in **Precinct 5 Waikerie East Commercial** or where in association with tourist development.

Form of development	Exceptions
Motor repair station	
Nursing home	
Office	Except where: (a) it is ancillary to and in association with tourist development (b) it is located in <b>Precinct 5 Waikerie East Commercial</b> .
Petrol filling station	Except where it is located in <b>Precinct 5 Waikerie East Commercial</b> .
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Restaurant	Except where: (a) it is ancillary to and in association with tourist development (b) it is located in <b>Precinct 5 Waikerie East Commercial</b> .
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: (a) it is ancillary to and in association with tourist development (b) it is located within <b>Precinct 5 Waikerie East Commercial</b> (c) the gross leasable area is 80 square metres or less and outside of <b>Precinct 5 Waikerie East Commercial</b> .
Stock sales yard	
Stock slaughter works	
Store	Except where it is located in <b>Precinct 5 Waikerie East Commercial</b> .
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

### Public Notification

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

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

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

## Rural Living Zone

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

### OBJECTIVES

- 1 A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.
- 2 The upgrading of the visual character of the zone.
- 3 Rural living development occurring at:
  - (a) the south-western parts of Sections 53 to 61, Kingston Irrigation Area, and all of Section 62, Hundred of Moorook, the land being proximate to the township of Kingston-on-Murray
  - (b) the land along the eastern side of Harrington Road, to the east of Kingston-on-Murray
  - (c) all that land between the **River Murray Flood Zone**, Bookpurnong Road, and Sections 70, 204, 221, 230, Hundred of Gordon, at Loxton
  - (d) section 717 (Drainage Reserve) and Sections 886 & 888, Hundred of Bookpurnong, on Badcoe Road, south-east of Loxton
  - (e) land along Barker Street, Loxton - **Precinct 6 Loxton South Country Living**
  - (f) land at Loxton east bounded by Gratwick Road, Dorsch Avenue and Bookpurnong Road
  - (g) section 665, Hundred of Gordon, adjacent to Gratwick Road, Loxton North
  - (h) areas adjacent to Loxton North **Township Zone** and Golf Course
  - (i) land adjoining the Kingston-on-Murray to Loxton Road on the western fringe of the town of Loxton
  - (j) land along Vasey Road, Waikerie south
  - (k) land on the western edge of the township of Waikerie, along the Old Sturt Highway, adjacent to the Waikerie High School – **Precinct 7 Waikerie West Country Living**
  - (l) land at Waikerie east along the Sturt Highway - **Precinct 8 Waikerie East**
  - (m) the land adjacent to Quast and Nitschke Road, at Lock 4, Loxton - **Precinct 9 Lock 4 Settlement.**
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone includes a number of Rural Living areas within the district which will cater for the long term development of these areas for a range of country and rural living purposes.

#### Precinct 6 Loxton South Country Living

This precinct includes land on the southern town boundary of Loxton, bounded by Barker Street and Badcoe Road. This location provides for the orderly expansion of the existing country living area.

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

#### Precinct 7 Waikerie West Country Living

This precinct is located on the western edge of the township of Waikerie, along the Old Sturt Highway, adjacent to the Waikerie High School, and is set aside for country living development that will be connected to the Waikerie Community Waste Water Management System.

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

#### Precinct 8 Waikerie East

This precinct is located to the south of the Sturt Highway at Waikerie east and provides for limited infill rural living development within an existing rural living area.

#### Precinct 9 Lock 4 Settlement

This precinct includes the existing settlement at Lock 4 on Quast Road and Nitschke Road.

Limited public access for tourist and recreational activities should be provided at appropriate locations along the River Murray. Lock 4 in particular, should be the focus for any significant tourist development.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - detached dwelling
  - domestic outbuilding in association with a detached dwelling
  - domestic structure
  - dwelling addition
  - farming
  - farm building
  - stable.
- 2 Development listed as non-complying is generally inappropriate.
- 3 There should be no more than one dwelling per allotment.
- 4 The keeping of animals should be ancillary to and in association with the residential use of the land.
- 5 The keeping of horses should only be undertaken if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.

### Form and Character

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

- 7 Dwellings should be designed within the following parameters:

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

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

#### Land Division

- 9 Land division should create allotments with a minimum area of:
- 4000 square metres outside **Precinct 7 Waikerie West, Precinct 8 Waikerie East** or **Precinct 9 Lock 4 Settlement**
  - 2000 square metres within **Precinct 7 Waikerie West** where connected to the Waikerie Community Wastewater Management System or to a waste treatment system that complies with (or can comply with) the relevant public and environmental health legislation
  - 2 hectares within **Precinct 8 Waikerie East** or within **Precinct 9 Lock 4 Settlement**.
- 10 Where an allotment abuts land used for horticultural activities a buffer, where warranted by the potential risk of transfer of sprays, dust and noise from horticultural properties, should be:
- established between the dwelling and this allotment boundary
  - designed to take account of the increased risk associated with prevailing winds and topography
  - established prior to a dwelling being erected and should be at least 40 metres in width.
  - vegetated to assist with screening of dust and chemical spray drift.
- 11 Landscaped buffers of 50 metres should be established along property boundaries which abut land used for industrial activities so as to assist in the physical separation between industrial activities and residential dwellings.

#### PRECINCT SPECIFIC PROVISIONS

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

##### Precinct 6 Loxton South Country Living

- 12 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 13 The development of the precinct to be undertaken in a staged manner in accordance with the staging [Concept Plan Map LoWa/3 – Rural Living and Staging \(Loxton South\)](#).

### Precinct 7 Waikerie West Country Living

- 14 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 15 Land division creating any additional allotments should be connected to the Waikerie Community Wastewater Management System or to a waste treatment system that complies with (or can comply with) the relevant public and environmental health legislation..

### Precinct 8 Waikerie East

- 16 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 17 A range of allotment sizes should be created with a minimum area of 2 hectares.

### Precinct 9 Lock 4 Settlement

- 18 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 19 A range of allotment sizes should be created with a minimum area of 2 hectares.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Advertisement and / or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> <li>(a) is adjacent to a road with a speed limit of less than 80 km/h</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following:               <ul style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ul> </li> </ul>
Amusement machine centre	
Crematorium	
Dairy	
Dwelling	Except detached dwelling
Fuel depot	
General industry	
Hotel	

Form of development	Exceptions
Intensive animal keeping	
Land division(creating additional allotments)	<p>Except where one of the following can be achieved:</p> <ul style="list-style-type: none"> <li>(a) the allotments created by the land division are located outside of <b>Precinct 7 Waikerie West, Precinct 8 Waikerie East or Precinct 9 Lock 4 Settlement</b> and have a minimum area of 4000 square metres</li> <li>(b) the allotments created by the land division are located within <b>Precinct 7 Waikerie West</b> and have a minimum area of 2000 square metres</li> <li>(c) the allotments created by the land division are located within <b>Precinct 8 Waikerie East</b> or within <b>Precinct 9 Lock 4 Settlement</b> and have a minimum area of 2 hectares</li> <li>(d) are undertaken within <b>Precinct 6 Loxton South Country Living</b> in a staged manner in accordance with the staging and infrastructure <a href="#"><i>Concept Plan Map LoWa/3 - Rural Living and Staging (Loxton South)</i></a>.</li> </ul>
Major public service depot	
Motor repair station	
Petrol filling station	
Residential flat building	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is <b>80 square metres or less.</b>
Special industry	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

## Public Notification

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

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

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



## Township Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

The zone covers the small settlements of Alawoona, Kingston-on-Murray, Loxton North, Maggea, Malpas, Meribah, Moorook, Paruna, Peebinga, Ramco, Taldra, Taplan and Wunkar.

These townships have a distinct rural character and charm derived from the natural surrounds and sparse development pattern.

It is intended that these townships will maintain a small population providing local services to the community with some tourist facilities being provided.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - community facility
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - educational establishment
  - open space
  - recreation area
  - shop or group of shops where the gross leasable area is less than 250 square metres
  - small-scale commercial development
  - small scale light and service industry development
  - small-scale tourist development
  - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Residential development should be mainly in the form of low-density detached dwellings, with a limited range of increased density development.

- 4 Business and commercial development should be of a scale and function consistent with the role of the township as a local service centre supplying a range of goods and services to the local community, the surrounding district and visitors to the area.
- 5 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.
- 6 **Animal keeping activities involving the keeping of one or more horses, donkeys, goats, cattle, sheep or other livestock should not be undertaken in the townships.**

#### Form and Character

- 7 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 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	5 metres
Minimum setback from side boundaries	1 metres
Minimum setback from rear boundary	5 metres
Maximum site coverage	40 per cent
Maximum building height (from natural ground level)	8 metres
Minimum number of on site car parking spaces (one of which should be covered)	2

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

#### Land Division

- 10 Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the zone and should have:
  - (a) an area of not less than 800 square metres (where sewerage or connected to a Community Wastewater Management System)
  - (b) an average width of at least 15 metres.
- 11 **Allotments that are not connected to a Community Wastewater Management System should have a minimum area of 1200 square metres.**
- 12 **All allotments located within the River Murray 1956 floodplain, as identified on *Overlay Map - Development Constraints LoWa/31*, should be connected to a Community Wastewater Management System.**

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

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

### Public Notification

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



# Table Section



## Table LoWa/1 - Building Setbacks from Road Boundaries

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

## Table LoWa/2 - Conditions for Complying Development

Form of Development	Compliance Criteria / Conditions
Farm building	<ol style="list-style-type: none"> <li>1 The building height of all buildings is 10 metres or less.</li> <li>2 All stormwater runoff is diverted into a stormwater treatment system capable of removing litter, sediment and oil products, and wherever possible utilised on-site.</li> <li>3 Roof runoff is harvested, stored on-site and reused, with overflow directed into grassed swales.</li> <li>4 The external cladding and roofing comprises materials that are not damaged, punctured, rusted or stained in any way.</li> <li>5 The building is setback 25 metres from all roads.</li> </ol>
Group dwelling	<ol style="list-style-type: none"> <li>1 The building is of single storey construction.</li> <li>2 The external cladding is of brick, masonry, rendered masonry, stone or timber.</li> <li>3 At least two car parking spaces are provided per dwelling and one space is covered.</li> <li>4 Every part of any external wall of the dwelling (excluding eaves and footings) is at least 1 metre from a side or rear boundary.</li> <li>5 The dwelling is setback at least 6 metres from the primary road frontage and 3 metres from a secondary road frontage.</li> <li>6 A private open space area of at least 100 square metres is provided which: <ol style="list-style-type: none"> <li>(a) has a minimum dimension of 4 metres</li> <li>(b) does not incorporate driveways, parking spaces or domestic outbuildings.</li> </ol> </li> <li>7 A minimum site area per dwelling of 500 square metres.</li> </ol>
Light industry	<ol style="list-style-type: none"> <li>1 The total area of the site occupied by buildings does not exceed 50 per cent of the site</li> <li>2 All buildings and structures with a building height of 2 metres or more are setback at least 3 metres (plus an extra 0.5 metres for each metre of the building that is taller than 3.5 metres) from allotments: <ol style="list-style-type: none"> <li>(a) within the <b>Residential Zone</b></li> <li>(b) used as a school</li> <li>(c) used as a hospital.</li> </ol> </li> <li>3 On-site vehicle parking is provided at one of the following rates, whichever provides the greater number of spaces: <ol style="list-style-type: none"> <li>(a) 1 space per 50 metres of gross leasable area</li> <li>(b) 1 space per 2 employees.</li> </ol> </li> <li>4 Provision is made for the loading and unloading of vehicles to take place on the site.</li> <li>5 Buildings are constructed of a pre-painted or masonry material.</li> <li>6 The development can be connected to the Community Wastewater Management system.</li> </ol>



Form of Development	Compliance Criteria / Conditions
Row dwelling	<ol style="list-style-type: none"> <li>1 The building is of single storey construction.</li> <li>2 The external cladding is of brick, masonry, rendered masonry, stone or timber.</li> <li>3 At least two car parking spaces are provided per dwelling and one space is covered.</li> <li>4 Every part of any external wall of the dwelling (excluding eaves and footings) is at least 1 metre from a side or rear boundary.</li> <li>5 The dwelling is setback at least 6 metres from the primary road frontage and 3 metres from a secondary road frontage.</li> <li>6 A private open space area of at least 100 square metres is provided which:               <ol style="list-style-type: none"> <li>(a) has a minimum dimension of 4 metres</li> <li>(b) does not incorporate driveways, parking spaces or domestic outbuildings.</li> </ol> </li> <li>7 A minimum site area per dwelling of 500 square metres.</li> </ol>
Service industry	<ol style="list-style-type: none"> <li>1 The total area of the site occupied by buildings does not exceed 50 per cent of the site.</li> <li>2 All buildings and structures with a building height of 2 metres or more are setback at least 3 metres (plus an extra 0.5 metres for each metre of the building that is taller than 3.5 metres) from allotments:               <ol style="list-style-type: none"> <li>(a) within the <b>Residential Zone</b></li> <li>(b) used as a school</li> <li>(c) used as a hospital.</li> </ol> </li> <li>3 On-site vehicle parking is provided at one of the following rates, whichever provides the greater number of spaces:               <ol style="list-style-type: none"> <li>(a) 1 space per 50 metres of gross leasable area</li> <li>(b) 1 space per 2 employees.</li> </ol> </li> <li>4 Provision is made for the loading and unloading of vehicles to take place on the site.</li> <li>5 Buildings are constructed of a pre-painted material or masonry material.</li> <li>6 The development can be connected to the Community Wastewater Management system.</li> </ol>
Store	<ol style="list-style-type: none"> <li>1 Car parking spaces are provided at the rate of one of the following (whichever provides the greater number of spaces):               <ol style="list-style-type: none"> <li>(a) 1 space per 150 square metres of total floor area</li> <li>(b) 1 space per 3 employees.</li> </ol> </li> <li>2 The building height of all buildings is 10 metres or less.</li> <li>3 Provision is made for all loading and unloading of vehicles to take place on the site.</li> <li>4 Buildings are constructed of a pre-painted material or masonry material.</li> <li>5 The development can be connected to the Community Wastewater Management system.</li> </ol>

Form of Development	Compliance Criteria / Conditions
Timber yard	<ol style="list-style-type: none"> <li>1 The total area of the site occupied by buildings does not exceed 50 per cent of the site.</li> <li>2 All buildings and structures with a building height of 2 metres or more are setback at least 3 metres (plus an extra 0.5 metres for each metre of the building that is taller than 3.5 metres) from allotments: <ol style="list-style-type: none"> <li>(a) within the <b>Residential Zone</b></li> <li>(b) used as a school</li> <li>(c) used as a hospital.</li> </ol> </li> <li>3 On-site vehicle parking is provided at one of the following rates, whichever provides the greater number of spaces: <ol style="list-style-type: none"> <li>(a) 1 space per 50 metres of gross leasable area</li> <li>(b) 1 space per 2 employees.</li> </ol> </li> <li>4 Provision is made for the loading and unloading of vehicles to take place on the site.</li> <li>5 Buildings are constructed of a pre-painted material or masonry material.</li> <li>6 The development can be connected to the Community Wastewater Management system.</li> </ol>
Warehouse	<ol style="list-style-type: none"> <li>1 The total area of the site occupied by buildings does not exceed 50 per cent of the site.</li> <li>2 All buildings and structures with a building height of 2 metres or more are setback at least 3 metres (plus an extra 0.5 metres for each metre of the building that is taller than 3.5 metres) from allotments: <ol style="list-style-type: none"> <li>(a) within the <b>Residential Zone</b></li> <li>(b) used as a school</li> <li>(c) used as a hospital.</li> </ol> </li> <li>3 On-site vehicle parking is provided at one of the following rates, whichever provides the greater number of spaces: <ol style="list-style-type: none"> <li>(a) 1 space per 50 metres of gross leasable area</li> <li>(b) 1 space per 2 employees.</li> </ol> </li> <li>4 Provision is made for the loading and unloading of vehicles to take place on the site.</li> <li>5 Buildings are constructed of a pre-painted material or masonry material.</li> <li>6 The development can be connected to the Community Wastewater Management system.</li> </ol>

## Table LoWa/3 - Off Street Vehicle Parking Requirements

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

Loxton Waikerie Council  
Table Section  
Table LoWa/3 - Off Street Vehicle Parking Requirements

Form of Development	Number of required car parking spaces
Nursing home	1 per 4 beds.
Office	1 per 25 square metres of total floor area providing office accommodation with a minimum of 4 car parking spaces.
Petrol filling station	10 spaces.
Place of public worship	1 per 5 seats.
Plant nursery	1 per 150 square metres total floor area, or car parking space equal to 10 per cent of the site (whichever provides the larger number).
Reception hall	1 per 4 square metres floor area devoted to reception area.
Residential flat building	1 roofed per dwelling, plus 1 per dwelling for visitor parking.
Restaurant	5.5 car parking spaces per 100 square metres of total floor space, provided that, where in a shop or series of shops there is a café or restaurant where food is consumed or taken away from and where such café or restaurant also incorporates seats or benches, there shall instead be provided on the site or sites car parking at the rate of not less than one car parking space for every three seats provided or able to be provided.
Bulky goods outlet in the form of a retail showroom	3 spaces per 100 square metres.
Service station	10 spaces.
Skating rink	1 per 7 square metres floor area of the place.
Shop	5.5 car parking spaces per 100 square metres of total floor space, provided that, where in a shop or series of shops there is a café or restaurant where food is consumed or taken away from and where such café or restaurant also incorporates seats or benches, there shall instead be provided on the site or sites car parking at the rate of not less than one car parking space for every three seats provided or able to be provided.
Stadium	1 per 10 square metres of floor area of the place.
Store	1 per 150 square metres total floor area, or 1 per 3 employees (whichever provides the larger number).
Squash court	3 per court.
Tavern	1 per 2 square metres of bar floor area plus 1 per 6 square metres of lounge bar or beer garden floor area, or 1 per 3 guest rooms (whichever provides the larger number).
Tennis court (public)	3 per court.
Theatre	1 per 5 seats.
Timber yard	1 per 50 square metres total floor area, or 1 per 2 employees (whichever provide the larger number).
Used car lot	1 per 50 square metres total floor area, or 1 per 2 employees (whichever provide the larger number).
Warehouse	1 per 150 square metres total floor area, or 1 per 3 employees (whichever provides the larger number).

## Table LoWa/4 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
Sturt Highway KINGSTON-ON-MURRAY	Kingston-on-Murray Pump Site & Feeder Tank (Ruin)	S732 S659 S686	H700900 H700900 H700900	CR 5749/696 CR 5440/706 CR 6043/280		13770
Bookpurnong Terrace LOXTON	St Peter's Evangelical Lutheran Church and Hall	A7	F2220	CT 5497/826		13776
29 East Terrace LOXTON	Loxton Institute, sometime District Council Office	A14	T710201	CT 5818/942		13780
6 Pflaum Terrace LOXTON	Dwelling ('Loxton Villa')	S216	H710200	CT 5582/743		13774
79 Casson Avenue LOXTON NORTH	Dwellings ('Rilli Bend')	Q104	D50432	CT 5877/312		13772
MANTUNG	Eastern Well Staging Post (Ruin)	S88	H700100	CT 5999/549		10839
Government Road PYAP VIA LOXTON	Chimney & Water Tank Ruin, Pyap	S119	H710800	CL 673/123		10224
Holder Bottom Road near WAIKERIE	Holder Irrigation Pumping Station Ruins	A4	D35073	CR 5423/658	a b	13819
Scenic Lookout Reserve WAIKERIE	Former Irrigation Pumping Station Chimney, Waikerie	S717	H701300	CR 5755/580	a b	13823
near WAIKERIE	Gillen Irrigation Pumping Station Site	A43	H760100	CR 6001/155	a b	13817
Kuchel Road WOOLPUNDA VIA MORGAN	Woolpunda Irrigation Pumping Station Retaining Wall	Q54 ROAD RESERVE	F34842	CR 5787/758 N/A		14127
WOOLPUNDA VIA MORGAN	Farmhouse ('Fleurieu Farm')	Q101	D50596	CT 6024/671		14126

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



# Mapping Section

Map Reference Tables

Spatial Extent Maps

Concept Plan Maps





## Map Reference Tables

### Index Maps

#### Index Map Type

[Council Index Map](#)

[Enlargement Index Map - West](#)

[Enlargement Index Map - East](#)

[Enlargement Index Map - Loxton](#)

### Zone Maps

Zone Name	Zone Map Numbers
Airfield Zone	LoWa/11
Caravan and Tourist Park Zone	LoWa/28
Conservation Zone	LoWa/7, LoWa/11, LoWa/12, LoWa/18, LoWa/27, LoWa/46, LoWa/56, LoWa/57, LoWa/58, LoWa/59, LoWa/60
Deferred Urban Zone	LoWa/29
District Centre Zone	LoWa/28, LoWa/29, LoWa/39, LoWa/40
Industry Zone	LoWa/10, LoWa/28, LoWa/29, LoWa/39, LoWa/40, LoWa/42, LoWa/43, LoWa/44, LoWa/62
Infrastructure Zone	LoWa/7
Open Space Zone	LoWa/28, LoWa/29, LoWa/31, LoWa/35, LoWa/36, LoWa/37, LoWa/40
Primary Production Zone	LoWa/1, LoWa/2, LoWa/4, LoWa/5, LoWa/6, LoWa/7, LoWa/8, LoWa/9, LoWa/10, LoWa/11, LoWa/12, LoWa/13, LoWa/14, LoWa/15, LoWa/16, LoWa/17, LoWa/18, LoWa/19, LoWa/20, LoWa/21, LoWa/22, LoWa/23, LoWa/24, LoWa/25, LoWa/26, LoWa/27, LoWa/28, LoWa/29, LoWa/30, LoWa/31, LoWa/32, LoWa/33, LoWa/34, LoWa/35, LoWa/37, LoWa/38, LoWa/40, LoWa/41, LoWa/42, LoWa/43, LoWa/44, LoWa/45, LoWa/46, LoWa/47, LoWa/48, LoWa/49, LoWa/50, LoWa/51, LoWa/52, LoWa/53, LoWa/54, LoWa/55, LoWa/56, LoWa/57, LoWa/58, LoWa/59, LoWa/60, LoWa/61, LoWa/62, LoWa/63
Recreation Zone	LoWa/7, LoWa/28, LoWa/33, LoWa/40, LoWa/41
Residential Zone	LoWa/28, LoWa/29, LoWa/37, LoWa/39, LoWa/43
River Murray Flood Zone	LoWa/2, LoWa/3, LoWa/4, LoWa/5, LoWa/6, LoWa/7, LoWa/9, LoWa/10, LoWa/11, LoWa/13, LoWa/14, LoWa/15, LoWa/16, LoWa/18, LoWa/19, LoWa/20, LoWa/21, LoWa/22, LoWa/23, LoWa/24, LoWa/27, LoWa/28, LoWa/29, LoWa/30, LoWa/31, LoWa/35, LoWa/36, LoWa/39, LoWa/40, LoWa/42, LoWa/43, LoWa/63
River Murray Fringe Zone	LoWa/2, LoWa/3, LoWa/4, LoWa/5, LoWa/6, LoWa/7, LoWa/9, LoWa/10, LoWa/11, LoWa/13, LoWa/14, LoWa/15, LoWa/16, LoWa/19, LoWa/20, LoWa/21, LoWa/22, LoWa/23, LoWa/24, LoWa/27, LoWa/28, LoWa/29, LoWa/30, LoWa/35

Zone Name	Zone Map Numbers
Rural Living Zone	LoWa/10, LoWa/11, LoWa/16, LoWa/23, LoWa/28, LoWa/30, LoWa/32, LoWa/33, LoWa/34, LoWa/35, LoWa/37, LoWa/40, LoWa/42, LoWa/43, LoWa/44, LoWa/45, LoWa/61, LoWa/62, LoWa/63
Township Zone	LoWa/7, LoWa/10, LoWa/27, LoWa/30, LoWa/31, LoWa/32, LoWa/47, LoWa/48, LoWa/49, LoWa/50, LoWa/51, LoWa/52, LoWa/53, LoWa/54, LoWa/55a

### Policy Area Maps

Policy Area Name	Policy Area Map Numbers
Horticulture Policy Area 1	LoWa/6, LoWa/7, LoWa/8, LoWa/9, LoWa/10, LoWa/11, LoWa/15, LoWa/16, LoWa/17, LoWa/18, LoWa/24, LoWa/25, LoWa/26, LoWa/27, LoWa/28, LoWa/29, LoWa/30, LoWa/33, LoWa/34, LoWa/37, LoWa/38, LoWa/40, LoWa/41, LoWa/42, LoWa/43, LoWa/44, LoWa/45, LoWa/61, LoWa/62, LoWa/63
Medium Density Policy Area 2	LoWa/36, LoWa/37, LoWa/39, LoWa/40

### Precinct Maps

Precinct Name	Precinct Map Numbers
Precinct 1 Bulky Goods	LoWa/39, LoWa/40
Precinct 2 Commercial	LoWa/40
Precinct 3 Loxton East Horticulture Area	LoWa/26
Precinct 4 Settlement Areas	LoWa/7, LoWa/8, LoWa/10, LoWa/27
Precinct 5 Waikerie East Commercial	LoWa/29
Precinct 6 Loxton South Country Living	LoWa/40, LoWa/44, LoWa/45
Precinct 7 Waikerie West Country Living	LoWa/28
Precinct 8 Waikerie East	LoWa/10, LoWa/11, LoWa/62
Precinct 9 Lock 4 Settlement	LoWa/23

### Overlay Maps

Overlay Map - Type	Overlay Map Numbers
Location	LoWa/1, LoWa/2, LoWa/3, LoWa/4, LoWa/5, LoWa/6, LoWa/7, LoWa/8, LoWa/9, LoWa/10, LoWa/11, LoWa/12, LoWa/13, LoWa/14, LoWa/15, LoWa/16, LoWa/17, LoWa/18, LoWa/19, LoWa/20, LoWa/21, LoWa/22, LoWa/23, LoWa/24, LoWa/25, LoWa/26, LoWa/27, LoWa/28, LoWa/29, LoWa/30, LoWa/31, LoWa/32, LoWa/33, LoWa/34, LoWa/35, LoWa/36, LoWa/37, LoWa/38, LoWa/39, LoWa/40, LoWa/41, LoWa/42, LoWa/43, LoWa/44, LoWa/45, LoWa/46, LoWa/47, LoWa/48, LoWa/49, LoWa/50, LoWa/51, LoWa/52, LoWa/53, LoWa/54, LoWa/55, LoWa/56, LoWa/57, LoWa/58, LoWa/59, LoWa/60, LoWa/61, LoWa/62

Overlay Map - Type	Overlay Map Numbers
Transport	LoWa/1, LoWa/2, LoWa/3, LoWa/4, LoWa/5, LoWa/6, LoWa/7, LoWa/8, LoWa/9, LoWa/10, LoWa/11, LoWa/12, LoWa/13, LoWa/14, LoWa/15, LoWa/16, LoWa/17, LoWa/18, LoWa/19, LoWa/20, LoWa/21, LoWa/22, LoWa/23, LoWa/24, LoWa/27, LoWa/28, LoWa/29, LoWa/30, LoWa/31, LoWa/35, LoWa/37, LoWa/39, LoWa/40, LoWa/41, LoWa/42, LoWa/43, LoWa/44, LoWa/45, LoWa/46, LoWa/47, LoWa/48, LoWa/50, LoWa/51, LoWa/52, LoWa/53, LoWa/60, LoWa/61
Heritage	LoWa/1, LoWa/6, LoWa/11, LoWa/14, LoWa/18, LoWa/22, LoWa/24, LoWa/29, LoWa/40
Development Constraints	LoWa/1, LoWa/2, LoWa/3, LoWa/4, LoWa/5, LoWa/6, LoWa/7, LoWa/9, LoWa/10, LoWa/11, LoWa/13, LoWa/14, LoWa/15, LoWa/16, LoWa/18, LoWa/19, LoWa/20, LoWa/21, LoWa/22, LoWa/23, LoWa/24, LoWa/27, LoWa/28, LoWa/29, LoWa/30, LoWa/31, LoWa/35, LoWa/36, LoWa/39, LoWa/40, LoWa/42, LoWa/43, LoWa/46, LoWa/47
Natural Resources	LoWa/1, LoWa/5, LoWa/15, LoWa/16

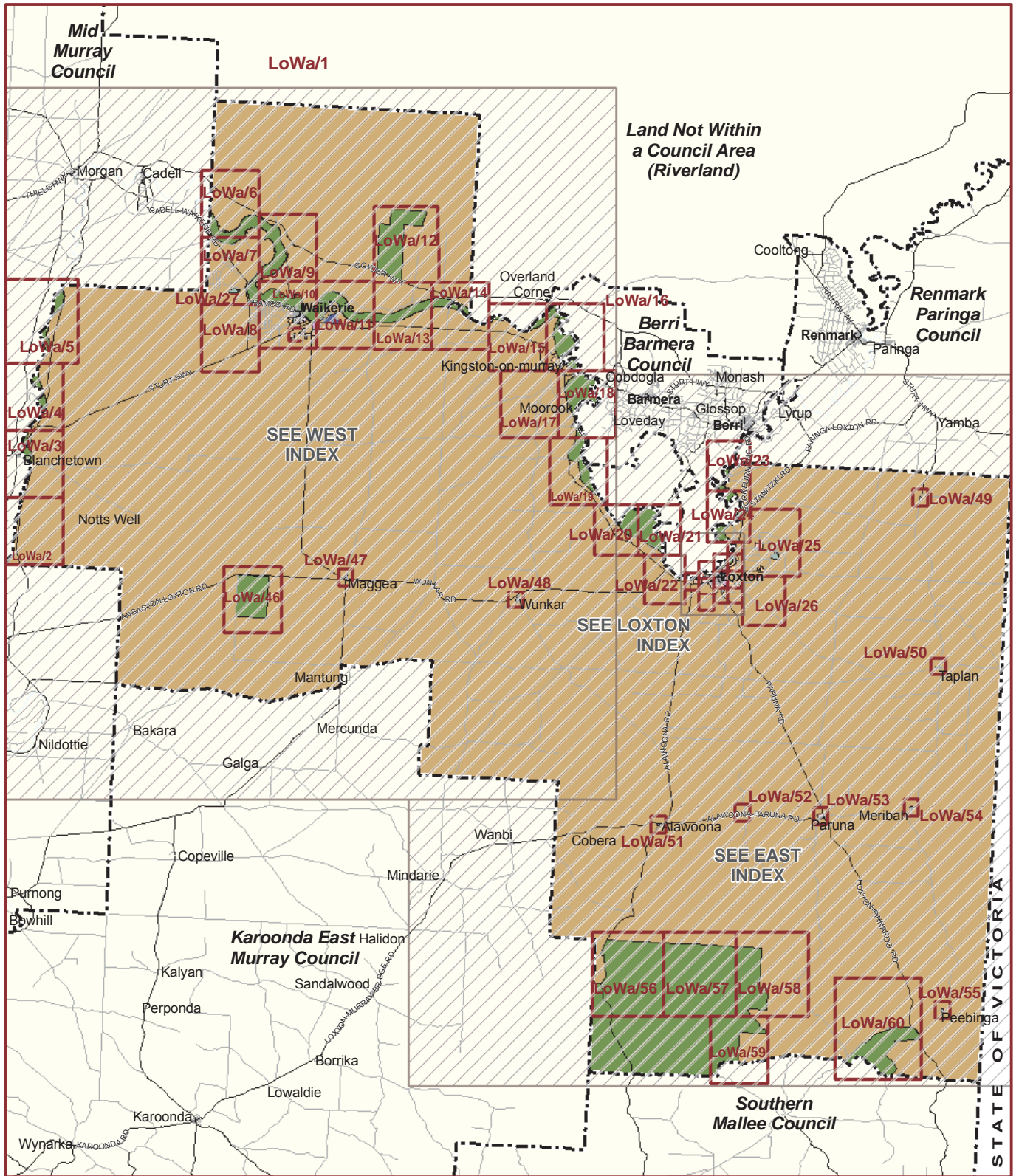
#### Concept Plan Maps

Concept Plan Title	Concept Plan Map Numbers
Fringe Zone (Holder Development Area)	Concept Plan Map LoWa/1
Fringe Zone (Pyap Development Area)	Concept Plan Map LoWa/2
Rural Living & Staging (Loxton South)	Concept Plan Map LoWa/3
Development Constraints - Water Management Areas	Concept Plan Map LoWa/4



# Spatial Extent Maps



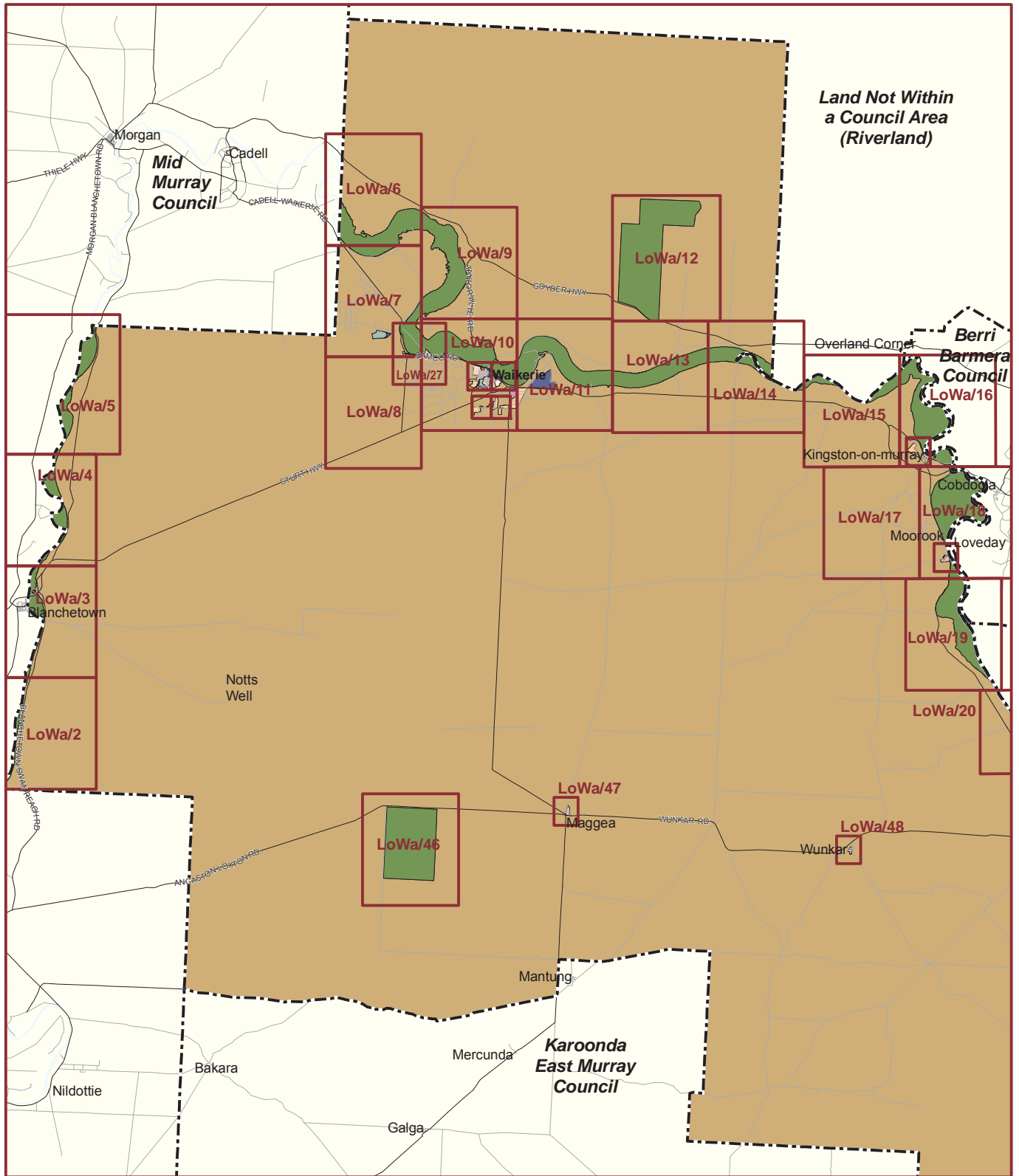


For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps LoWa/1 to Map LoWa/63 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the 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

 Enlargement Index

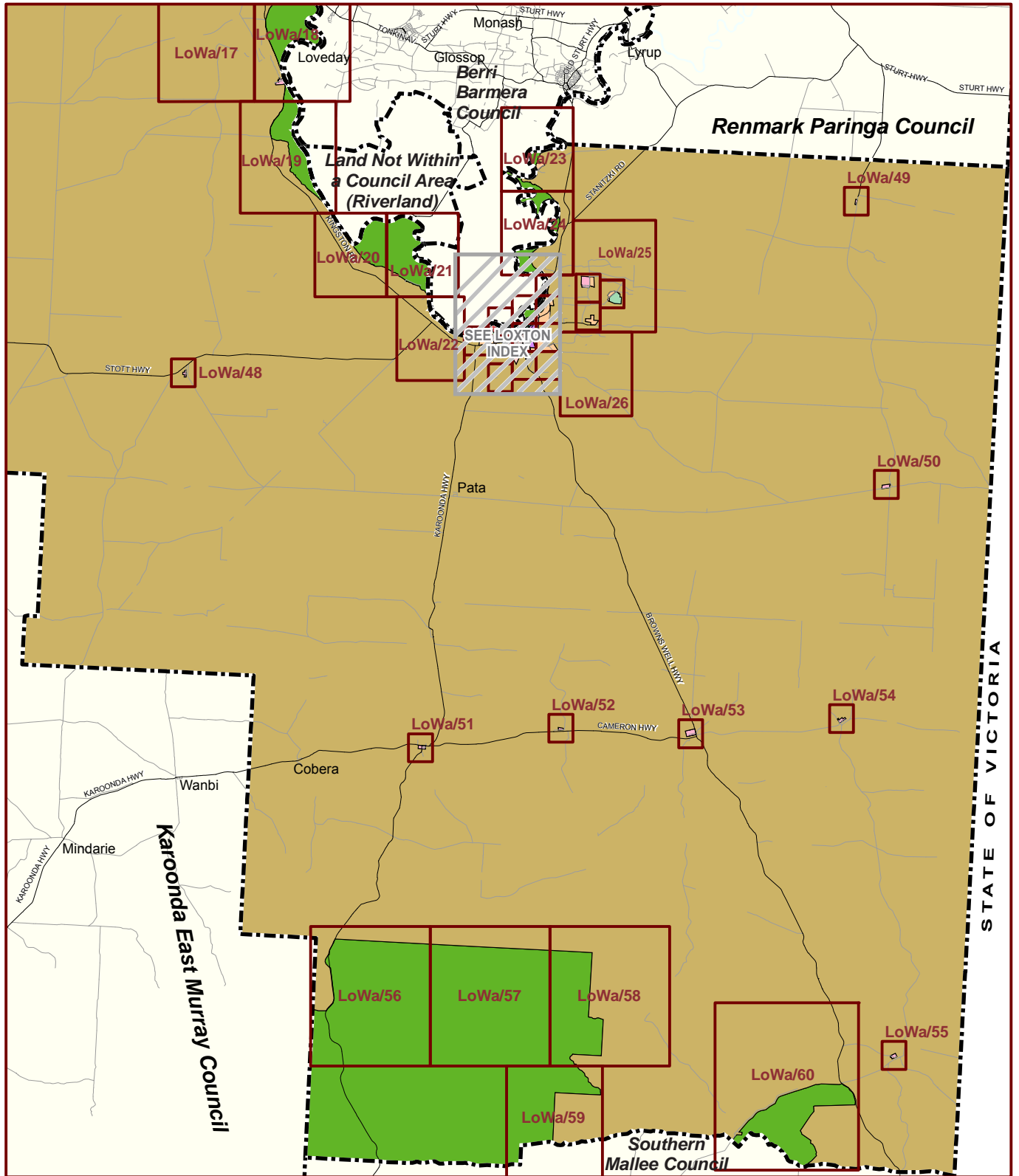


For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps LoWa/1 to Map LoWa/63 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the 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.



# WEST Enlargement Index Map

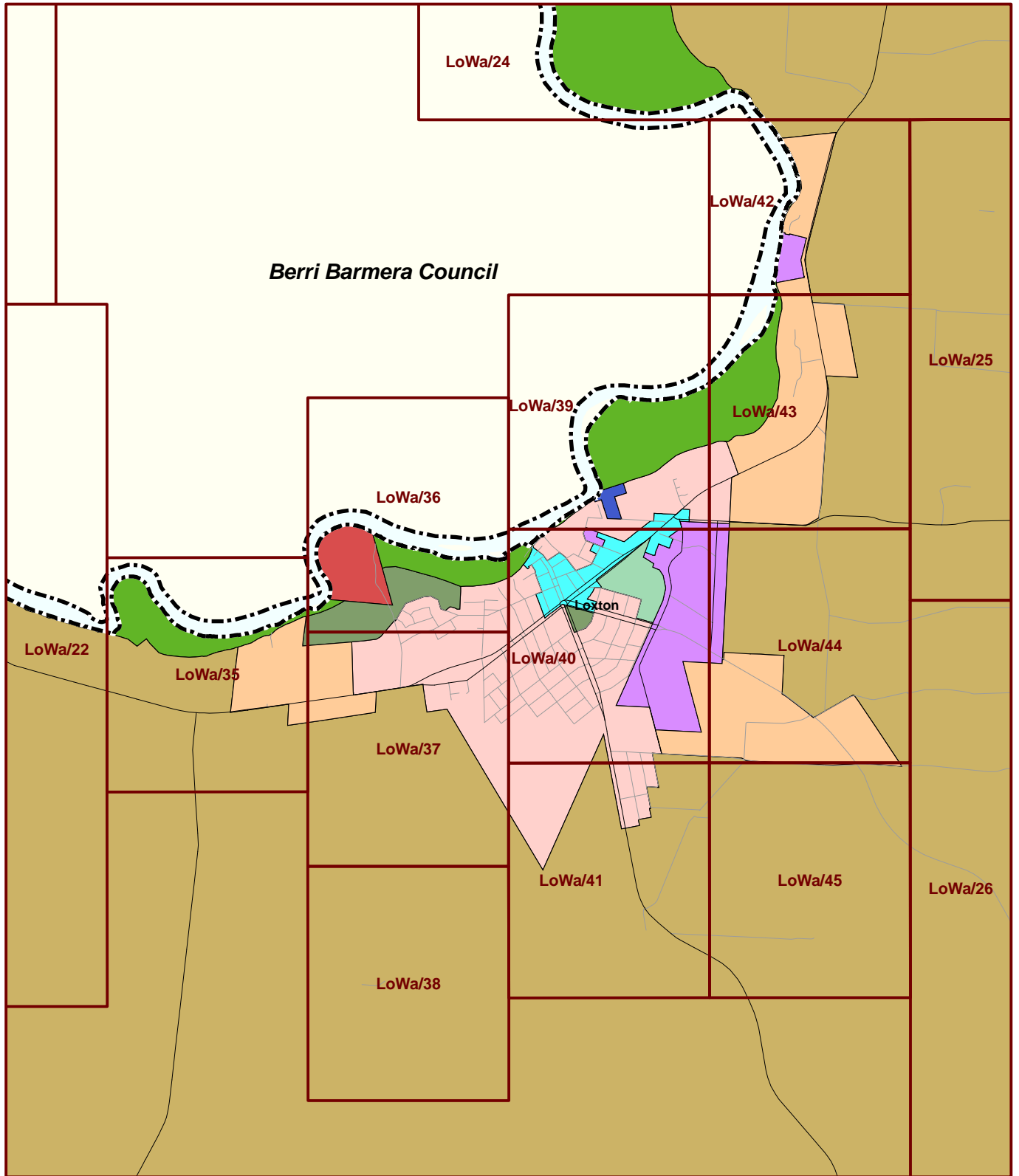




For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps LoWa/1 to Map LoWa/63 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the 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.



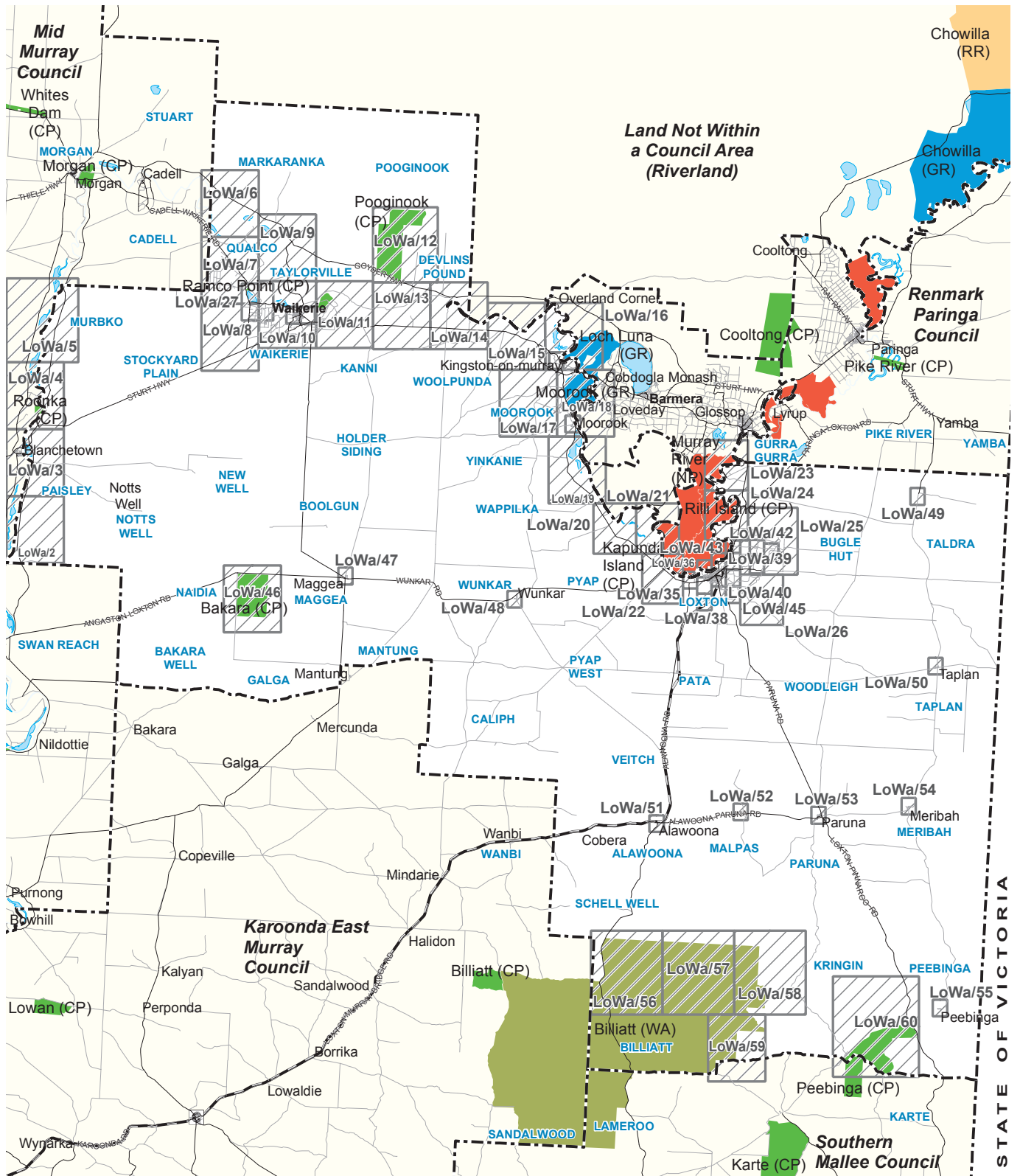
# EAST Enlargement Index Map



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps LoWa/1 to Map LoWa/63 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.



# LOXTON Enlargement Index Map



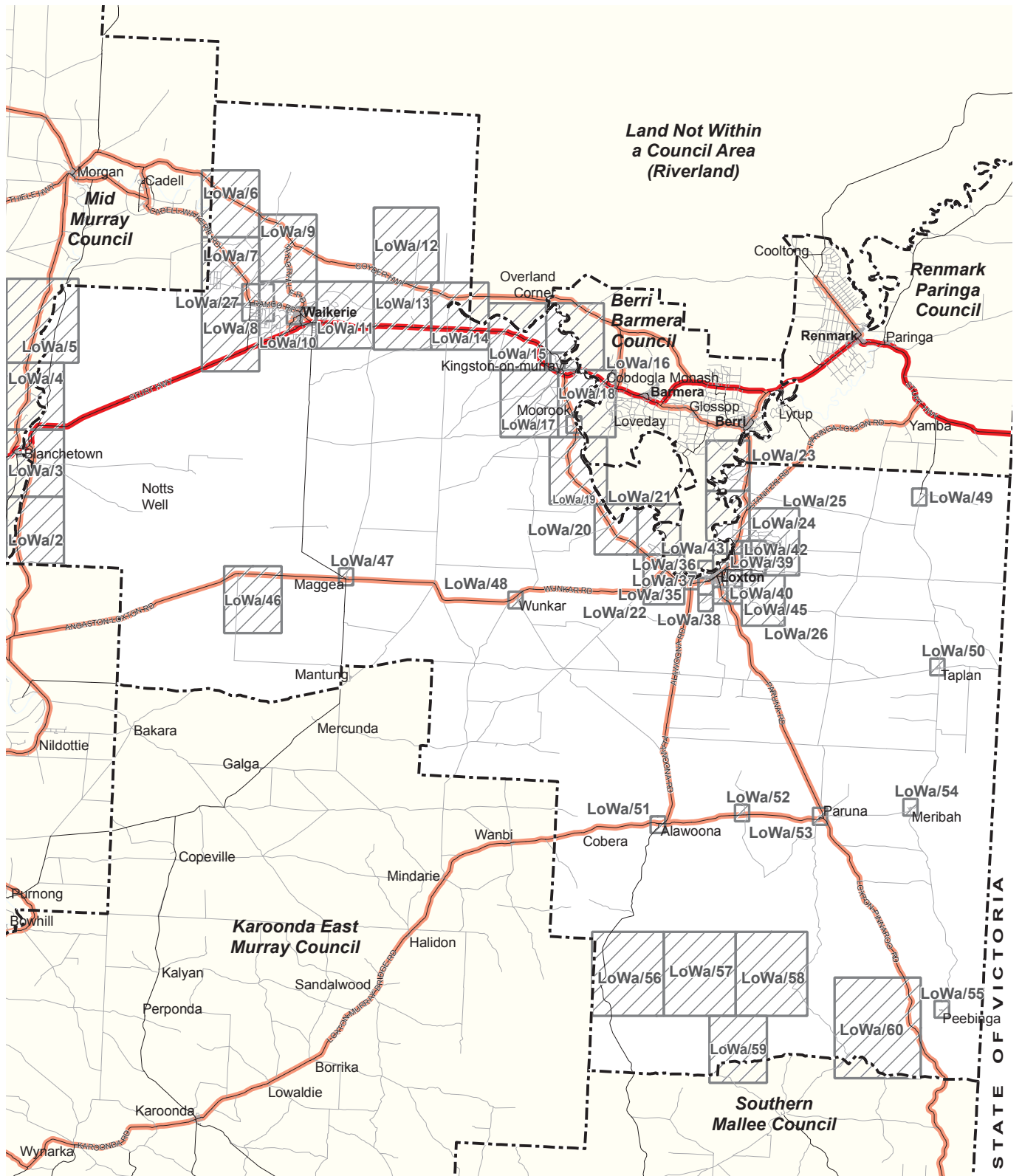
STATE OF VICTORIA



0 25 km

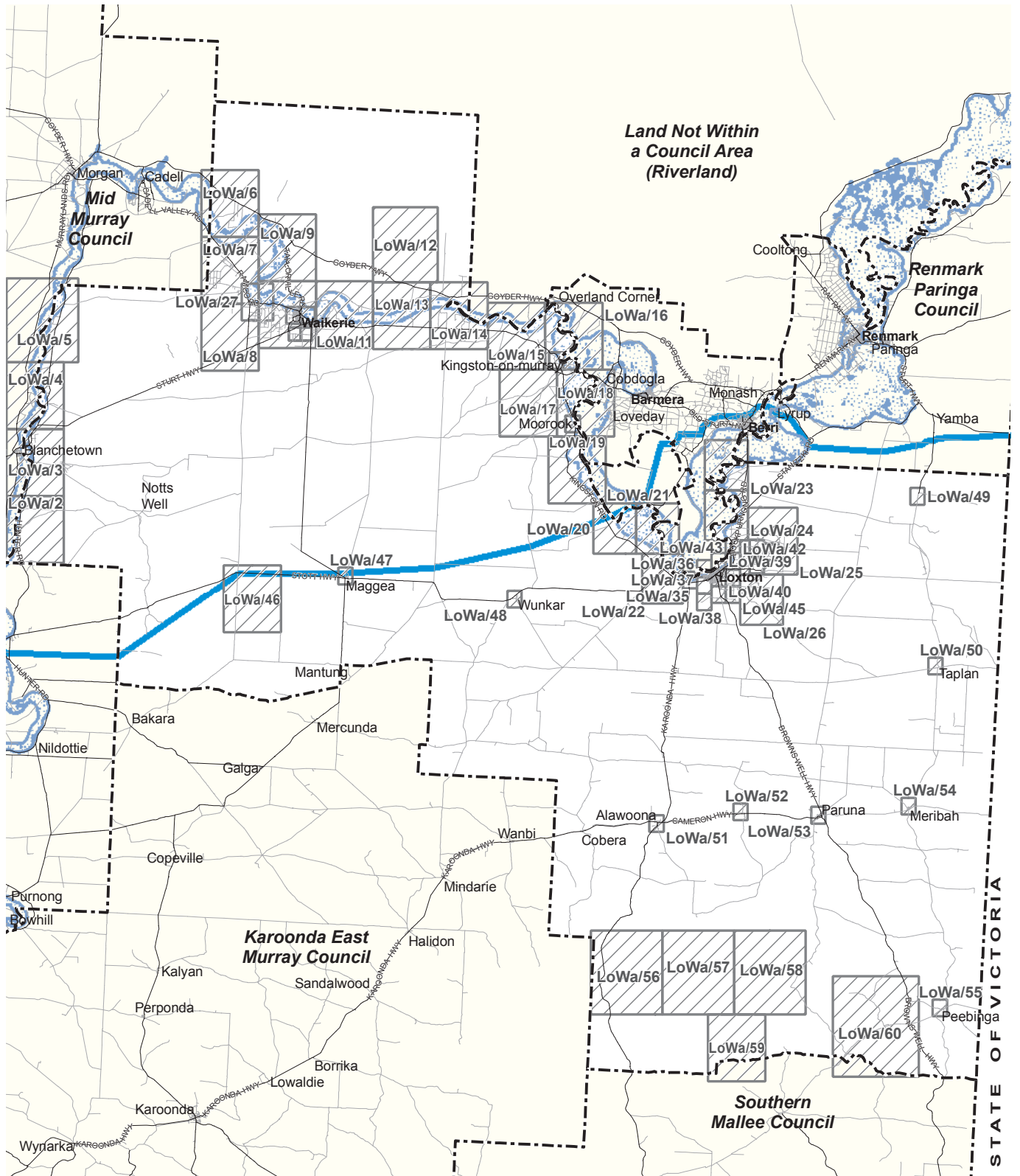
- C Council Office
- Railways
- National Park
- Conservation Park
- Game Reserve
- Regional Reserve
- Wilderness Protection Area
- Waterbodies
- Development Plan Boundary

# Location Map LoWa/1



# Overlay Map LoWa/1 TRANSPORT

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



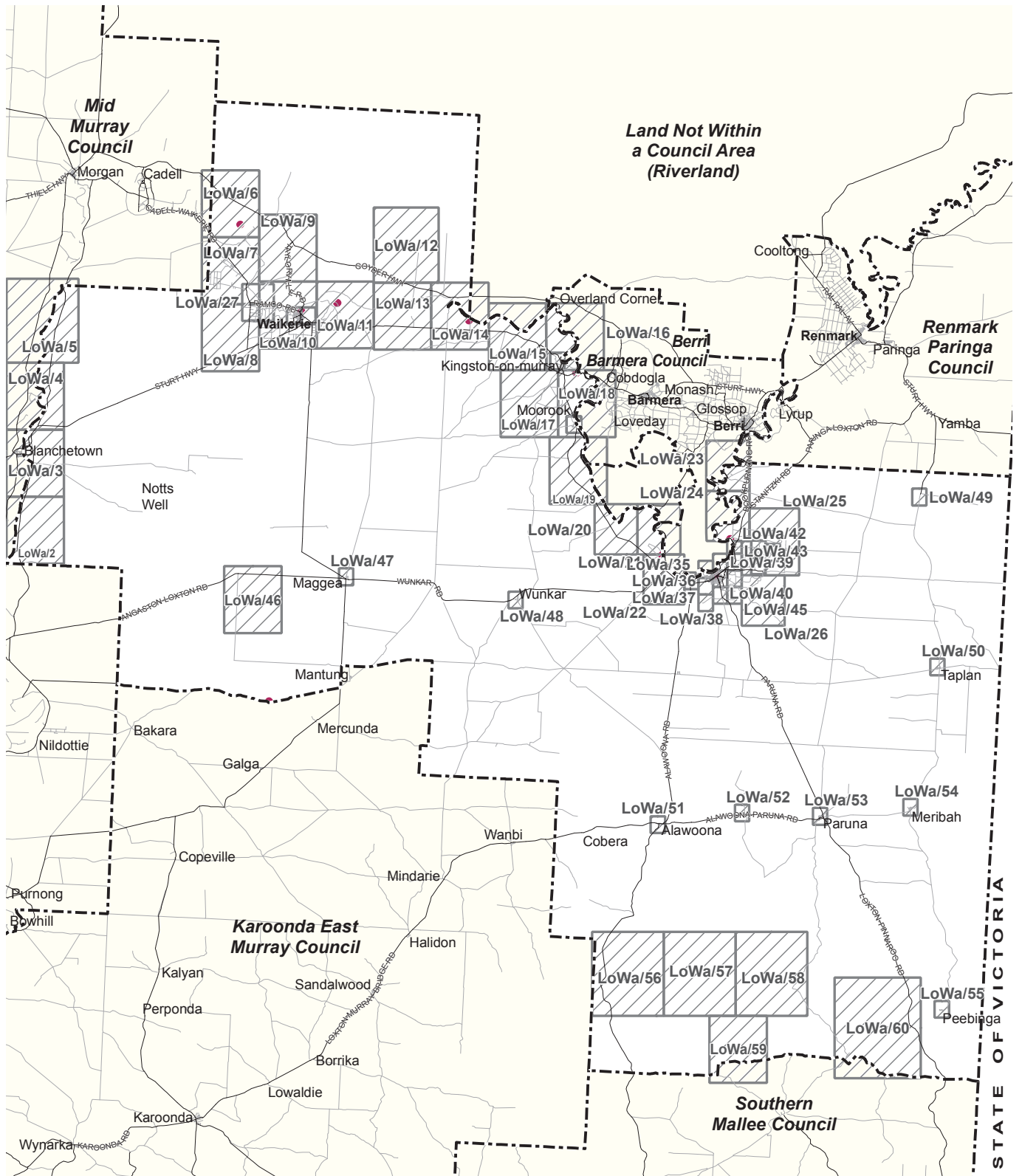
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# Overlay Map LoWa/1

## DEVELOPMENT CONSTRAINTS

- 1956 Flood Boundary
- gas pipelines
- Development Plan Boundary



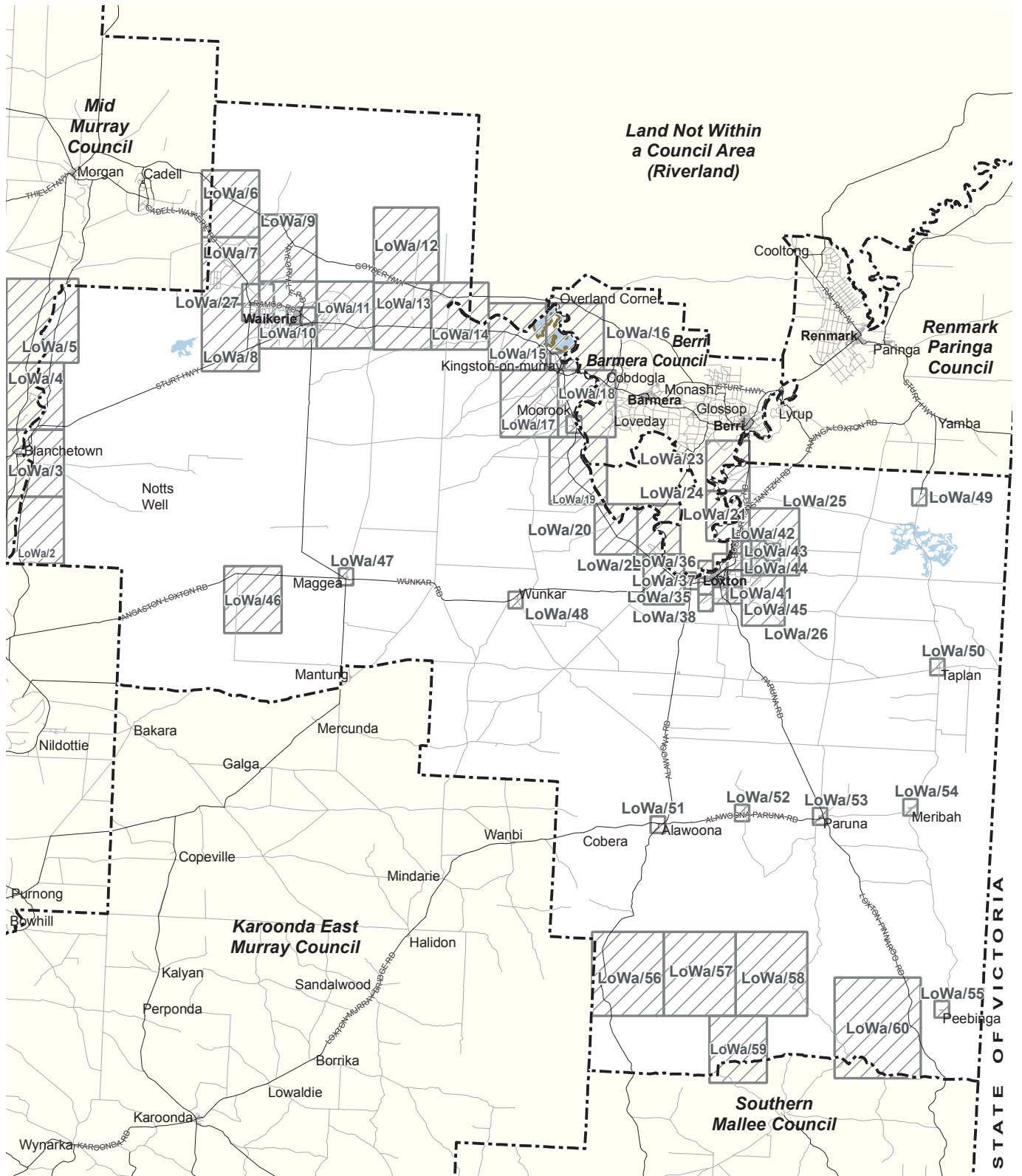
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory items please refer to the relevant tables within this document.



# Overlay Map LoWa/1

## HERITAGE

- State heritage place
- Local heritage place
- Development Plan Boundary



Land Not Within  
a Council Area  
(Riverland)

Renmark  
Paringa  
Council


Barmera Council

Karoonda East  
Murray Council

Southern  
Mallee Council

STATE OF VICTORIA

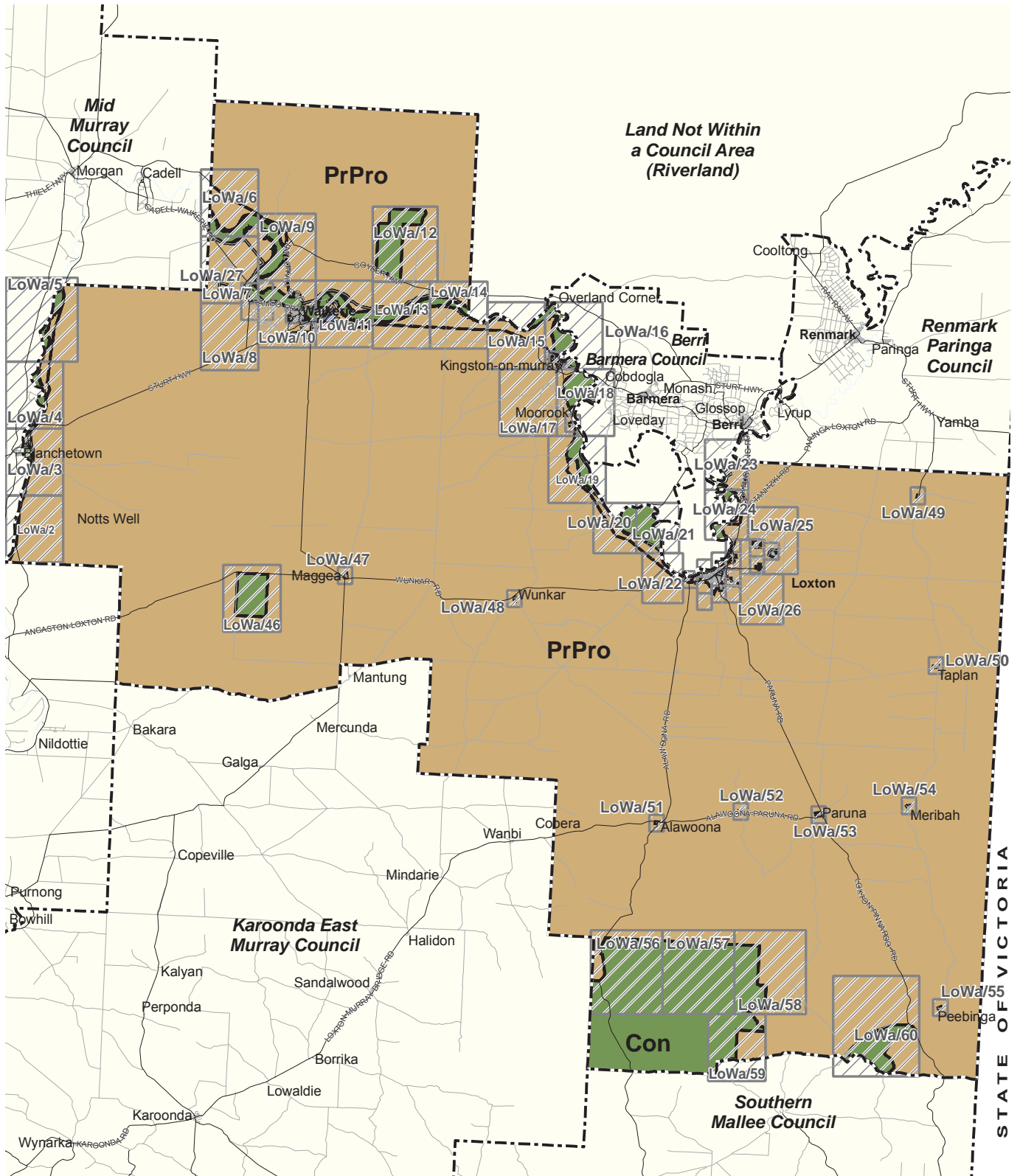


-  Ramsar Wetlands
-  Wetlands of National Importance
-  Development Plan Boundary

# Overlay Map LoWa/1

## NATURAL RESOURCES

LOXTON WAIKERIE COUNCIL  
Consolidated - 19 April 2017



See enlargement map for accurate representation.

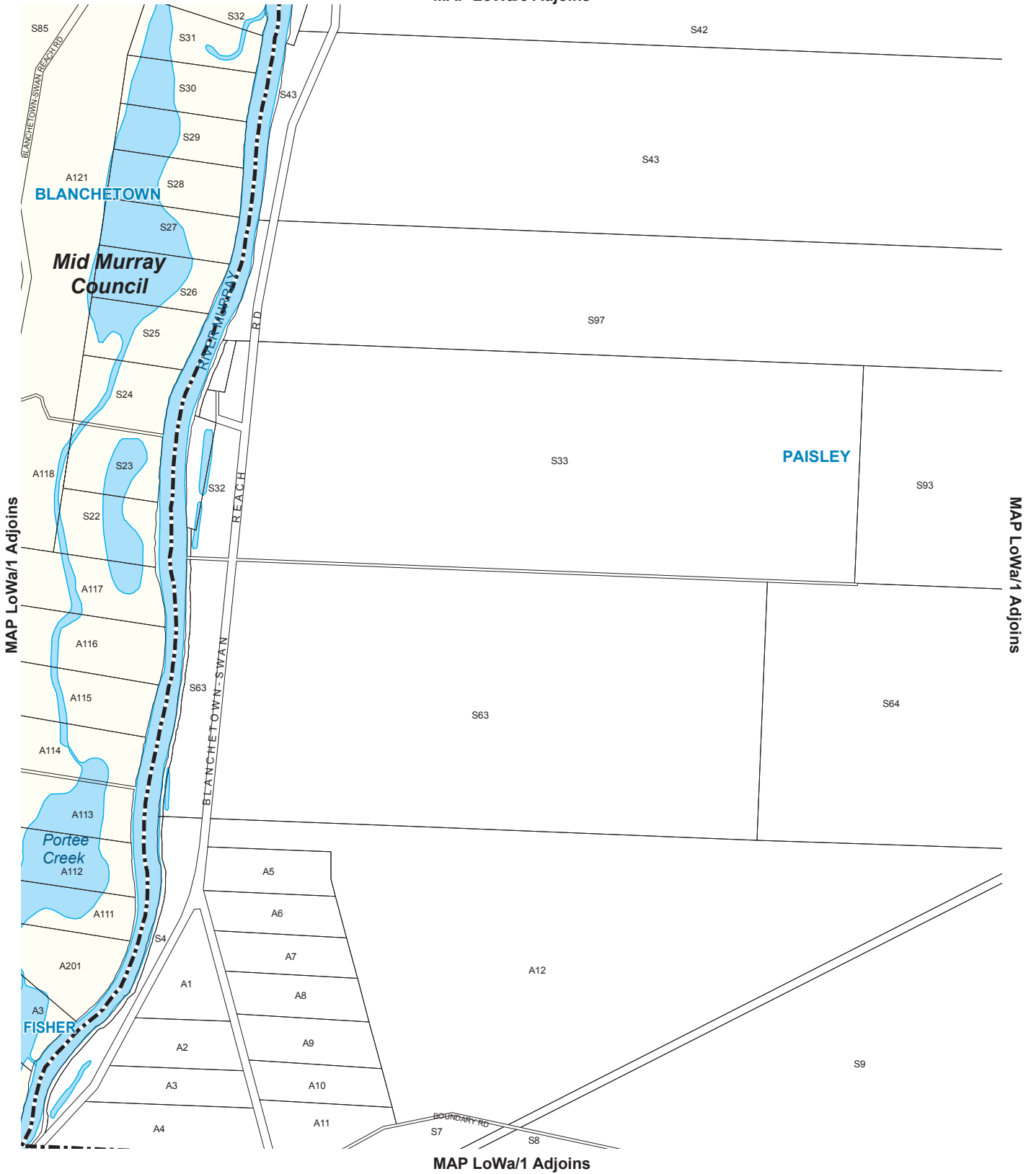


- Zones**
- Conservation
  - Primary Production
  - Zone Boundary
  - Development Plan Boundary



# Zone Map LoWa/1



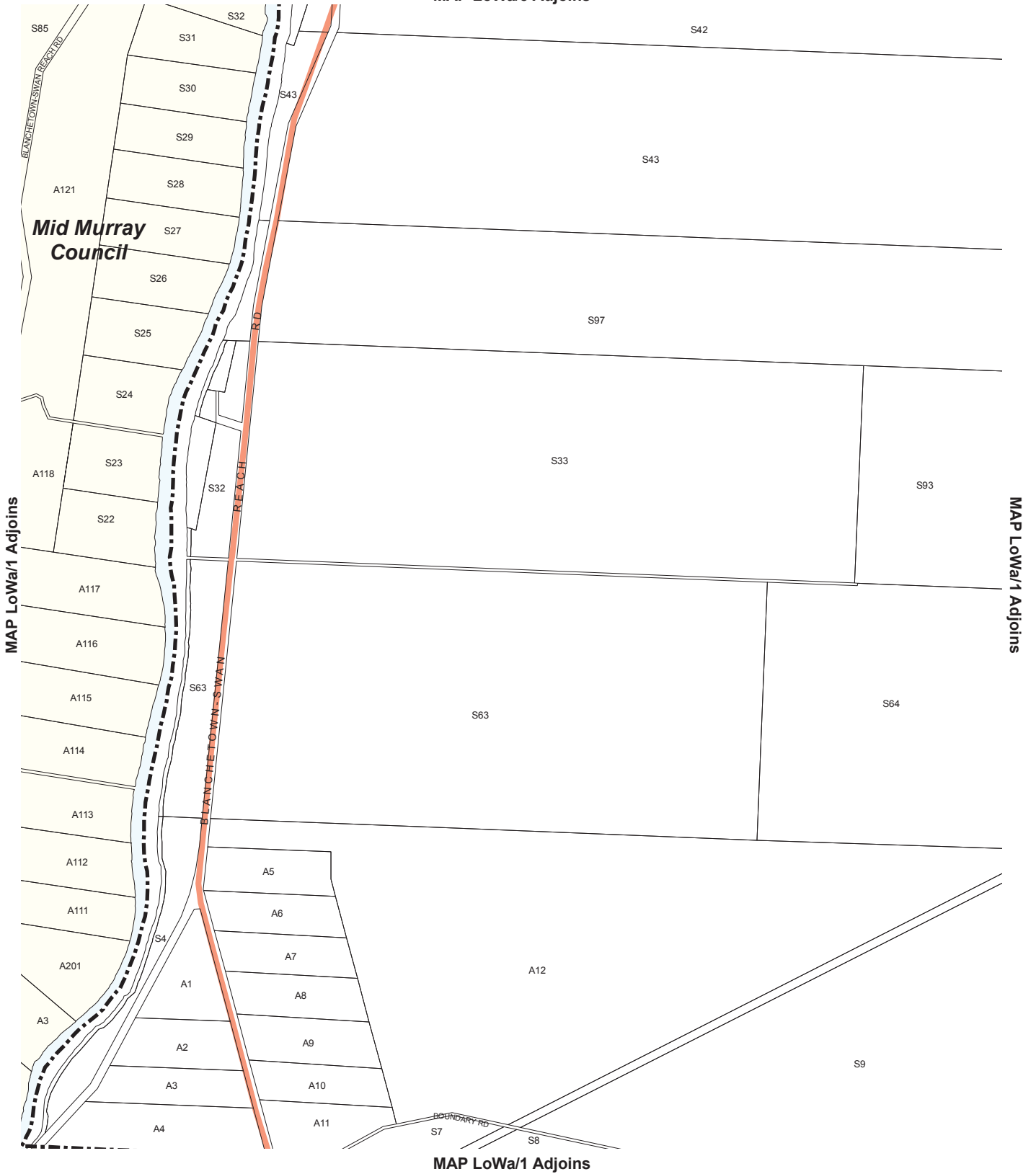
MAP LoWa/3 Adjoins





# Location Map LoWa/2

-  Waterbodies
-  Development Plan Boundary

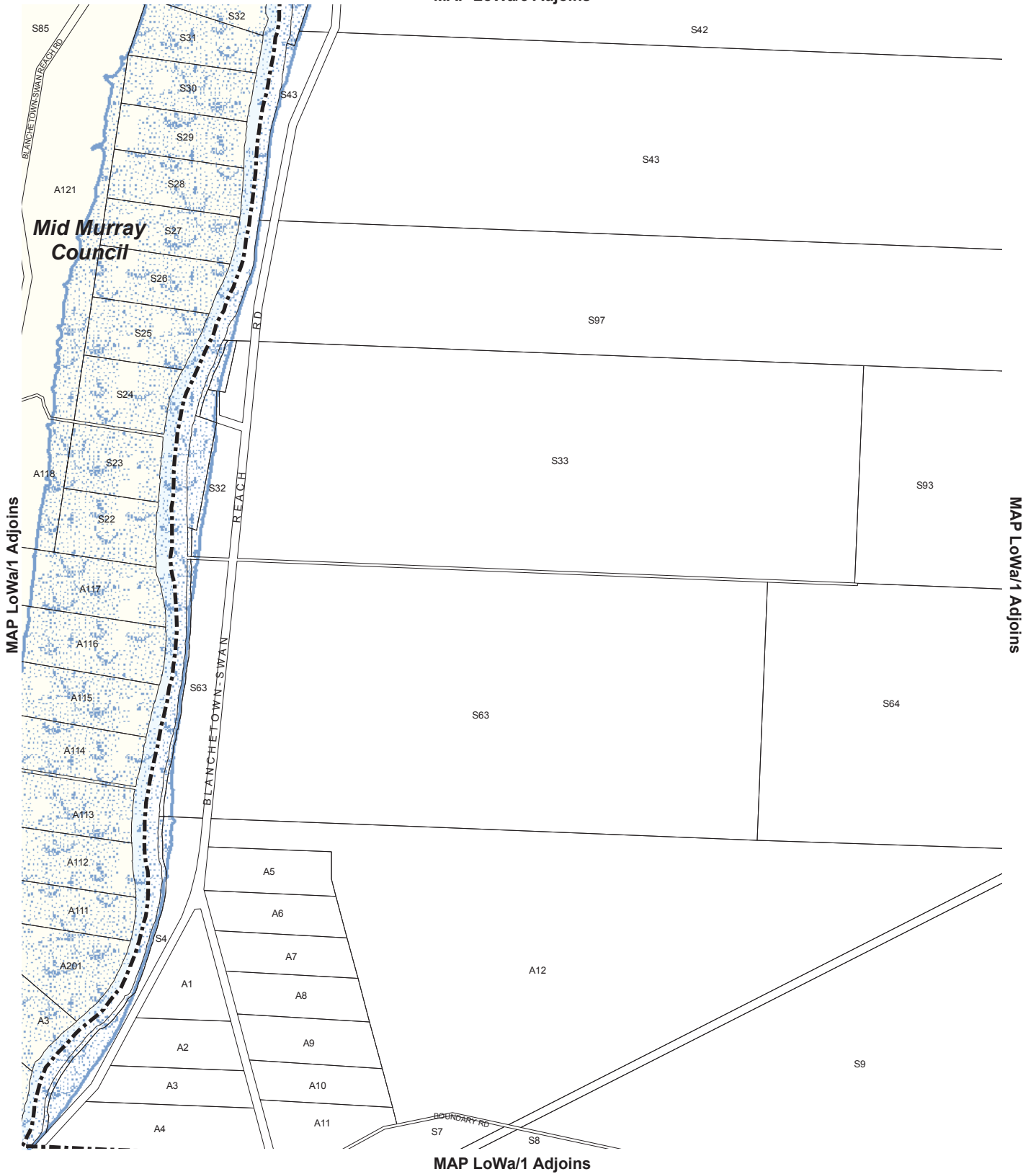
MAP LoWa/3 Adjoins





# Overlay Map LoWa/2 TRANSPORT

-  Secondary Arterial Roads
-  Development Plan Boundary

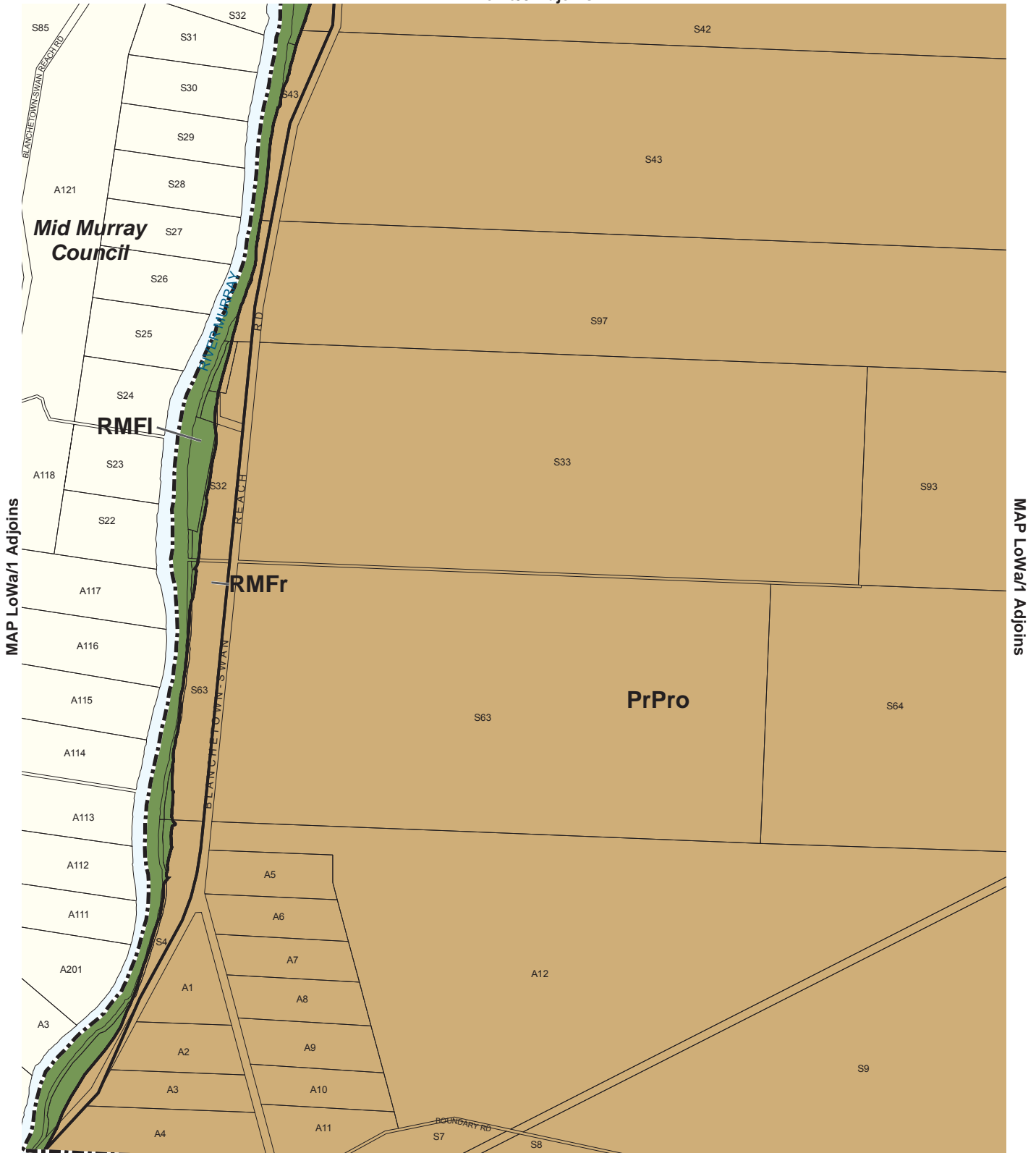
MAP LoWa/3 Adjoins



# Overlay Map LoWa/2 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary

MAP LoWa/3 Adjoins



MAP LoWa/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

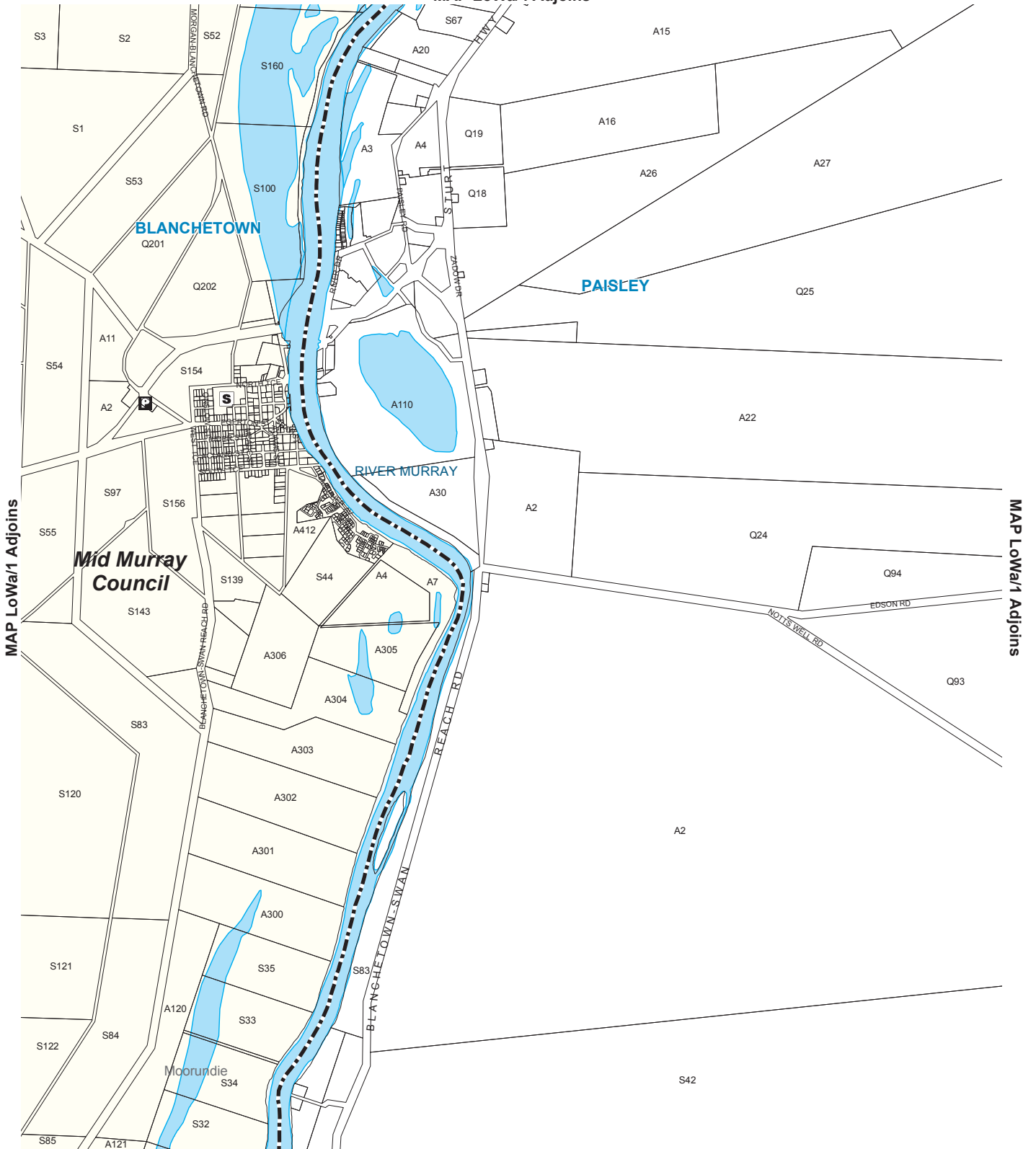


Zones

- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

# Zone Map LoWa/2

MAP LoWa/4 Adjoins



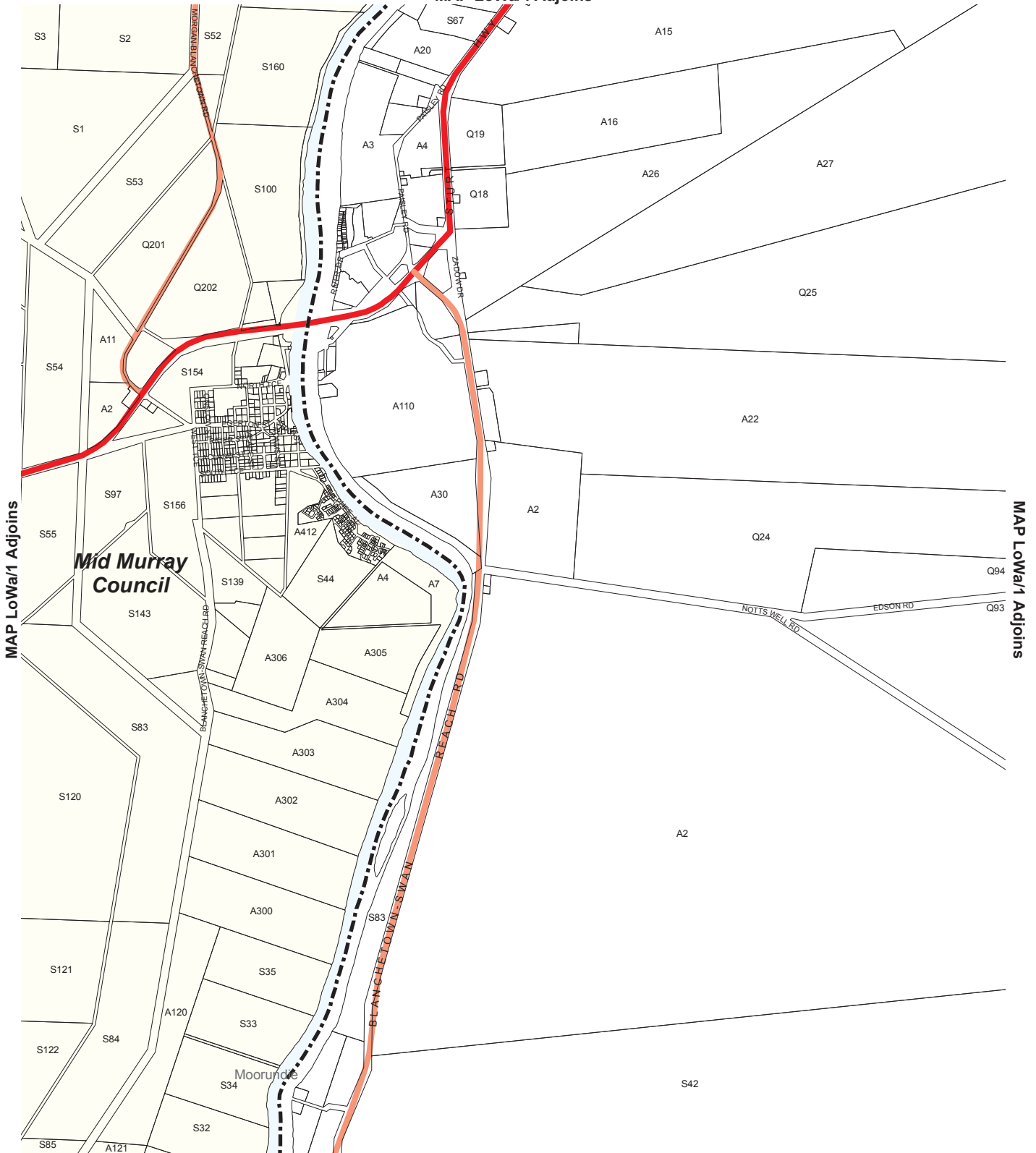
MAP LoWa/2 Adjoins



# Location Map LoWa/3

- S School
- P Police Station
- Waterbodies
- Development Plan Boundary

MAP LoWa/4 Adjoins



MAP LoWa/2 Adjoins

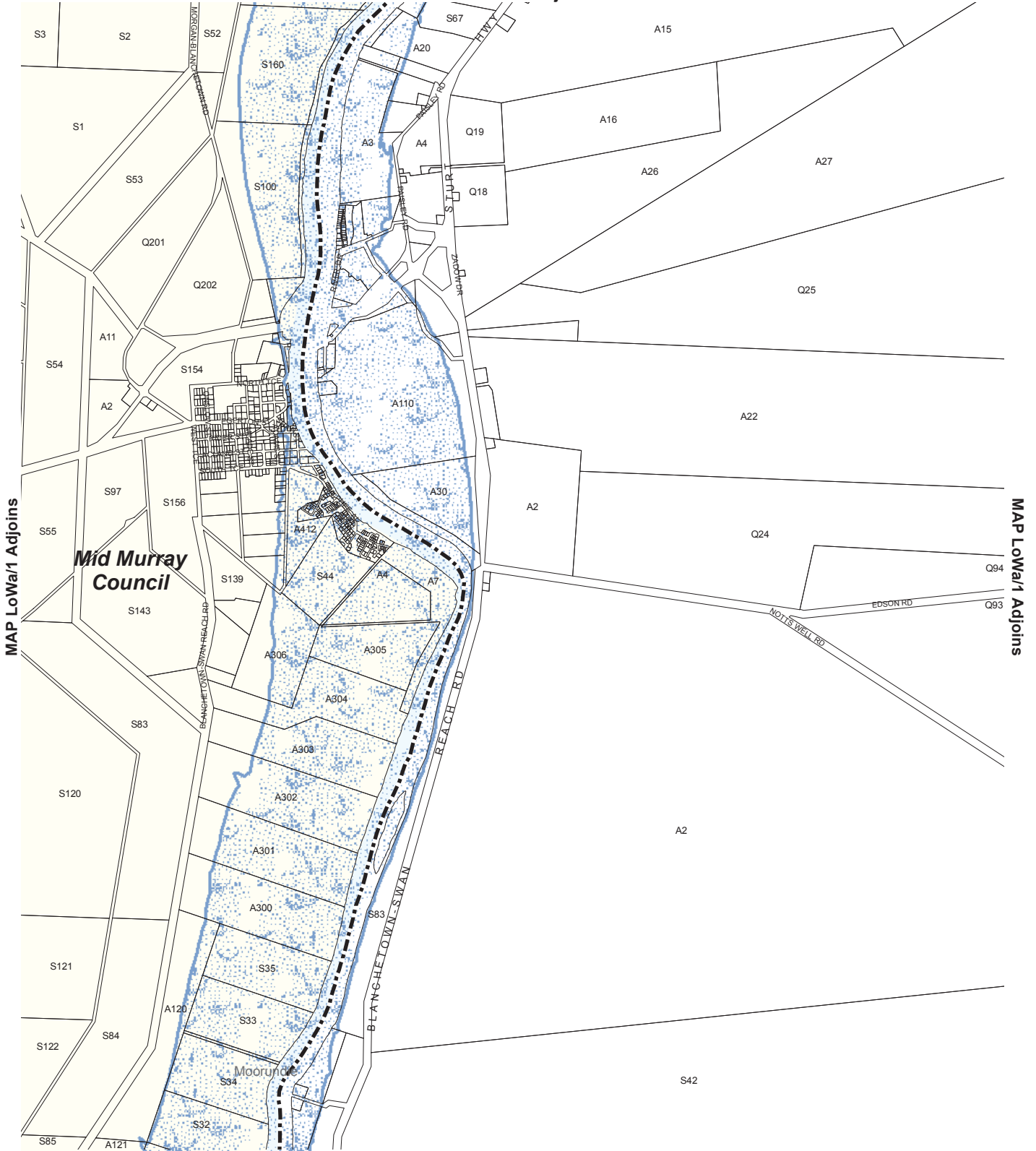


# Overlay Map LoWa/3

## TRANSPORT

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



MAP LoWa/4 Adjoins



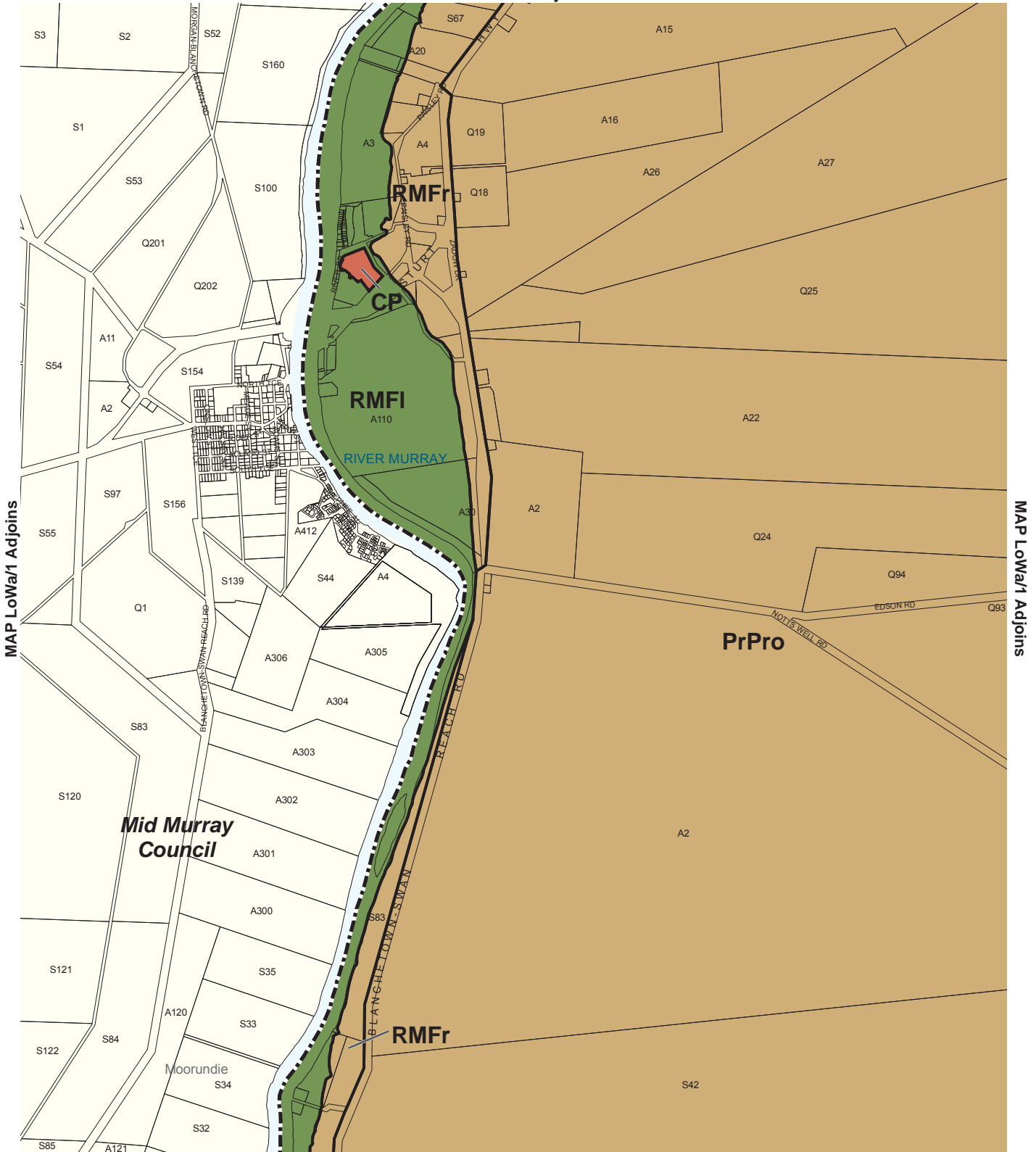
MAP LoWa/2 Adjoins



# Overlay Map LoWa/3 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary

MAP LoWa/4 Adjoins



MAP LoWa/2 Adjoins

Lamberts Conformal Conic Projection, GDA94



**Zones**

- CP Caravan and Tourist Park
- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

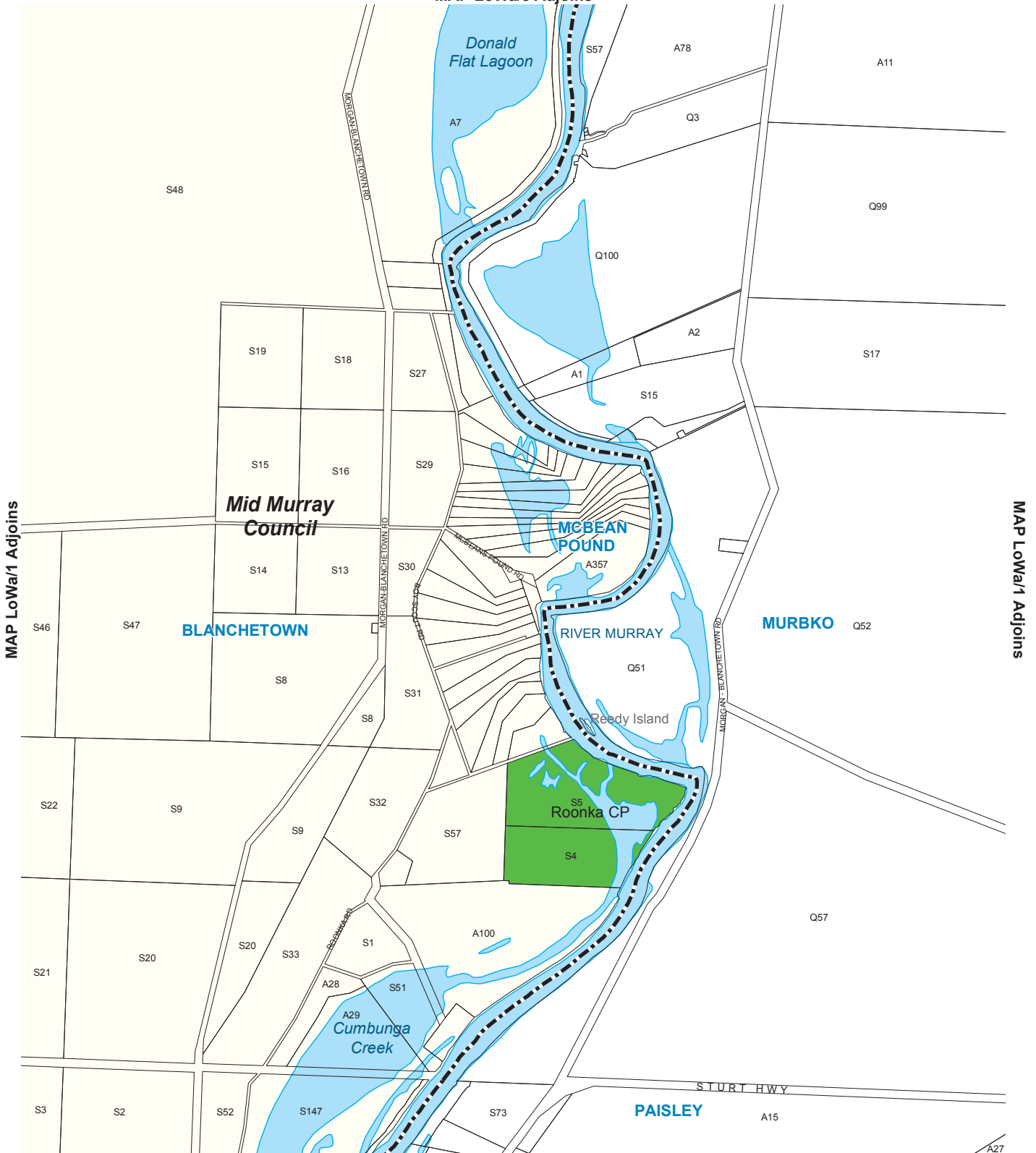
# Zone Map LoWa/3

LOXTON WAIKERIE COUNCIL

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MAP LoWa/5 Adjoins



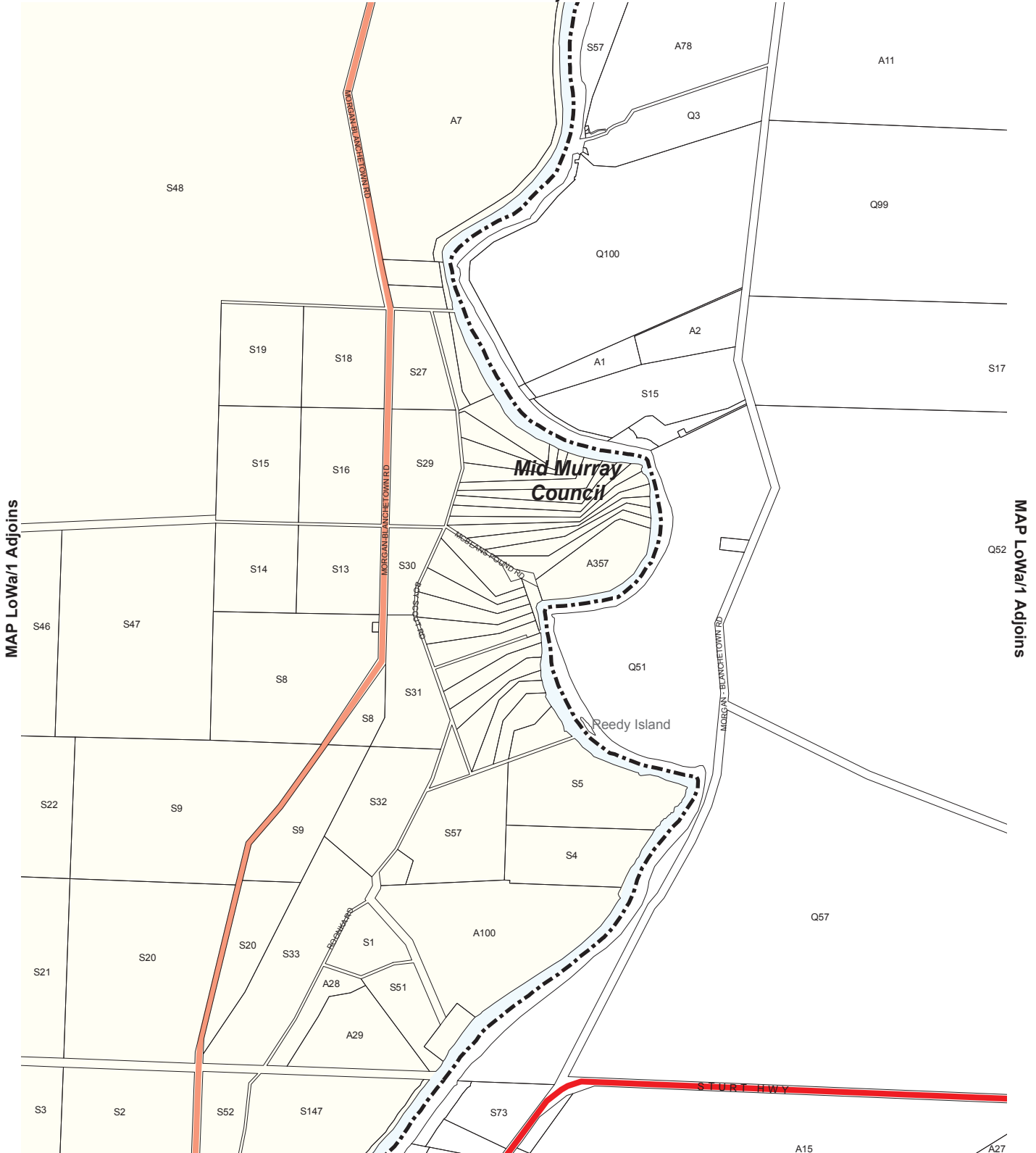
MAP LoWa/3 Adjoins



# Location Map LoWa/4

- Conservation Park
- Waterbodies
- Development Plan Boundary

MAP LoWa/5 Adjoins



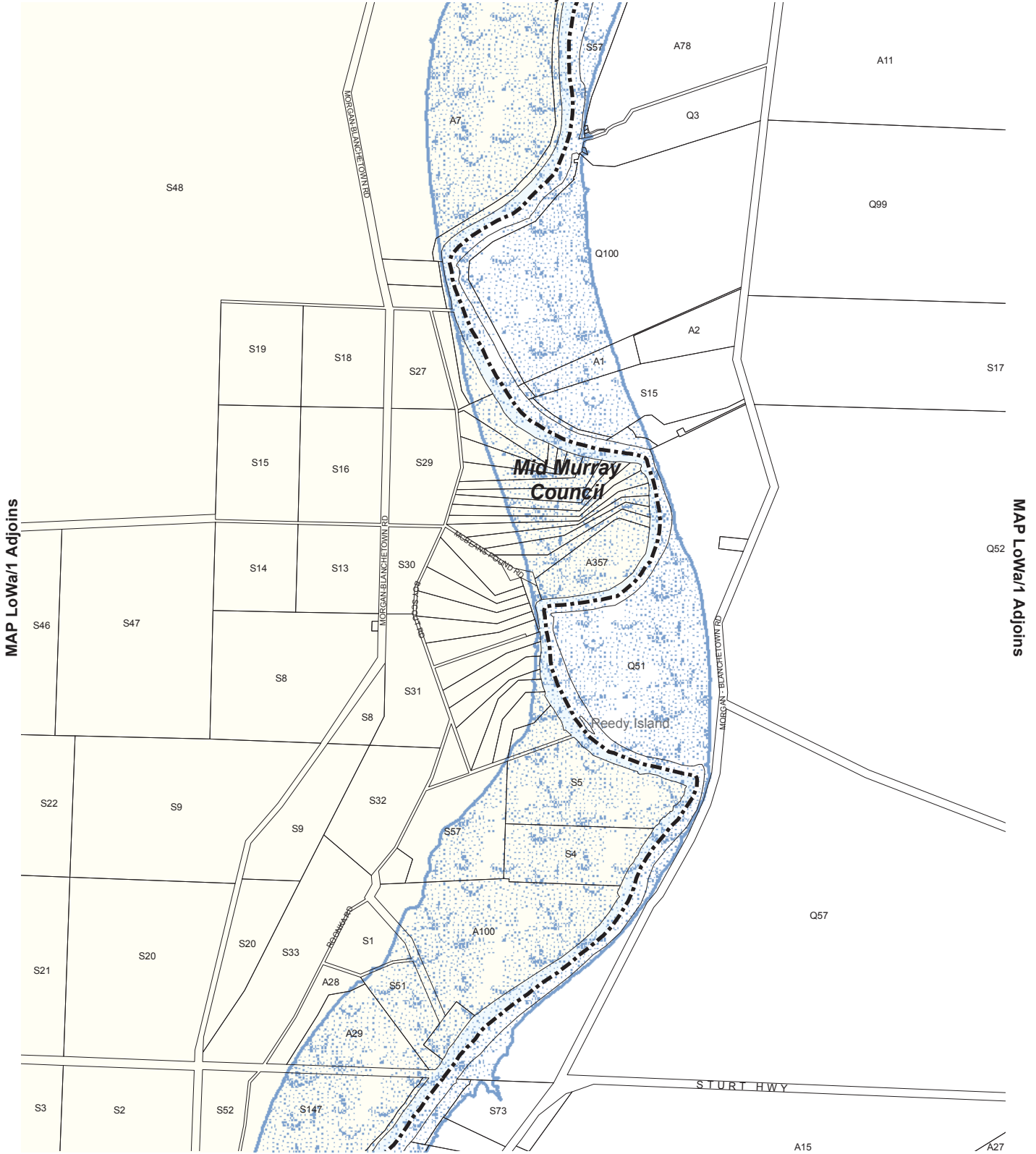
MAP LoWa/3 Adjoins



# Overlay Map LoWa/4 TRANSPORT

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



MAP LoWa/5 Adjoins



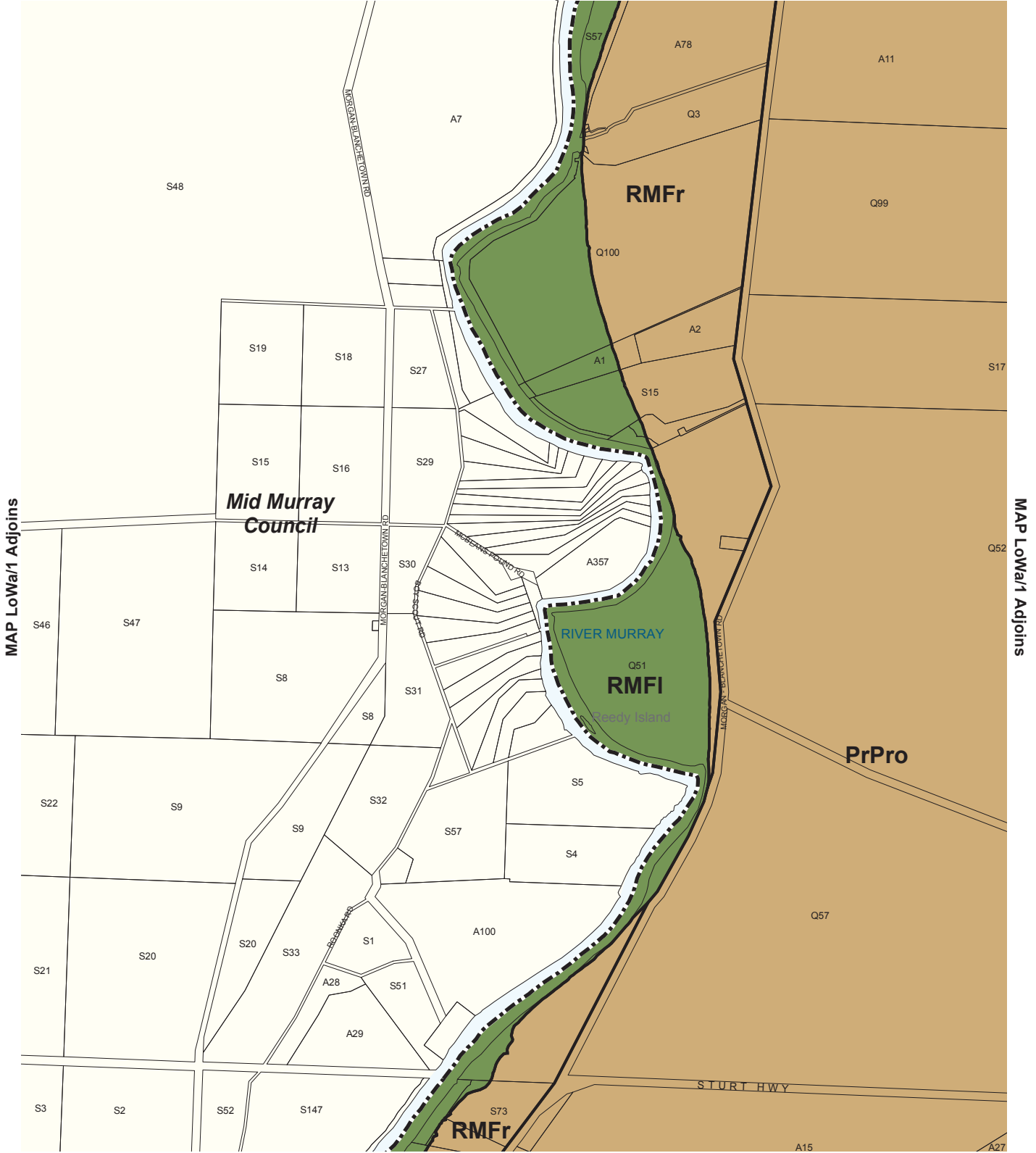
MAP LoWa/3 Adjoins



# Overlay Map LoWa/4 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary

MAP LoWa/5 Adjoins



MAP LoWa/3 Adjoins

Lamberts Conformal Conic Projection, GDA94

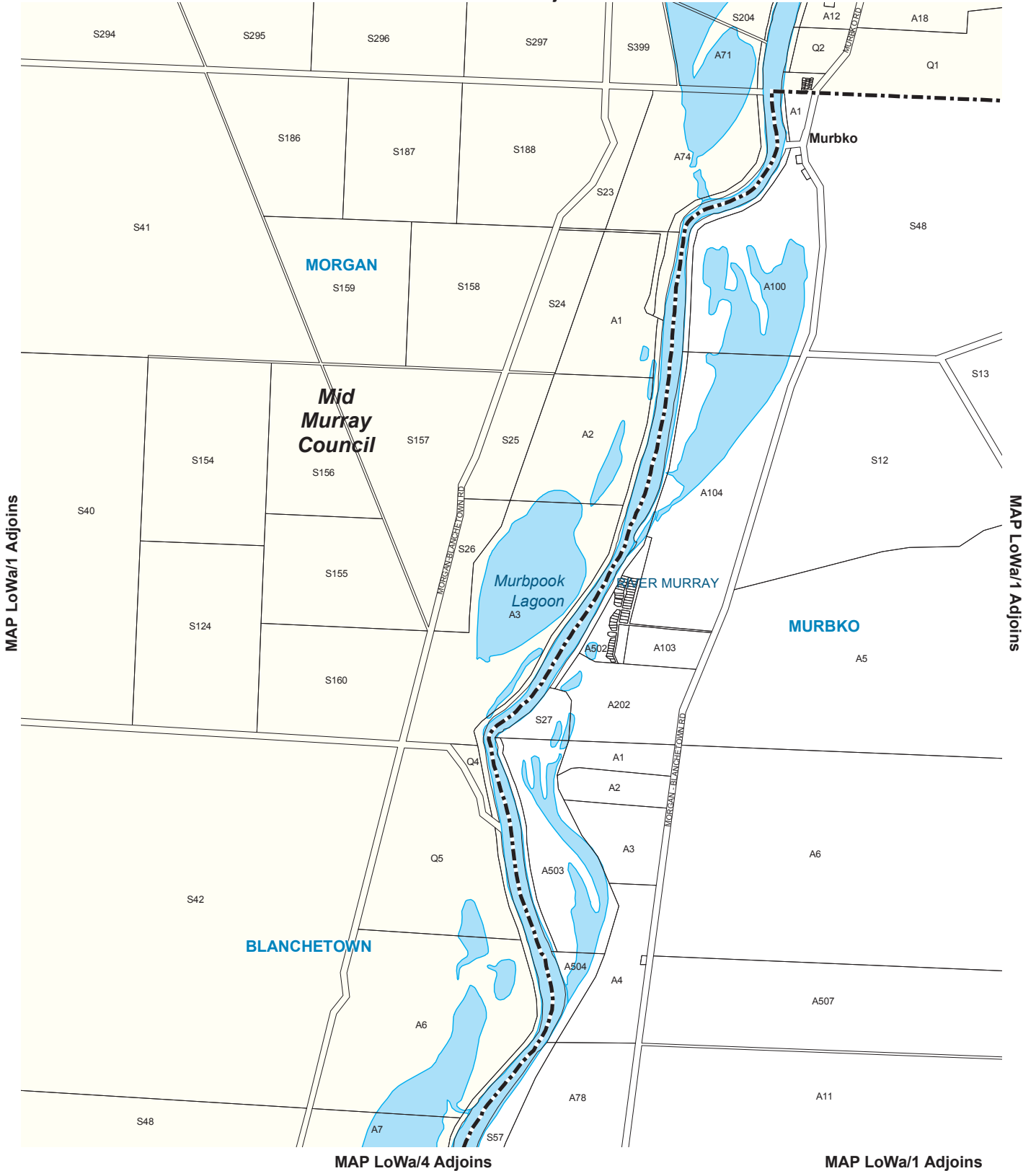


Zones

- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

# Zone Map LoWa/4

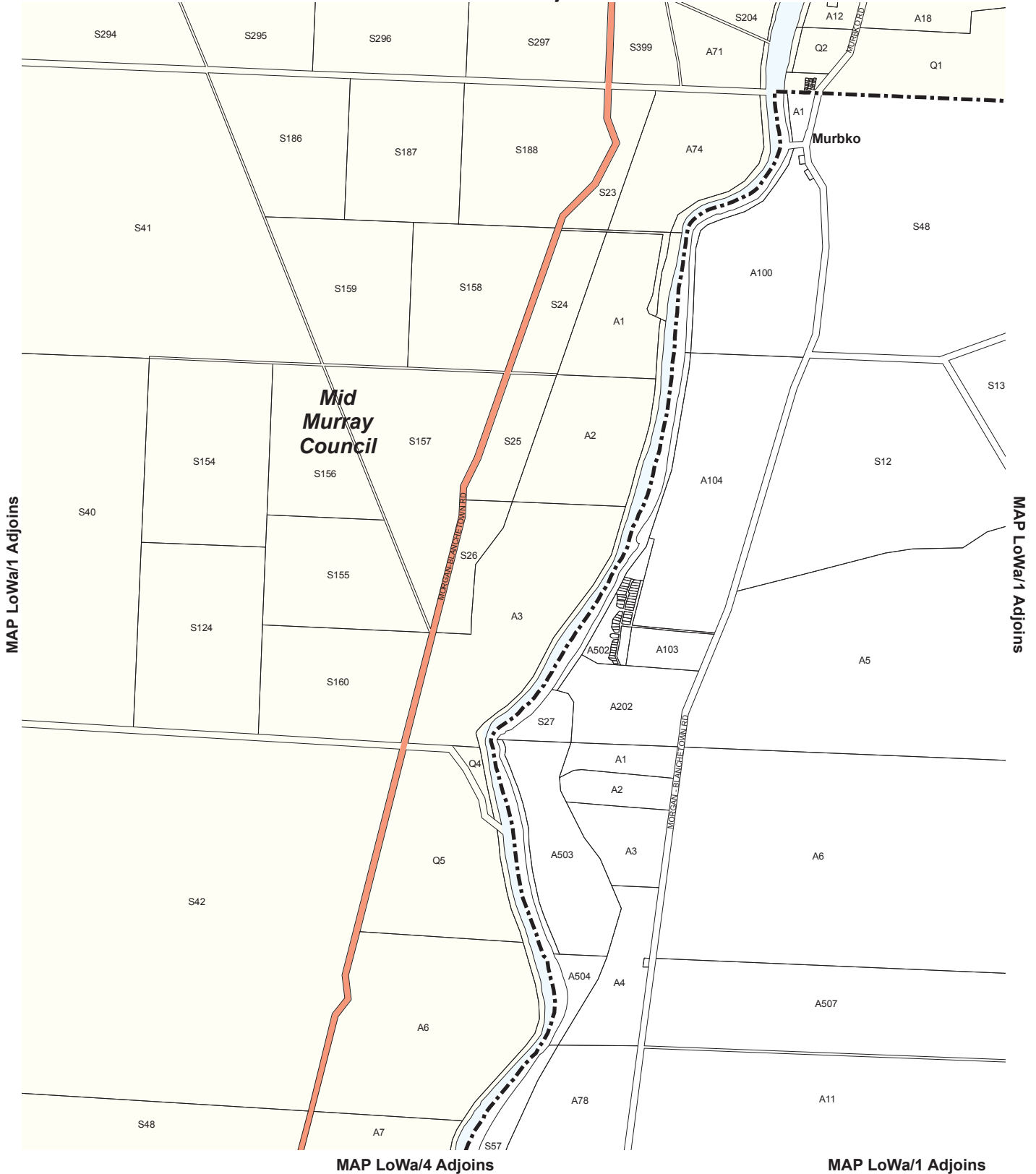
MAP LoWa/1 Adjoins



# Location Map LoWa/5

- Waterbodies
- Development Plan Boundary

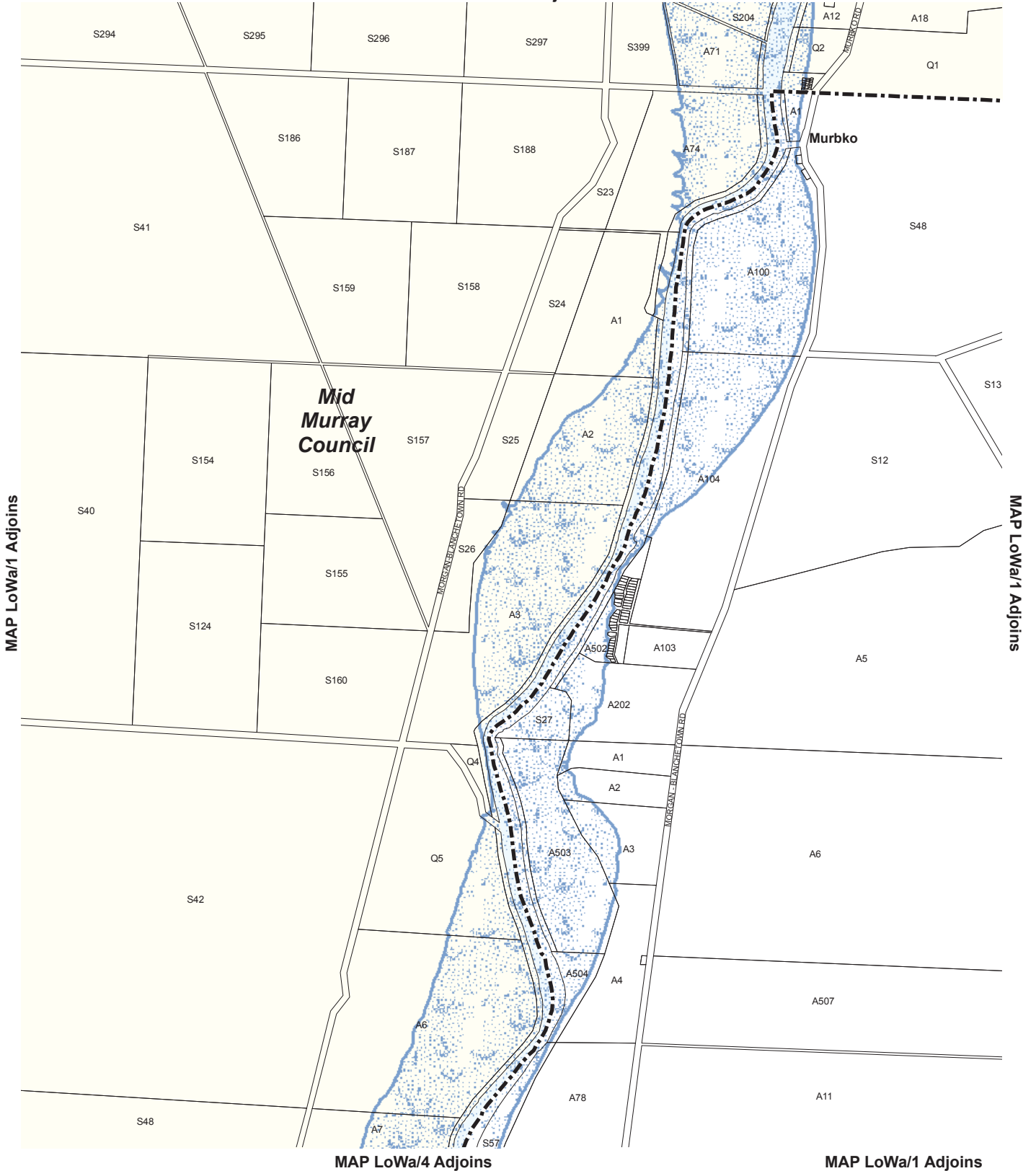
MAP LoWa/1 Adjoins





# Overlay Map LoWa/5 TRANSPORT

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

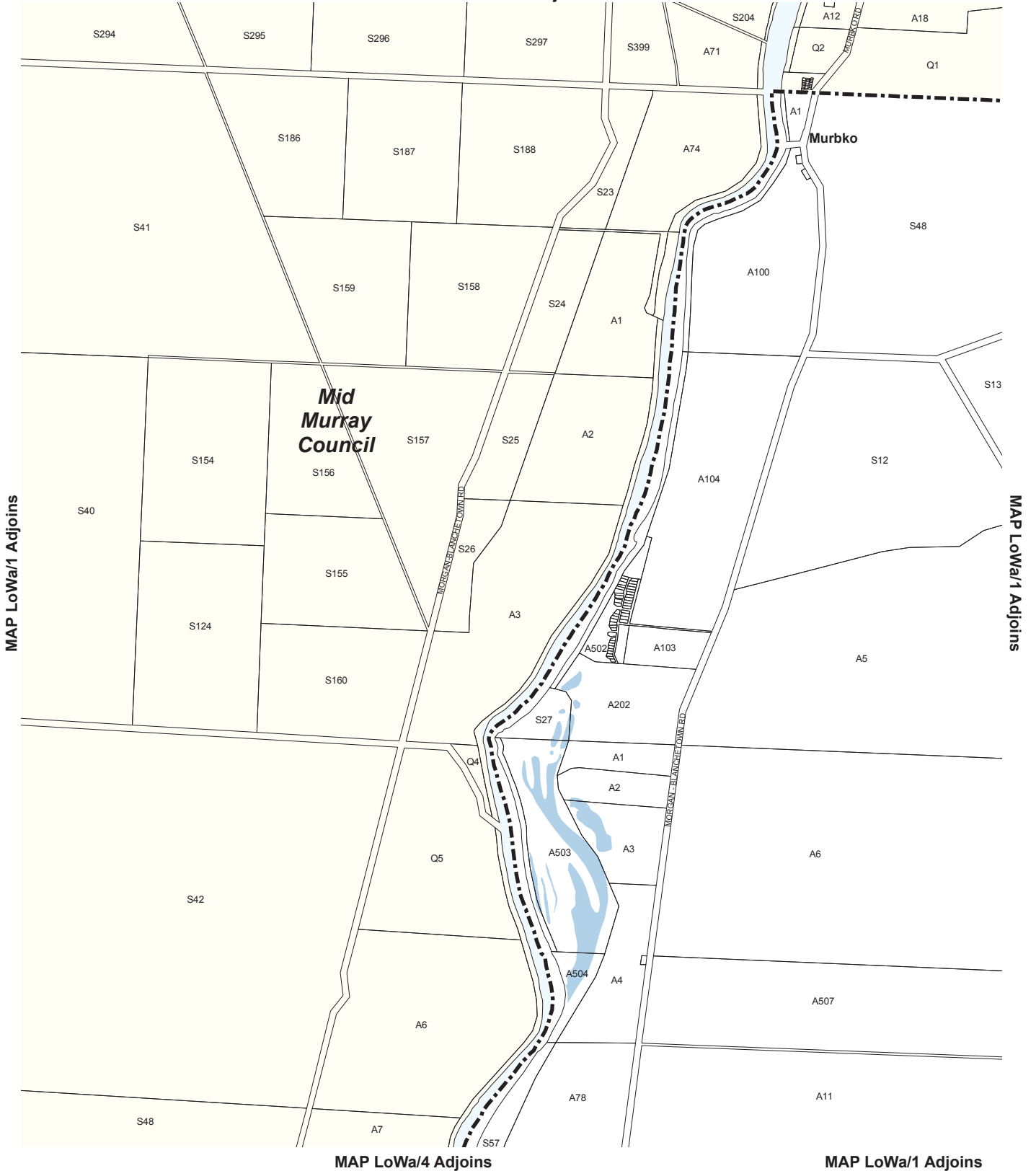
MAP LoWa/1 Adjoins



# Overlay Map LoWa/5 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary

MAP LoWa/1 Adjoins



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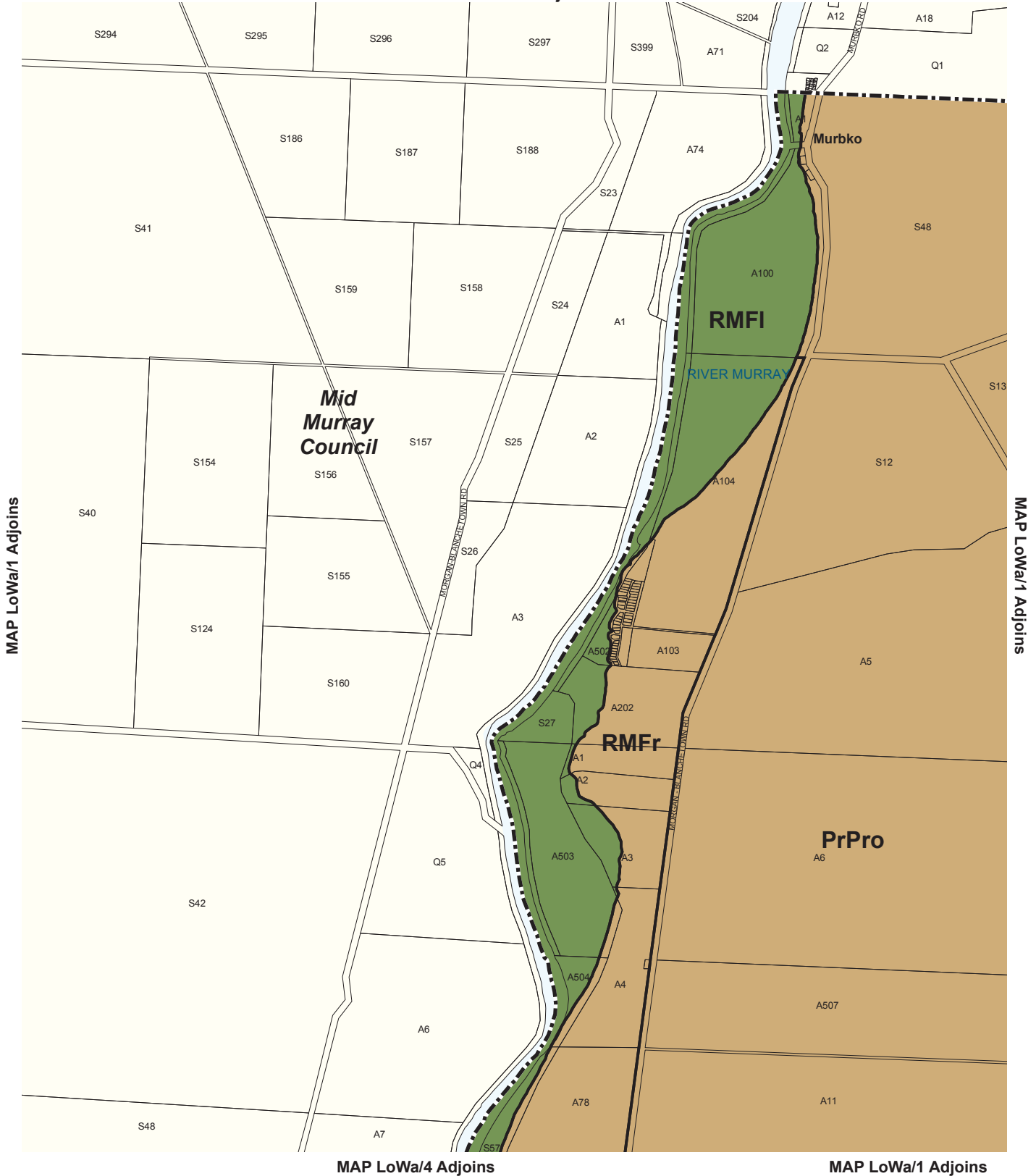


# Overlay Map LoWa/5 NATURAL RESOURCES

-  Wetlands of National Importance
-  Development Plan Boundary



MAP LoWa/1 Adjoins



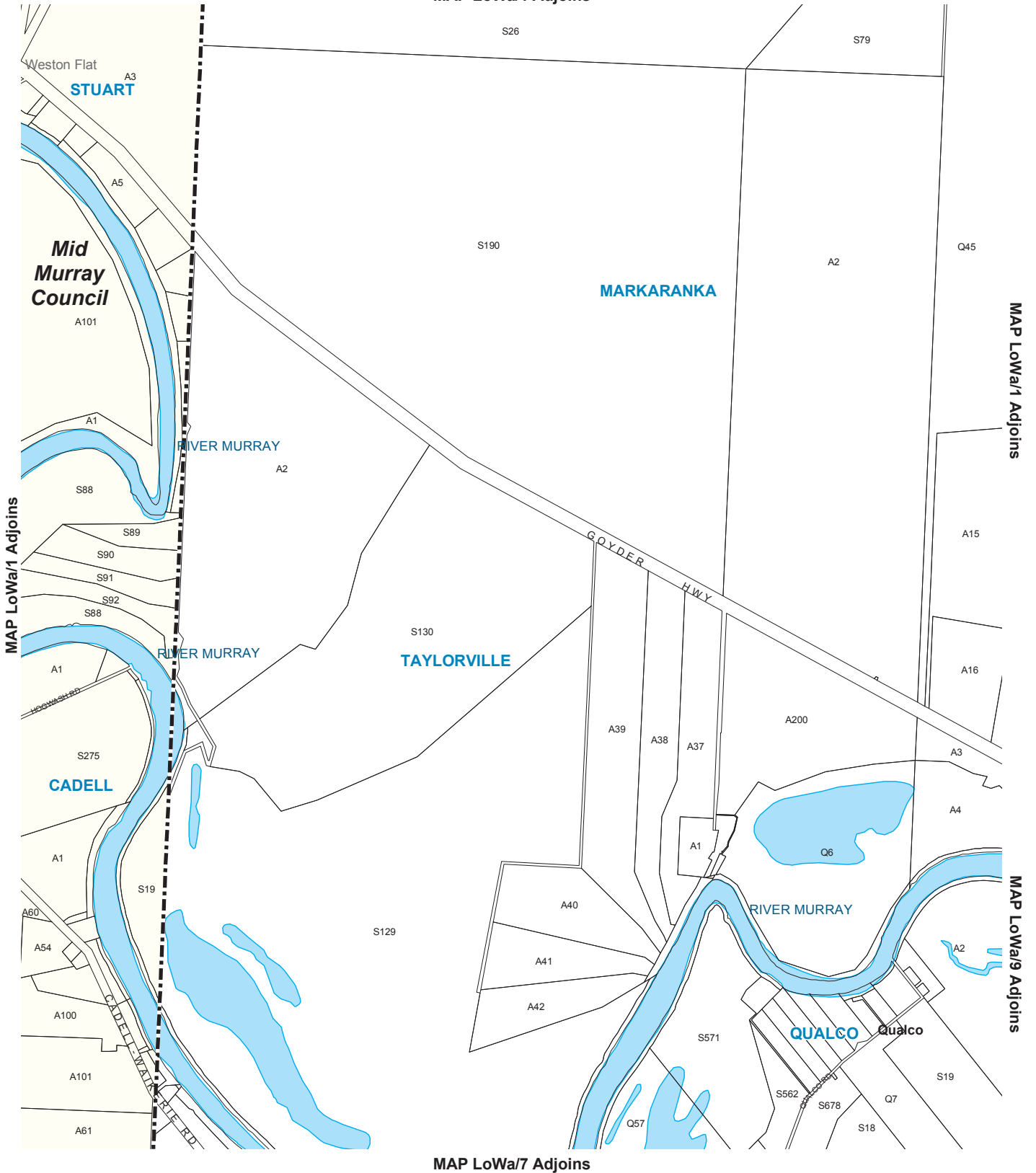
Lamberts Conformal Conic Projection, GDA94

Zones

- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

# Zone Map LoWa/5

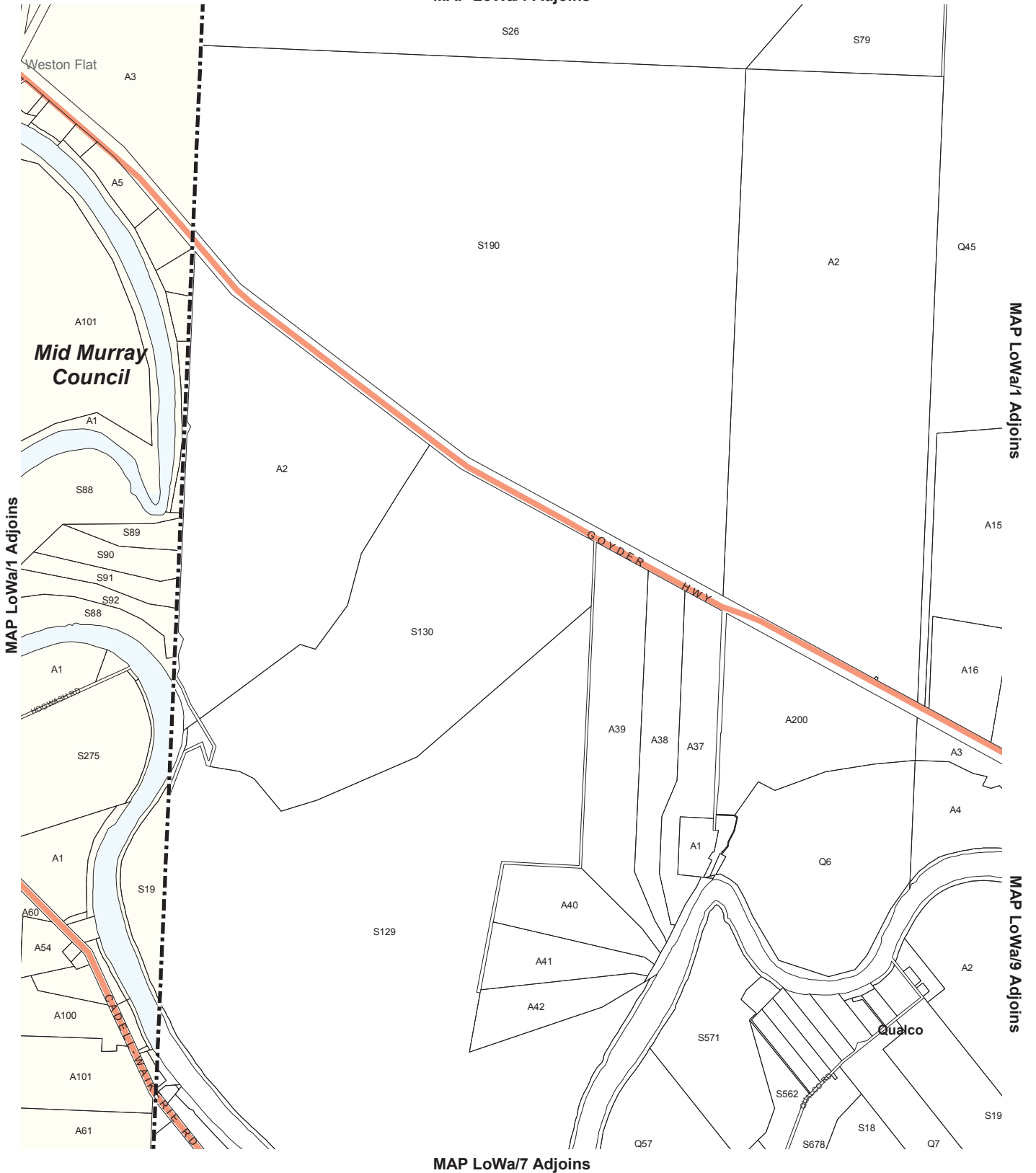
MAP LoWa/1 Adjoins





# Location Map LoWa/6

- Waterbodies
- Development Plan Boundary

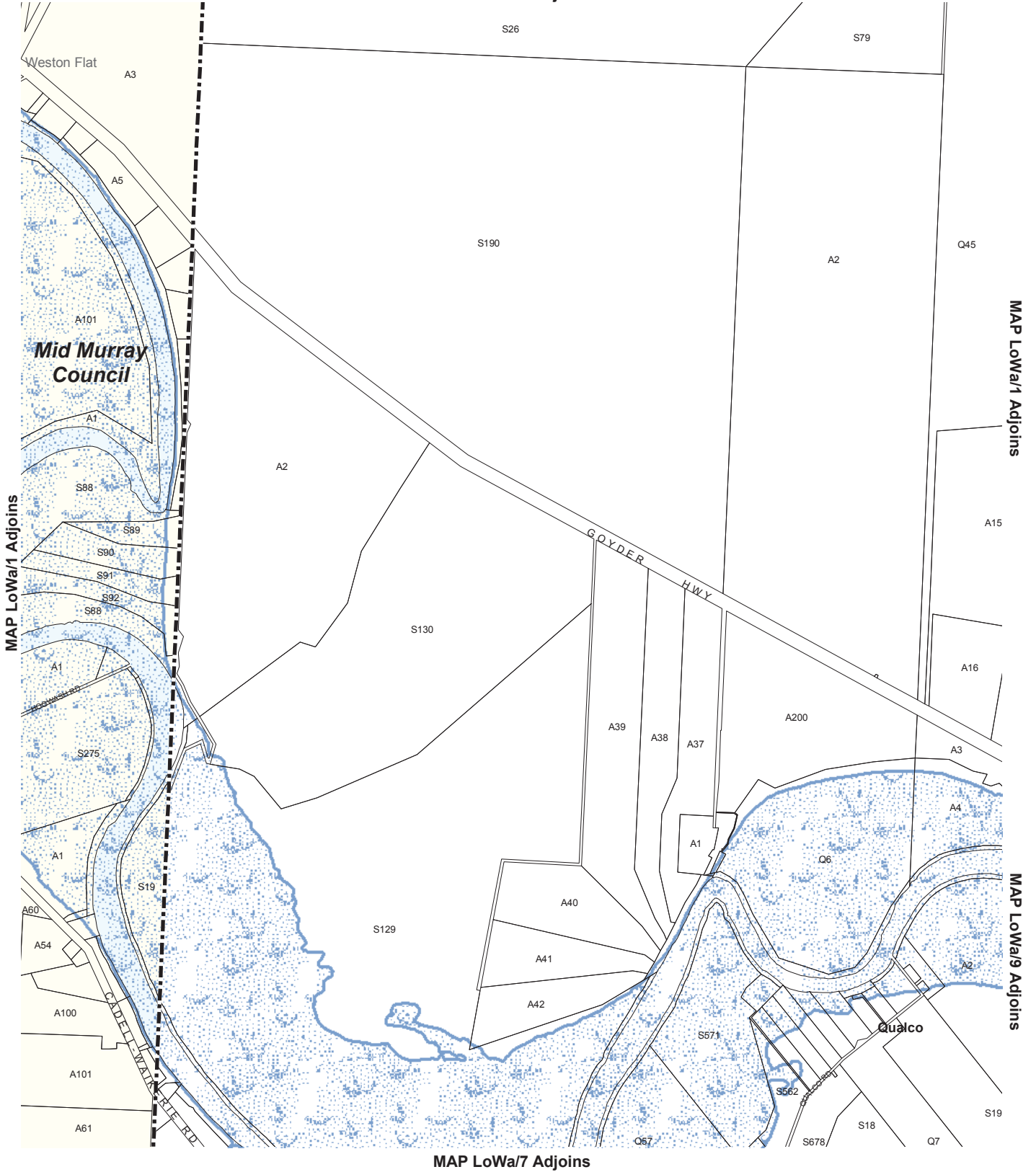
MAP LoWa/1 Adjoins



# Overlay Map LoWa/6 TRANSPORT

-  Secondary Arterial Roads
-  Development Plan Boundary

MAP LoWa/1 Adjoins



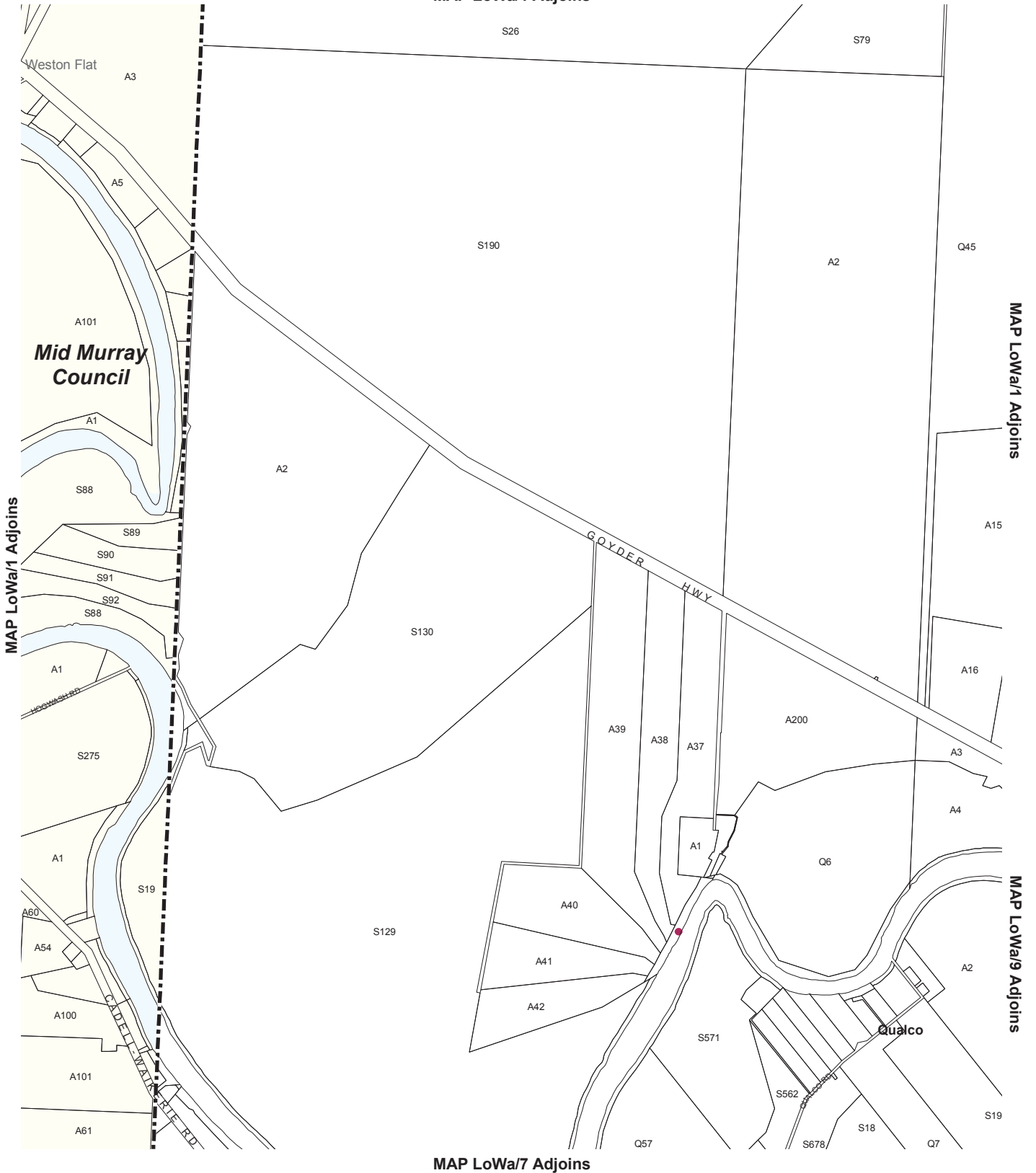
MAP LoWa/7 Adjoins



# Overlay Map LoWa/6 DEVELOPMENT CONSTRAINTS

- 1956 Flood Boundary
- Development Plan Boundary

MAP LoWa/1 Adjoins



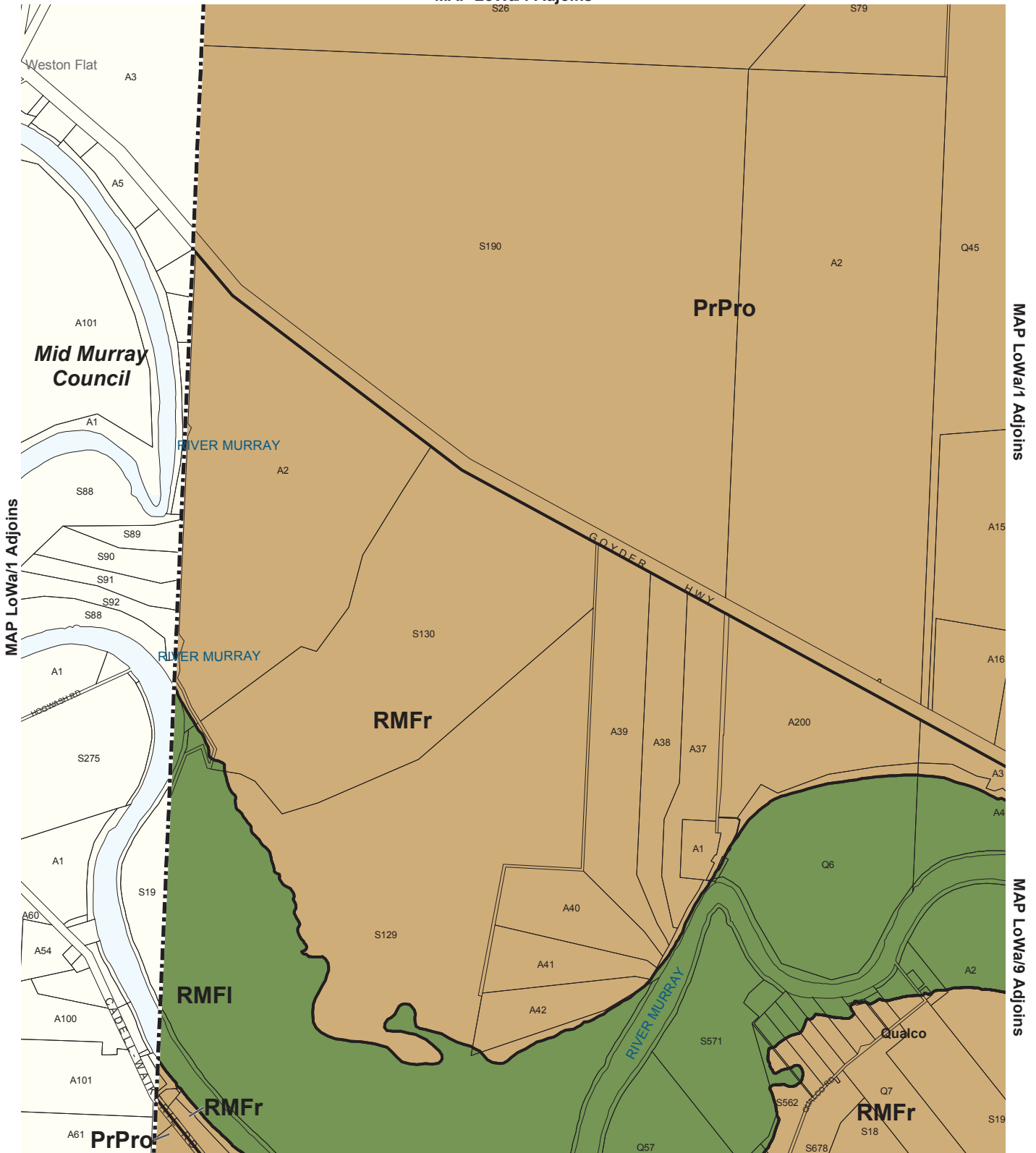
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map LoWa/6 HERITAGE

- State heritage place
- Development Plan Boundary

MAP LoWa/1 Adjoins



MAP LoWa/7 Adjoins

Lamberts Conformal Conic Projection, GDA94

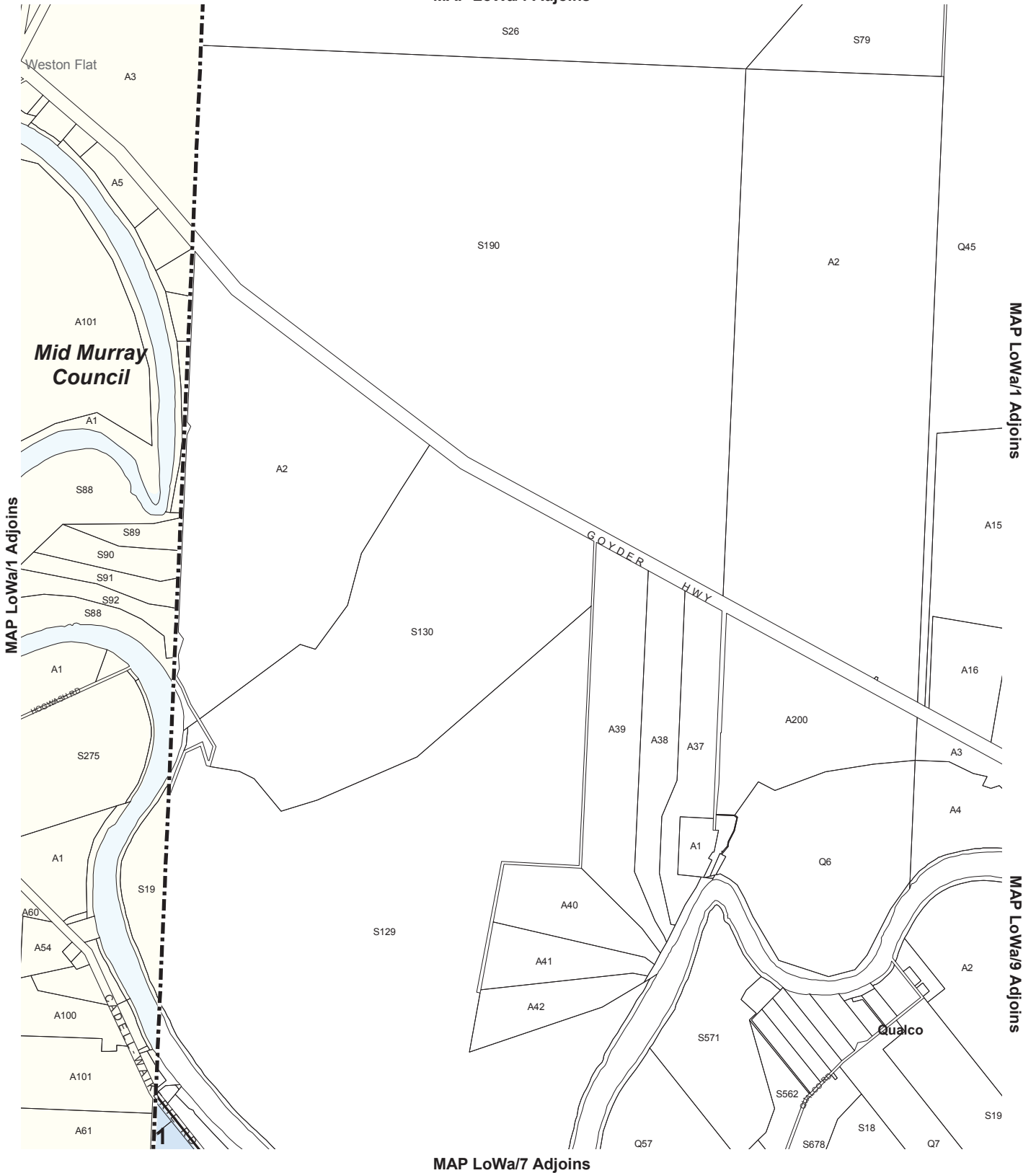


Zones

- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

# Zone Map LoWa/6

MAP LoWa/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
1 Horticulture



MAP LoWa/7 Adjoins

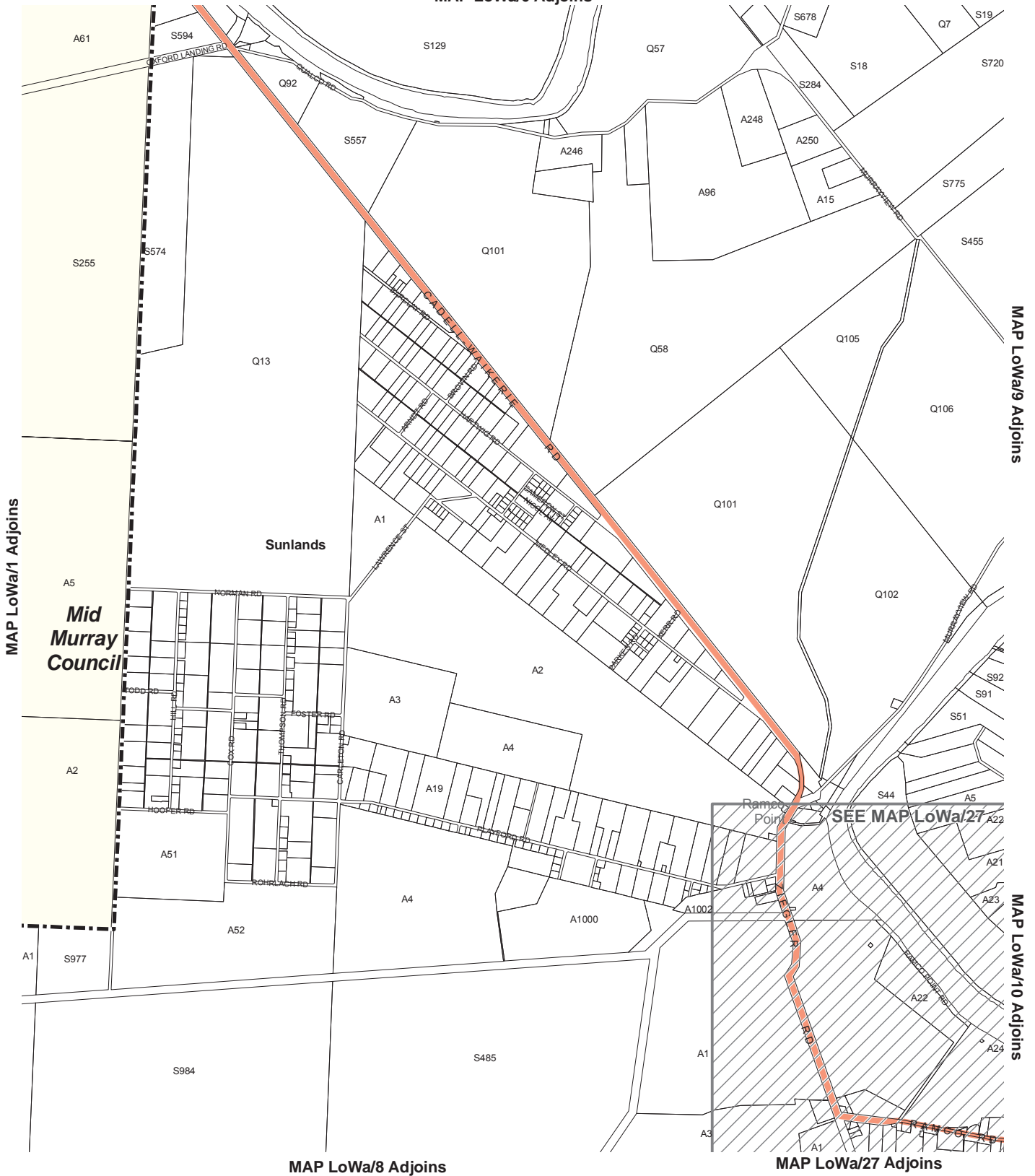
# Policy Area Map LoWa/6

- Policy Area Boundary
- Development Plan Boundary





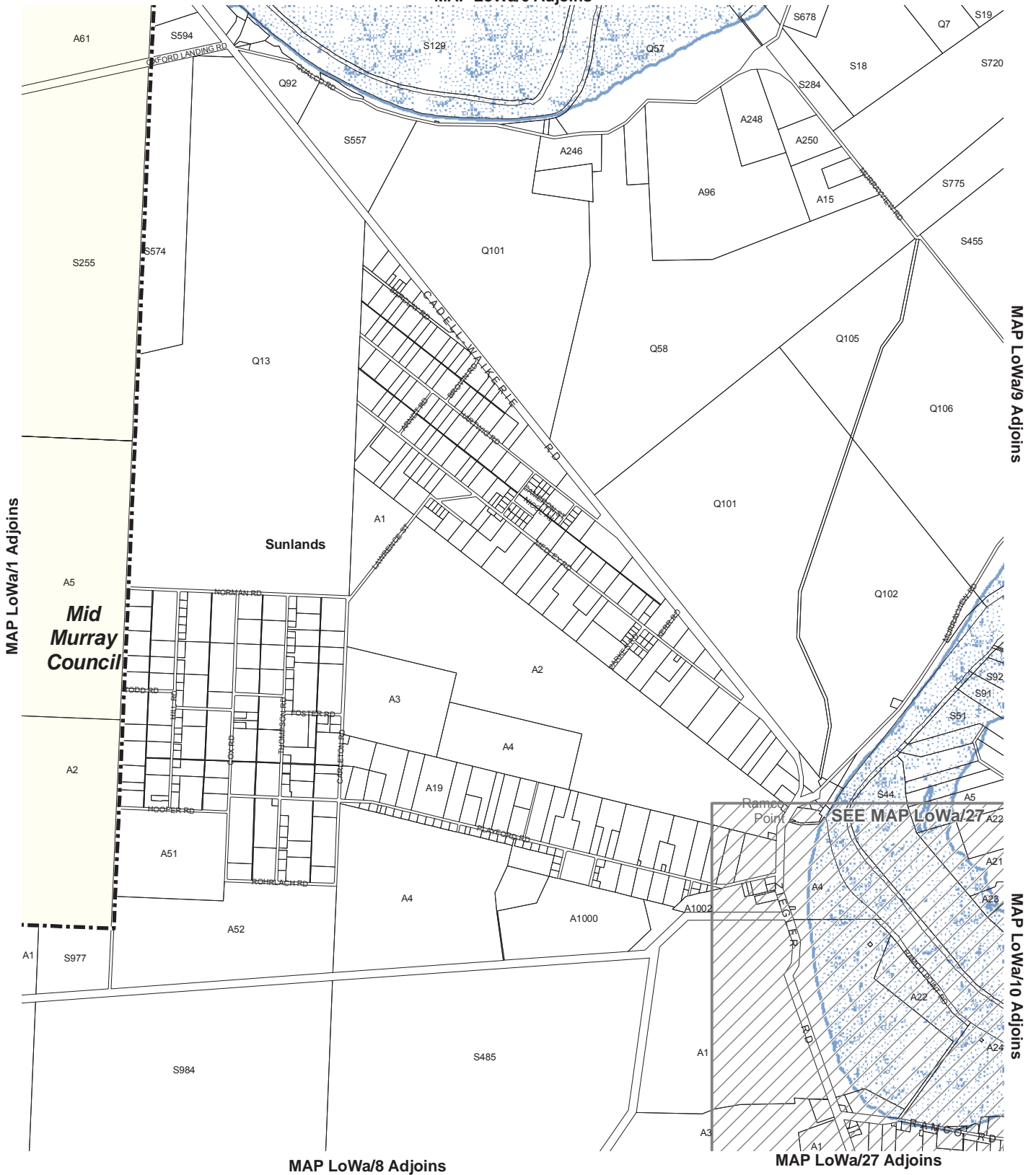
MAP LoWa/6 Adjoins





# Overlay Map LoWa/7 TRANSPORT

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

MAP LoWa/6 Adjoins

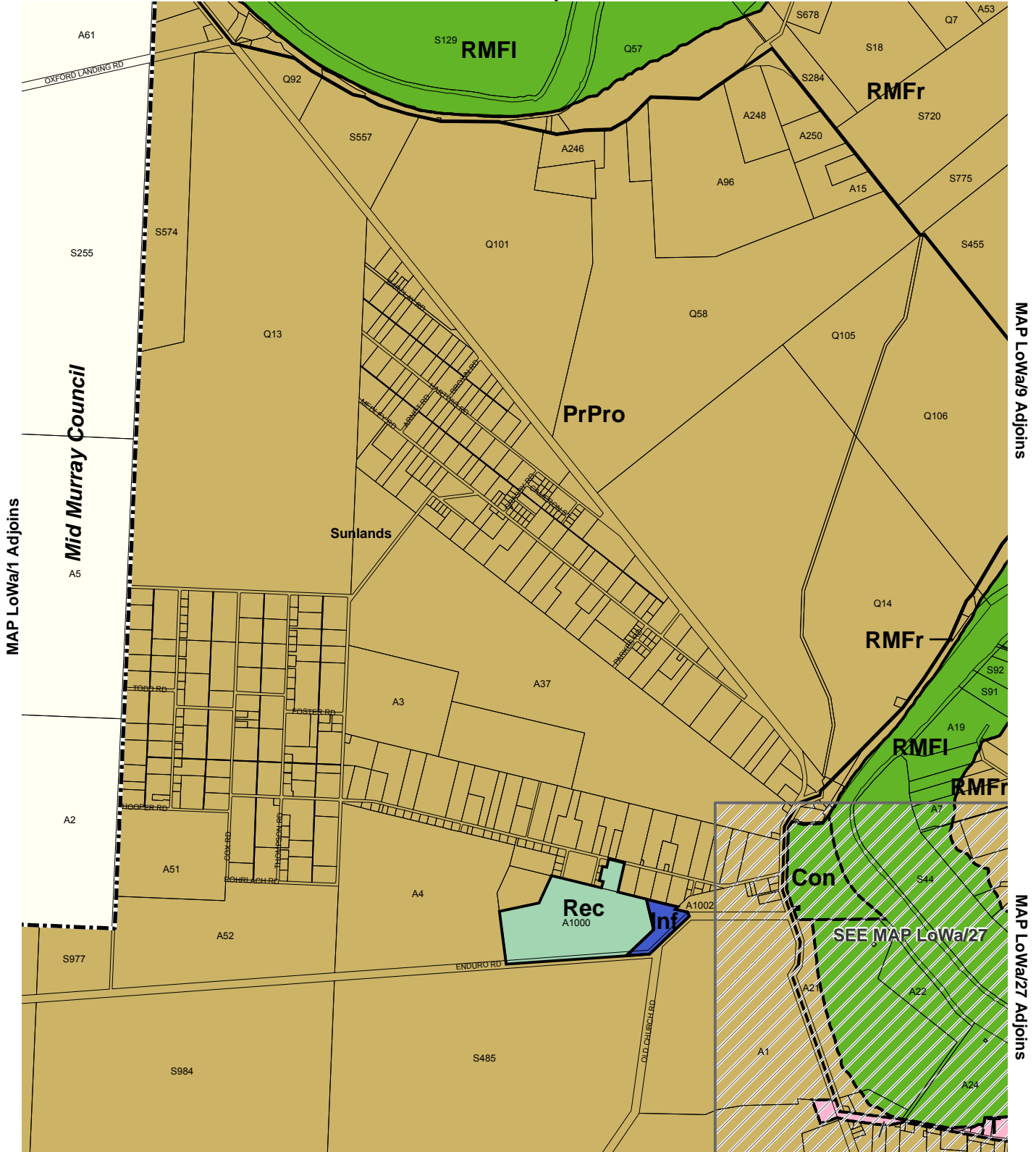


# Overlay Map LoWa/7 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary

LOXTON WAIKERIE COUNCIL  
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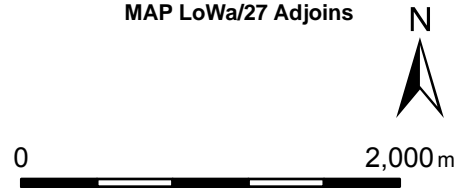
MAP LoWa/6 Adjoins



MAP LoWa/8 Adjoins

MAP LoWa/27 Adjoins

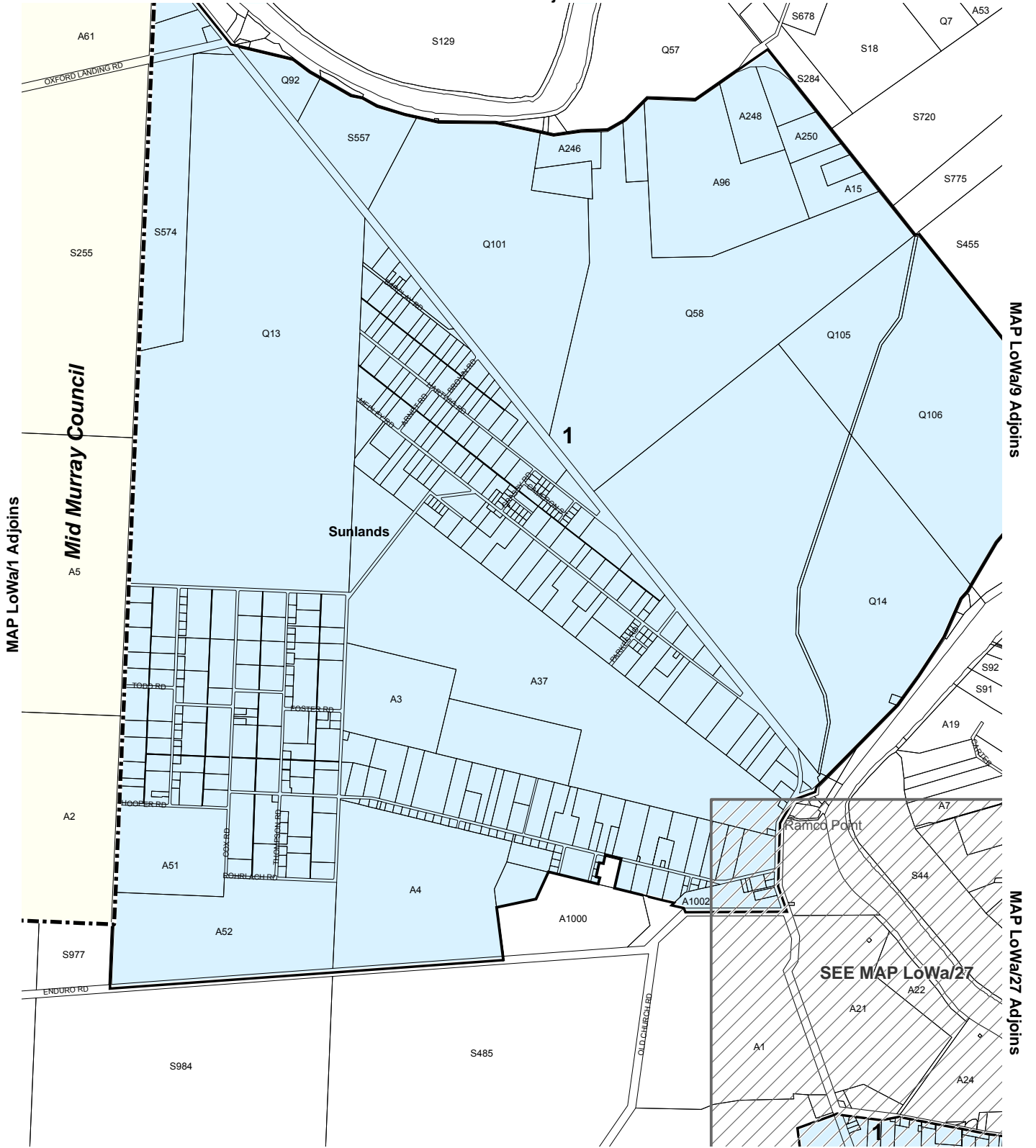
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Con Conservation
  - Inf Infrastructure
  - PrPro Primary Production
  - Rec Recreation
  - RMFI River Murray Flood
  - RMFr River Murray Fringe
  - T Township
  - Zone Boundary
  - Development Plan Boundary

# Zone Map LoWa/7

MAP LoWa/6 Adjoins



MAP LoWa/1 Adjoins  
Mid Murray Council

MAP LoWa/9 Adjoins

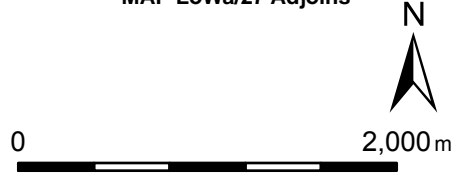
MAP LoWa/27 Adjoins

MAP LoWa/8 Adjoins

MAP LoWa/27 Adjoins

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

**Policy Area**  
1 Horticulture



# Policy Area Map LoWa/7



Policy Area Boundary  
 Development Plan Boundary

MAP LoWa/6 Adjoins



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

**Precinct**  
4 Settlement Areas

 Precinct Boundary  
 Development Plan Boundary

# Precinct Map LoWa/7

LOXTON WAIKERIE COUNCIL


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# Location Map LoWa/8

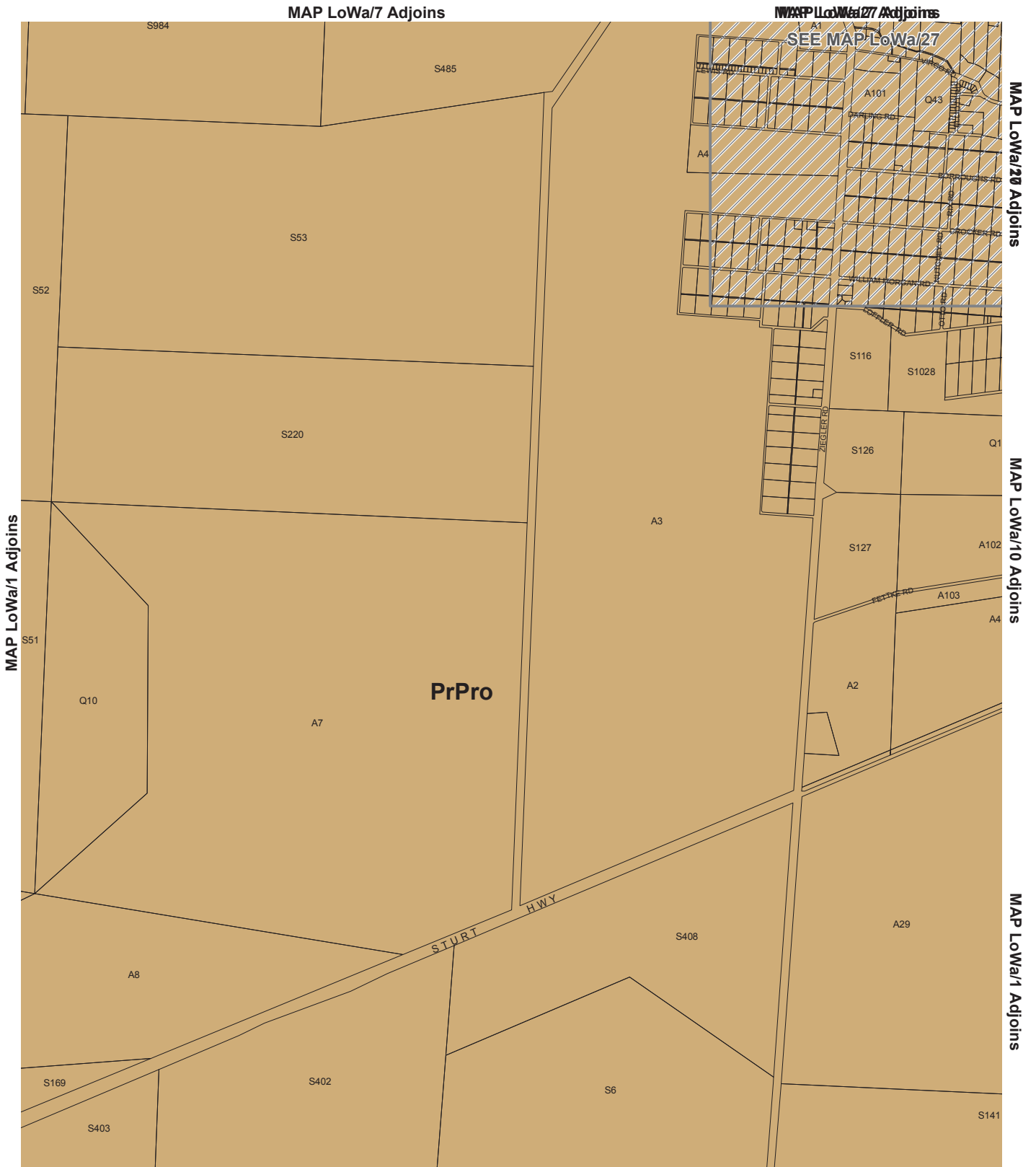
 Waterbodies



 Primary Arterial Roads

# Overlay Map LoWa/8 TRANSPORT

LOXTON WAIKERIE COUNCIL  
Consolidated - 19 April 2017



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

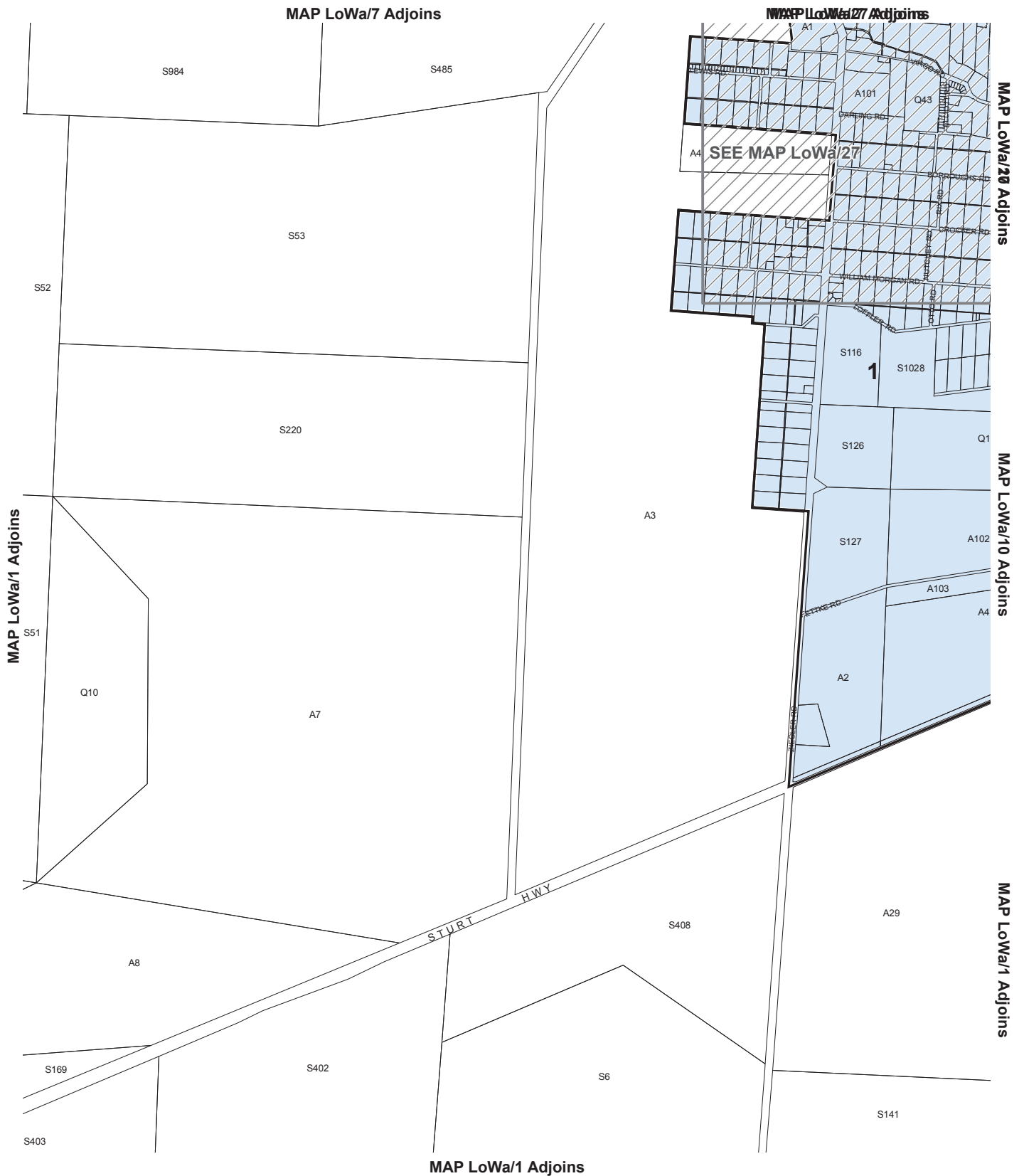


# Zone Map LoWa/8

**Zones**

- PrPro Primary Production
- Zone Boundary





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

**Policy Area**  
 1 Horticulture

 Policy Area Boundary

# Policy Area Map LoWa/8



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

**Precinct**  
 4 Settlement Areas

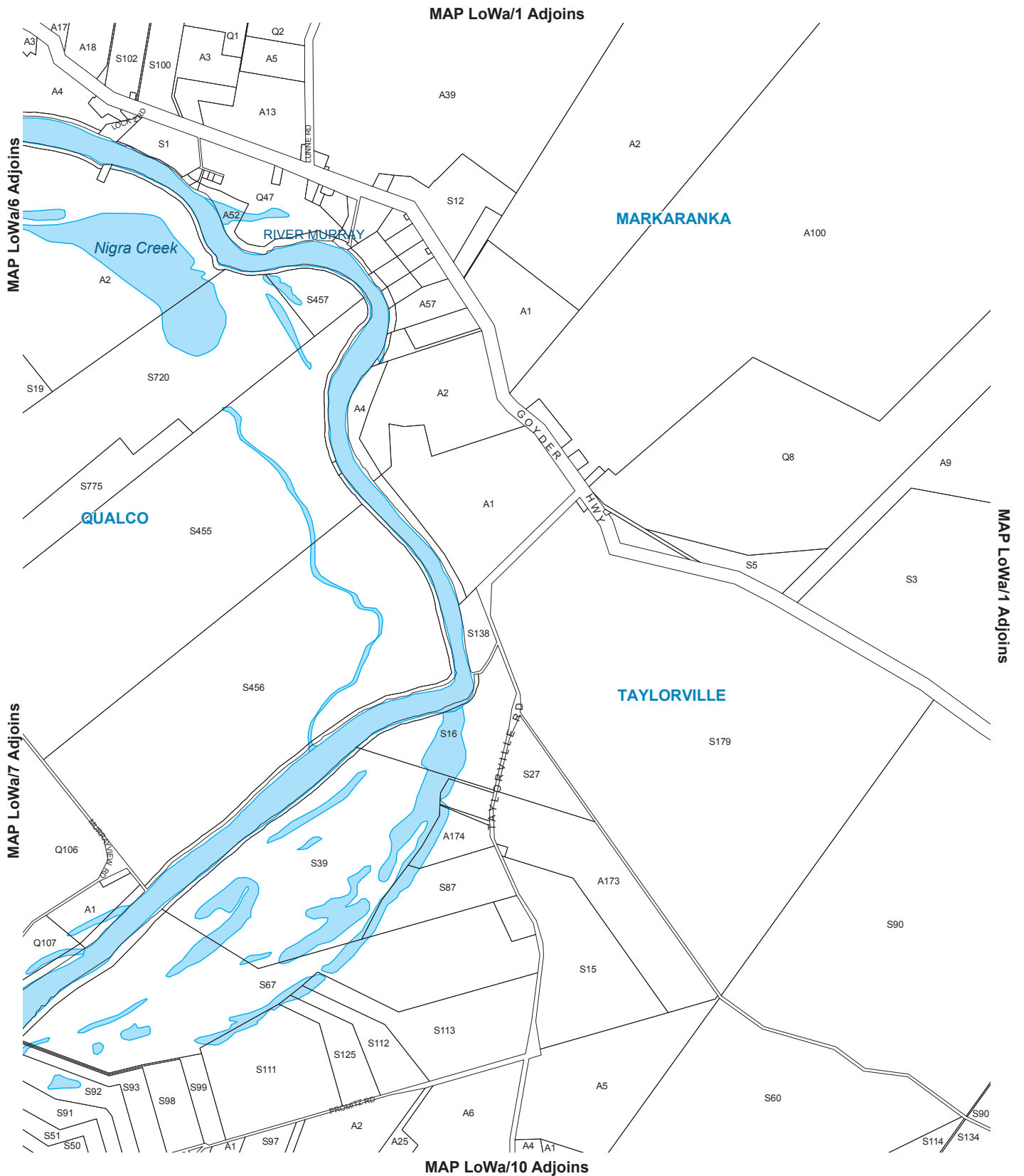


# Precinct Map LoWa/8

 Precinct Boundary

LOXTON WAIKERIE COUNCIL

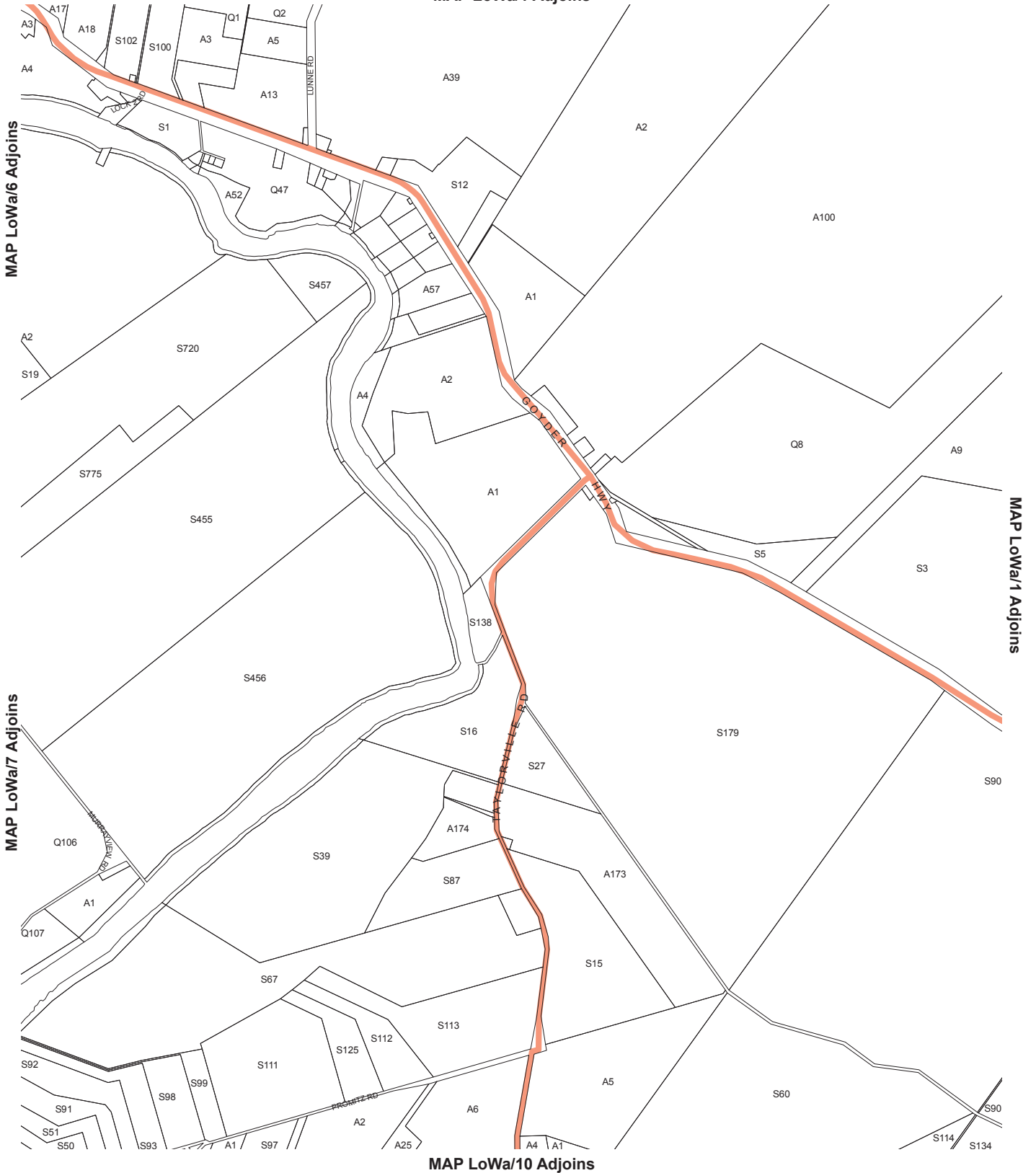
Consolidated - 19 April 2017



# Location Map LoWa/9

 Waterbodies

MAP LoWa/1 Adjoins




MAP LoWa/1 Adjoins

MAP LoWa/7 Adjoins

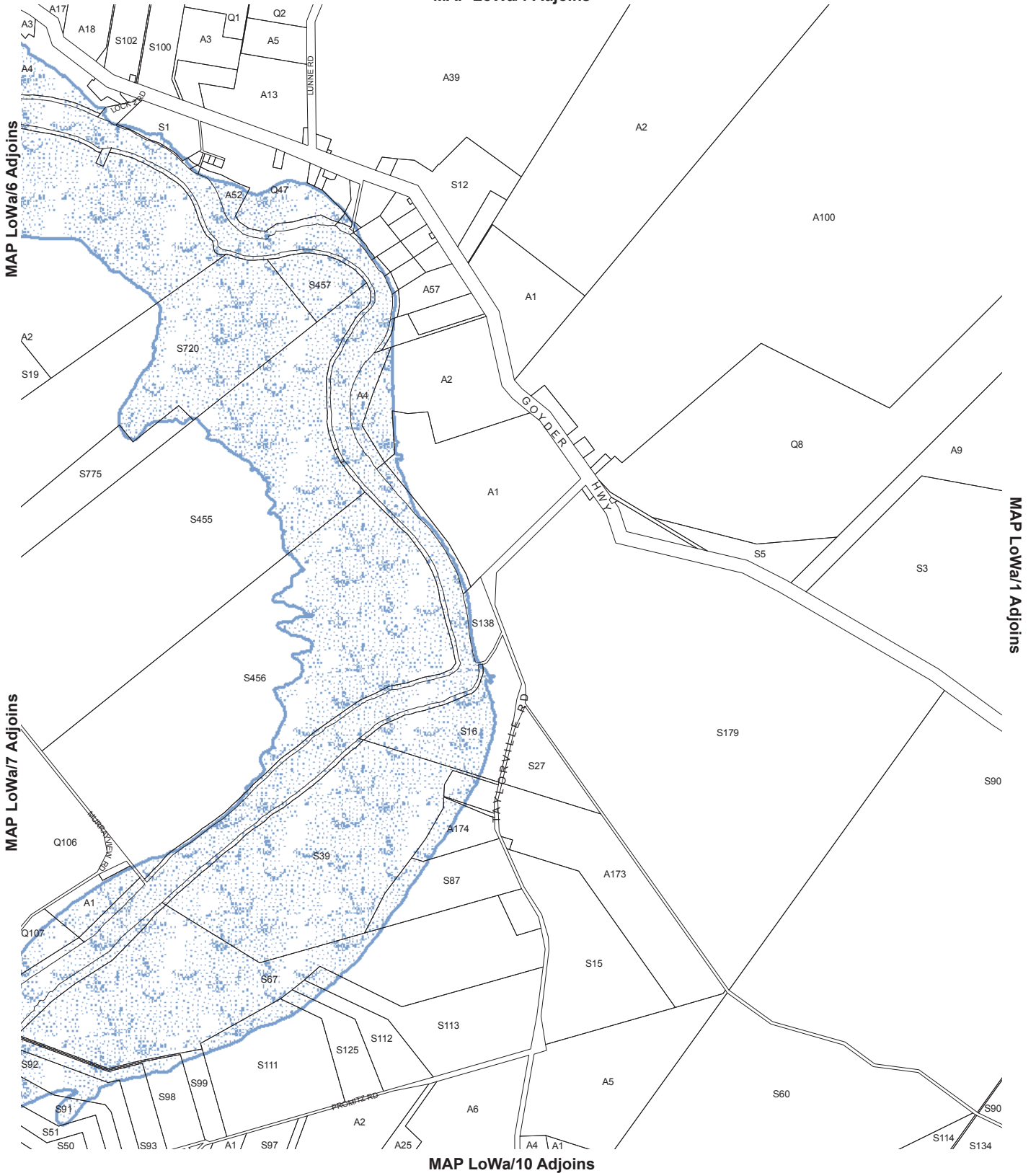
MAP LoWa/10 Adjoins




# Overlay Map LoWa/9 TRANSPORT

 Secondary Arterial Roads

MAP LoWa/1 Adjoins



# Overlay Map LoWa/9 DEVELOPMENT CONSTRAINTS

 1956 Flood Boundary

LOXTON WAIKERIE COUNCIL  
Consolidated - 19 April 2017



MAP LoWa/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
1 Horticulture



# Policy Area Map LoWa/9

 Policy Area Boundary

MAP LoWa/9 Adjoins



MAP LoWa/11 Adjoins



# Location Map LoWa/10

- S School
- Waterbodies



MAP LoWa/9 Adjoins

SEE MAP LoWa/27

SEE MAP LoWa/28

SEE MAP LoWa/29

SEE MAP LoWa/61

SEE MAP LoWa/62

MAP LoWa/1 Adjoins

MAP LoWa/27 Adjoins

MAP LoWa/8 Adjoins

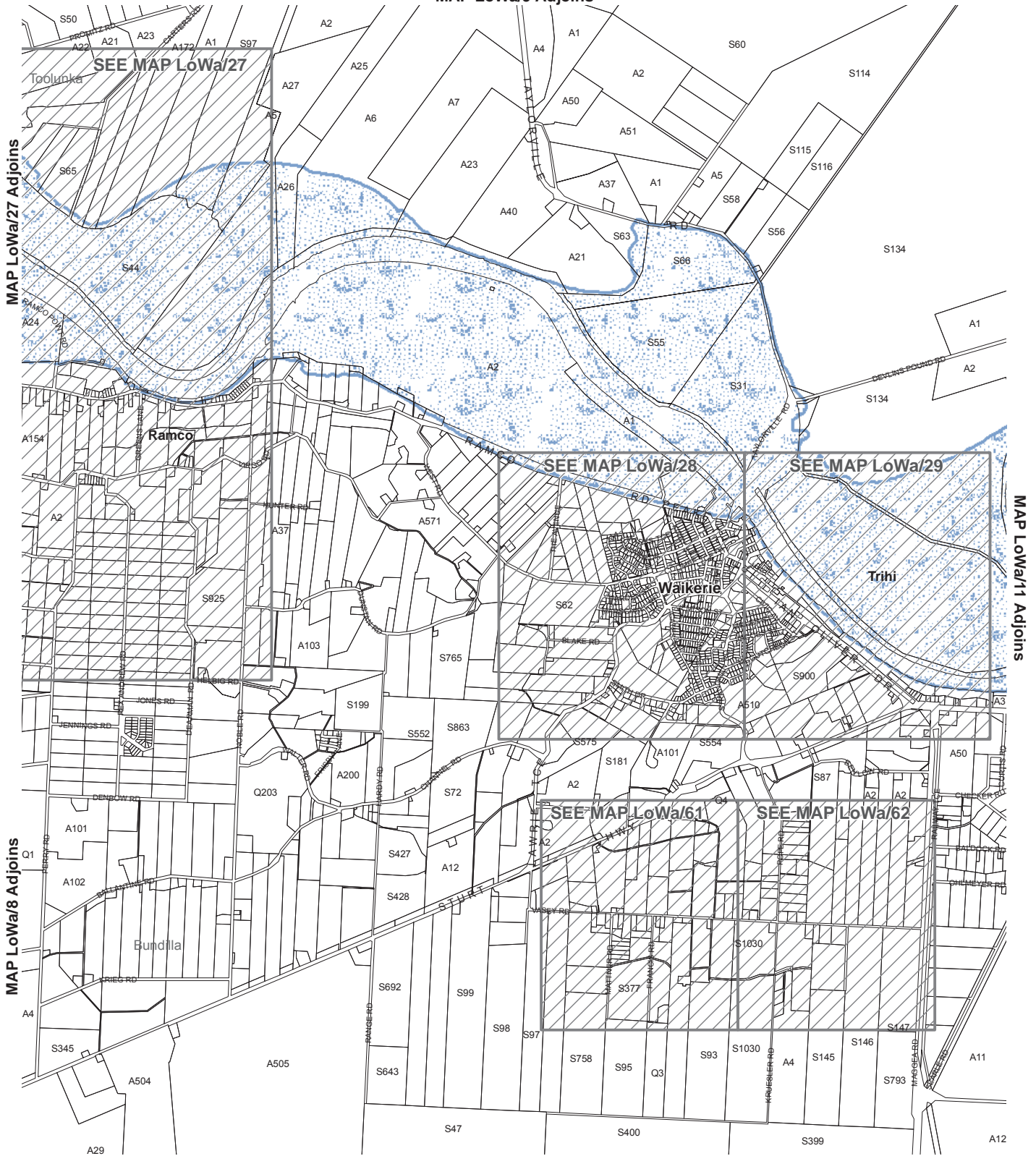
MAP LoWa/11 Adjoins



# Overlay Map LoWa/10 TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads

MAP LoWa/9 Adjoins



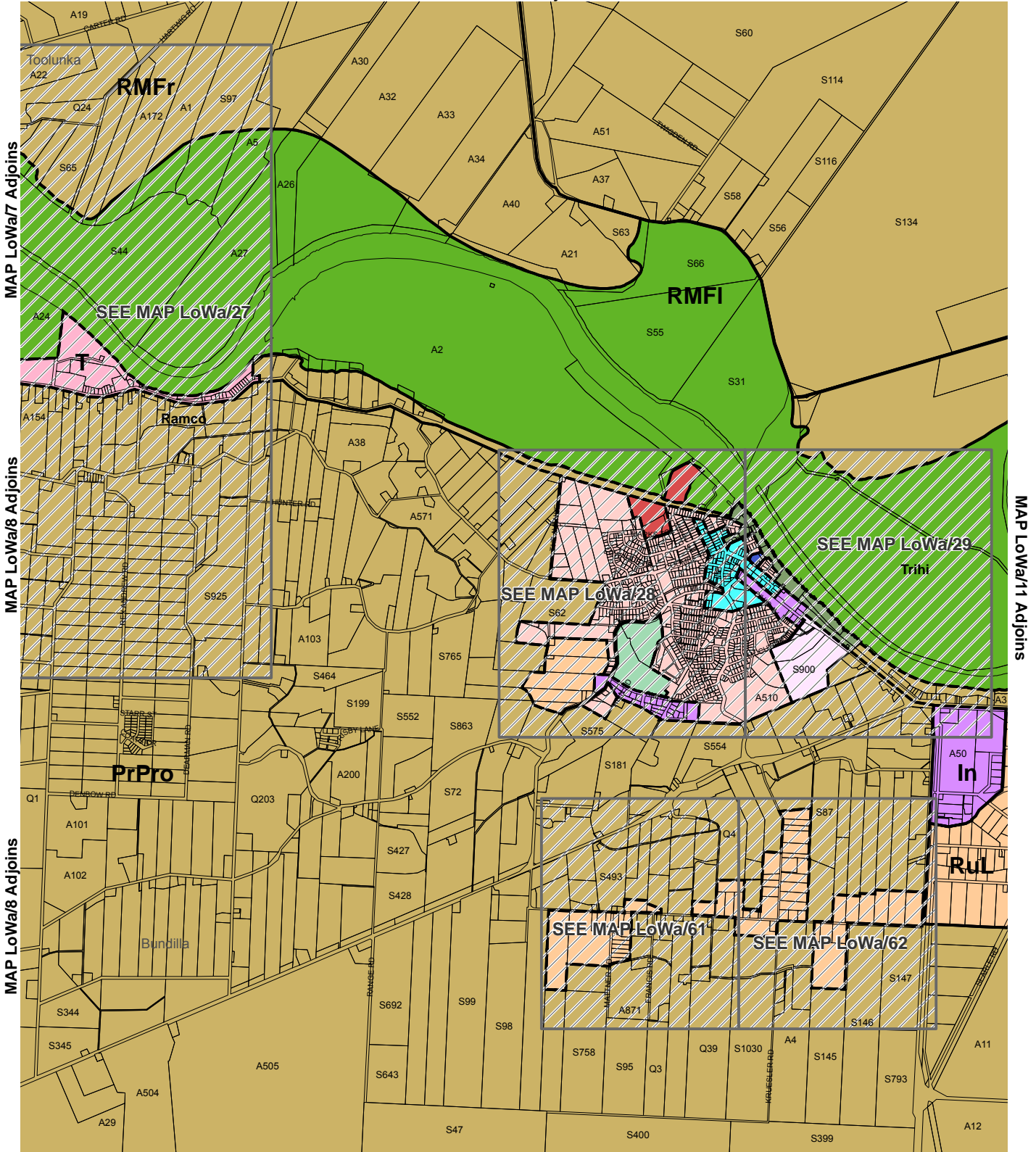
MAP LoWa/1 Adjoins



# Overlay Map LoWa/10

## DEVELOPMENT CONSTRAINTS

MAP LoWa/9 Adjoins



MAP LoWa/1 Adjoins

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



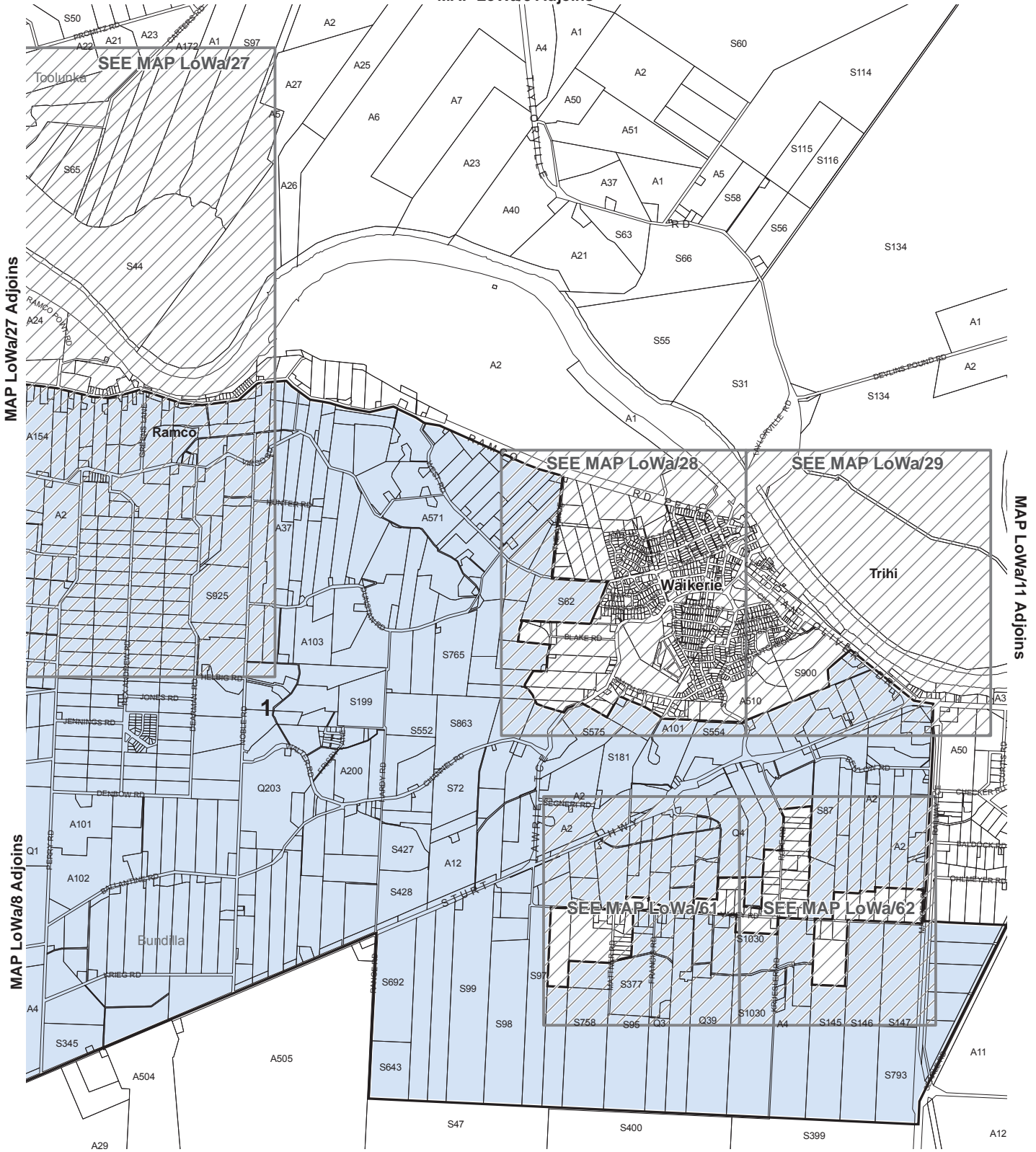
0 2,000 m

Zones

- In Industry
- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- RuL Rural Living
- T Township
- Zone Boundary

# Zone Map LoWa/10

MAP LoWa/9 Adjoins



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

**Policy Area**  
1 Horticulture



MAP LoWa/1 Adjoins

# Policy Area Map LoWa/10

 Policy Area Boundary

MAP LoWa/9 Adjoins



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

- Precinct**
- 4 Settlement Areas
  - 8 Waikerie East



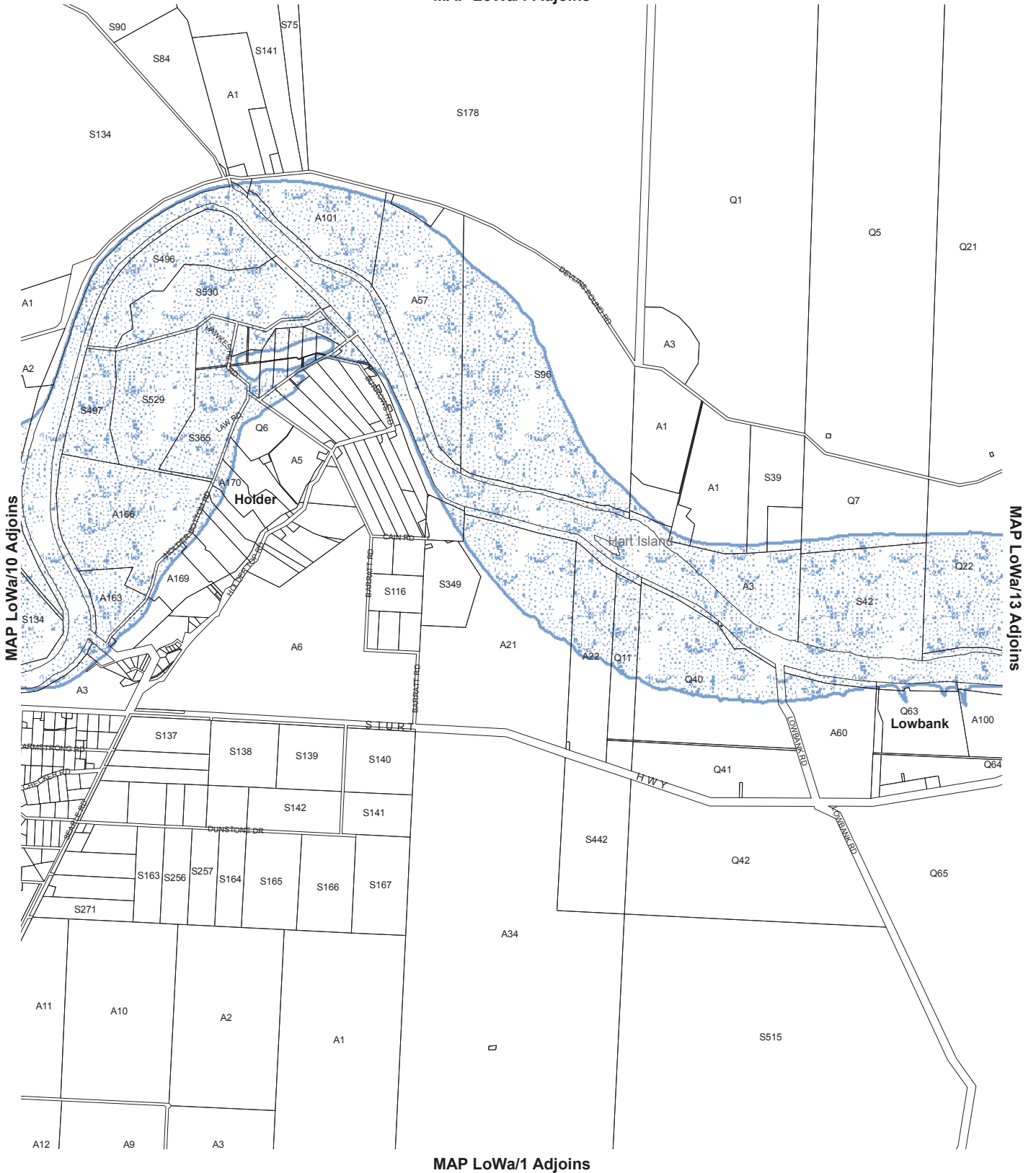
# Precinct Map LoWa/10

Precinct Boundary





MAP LoWa/1 Adjoins

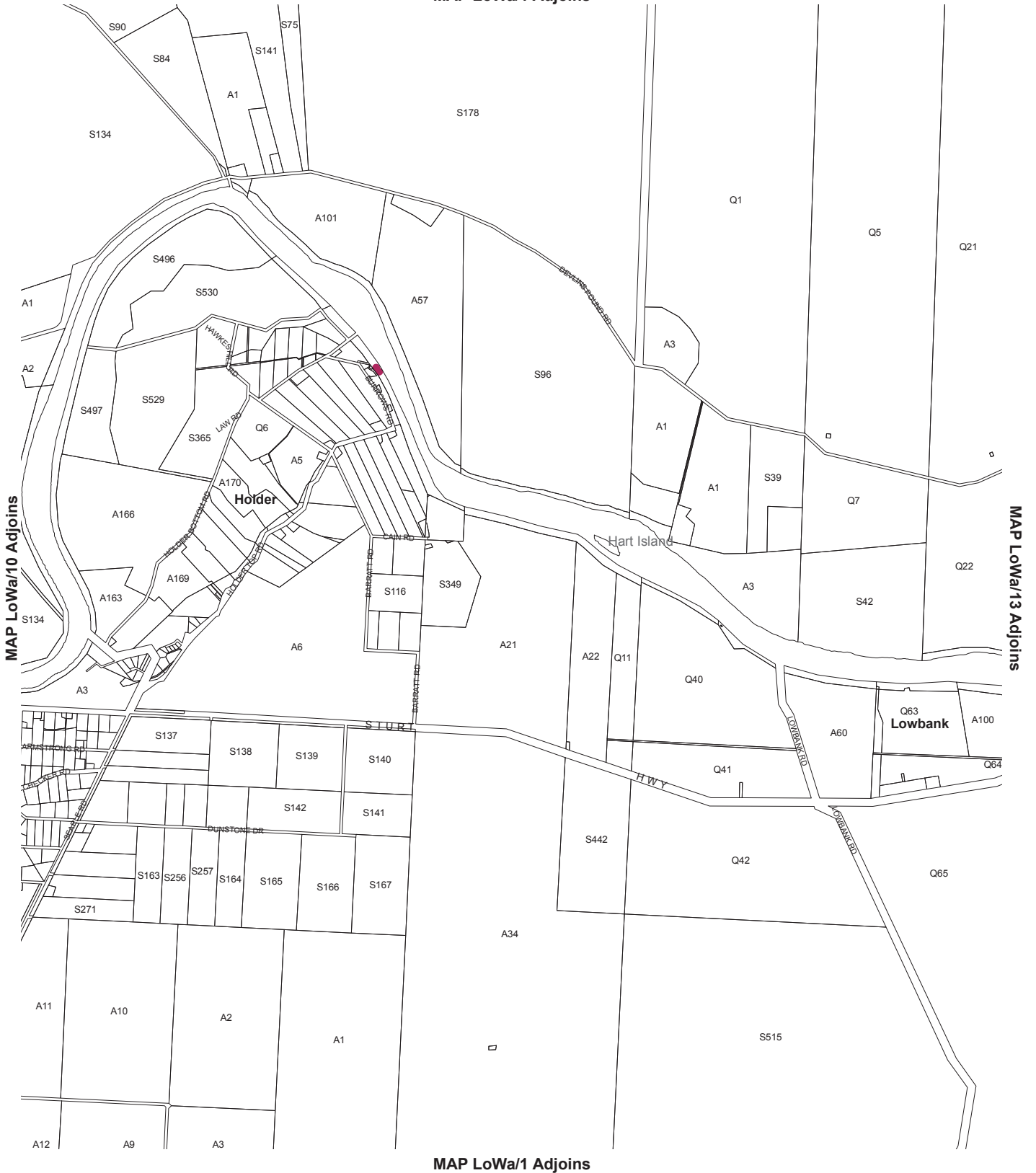


# Overlay Map LoWa/11 DEVELOPMENT CONSTRAINTS

 1956 Flood Boundary



MAP LoWa/1 Adjoins



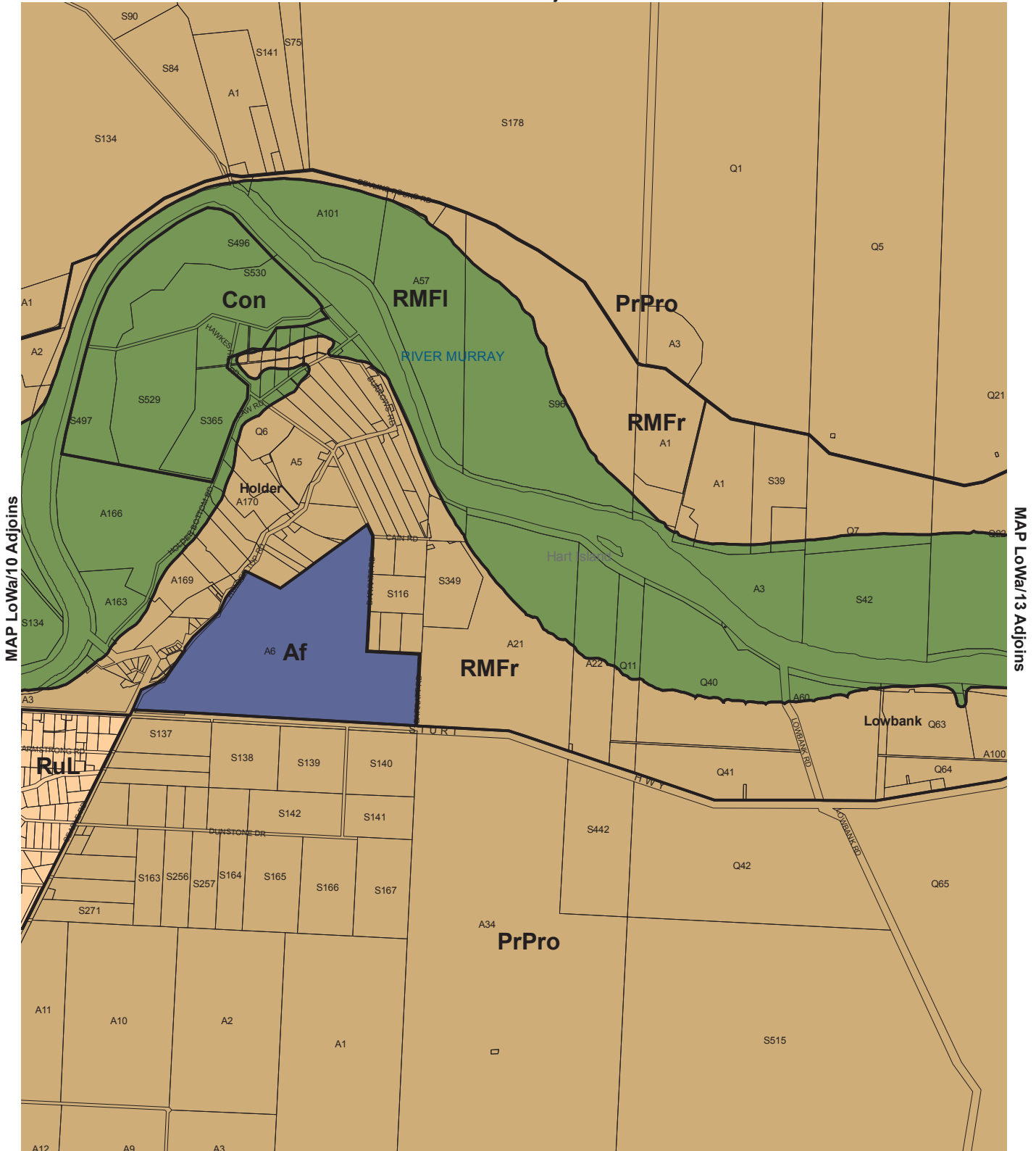
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map LoWa/11 HERITAGE

● State heritage place

MAP LoWa/1 Adjoins



MAP LoWa/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

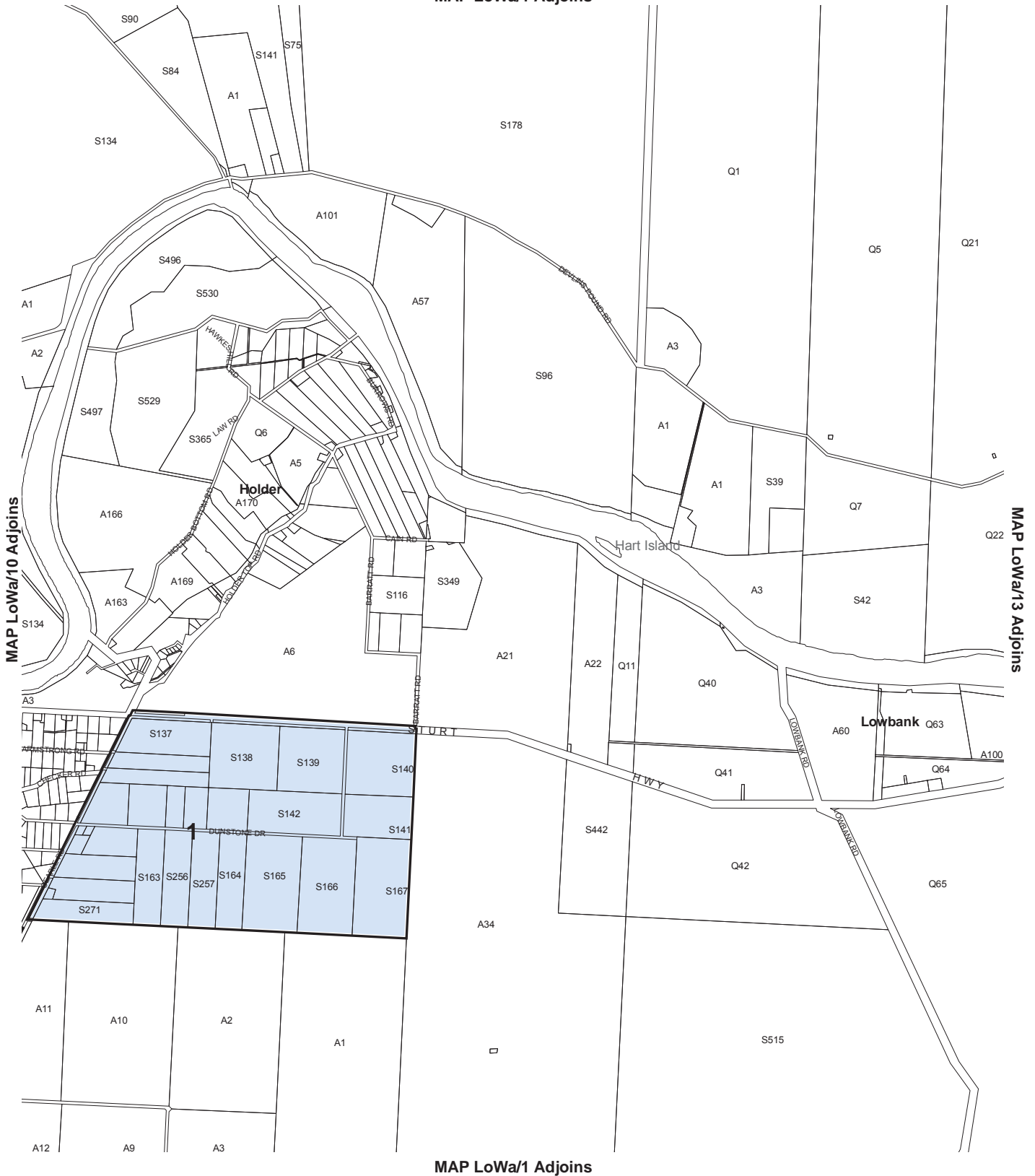


Zones

- Af Airfield
- Con Conservation
- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- RuL Rural Living
- Zone Boundary

# Zone Map LoWa/11

MAP LoWa/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
1 Horticulture



# Policy Area Map LoWa/11

 Policy Area Boundary

MAP LoWa/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**  
**8** Waikerie East



# Precinct Map LoWa/11

 Precinct Boundary

MAP LoWa/1 Adjoins



# Location Map LoWa/12

 Conservation Park

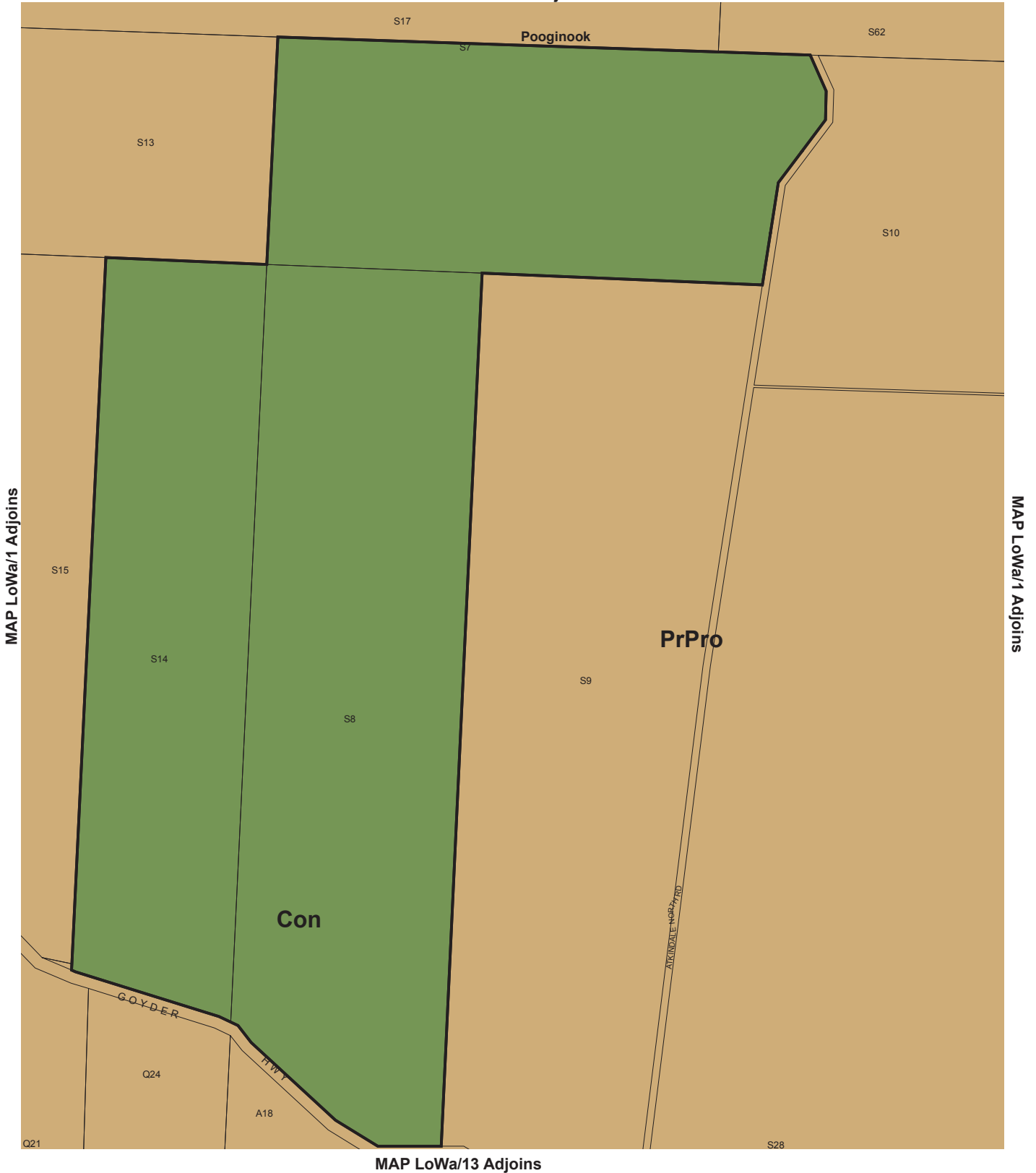
MAP LoWa/1 Adjoins



# Overlay Map LoWa/12 TRANSPORT

Secondary Arterial Roads

MAP LoWa/1 Adjoins



Lamberts Conformal Conic Projection, GDA94



# Zone Map LoWa/12

- Zones**
- Conservation
  - Primary Production
  - Zone Boundary



# Location Map LoWa/13

 Waterbodies



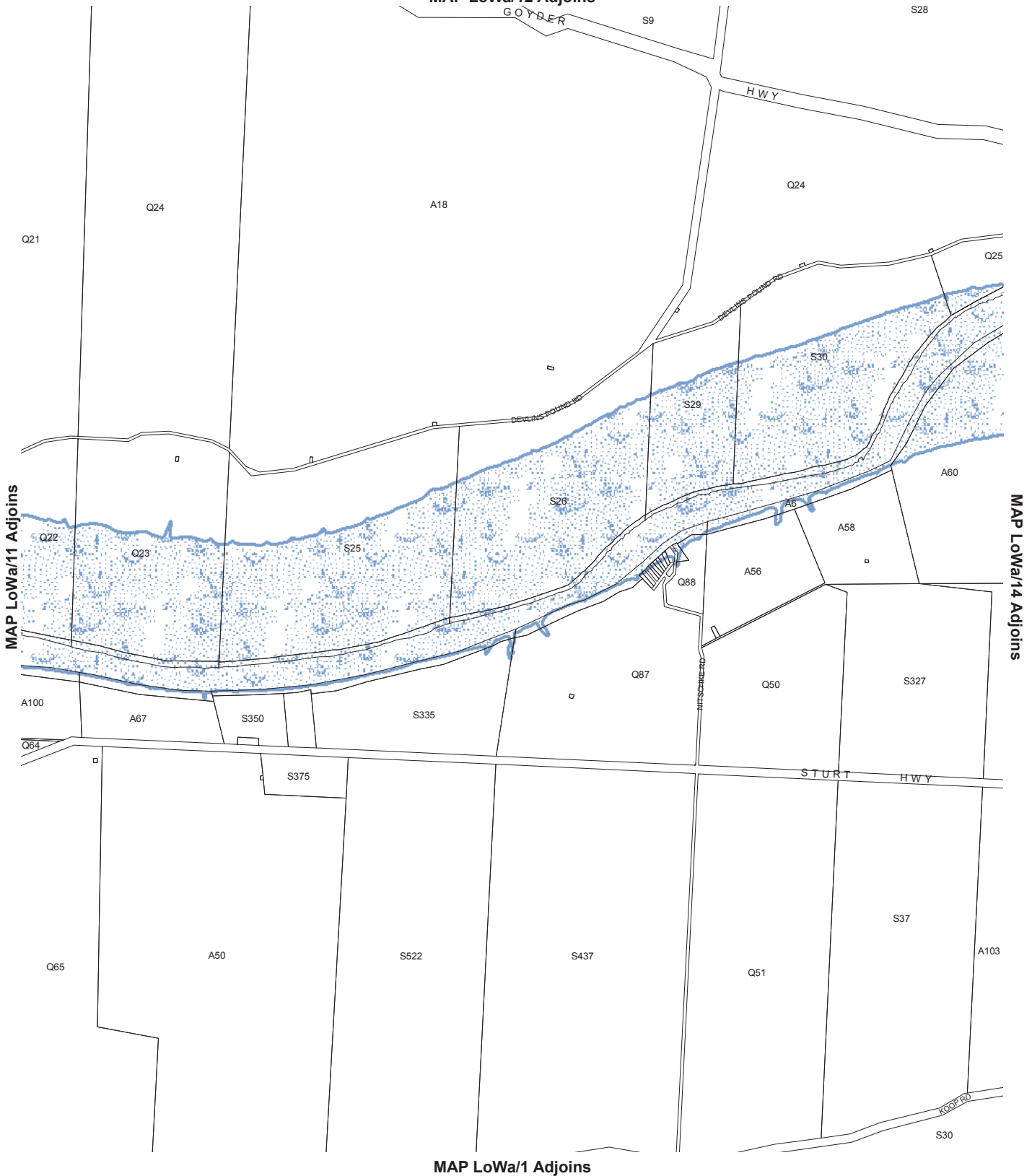


# Overlay Map LoWa/13

## TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads

MAP LoWa/12 Adjoins



MAP LoWa/11 Adjoins

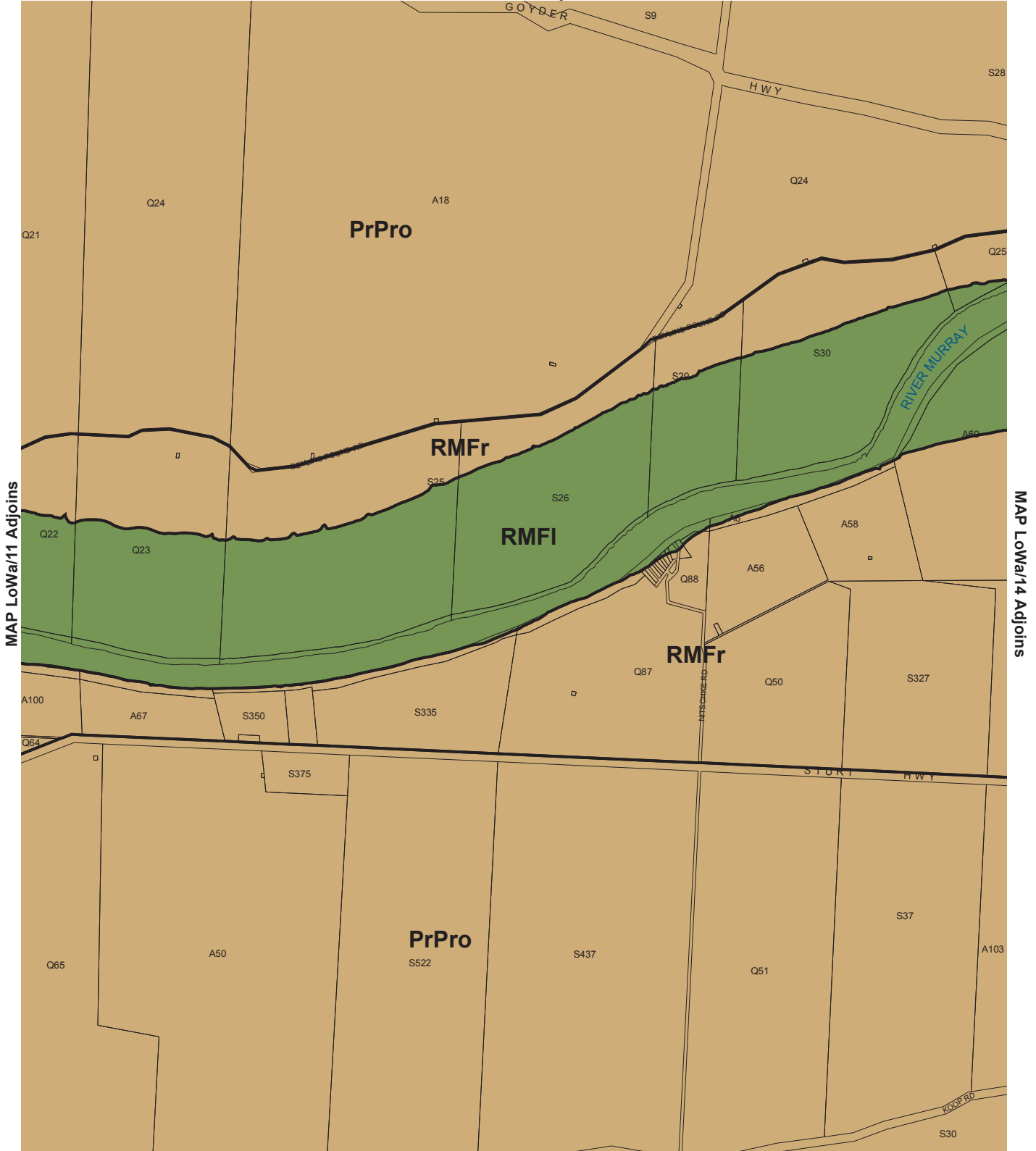
MAP LoWa/14 Adjoins

MAP LoWa/1 Adjoins



# Overlay Map LoWa/13 DEVELOPMENT CONSTRAINTS

MAP LoWa/12 Adjoins



Lamberts Conformal Conic Projection, GDA94



Zones

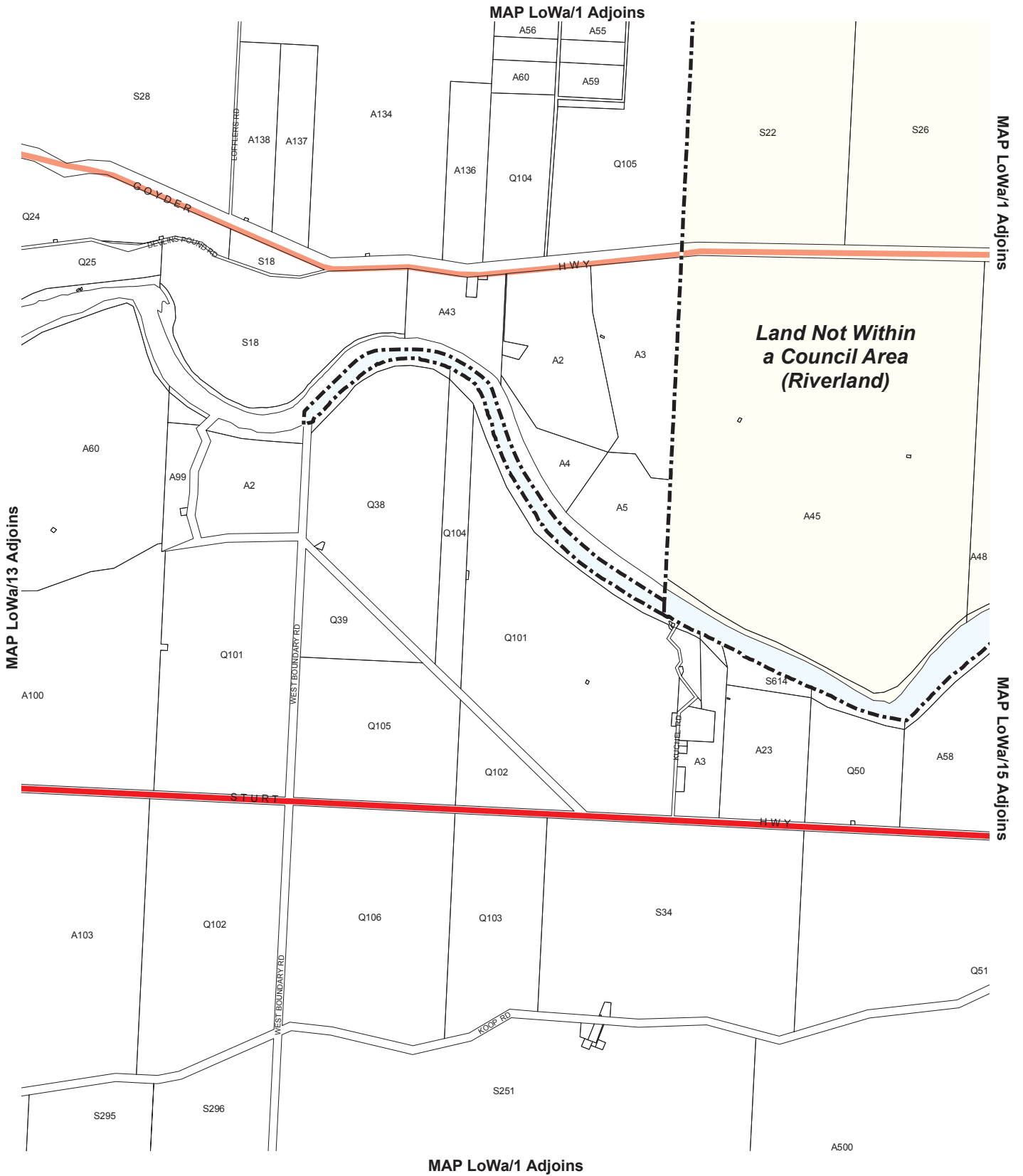
- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- Zone Boundary

# Zone Map LoWa/13



# Location Map LoWa/14

- Waterbodies
- Development Plan Boundary

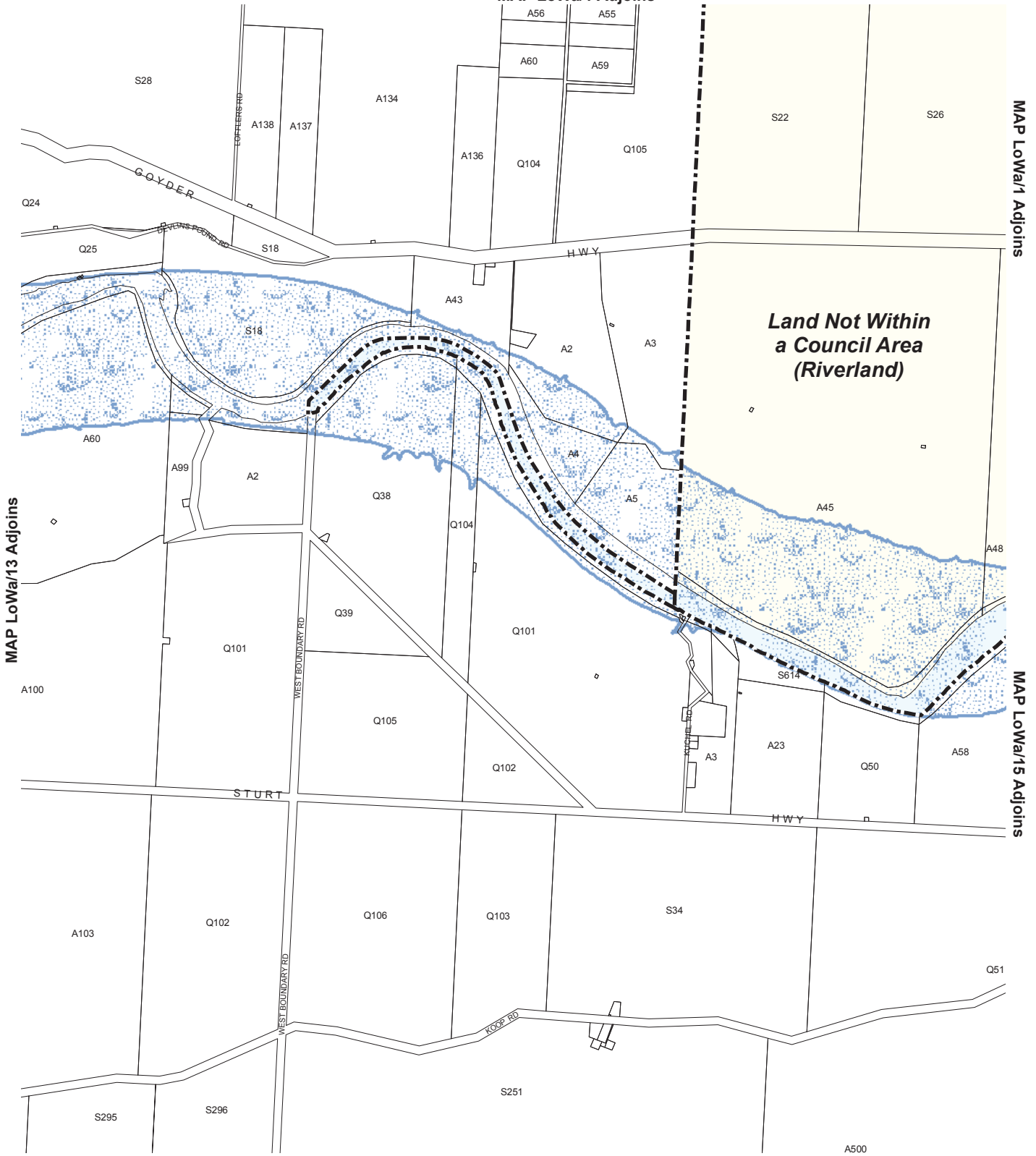


# Overlay Map LoWa/14

## TRANSPORT

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

MAP LoWa/1 Adjoins





MAP LoWa/1 Adjoins

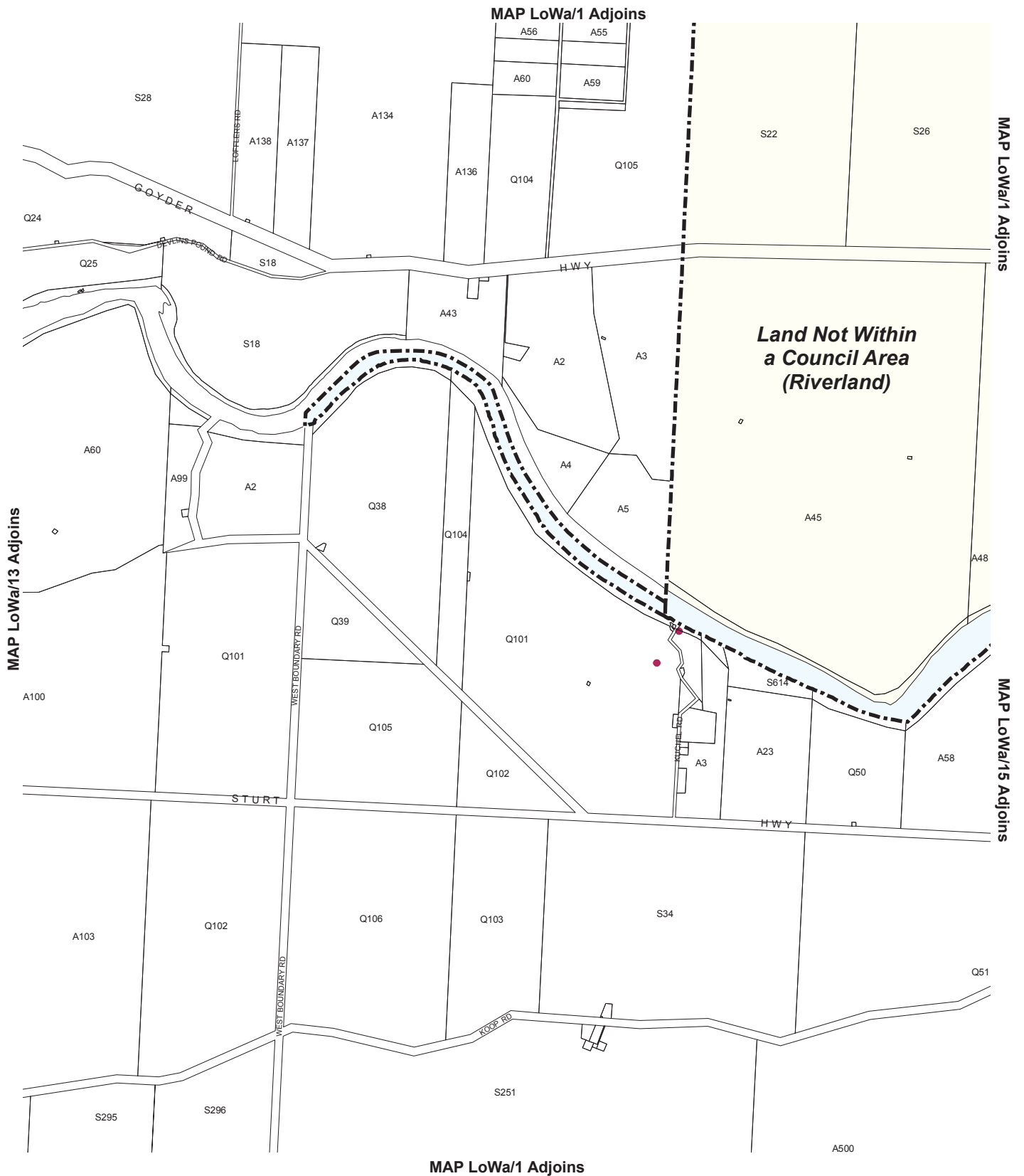


# Overlay Map LoWa/14 DEVELOPMENT CONSTRAINTS

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-  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.

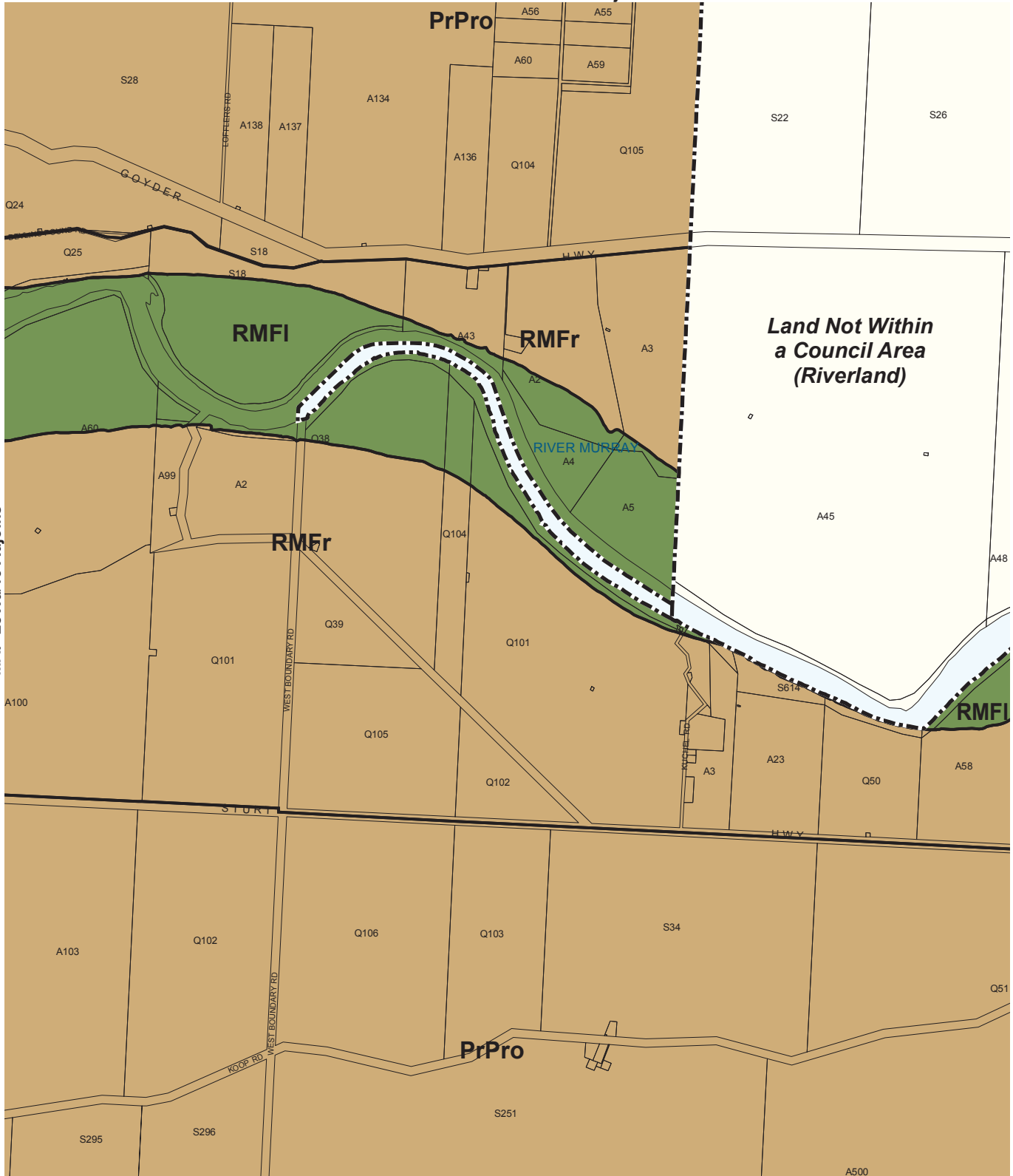


# Overlay Map LoWa/14 HERITAGE

- State heritage place
- Development Plan Boundary

MAP LoWa/1 Adjoins

PrPro



MAP LoWa/1 Adjoins

MAP LoWa/15 Adjoins

MAP LoWa/13 Adjoins

MAP LoWa/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



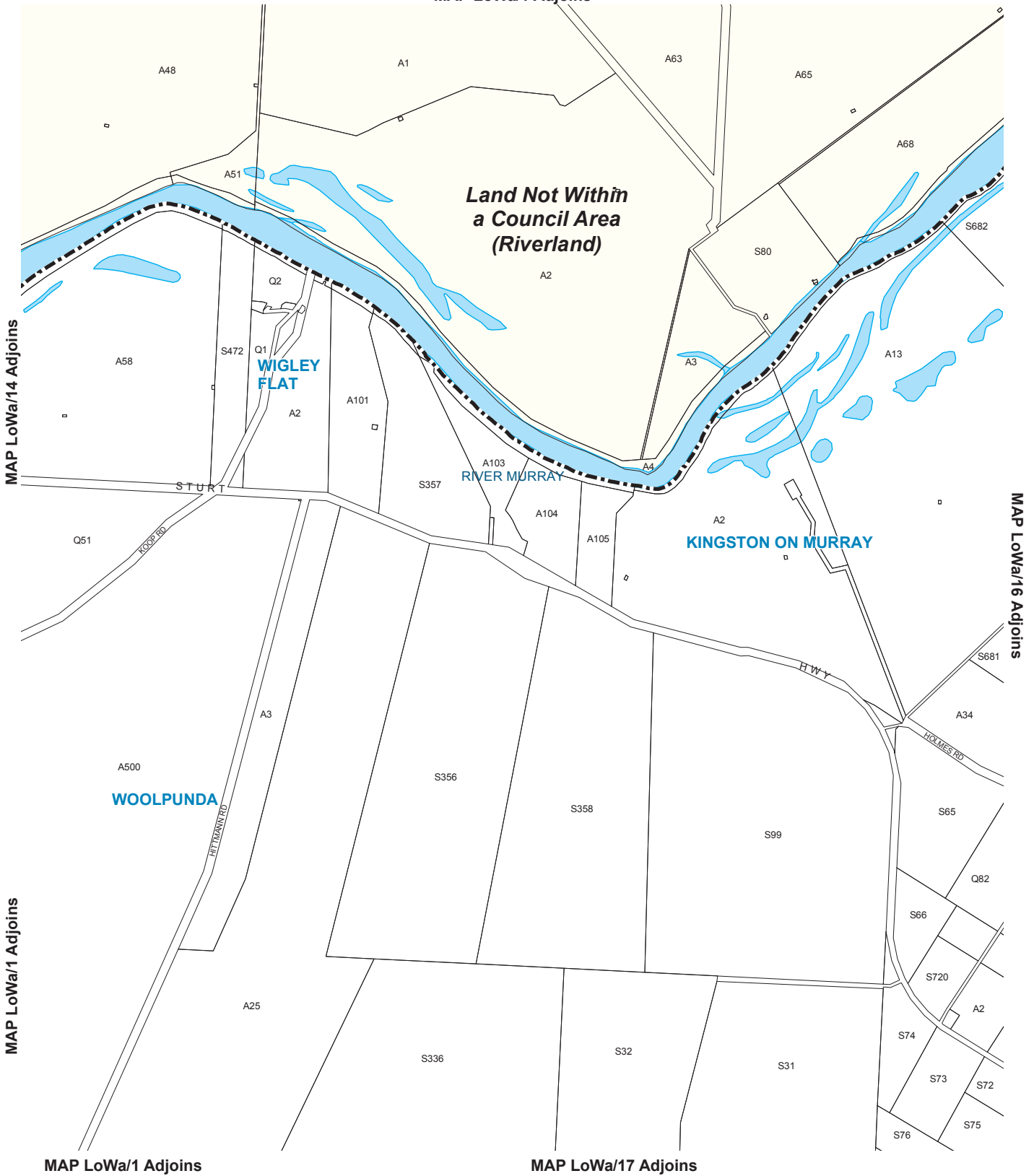
Zones

- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary



# Zone Map LoWa/14



MAP LoWa/1 Adjoins



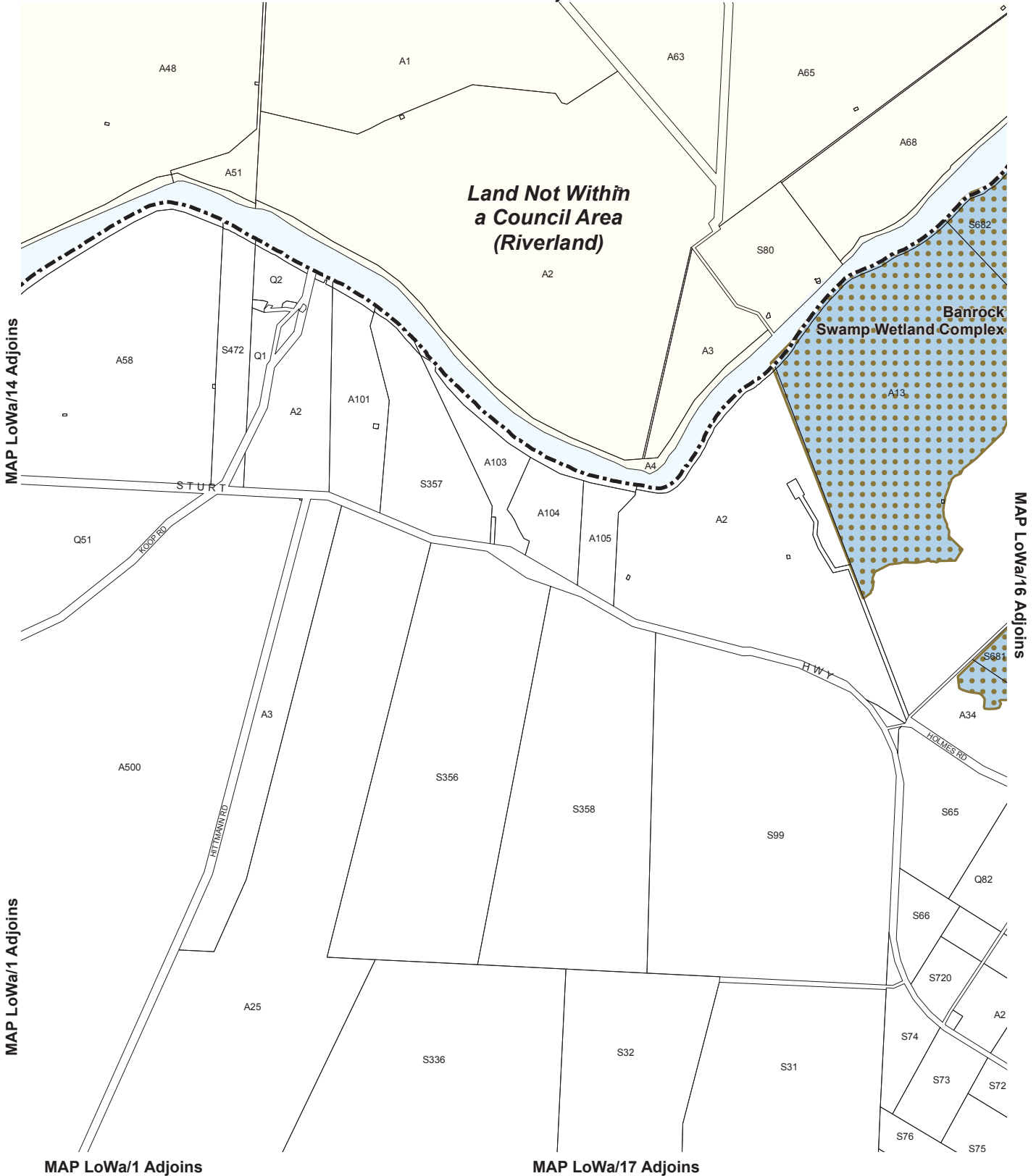
# Location Map LoWa/15

-  Waterbodies
-  Development Plan Boundary




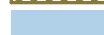



MAP LoWa/1 Adjoins

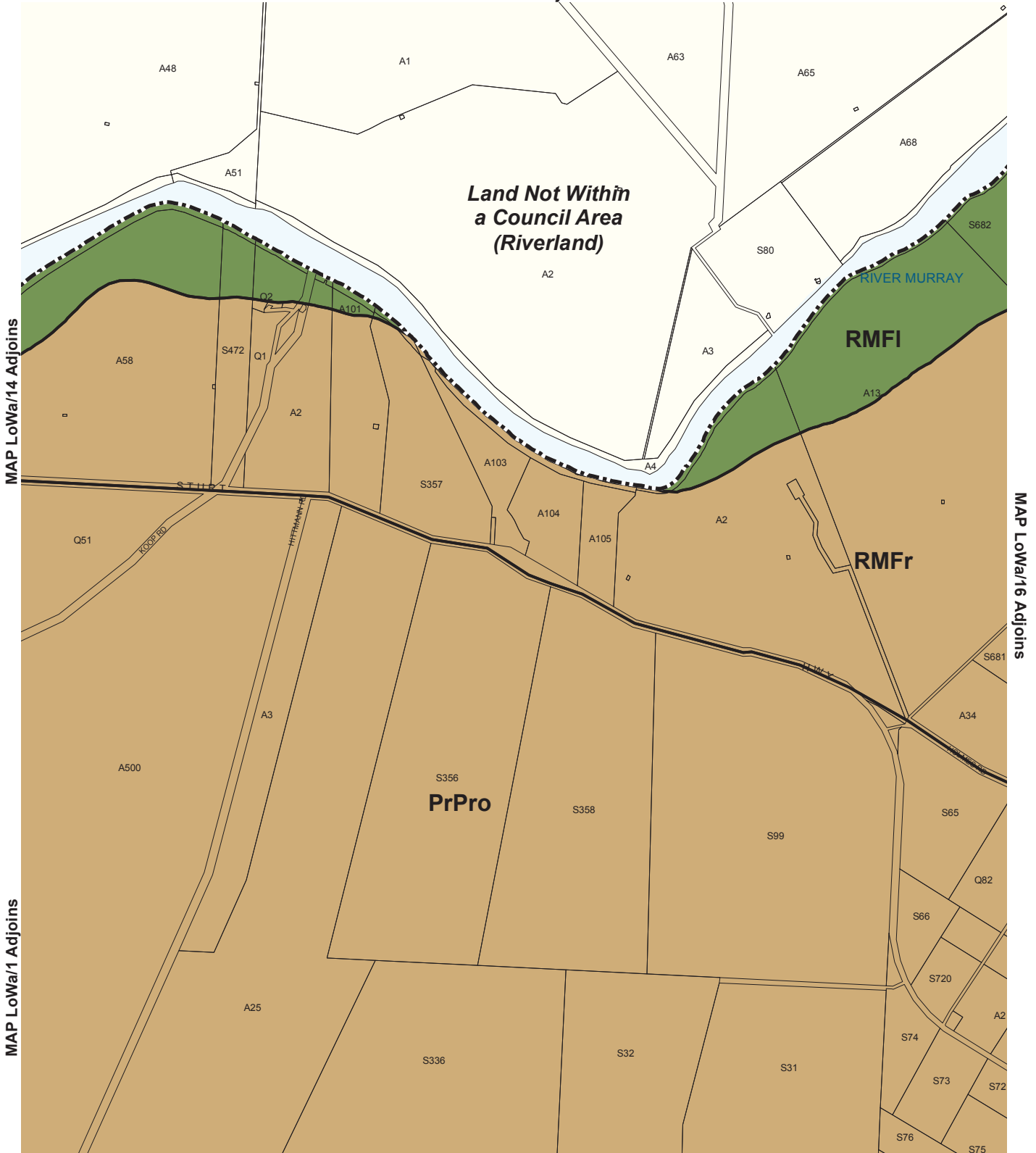


# Overlay Map LoWa/15

## NATURAL RESOURCES

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

MAP LoWa/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

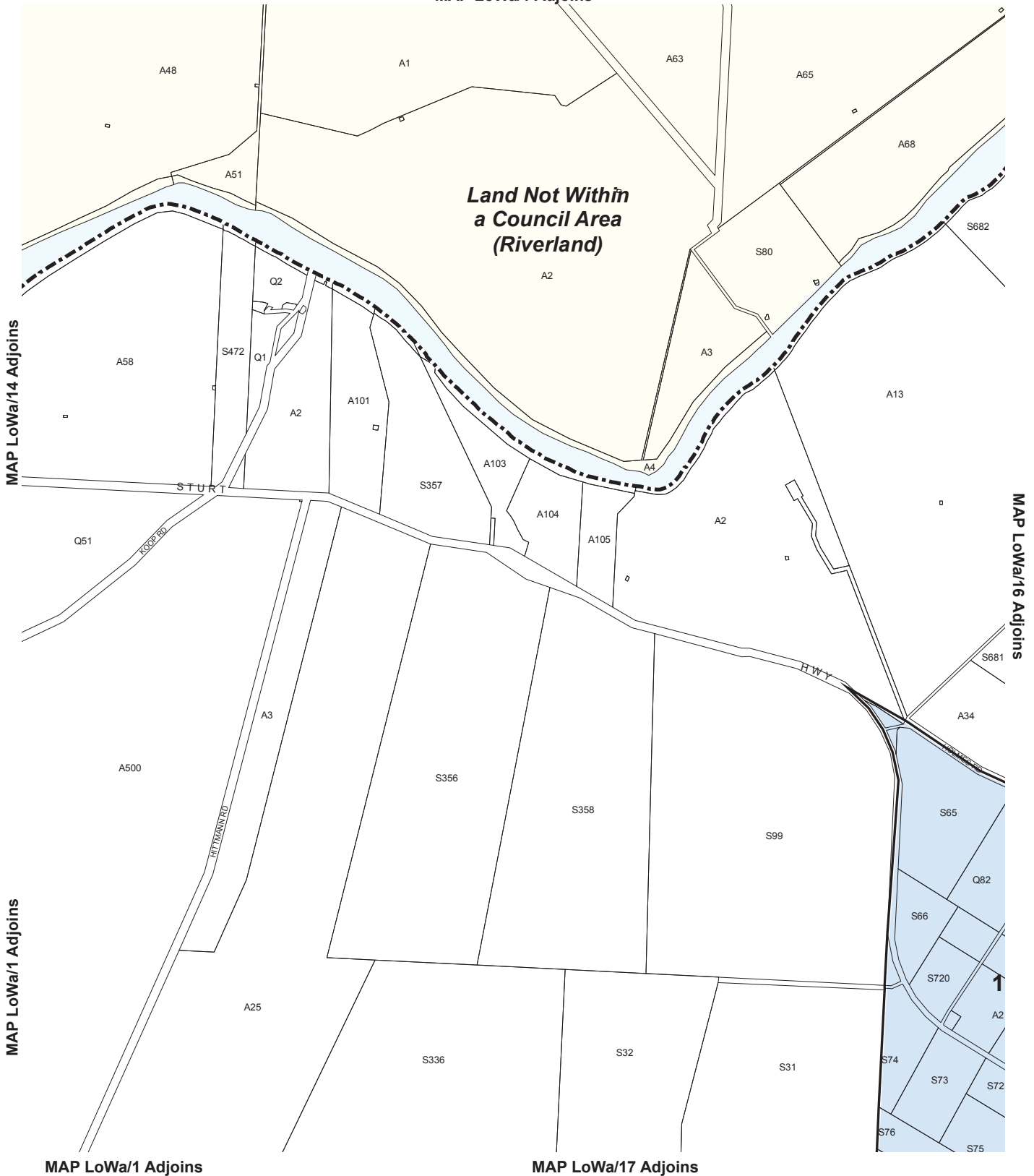


Zones

- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

# Zone Map LoWa/15

MAP LoWa/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

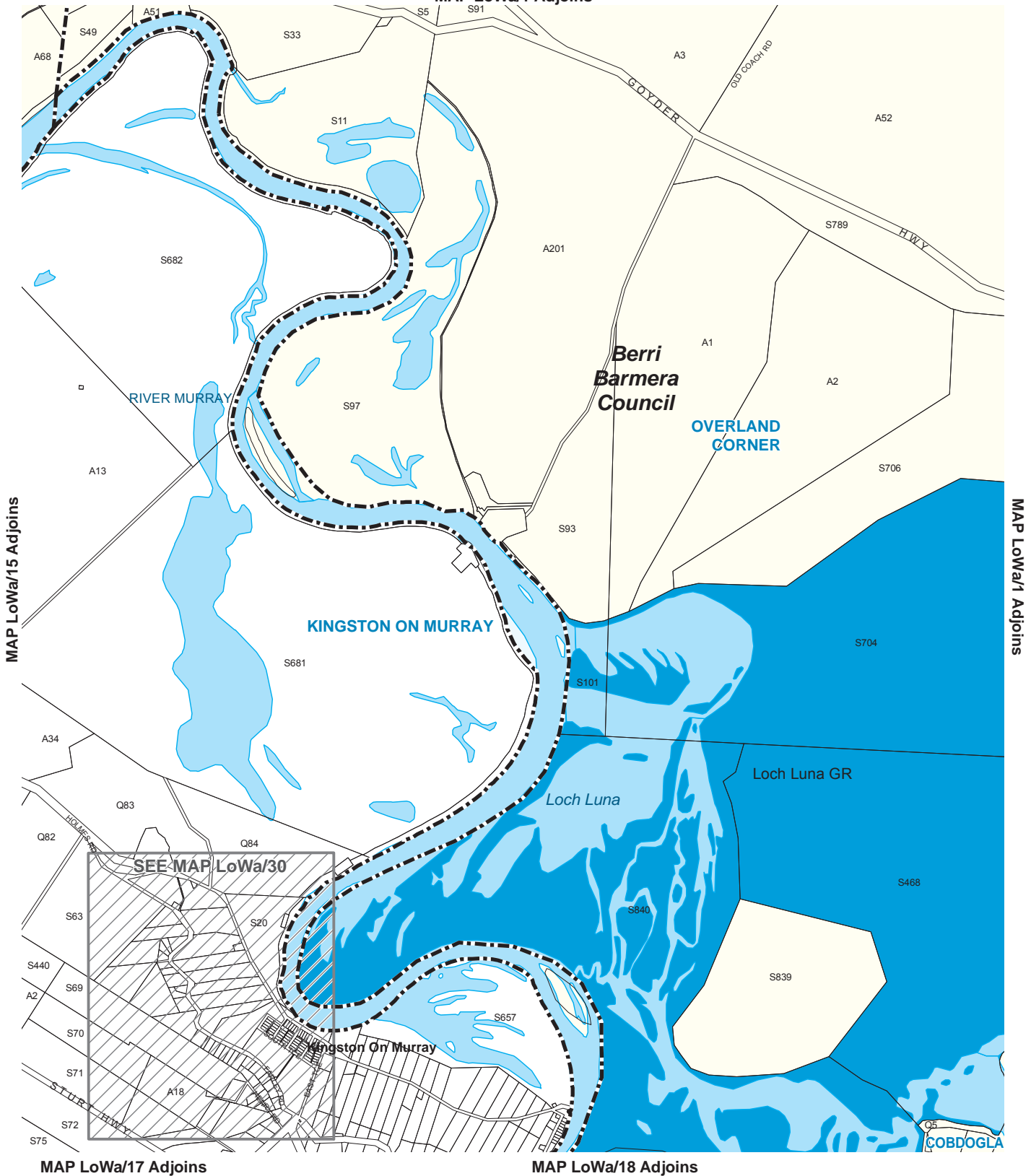
Policy Area  
1 Horticulture



# Policy Area Map LoWa/15

- Policy Area Boundary
- Development Plan Boundary

MAP LoWa/1 Adjoins



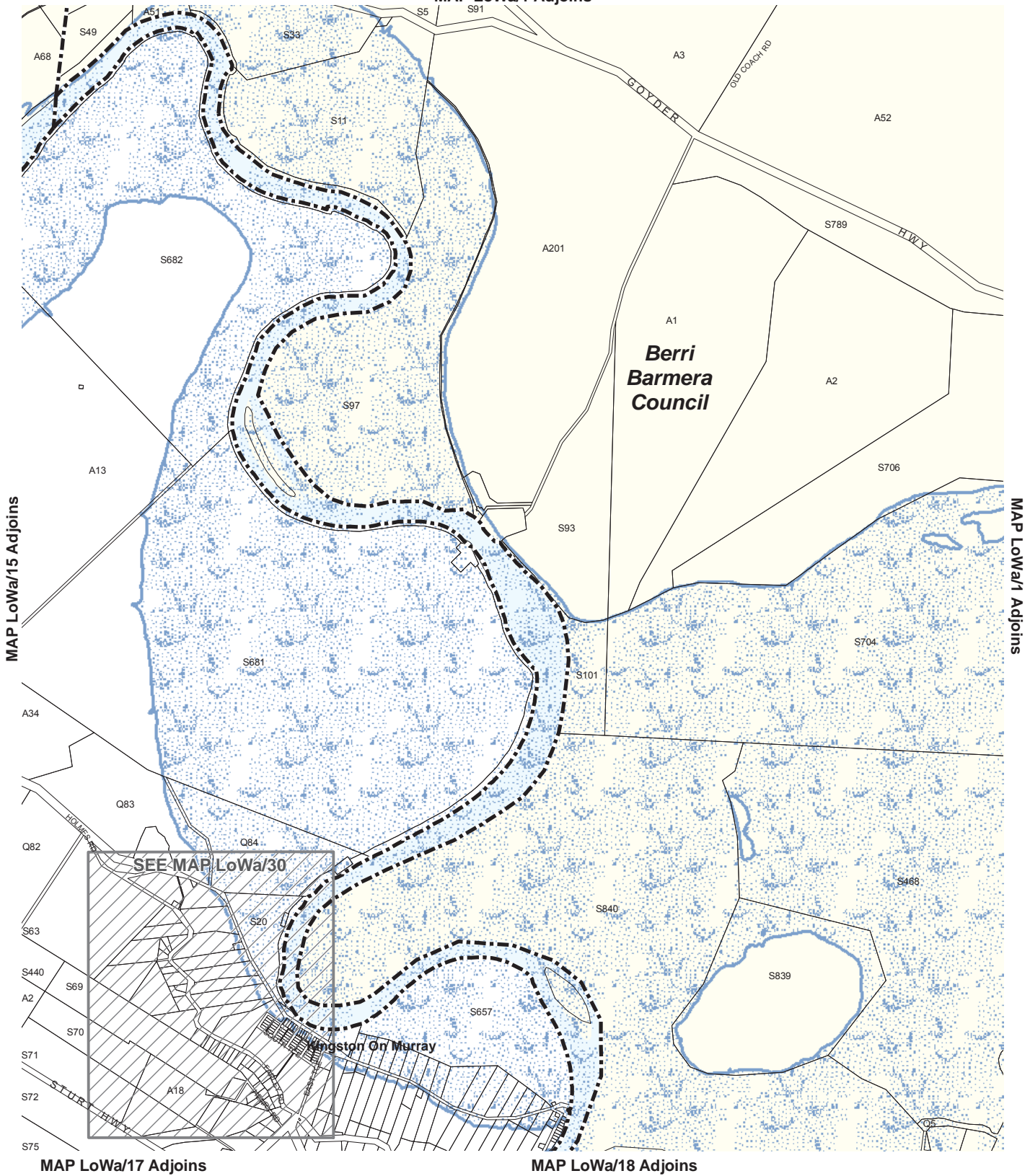
# Location Map LoWa/16

- Game Reserve
- Waterbodies
- Development Plan Boundary





MAP LoWa/1 Adjoins



MAP LoWa/15 Adjoins

MAP LoWa/1 Adjoins

MAP LoWa/17 Adjoins

MAP LoWa/18 Adjoins



0 2,000 m

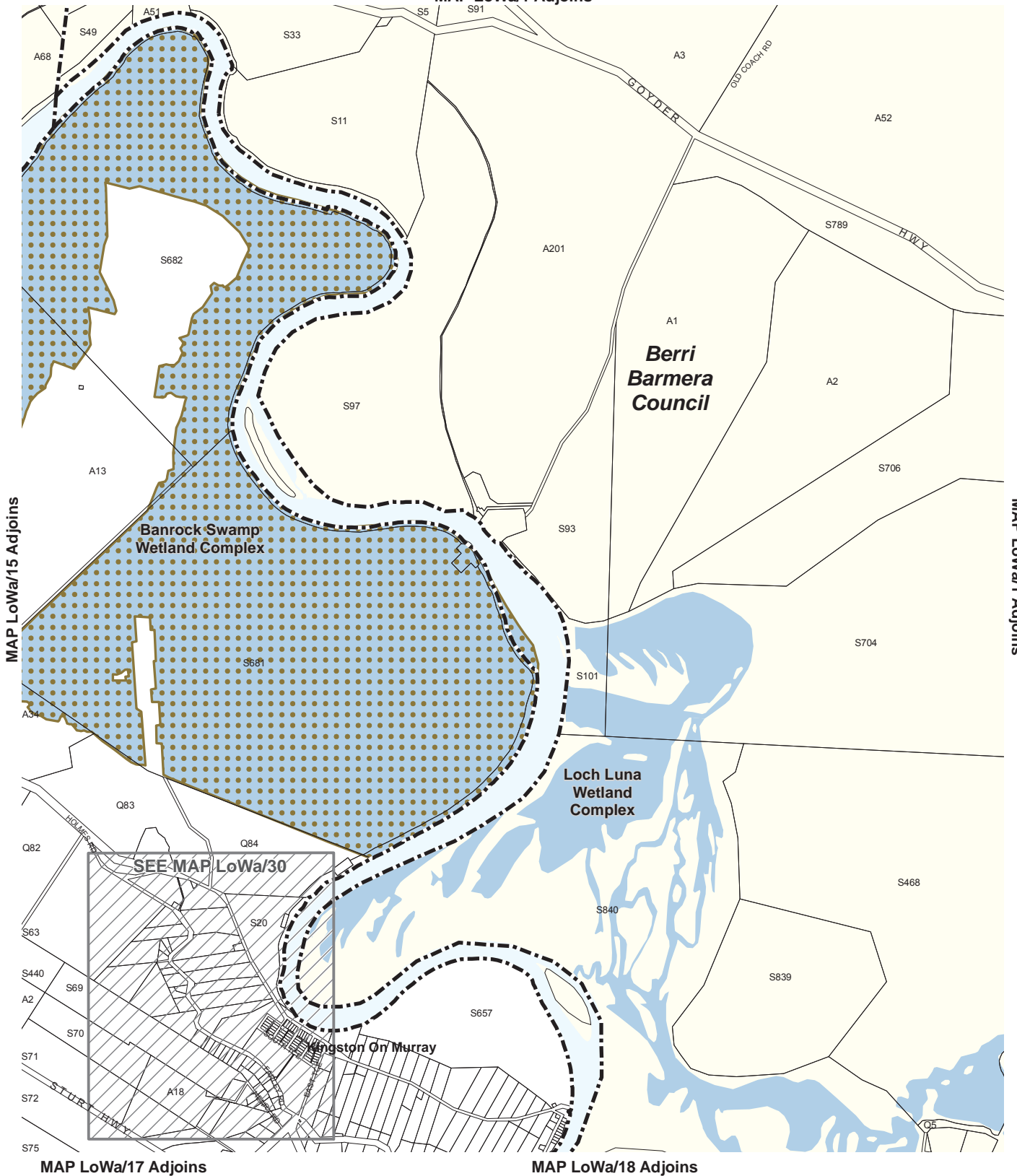
# Overlay Map LoWa/16 DEVELOPMENT CONSTRAINTS

- 1956 Flood Boundary
- Development Plan Boundary

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MAP LoWa/1 Adjoins

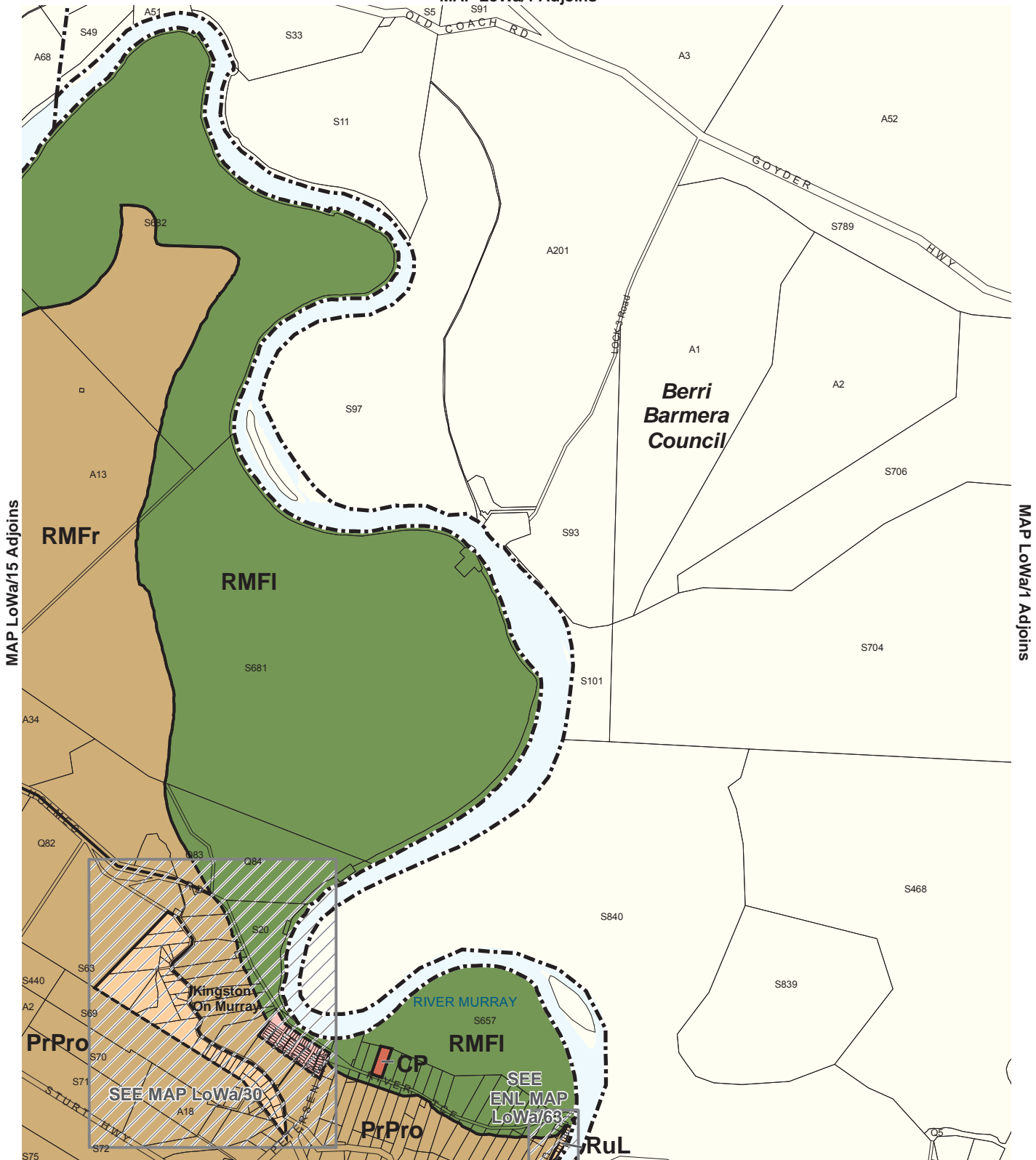


# Overlay Map LoWa/16

## NATURAL RESOURCES

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

MAP LoWa/1 Adjoins

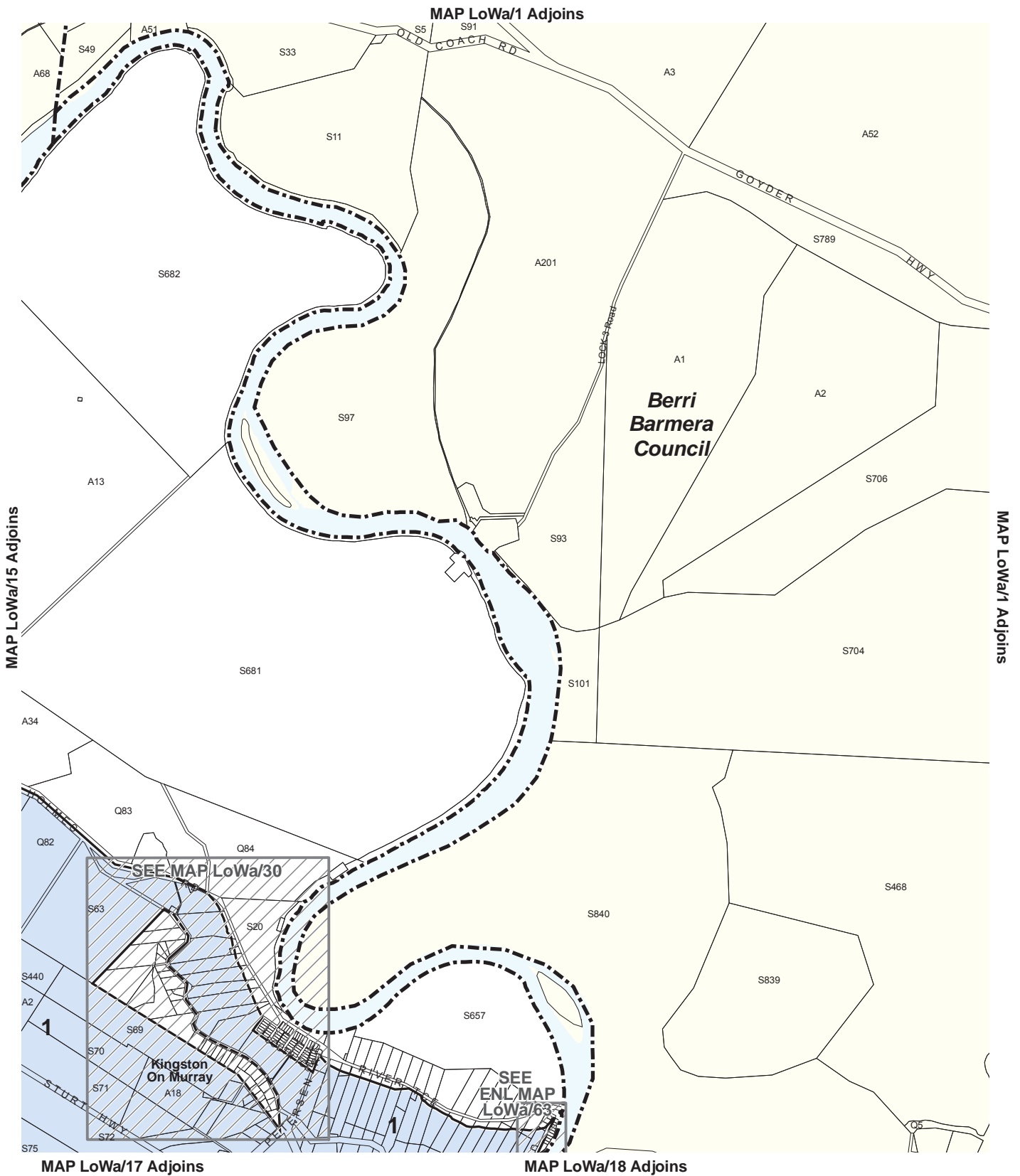


See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



- Zones**
- CP Caravan and Tourist Park
  - PrPro Primary Production
  - RMFI River Murray Flood
  - RMFr River Murray Fringe
  - RuL Rural Living
  - Zone Boundary
  - Development Plan Boundary

# Zone Map LoWa/16



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

- Policy Area**  
1 Horticulture



# Policy Area Map LoWa/16

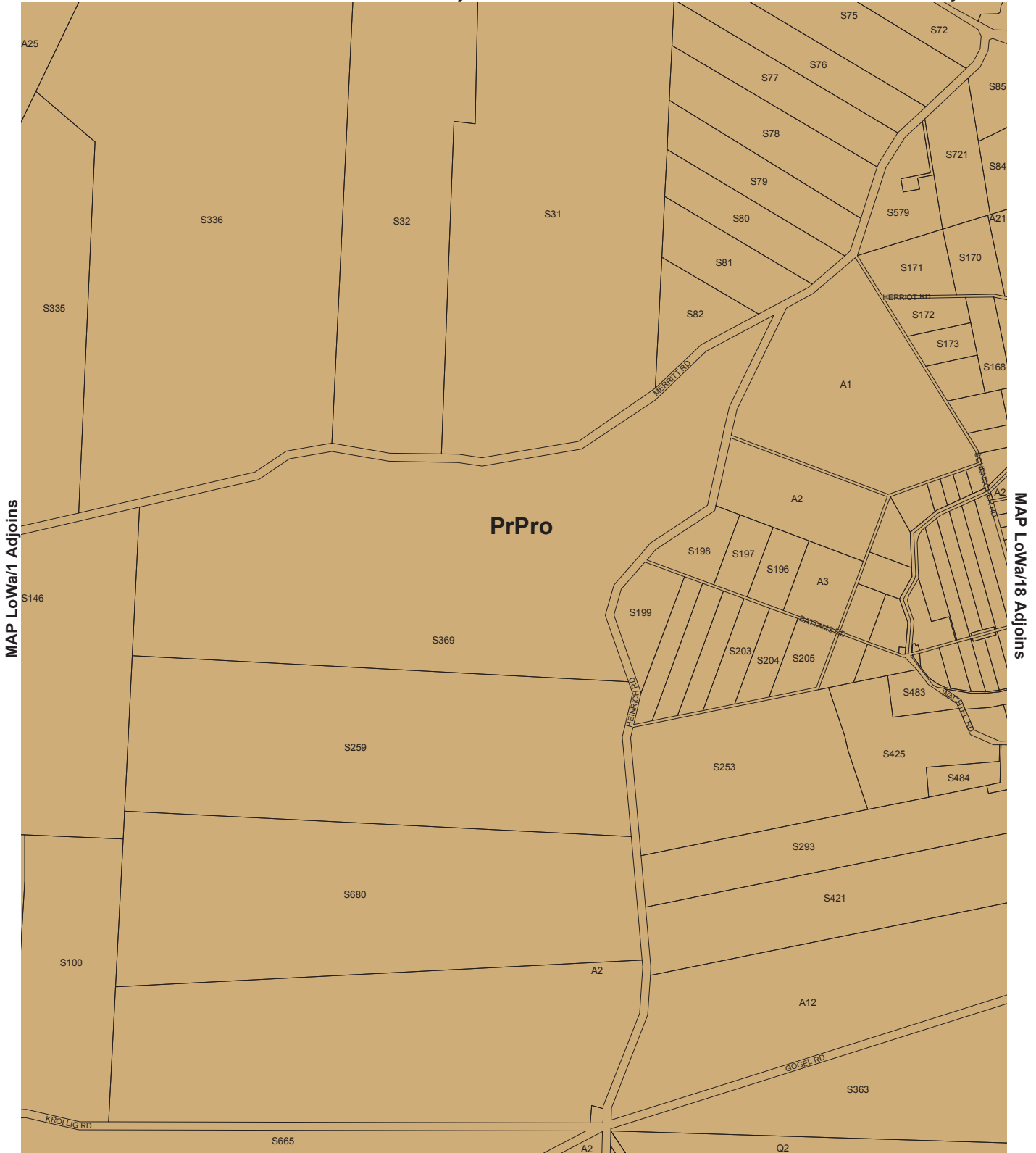
- Policy Area Boundary
- Development Plan Boundary





MAP LoWa/15 Adjoins

MAP LoWa/16 Adjoins



MAP LoWa/1 Adjoins

MAP LoWa/18 Adjoins

MAP LoWa/1 Adjoins

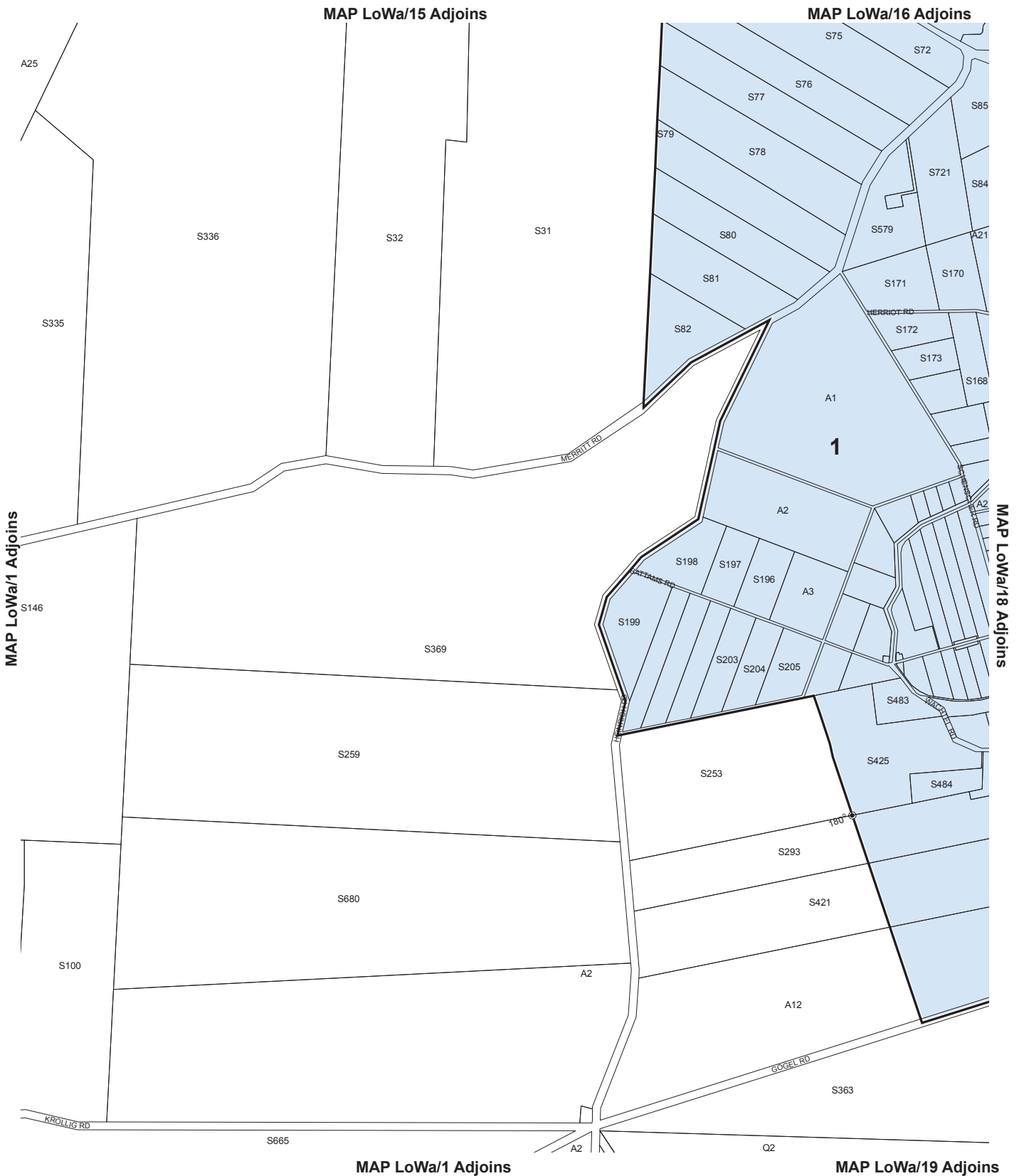
MAP LoWa/19 Adjoins

Lamberts Conformal Conic Projection, GDA94



# Zone Map LoWa/17

- Zones**
- PrPro Primary Production
  - Zone Boundary



Lamberts Conformal Conic Projection, GDA94

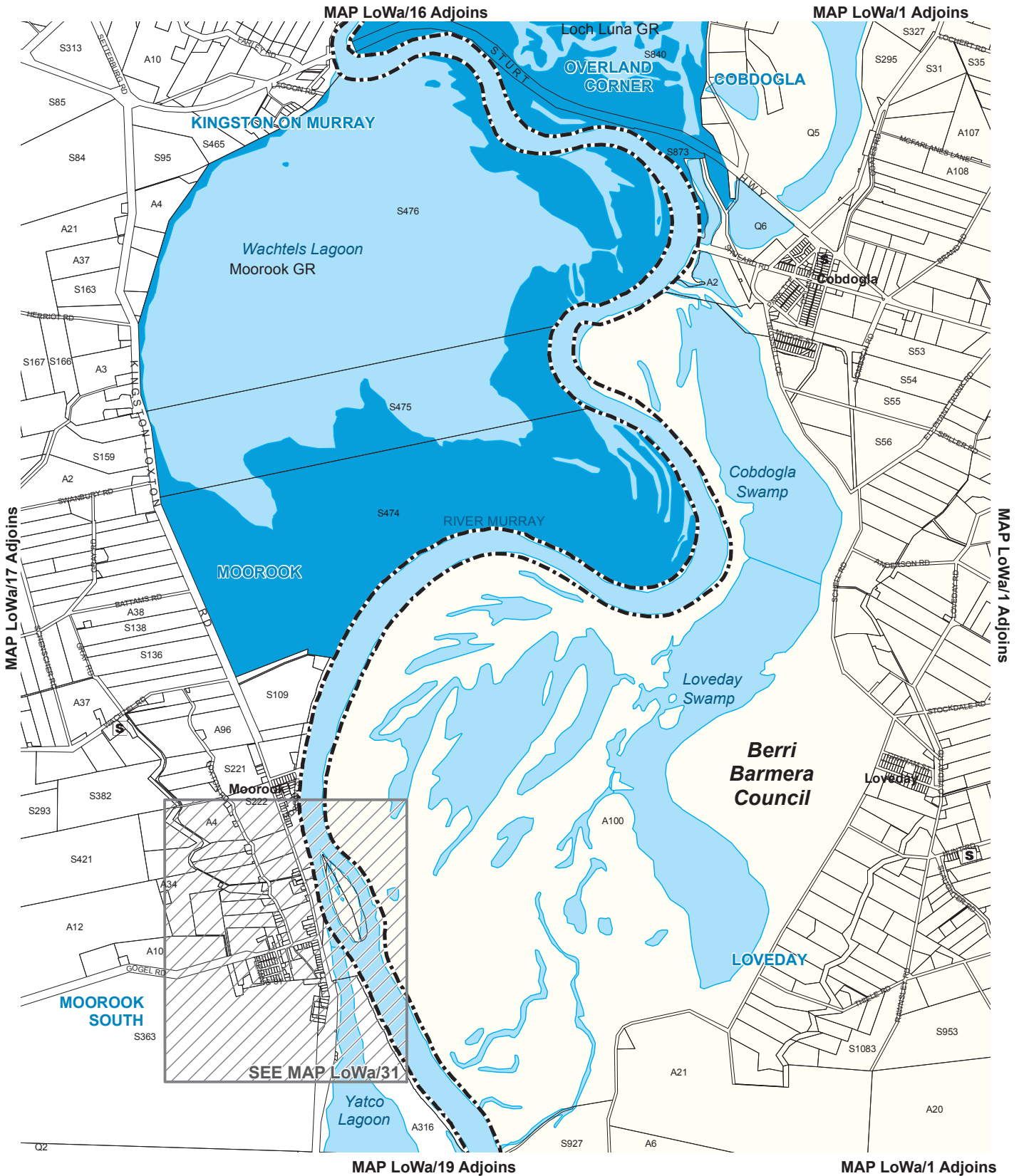
**Policy Area**  
1 Horticulture







# Policy Area Map LoWa/17

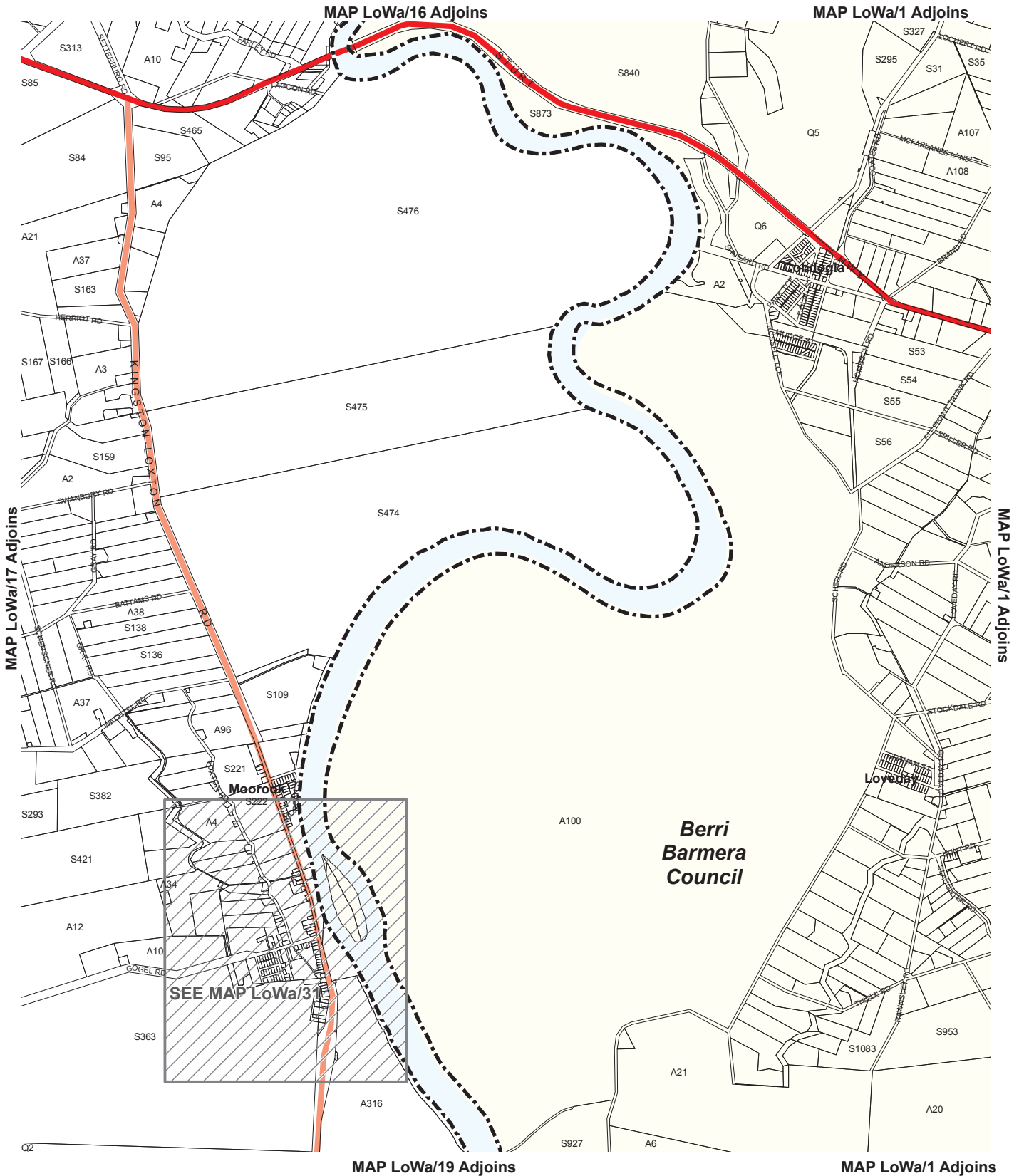
 Policy Area Boundary





# Location Map LoWa/18

-  School
-  Game Reserve
-  Waterbodies
-  Development Plan Boundary

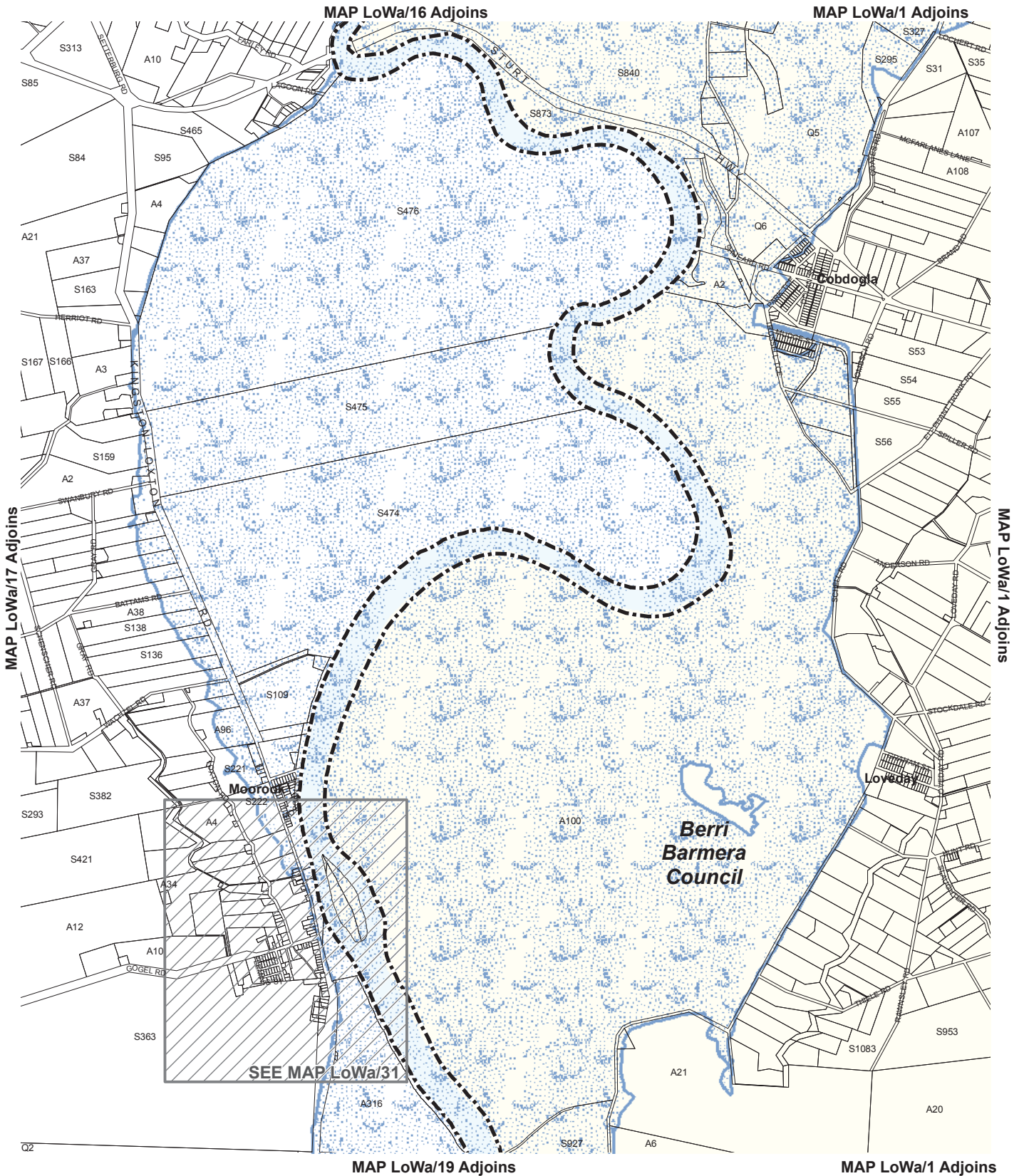


- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary





# Overlay Map LoWa/18

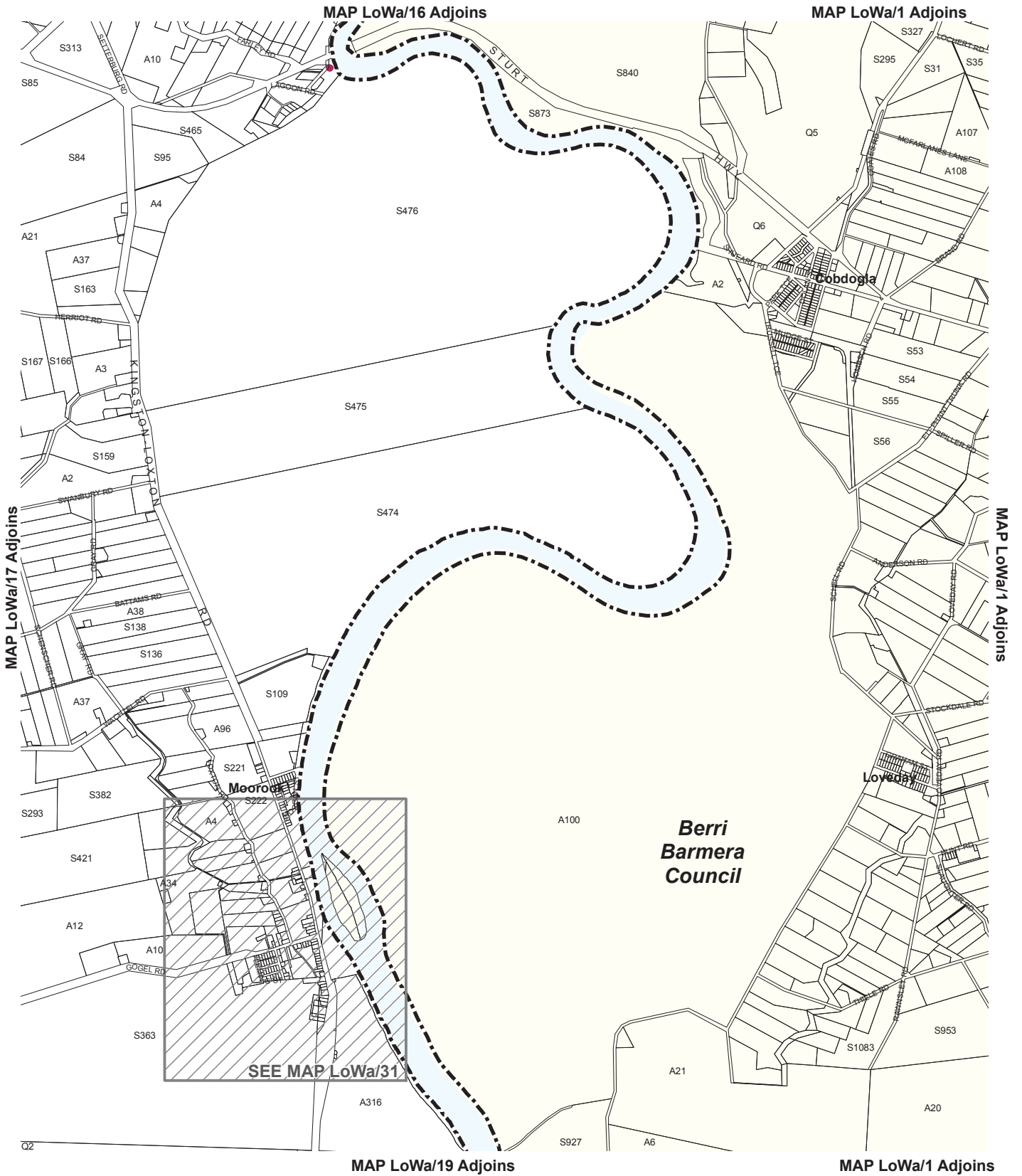
## TRANSPORT



# Overlay Map LoWa/18

## 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.

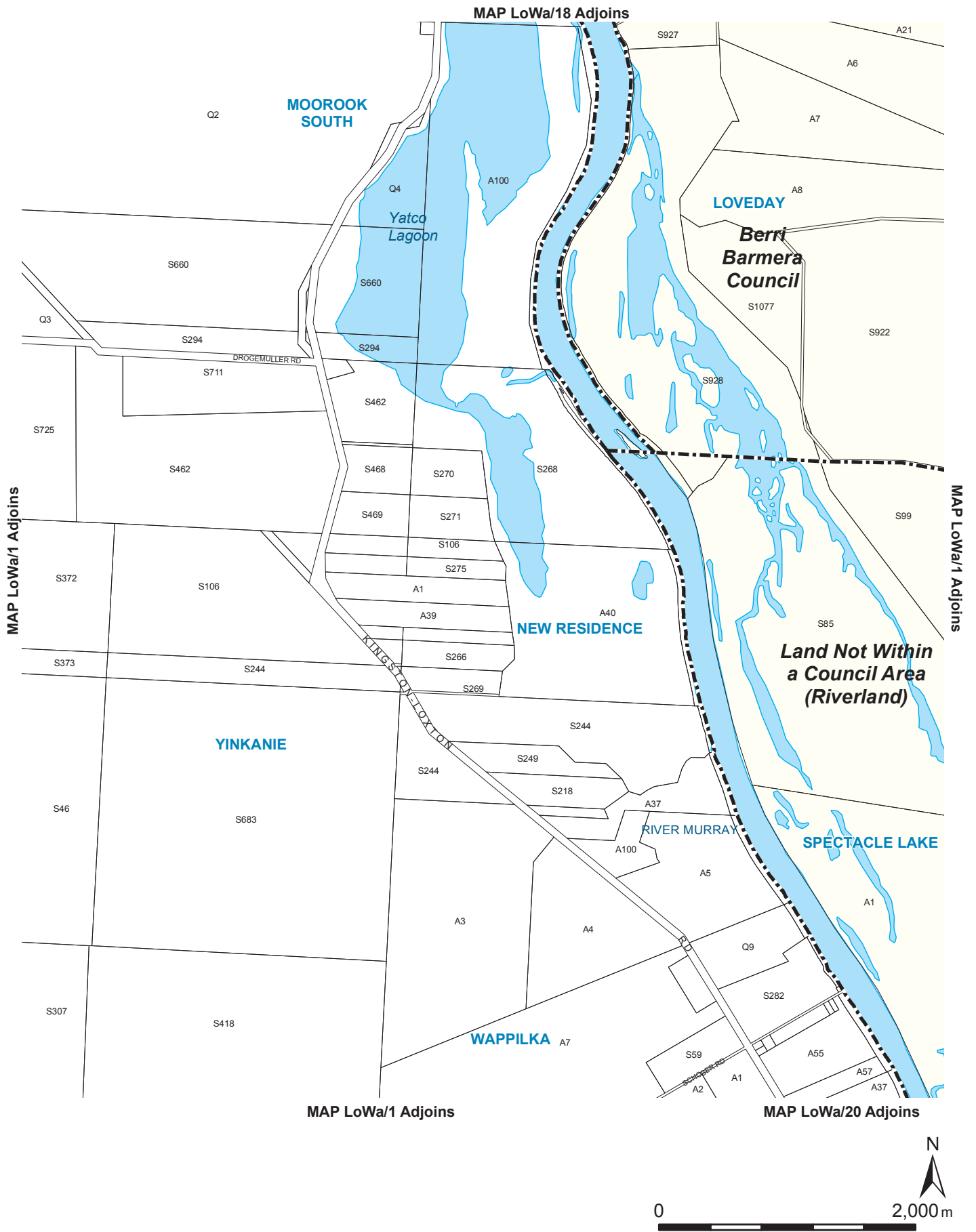


# Overlay Map LoWa/18 HERITAGE

- State heritage place
- Development Plan Boundary

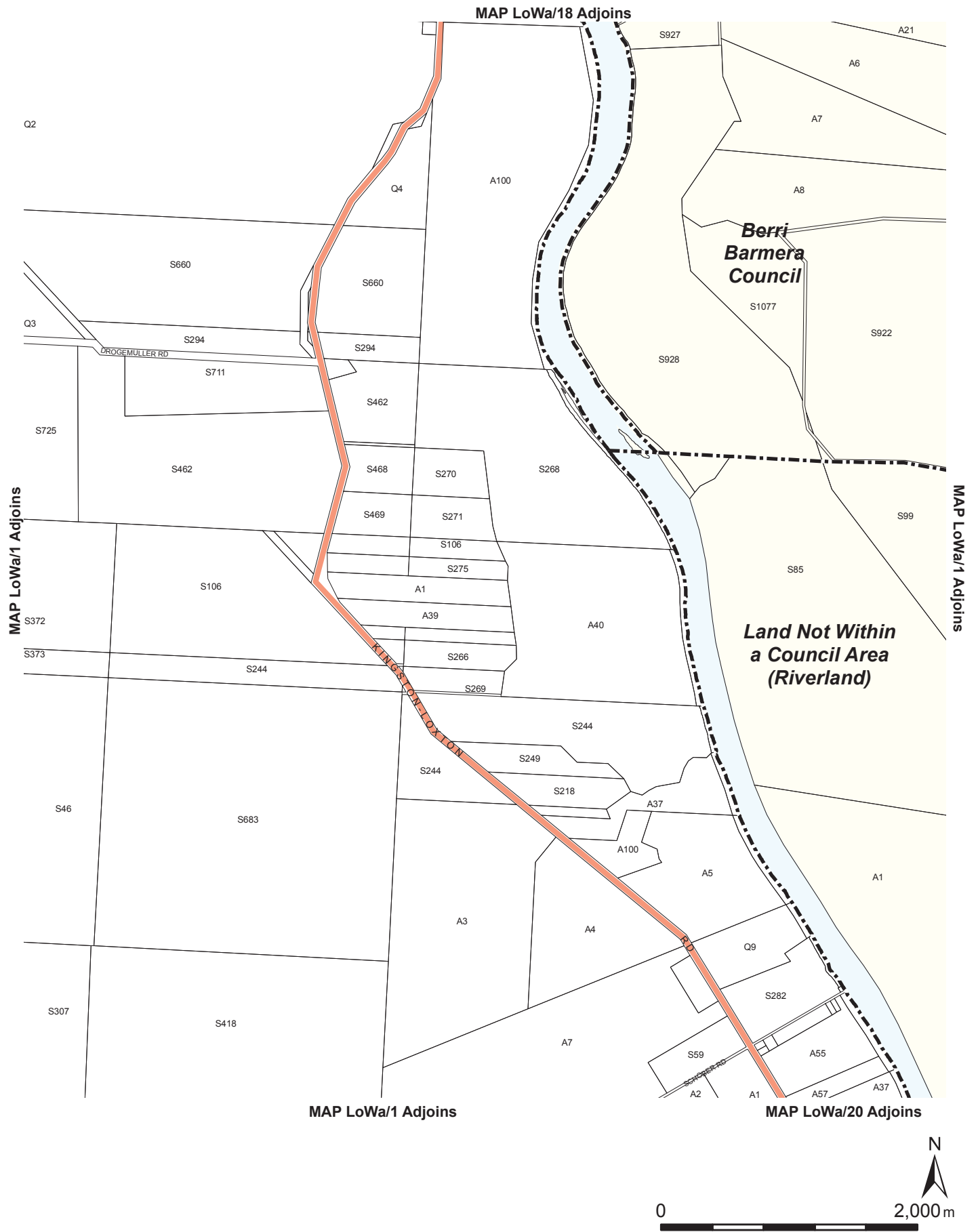






# Location Map LoWa/19

- Waterbodies
- Development Plan Boundary

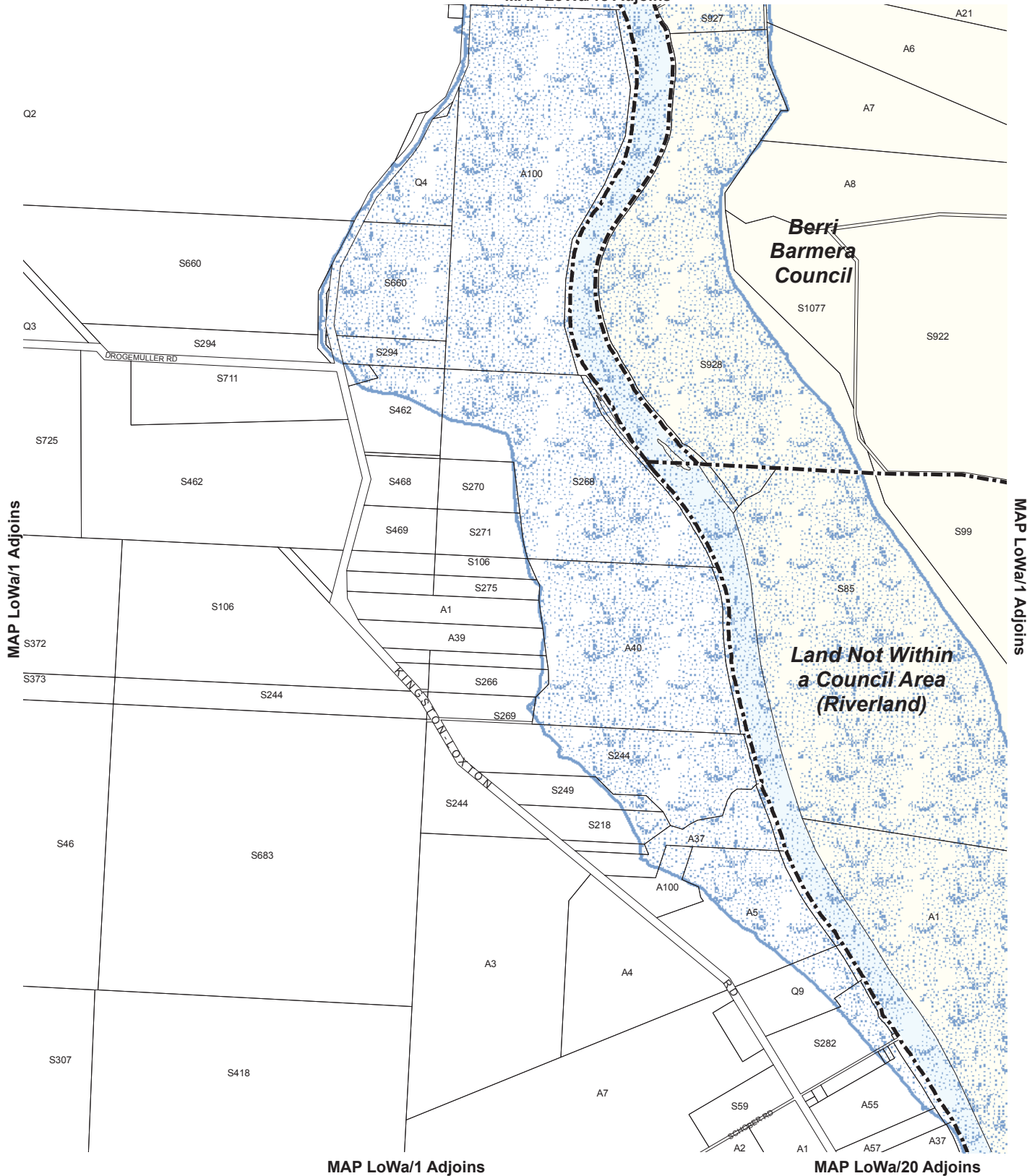


# Overlay Map LoWa/19 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary



MAP LoWa/18 Adjoins



**Berri  
Barmera  
Council**

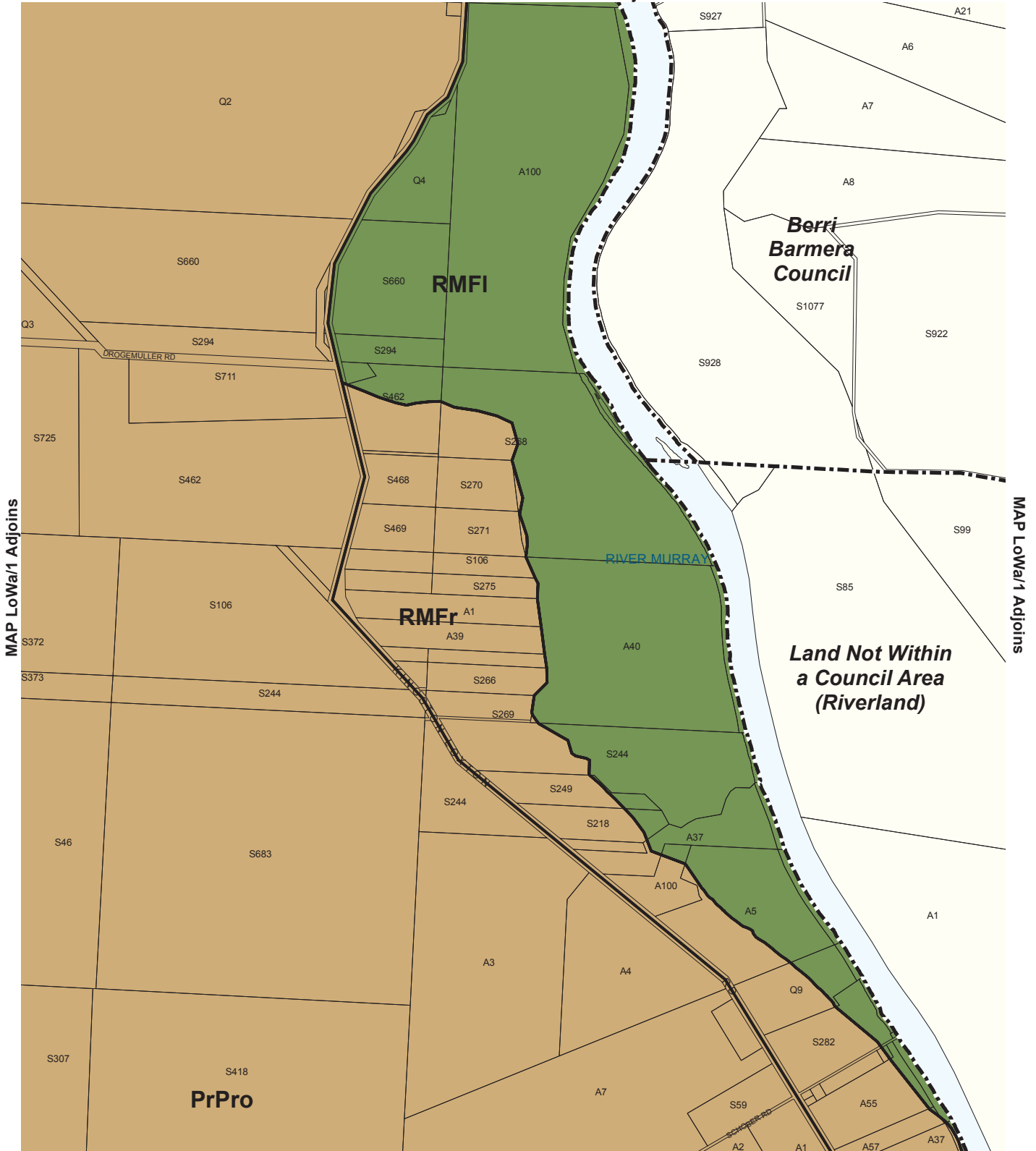
*Land Not Within  
a Council Area  
(Riverland)*



# Overlay Map LoWa/19 DEVELOPMENT CONSTRAINTS

- 1956 Flood Boundary
- Development Plan Boundary

MAP LoWa/18 Adjoins



MAP LoWa/1 Adjoins

MAP LoWa/20 Adjoins

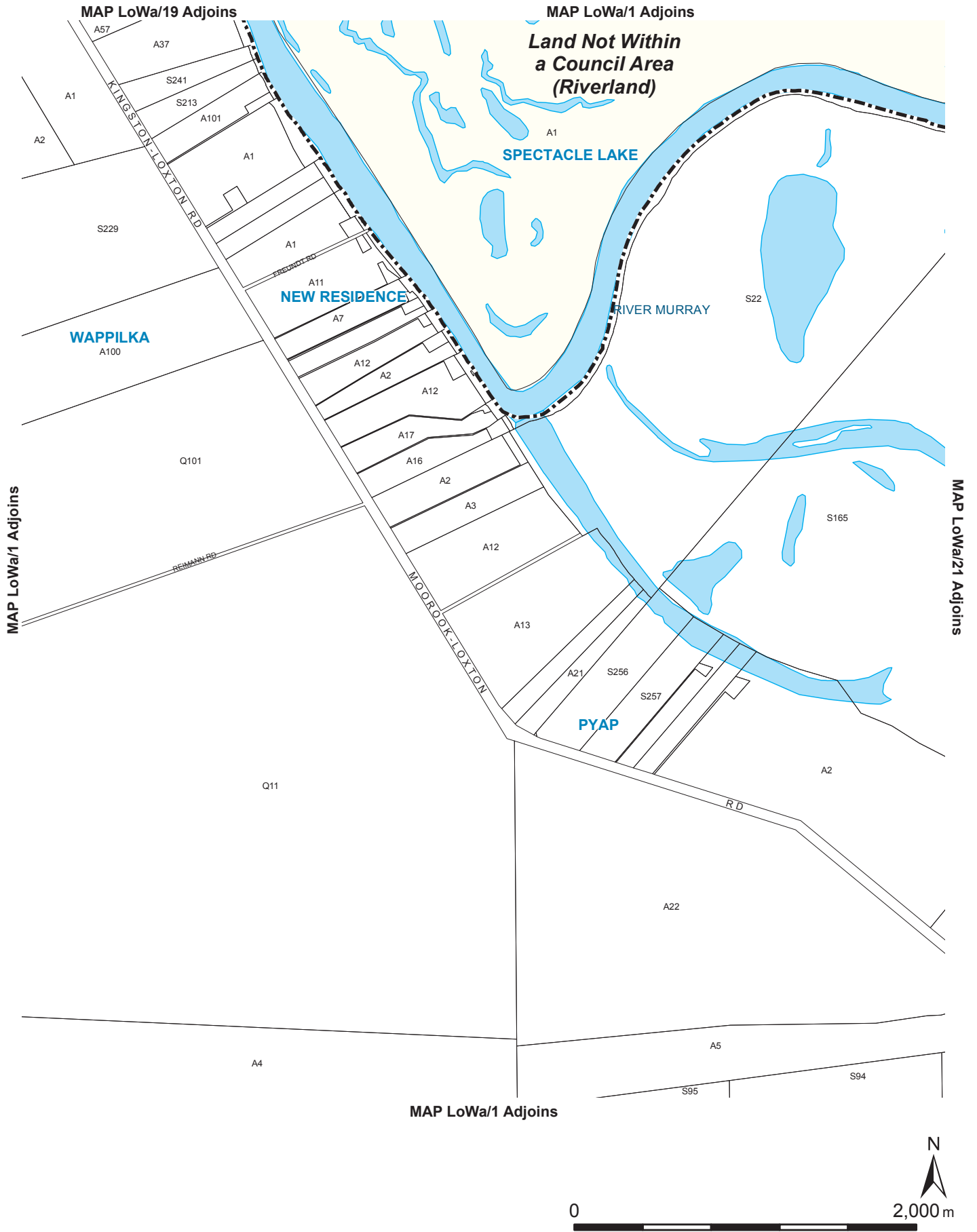
Lamberts Conformal Conic Projection, GDA94



**Zones**

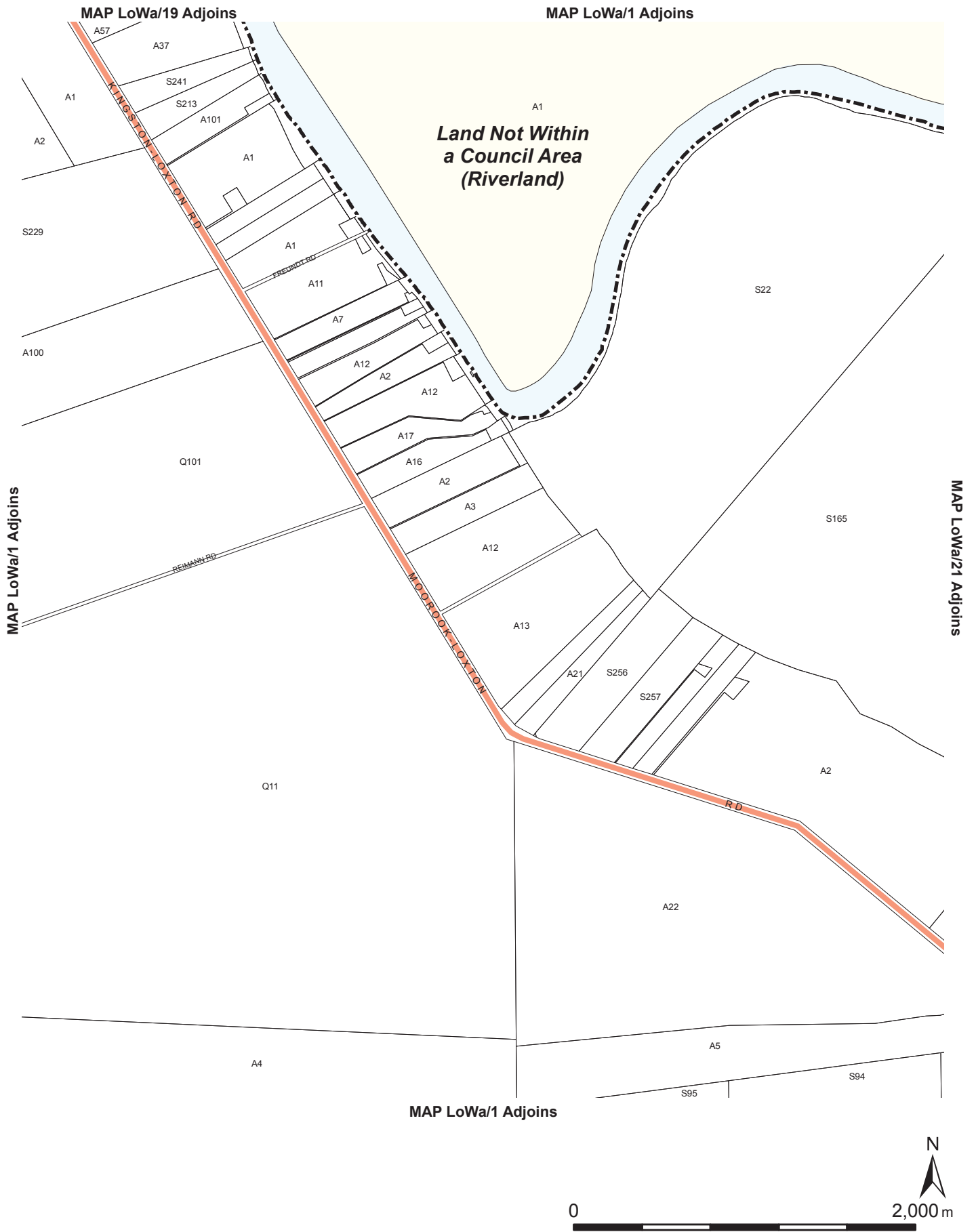
- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

# Zone Map LoWa/19



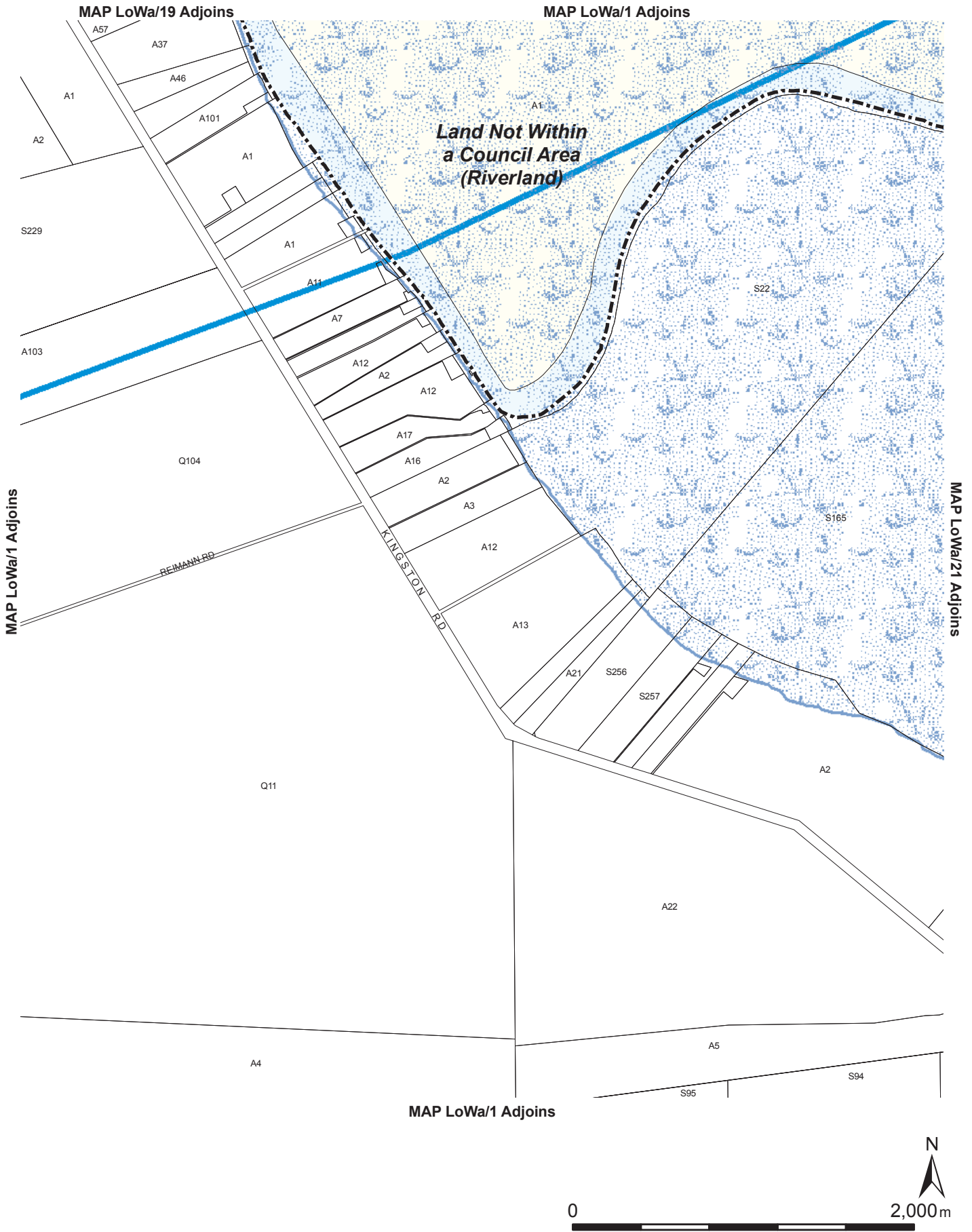
# Location Map LoWa/20

- Waterbodies
- Development Plan Boundary






# Overlay Map LoWa/20 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

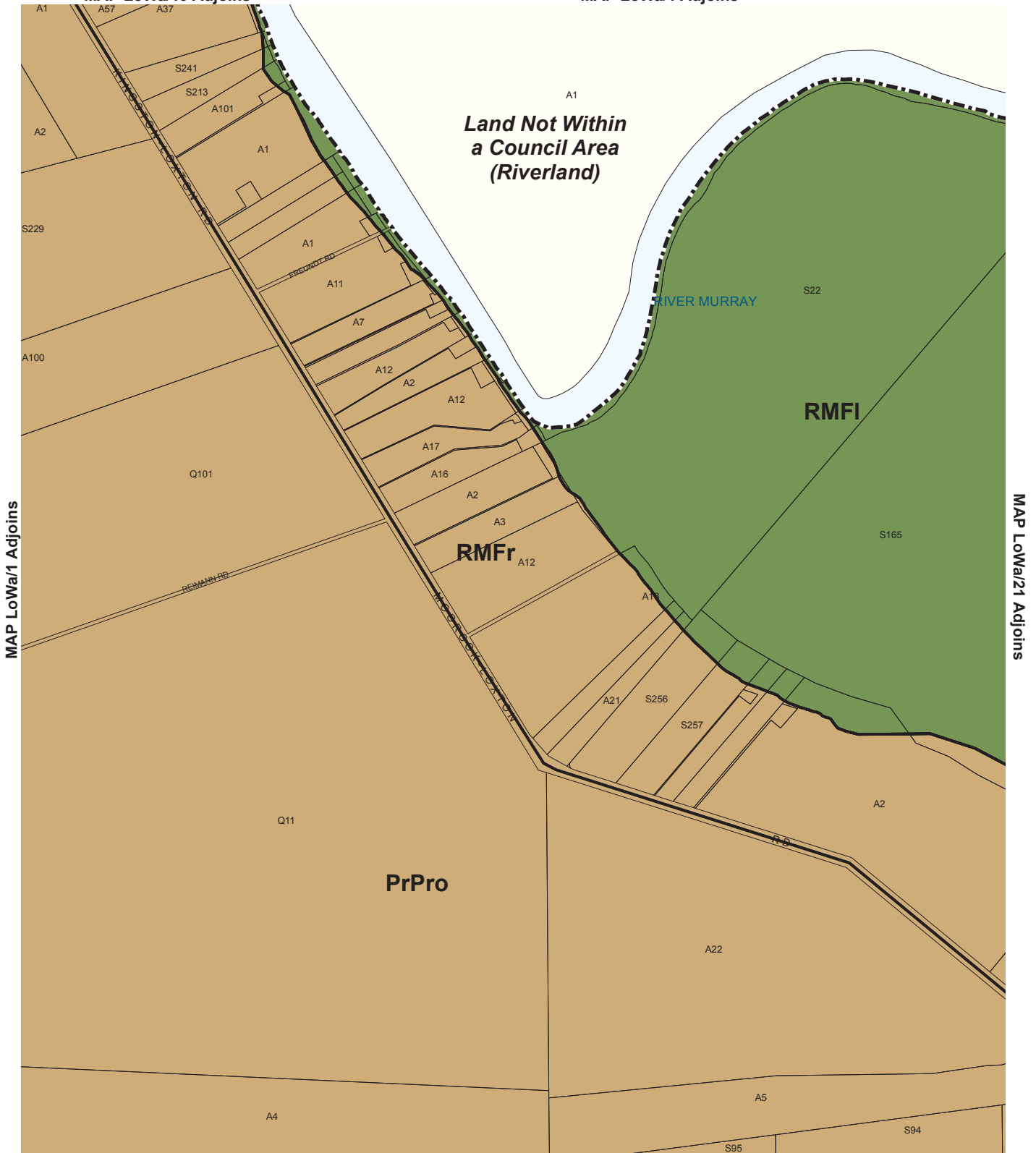


# Overlay Map LoWa/20 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  gas pipelines
-  Development Plan Boundary

MAP LoWa/19 Adjoins

MAP LoWa/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

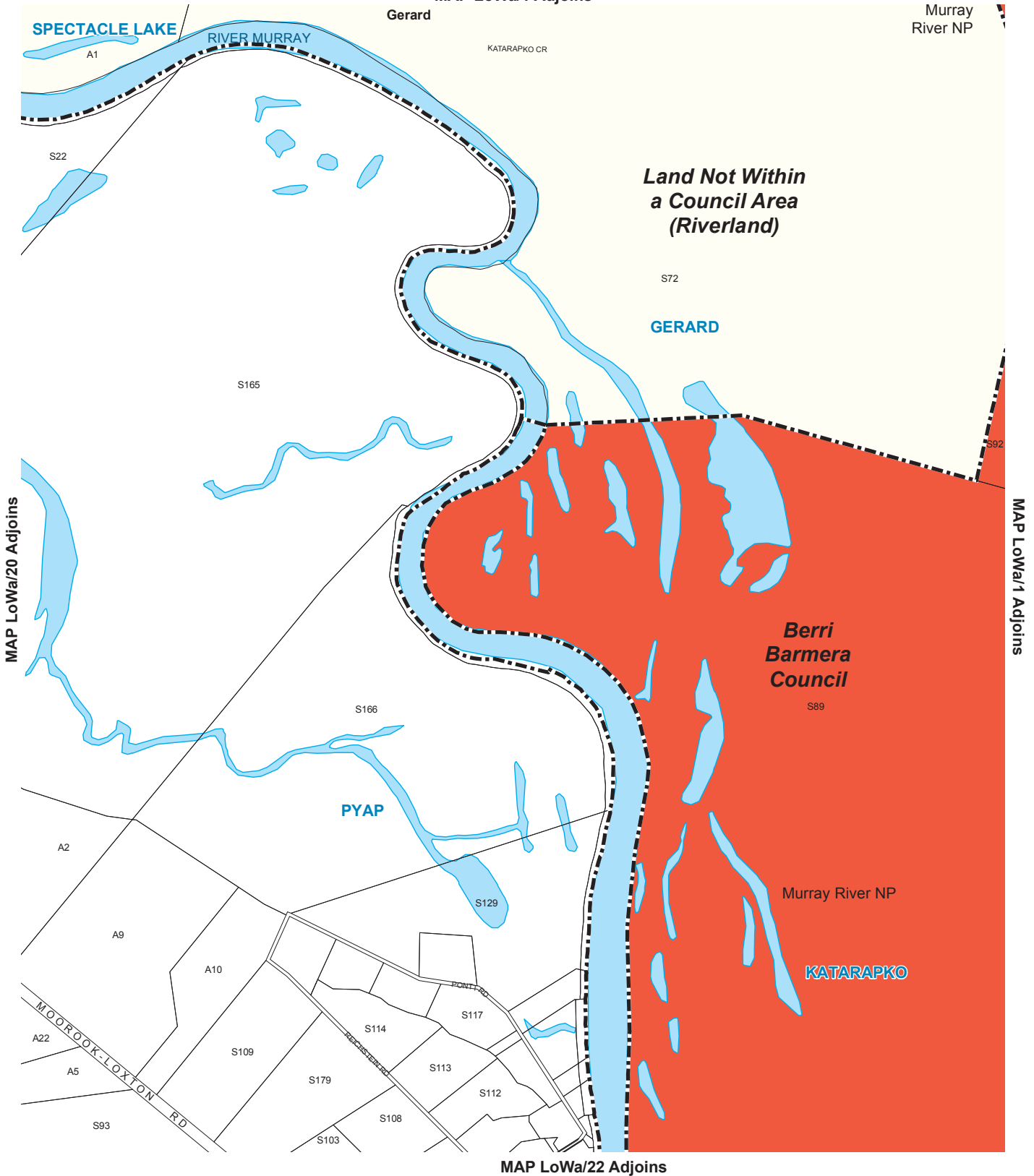


**Zones**

- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

# Zone Map LoWa/20

MAP LoWa/1 Adjoins



# Location Map LoWa/21

- National Park
- Waterbodies
- Development Plan Boundary

MAP LoWa/1 Adjoins

Gerard

KATARAPKO CR

A1

S22

Land Not Within  
a Council Area  
(Riverland)

S72

S92

MAP LoWa/20 Adjoins

S165

MAP LoWa/1 Adjoins

Berri  
Barmera  
Council

S89

S166

A2

S129

A9

A10

A22

A5

S93

S179

S103

S108

S114

S113

S112

S117

MOORCOOK-LOXTON RD

MAP LoWa/22 Adjoins





0

2,000 m



# Overlay Map LoWa/21 TRANSPORT

-  Secondary Arterial Roads
-  Development Plan Boundary

LOXTON WAIKERIE COUNCIL

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MAP LoWa/1 Adjoins

Gerard

KATARAPKO CR

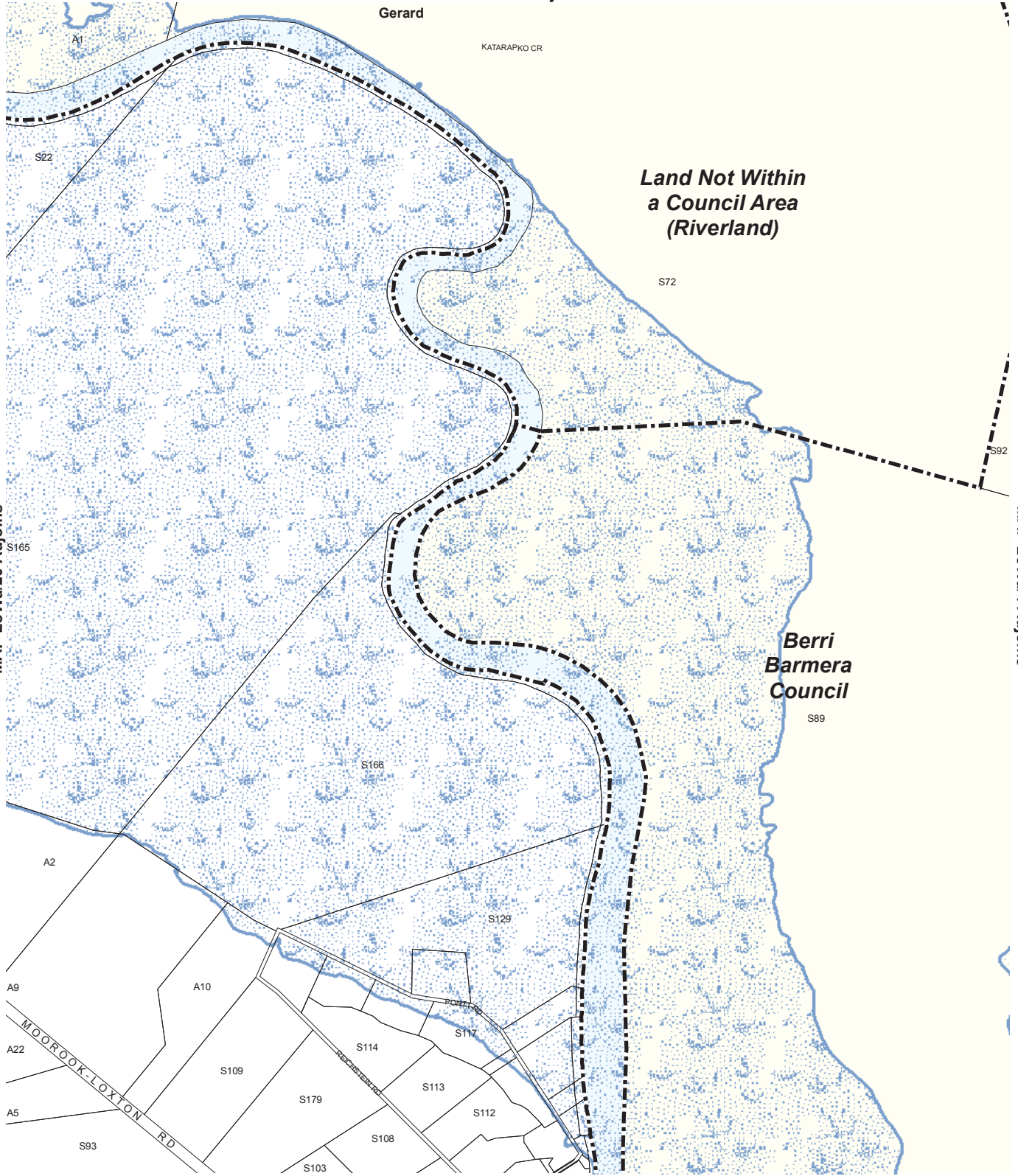
Land Not Within  
a Council Area  
(Riverland)

Berri  
Barmera  
Council

MAP LoWa/20 Adjoins

MAP LoWa/1 Adjoins

MAP LoWa/22 Adjoins



0 2,000 m

# Overlay Map LoWa/21

## DEVELOPMENT CONSTRAINTS

- 1956 Flood Boundary
- Development Plan Boundary

MAP LoWa/1 Adjoins

Gerard

KATARAPKO CR

A1

RIVER MURRAY

S22

Land Not Within  
a Council Area  
(Riverland)

S72

RMFI

S92

MAP LoWa/20 Adjoins

MAP LoWa/1 Adjoins

Berri  
Barmera  
Council

S89

S165

S166

A2

S129

RMFr

A9

A10

S117

A22

S109

S114

S113

A5

PrPro

S179

S108

S112

S93

S103

MAP LoWa/22 Adjoins

Lamberts Conformal Conic Projection, GDA94



0

2,000 m

Zones

PrPro Primary Production

RMFI River Murray Flood

RMFr River Murray Fringe

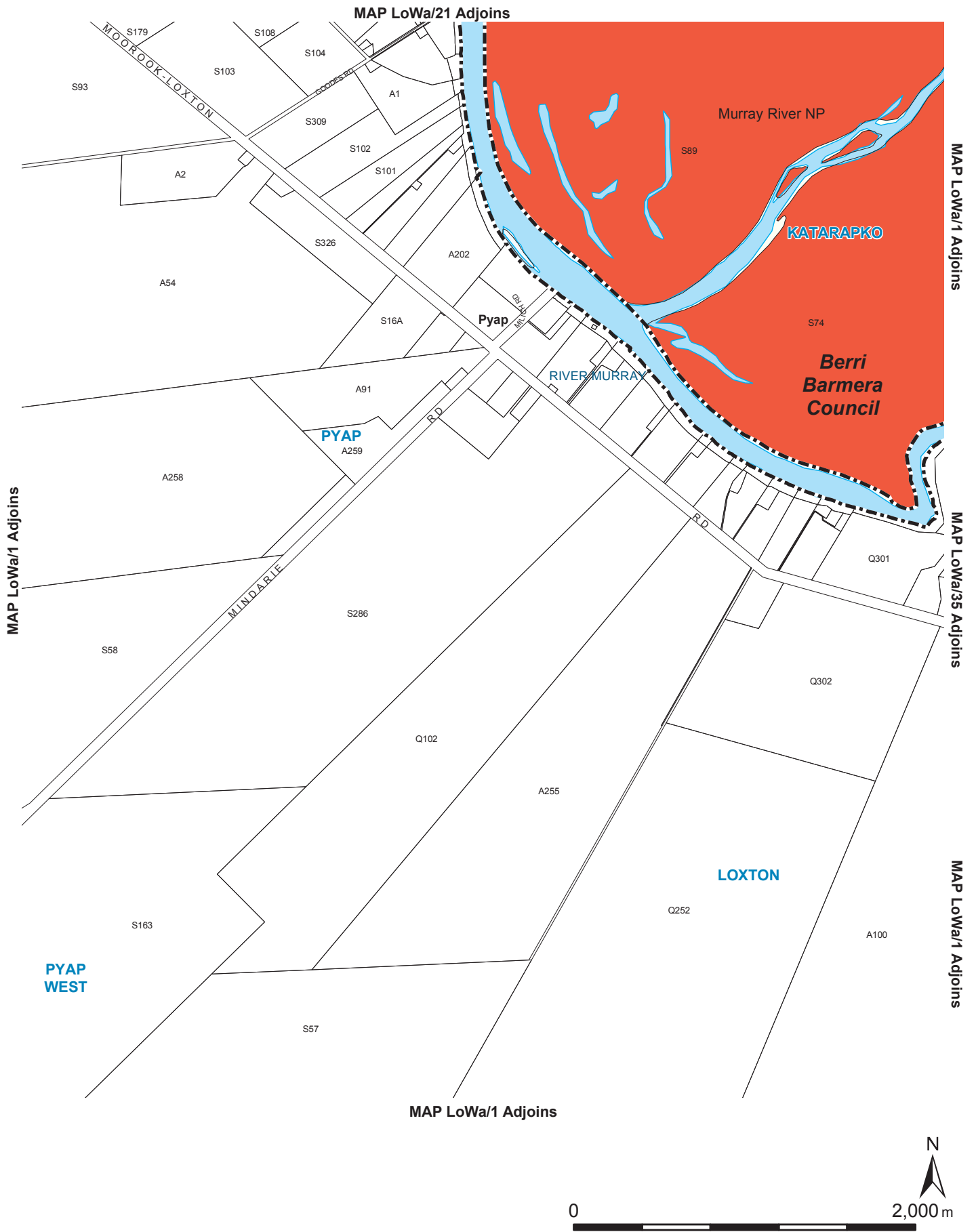
Zone Boundary

Development Plan Boundary

# Zone Map LoWa/21

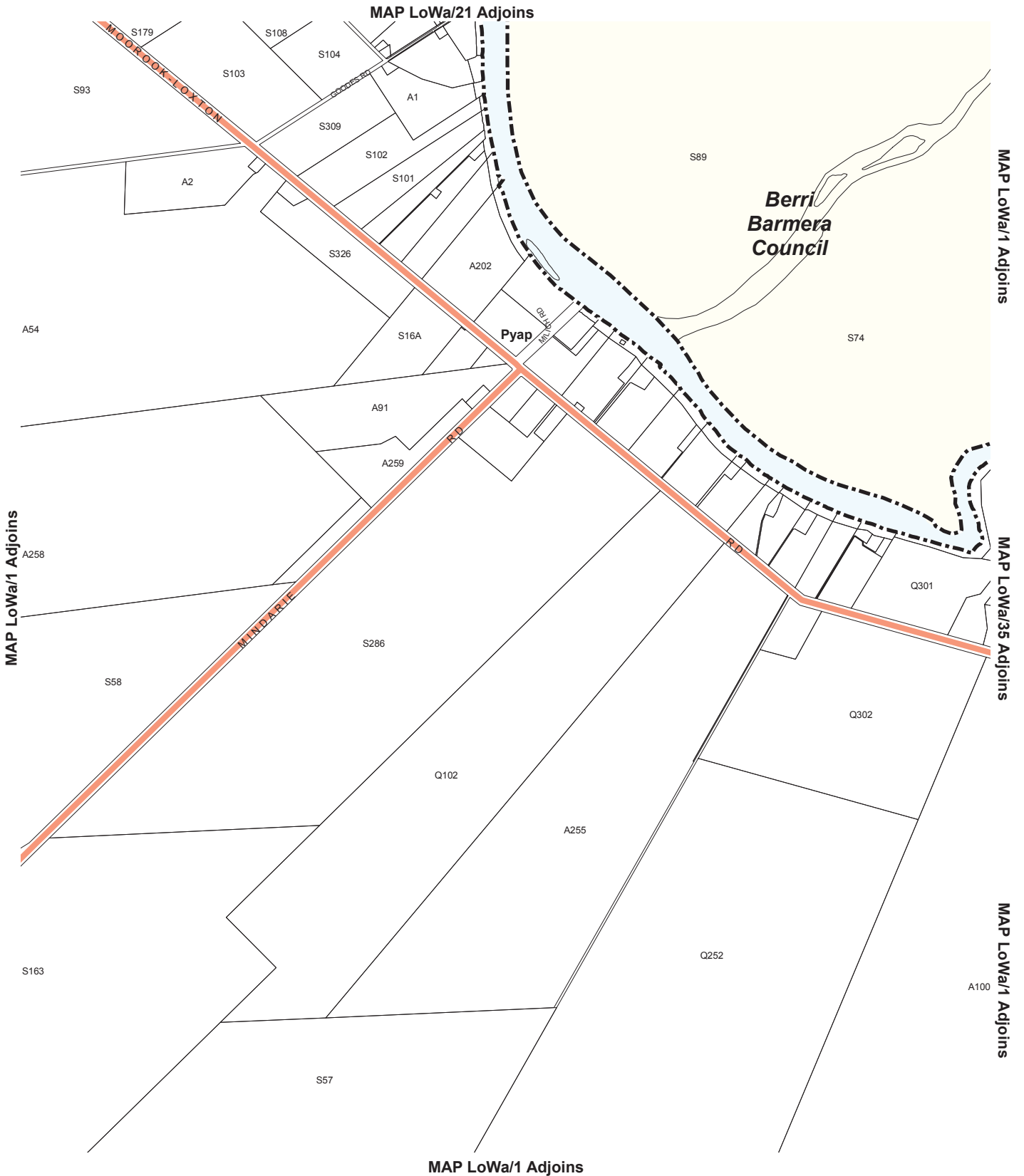
LOXTON WAIKERIE COUNCIL

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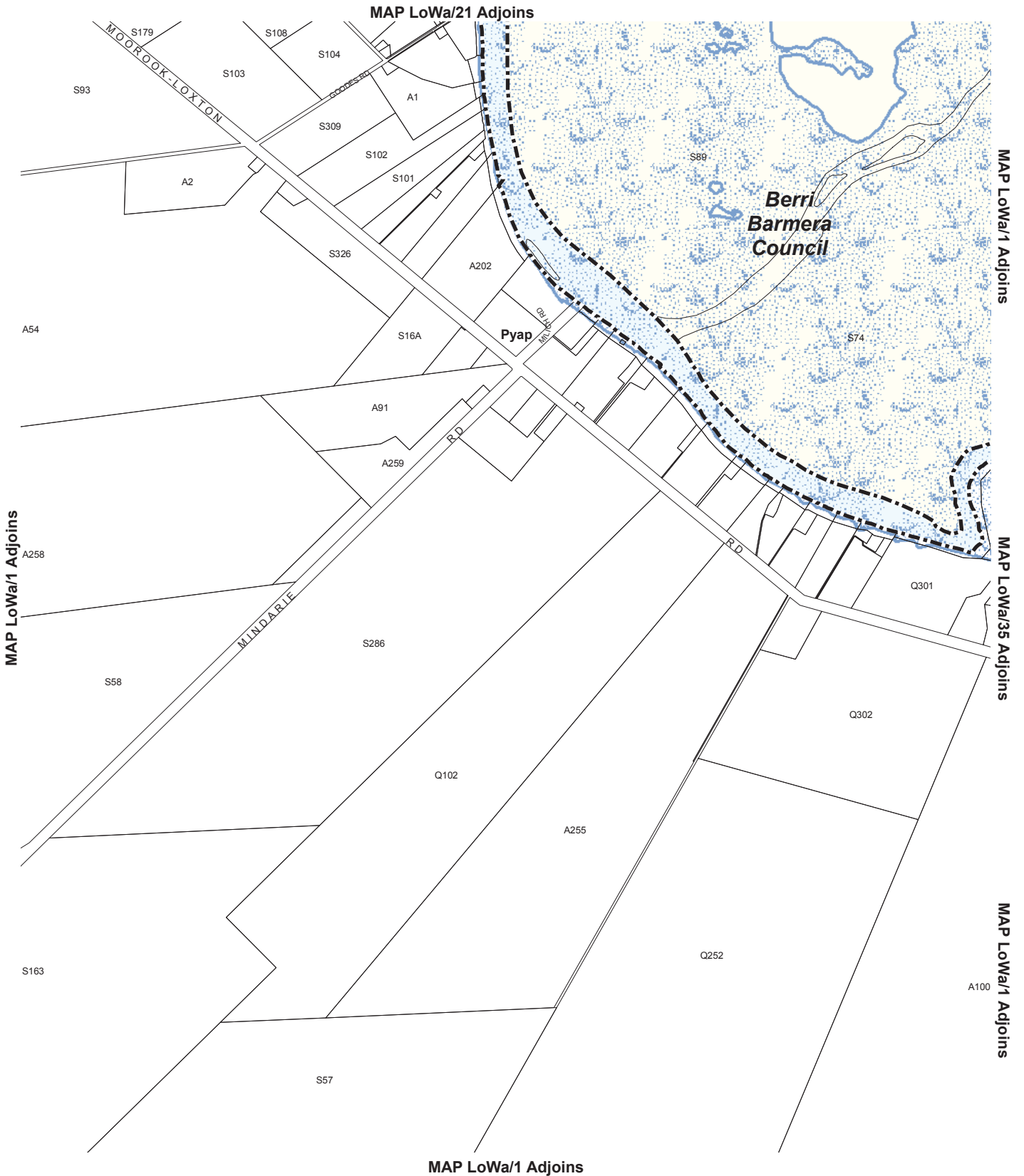
# Location Map LoWa/22

- National Park
- Waterbodies
- Development Plan Boundary



# Overlay Map LoWa/22 TRANSPORT

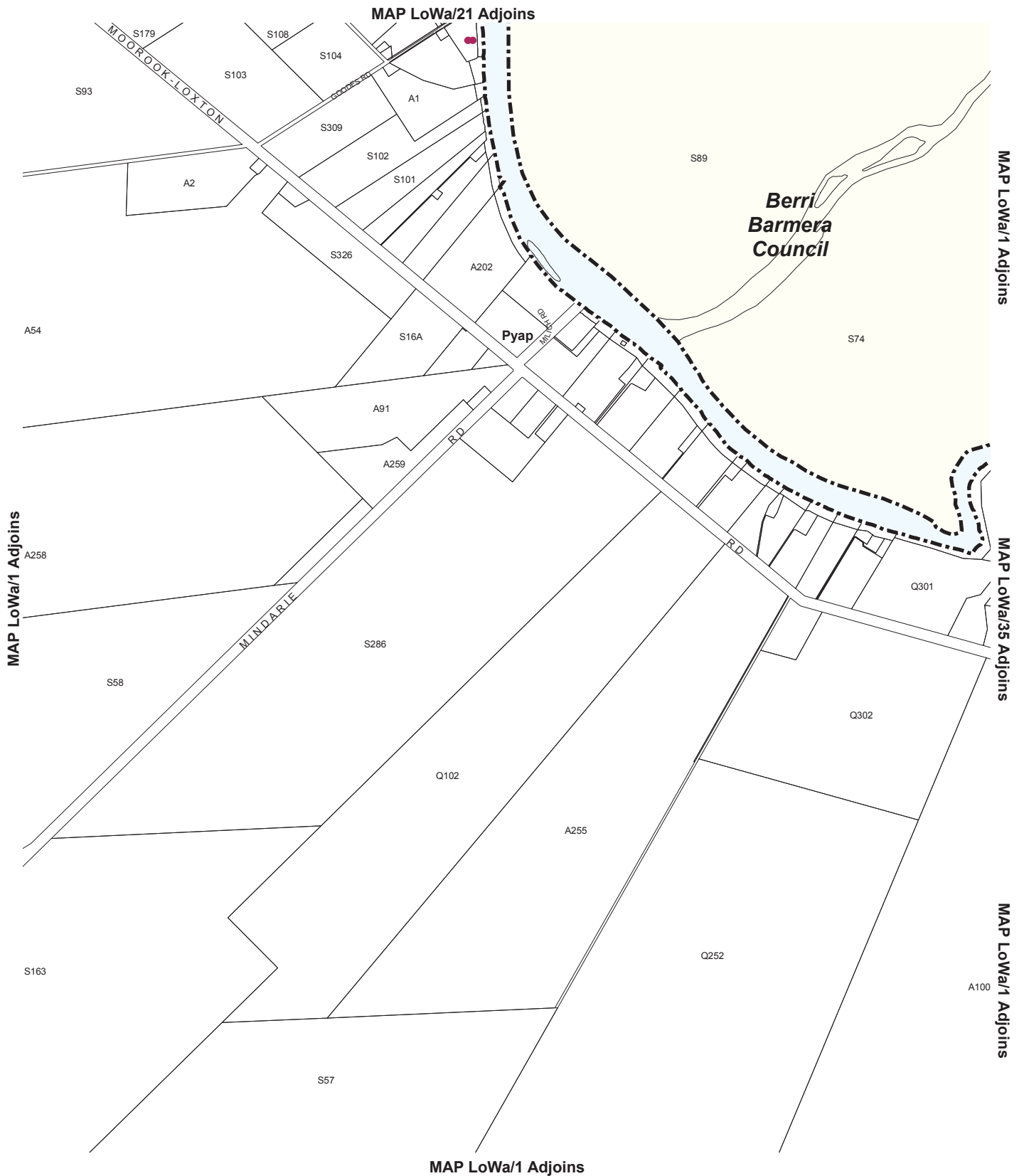
- Secondary Arterial Roads
- Development Plan Boundary



# Overlay Map LoWa/22

## DEVELOPMENT CONSTRAINTS

- 1956 Flood Boundary
- Development Plan Boundary

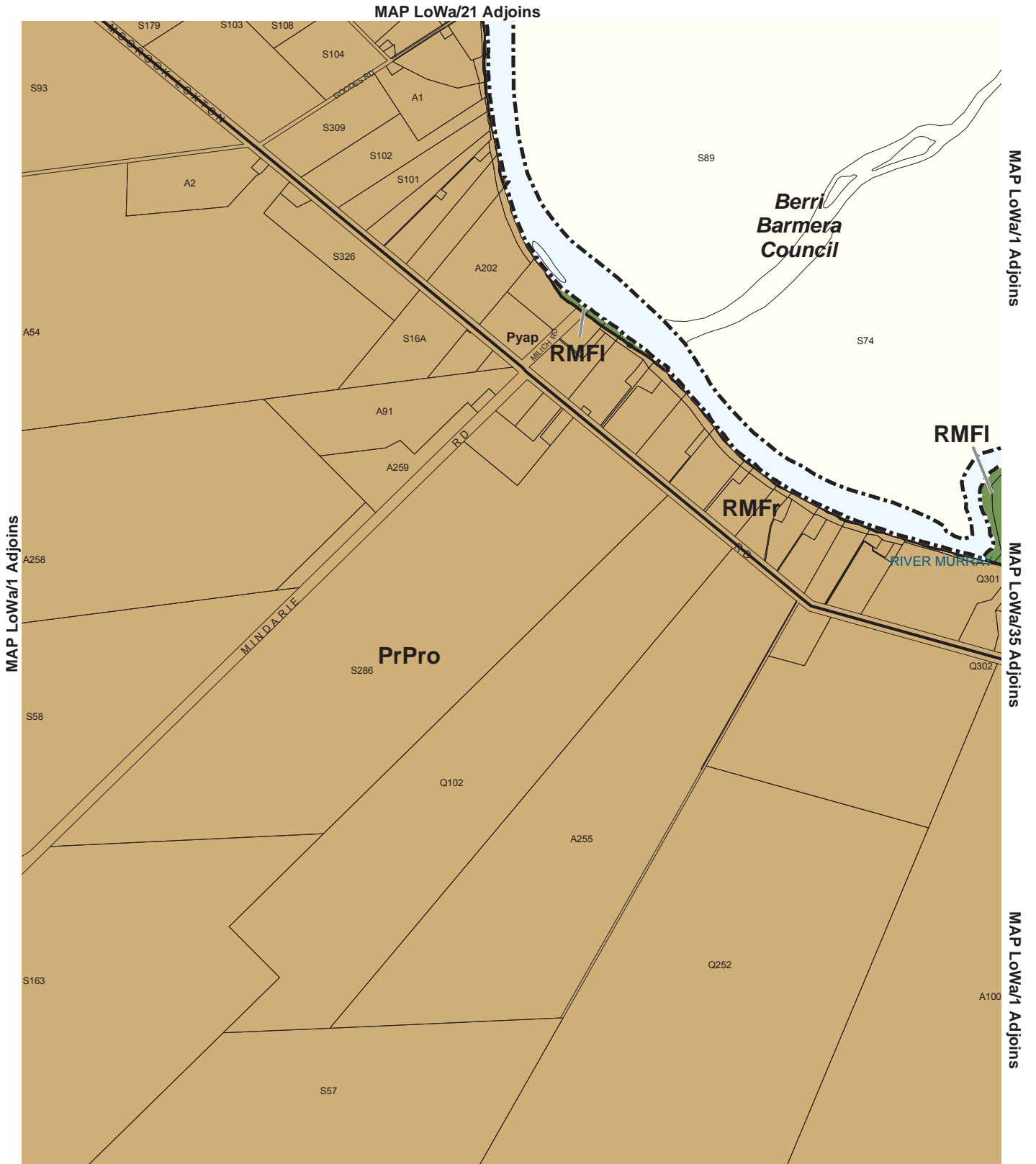


Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map LoWa/22 HERITAGE

- State heritage place
- Development Plan Boundary



MAP LoWa/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



**Zones**

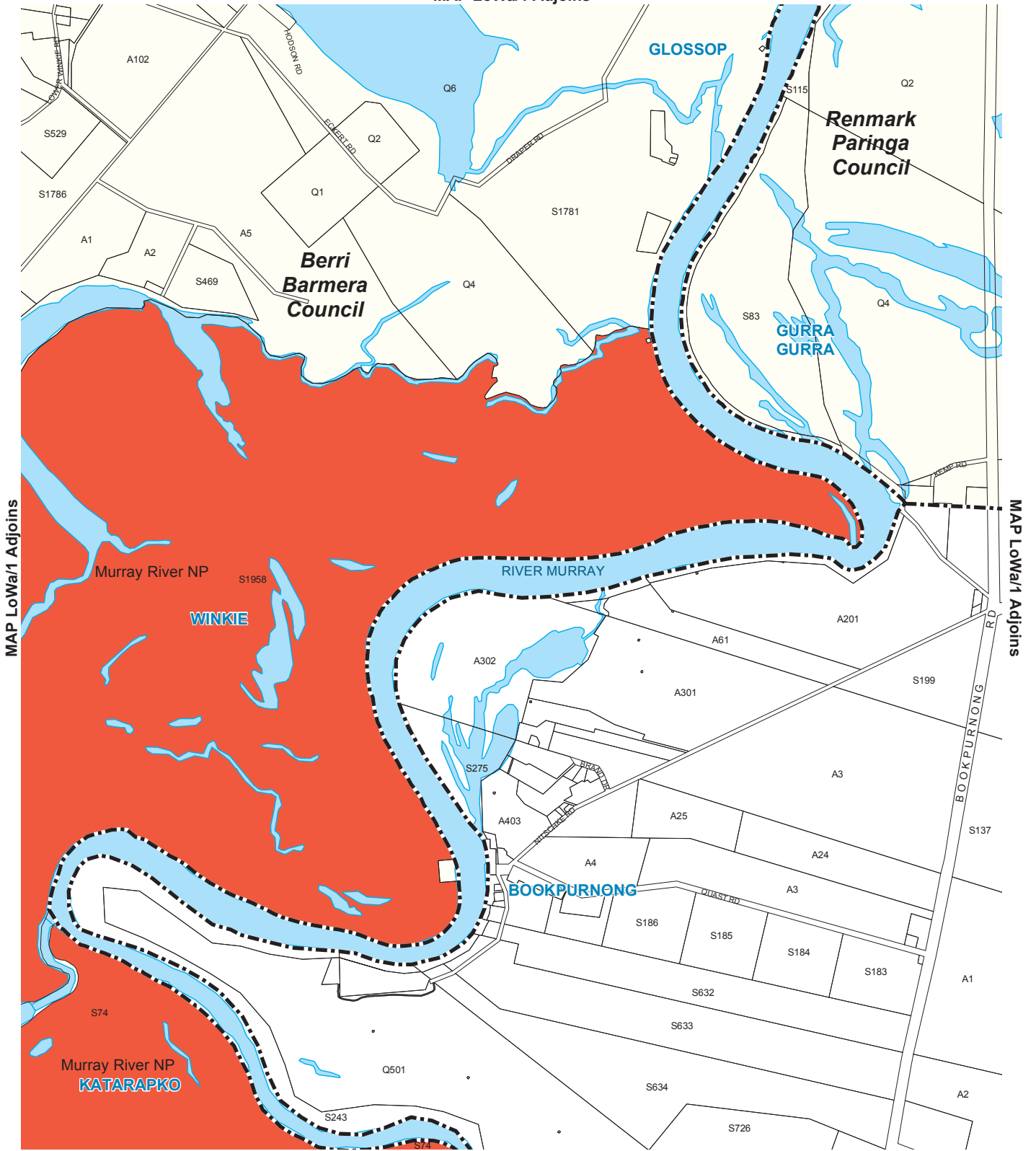
- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

# Zone Map LoWa/22

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MAP LoWa/1 Adjoins



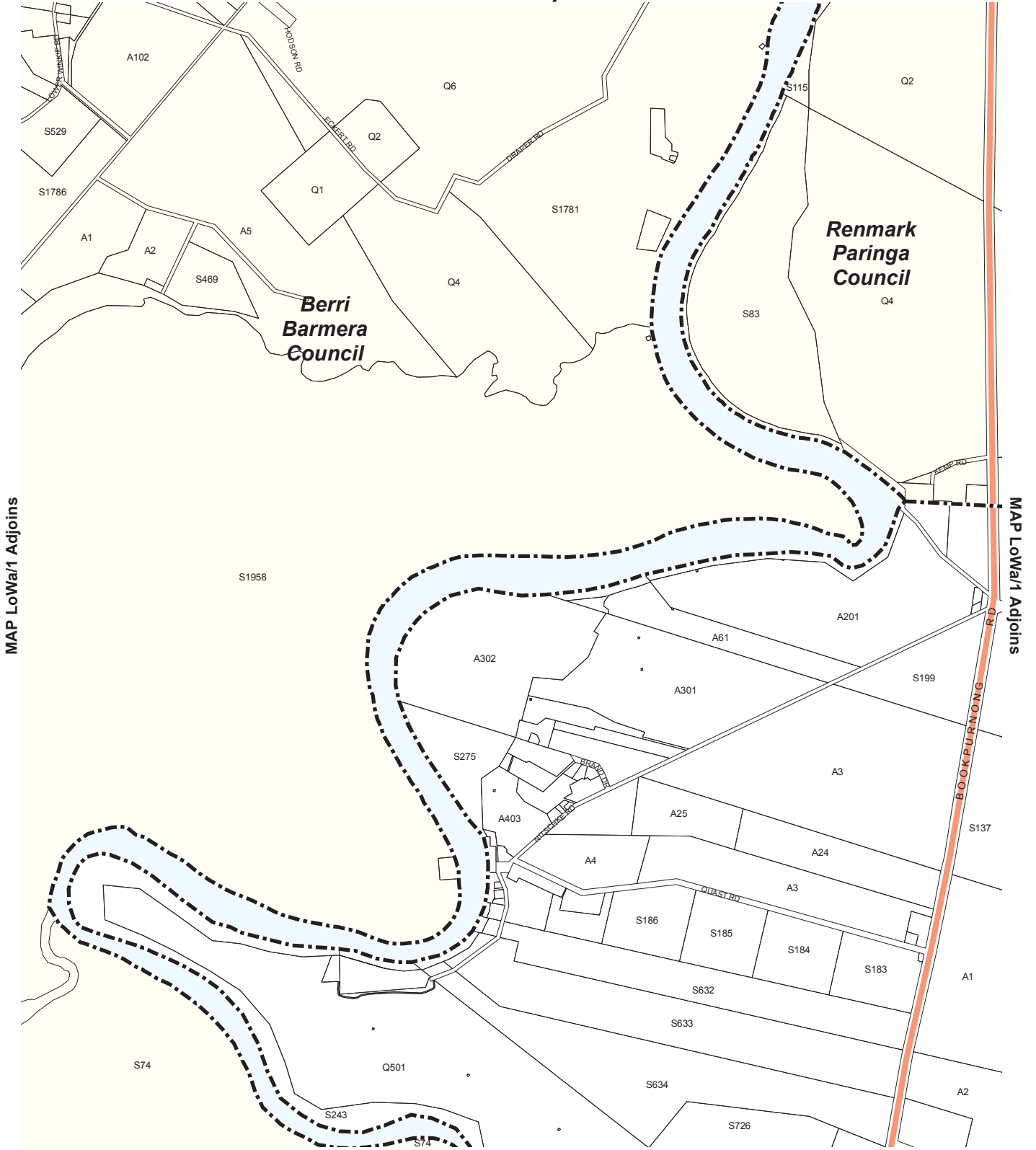
MAP LoWa/24 Adjoins

# Location Map LoWa/23

- National Park
- Waterbodies
- Development Plan Boundary



MAP LoWa/1 Adjoins

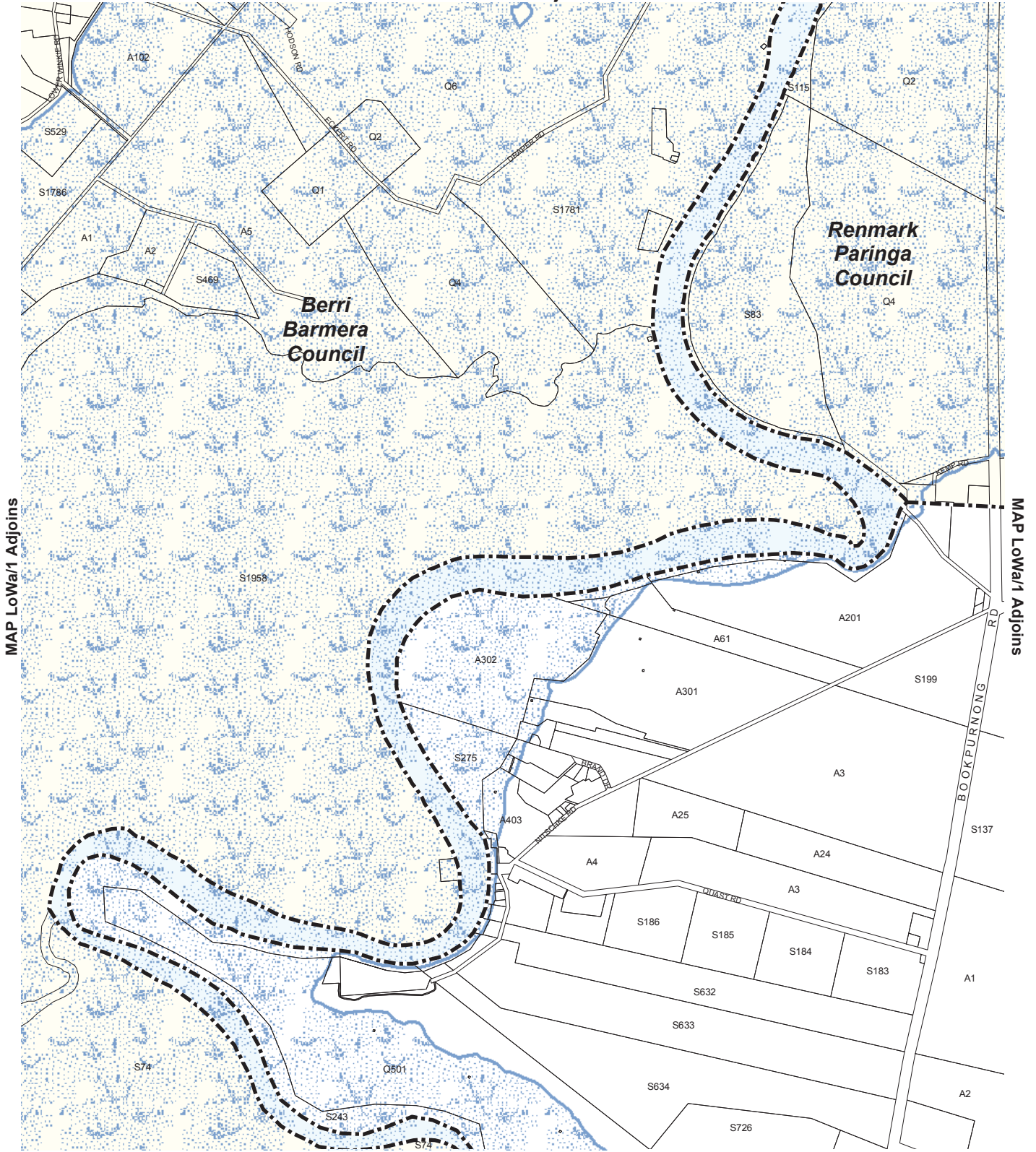


MAP LoWa/24 Adjoins

# Overlay Map LoWa/23 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

MAP LoWa/1 Adjoins





MAP LoWa/24 Adjoins

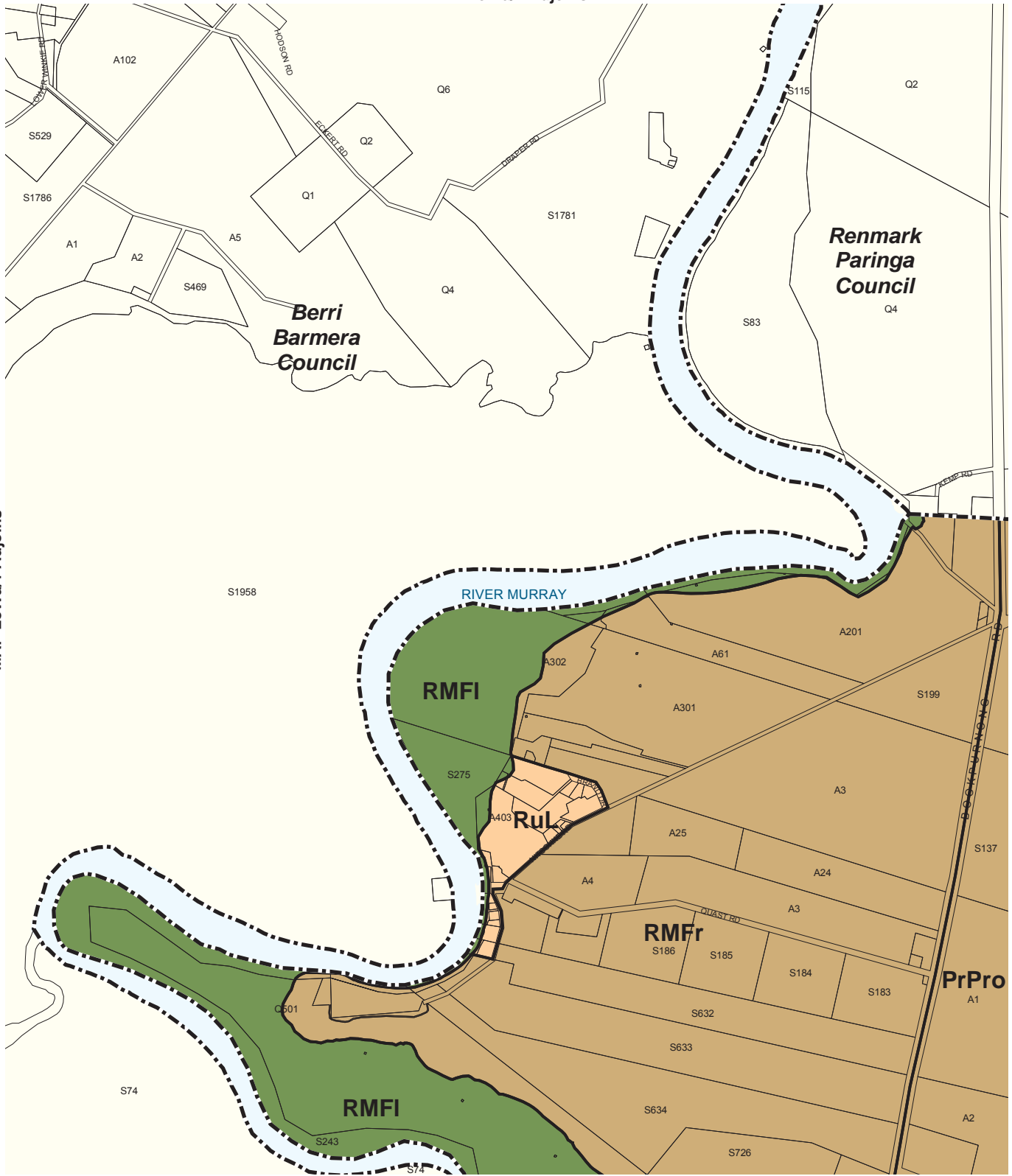


# Overlay Map LoWa/23

## DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary

MAP LoWa/1 Adjoins



MAP LoWa/24 Adjoins

Lamberts Conformal Conic Projection, GDA94

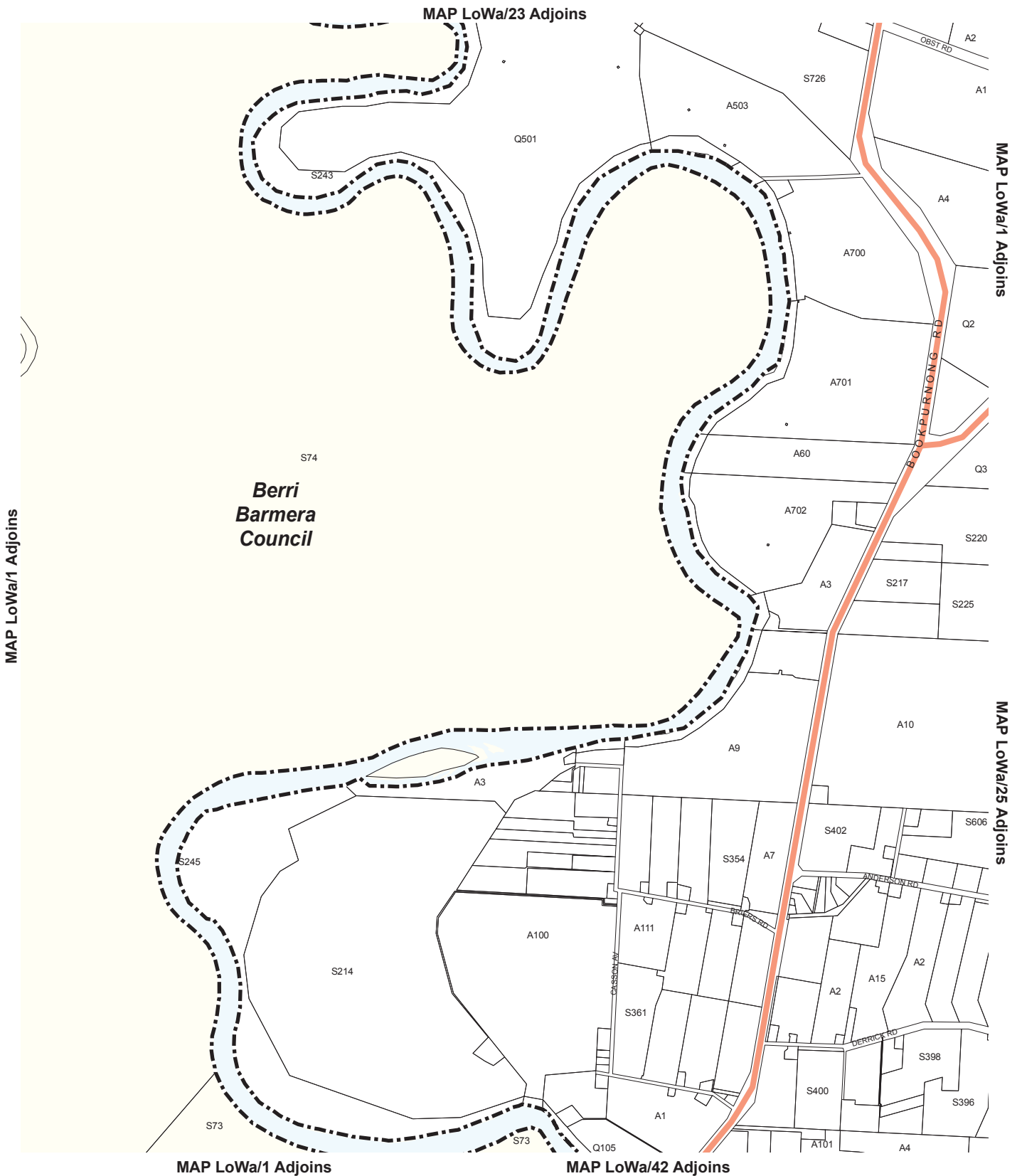


- Zones**
- PrPro Primary Production
  - RMFI River Murray Flood
  - RMFr River Murray Fringe
  - RuL Rural Living
  - Zone Boundary
  - Development Plan Boundary

# Zone Map LoWa/23







# Overlay Map LoWa/24 TRANSPORT

LOXTON WAIKERIE COUNCIL  
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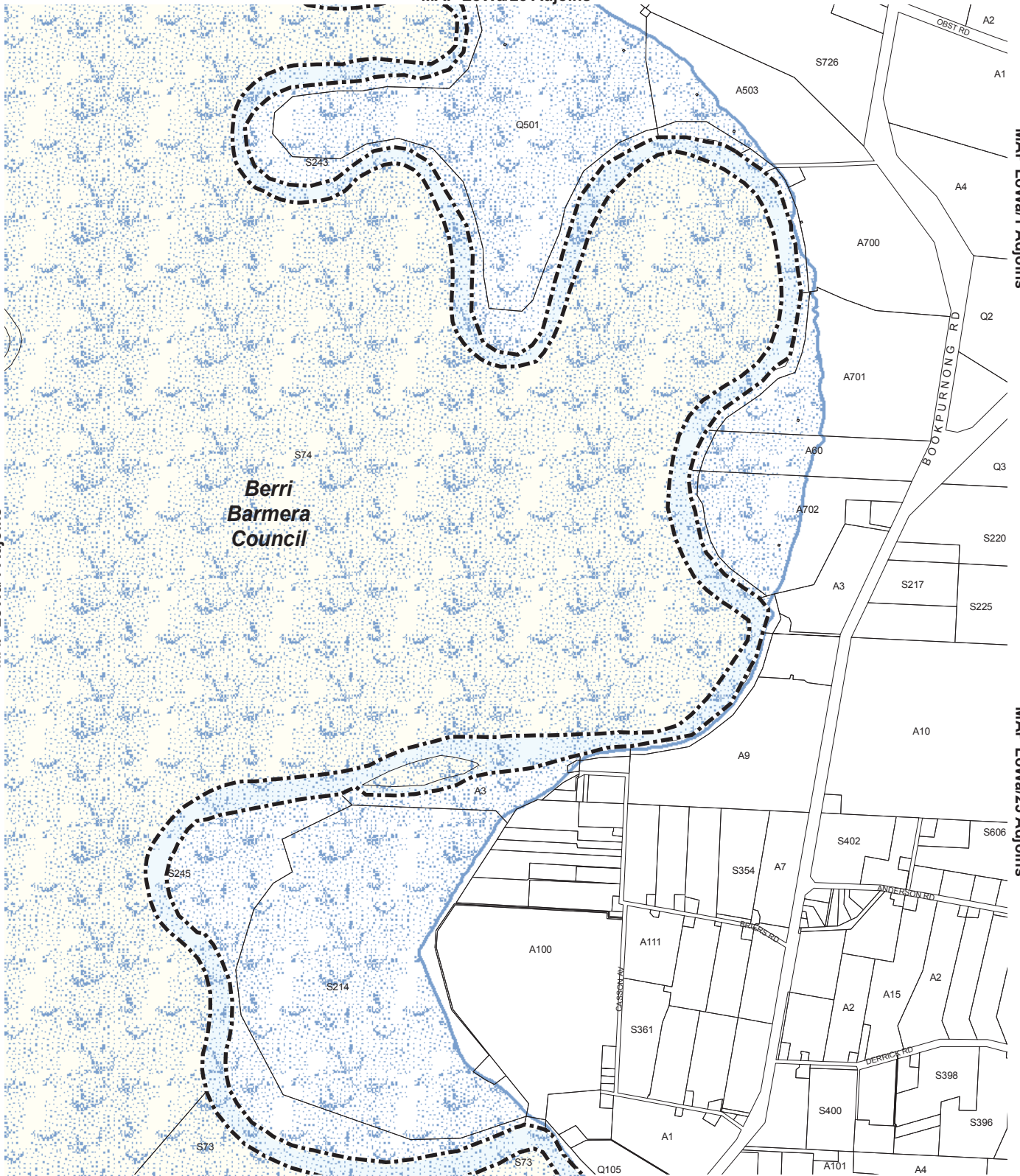
- Secondary Arterial Roads
- Development Plan Boundary

MAP LoWa/23 Adjoins

MAP LoWa/1 Adjoins

MAP LoWa/25 Adjoins

MAP LoWa/1 Adjoins





MAP LoWa/1 Adjoins

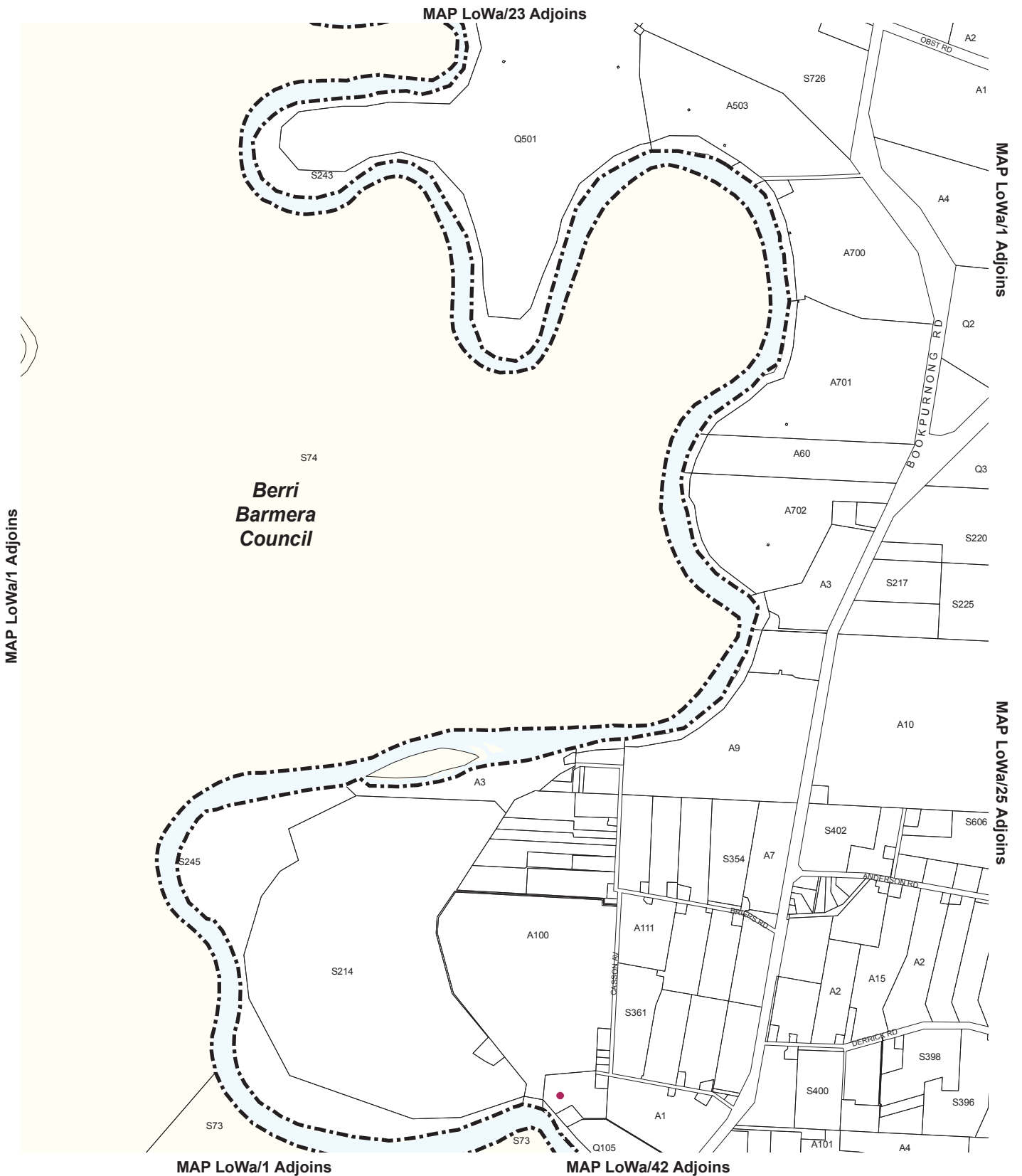
MAP LoWa/42 Adjoins

# Overlay Map LoWa/24

## DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary

LOXTON WAIKERIE COUNCIL  
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 Items please refer to the relevant tables within this document.

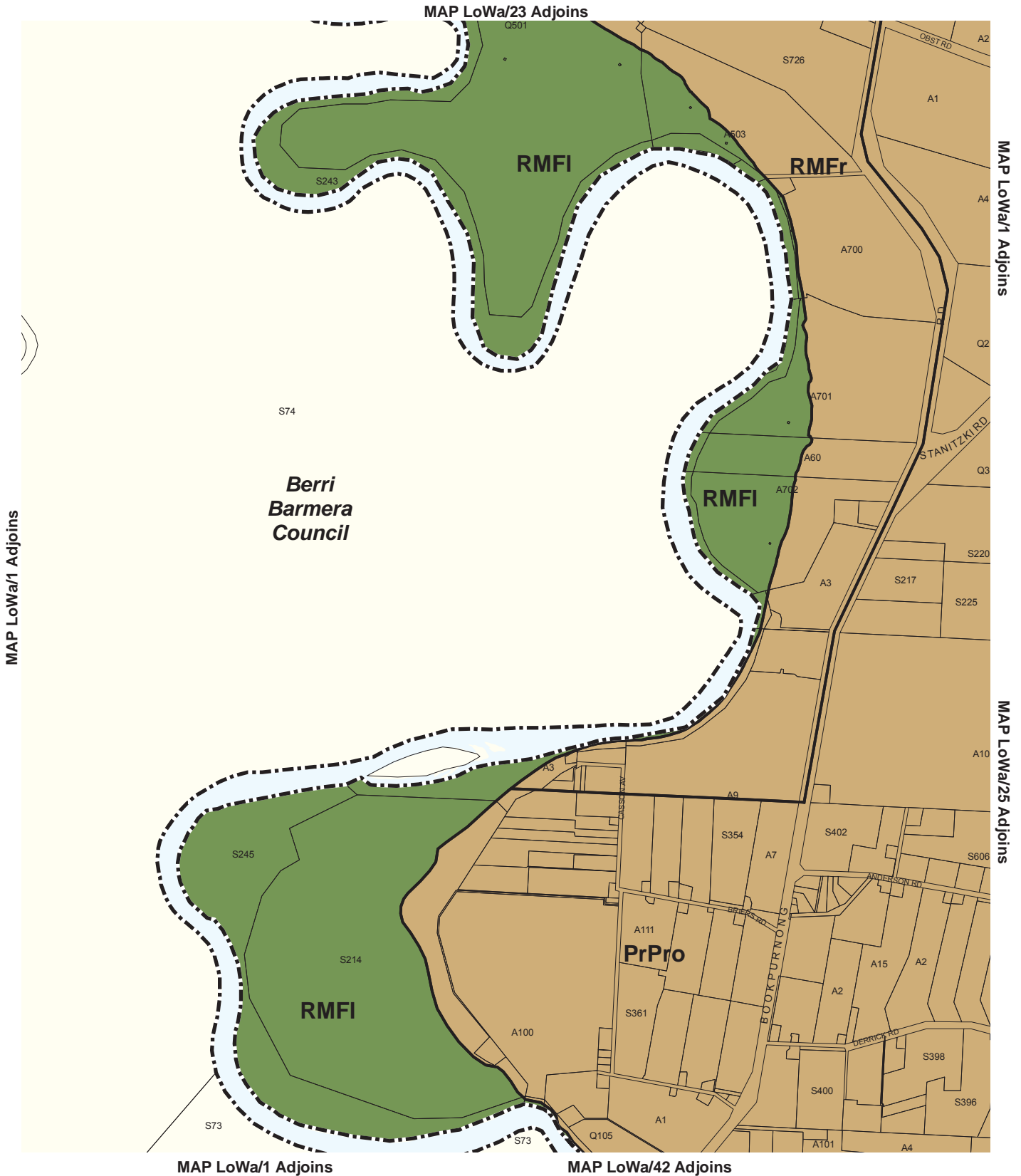


# Overlay Map LoWa/24

## HERITAGE

- State heritage place
- Development Plan Boundary



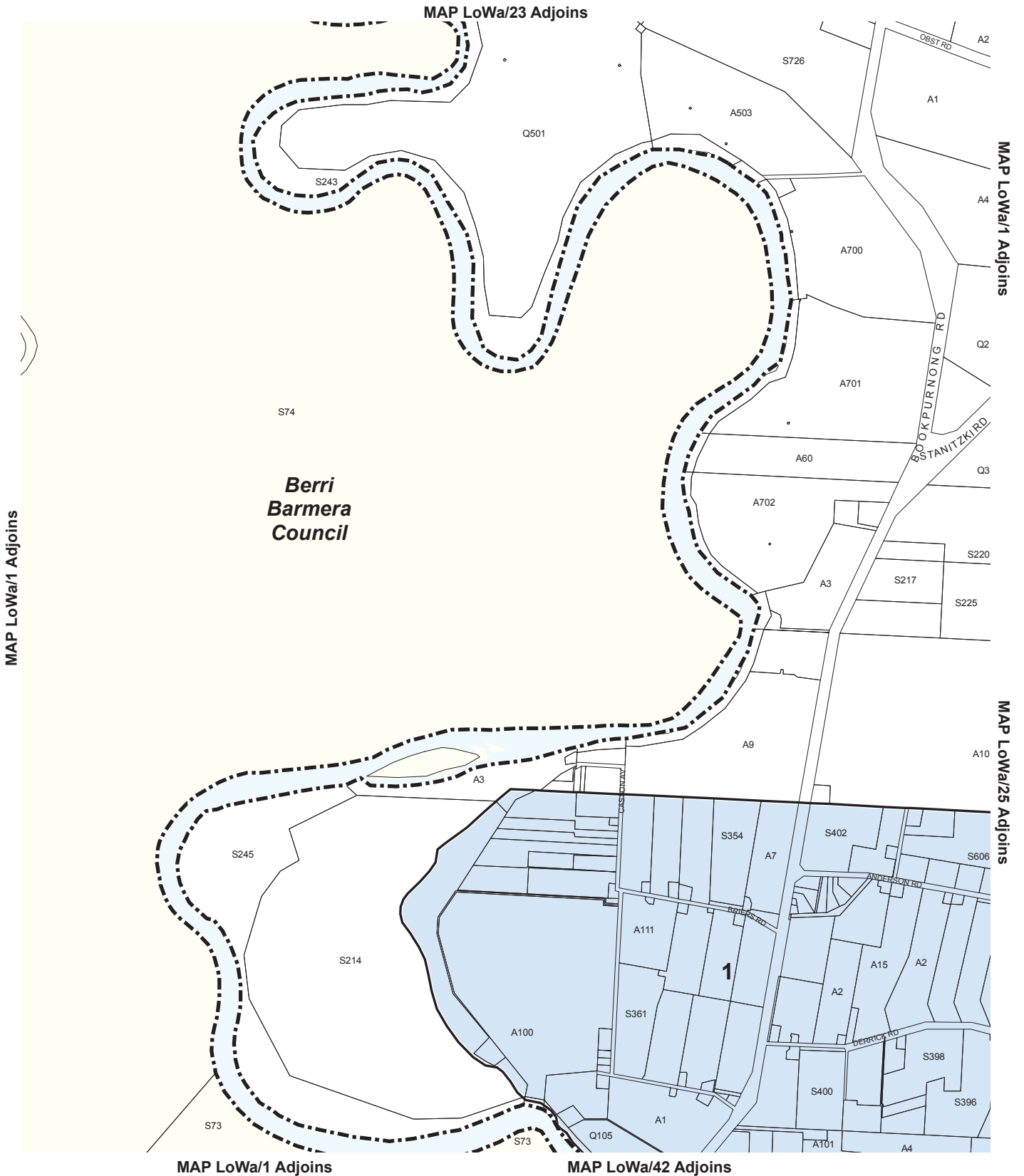


Lamberts Conformal Conic Projection, GDA94



- Zones**
- PrPro Primary Production
  - RMFI River Murray Flood
  - RMFr River Murray Fringe
  - Zone Boundary
  - Development Plan Boundary

# Zone Map LoWa/24



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
1 Horticulture

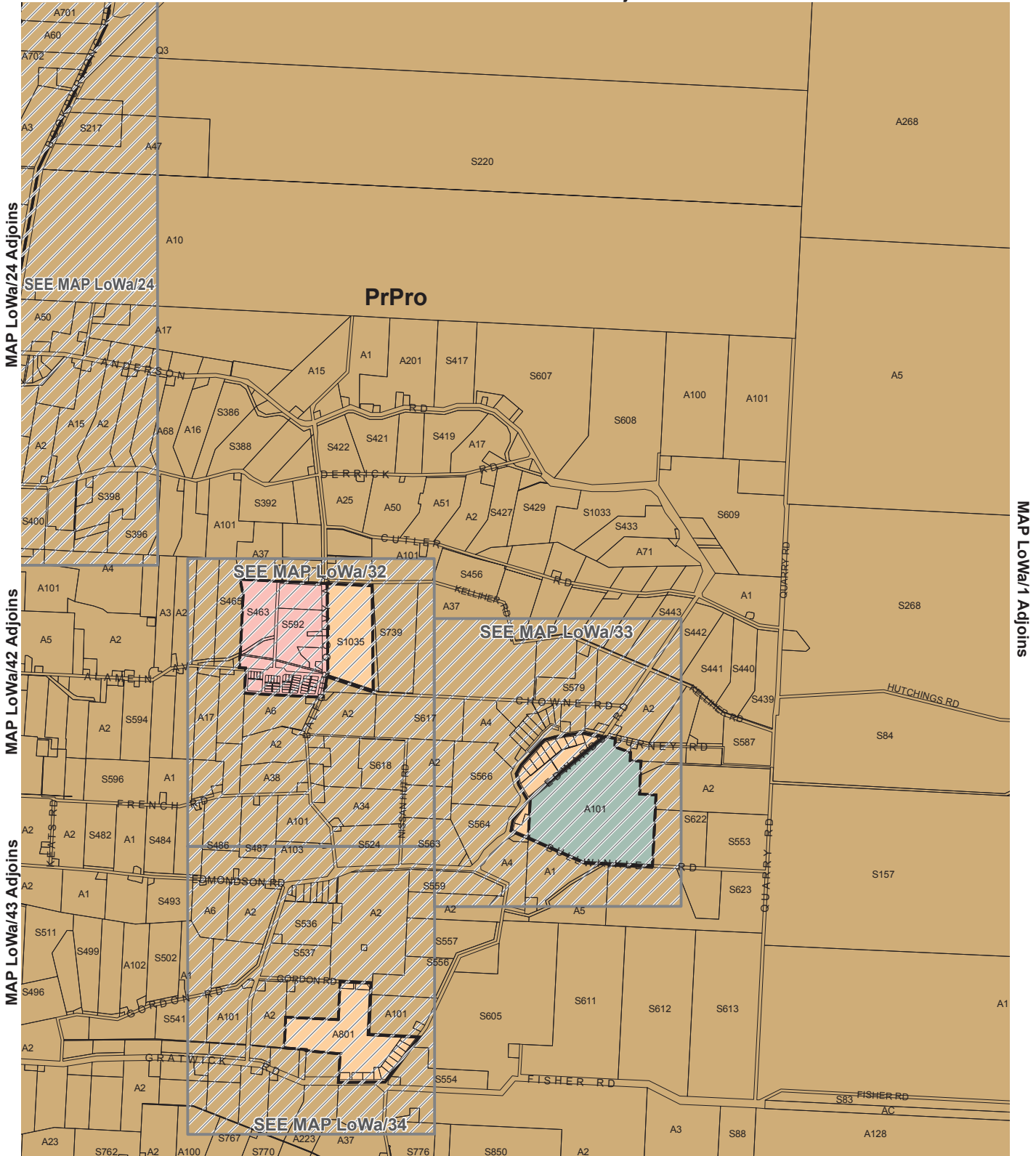


# Policy Area Map LoWa/24

- Policy Area Boundary
- Development Plan Boundary



MAP LoWa/1 Adjoins



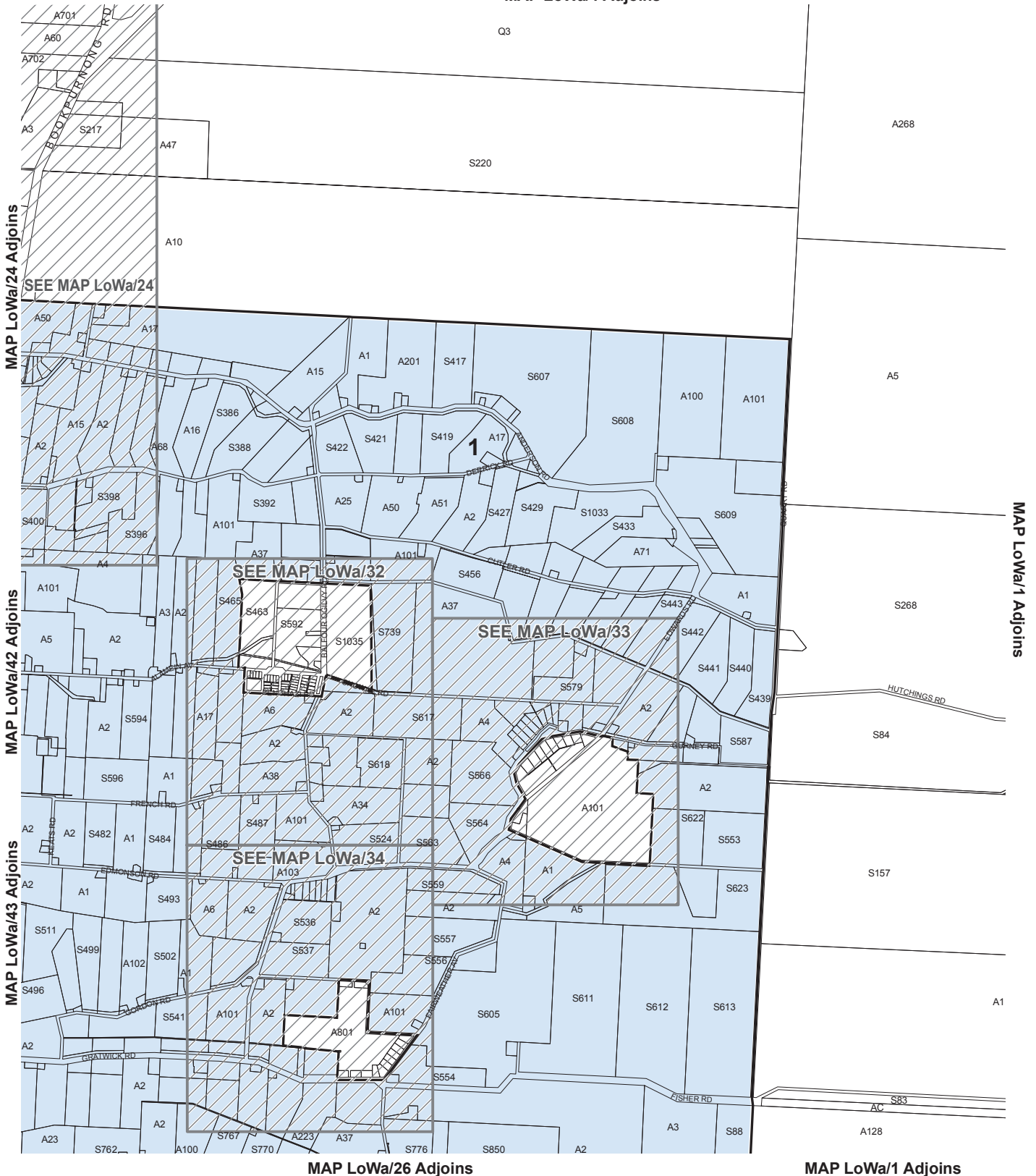
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



# Zone Map LoWa/25

- Zones**
- PrPro Primary Production
  - Zone Boundary

MAP LoWa/1 Adjoins



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

**Policy Area**  
 1 Horticulture

 Policy Area Boundary

# Policy Area Map LoWa/25

MAP LoWa/25 Adjoins



# Location Map LoWa/26

MAP LoWa/25 Adjoins



MAP LoWa/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



# Zone Map LoWa/26

Zones

- PrPro Primary Production
- Zone Boundary

LOXTON WAIKERIE COUNCIL

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MAP LoWa/25 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
1 Horticulture



# Policy Area Map LoWa/26

 Policy Area Boundary



MAP LoWa/25 Adjoins

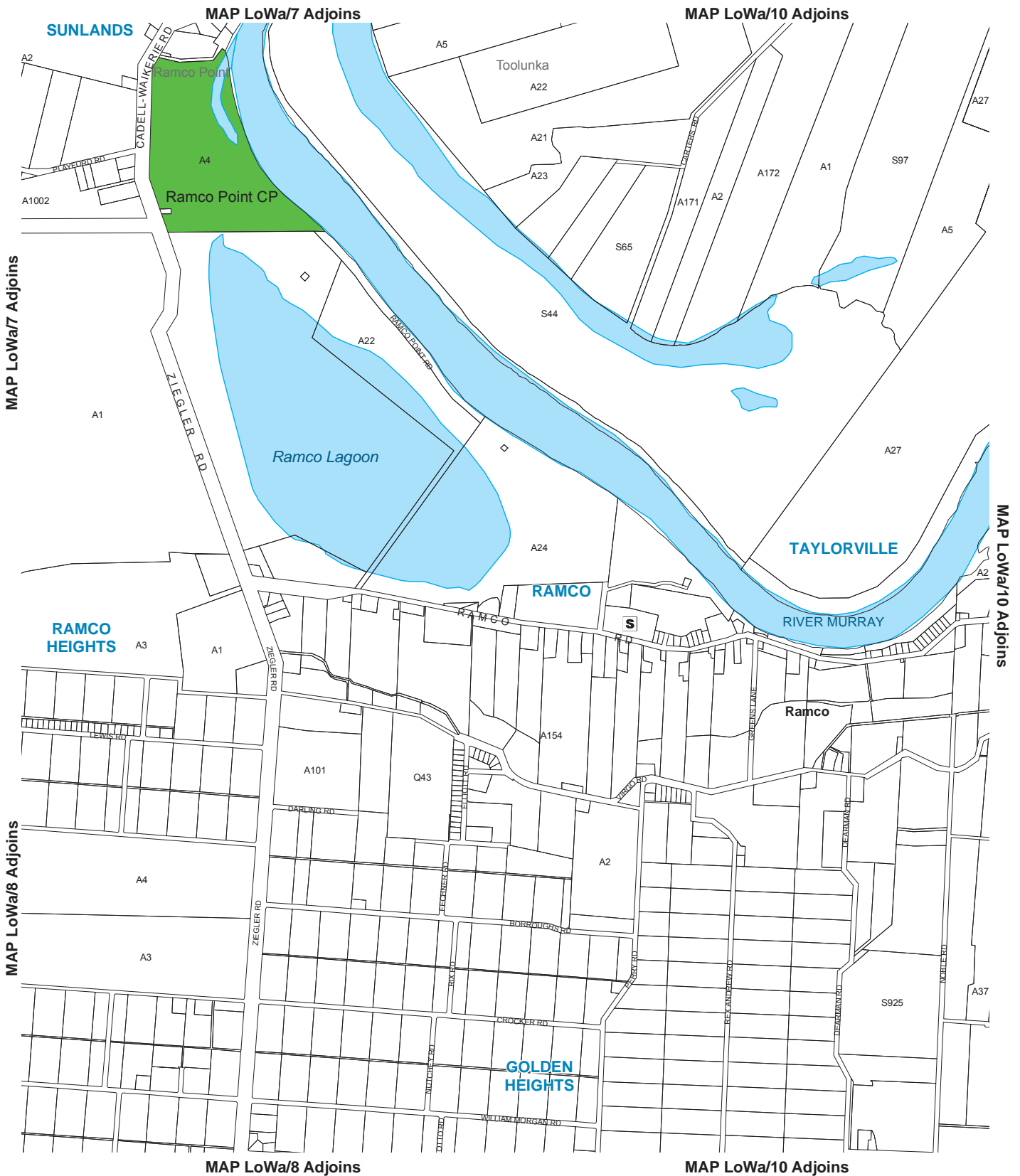


Lamberts Conformal Conic Projection, GDA94  
**Precinct**  
**3** Loxton East Horticulture Area






# Precinct Map LoWa/26

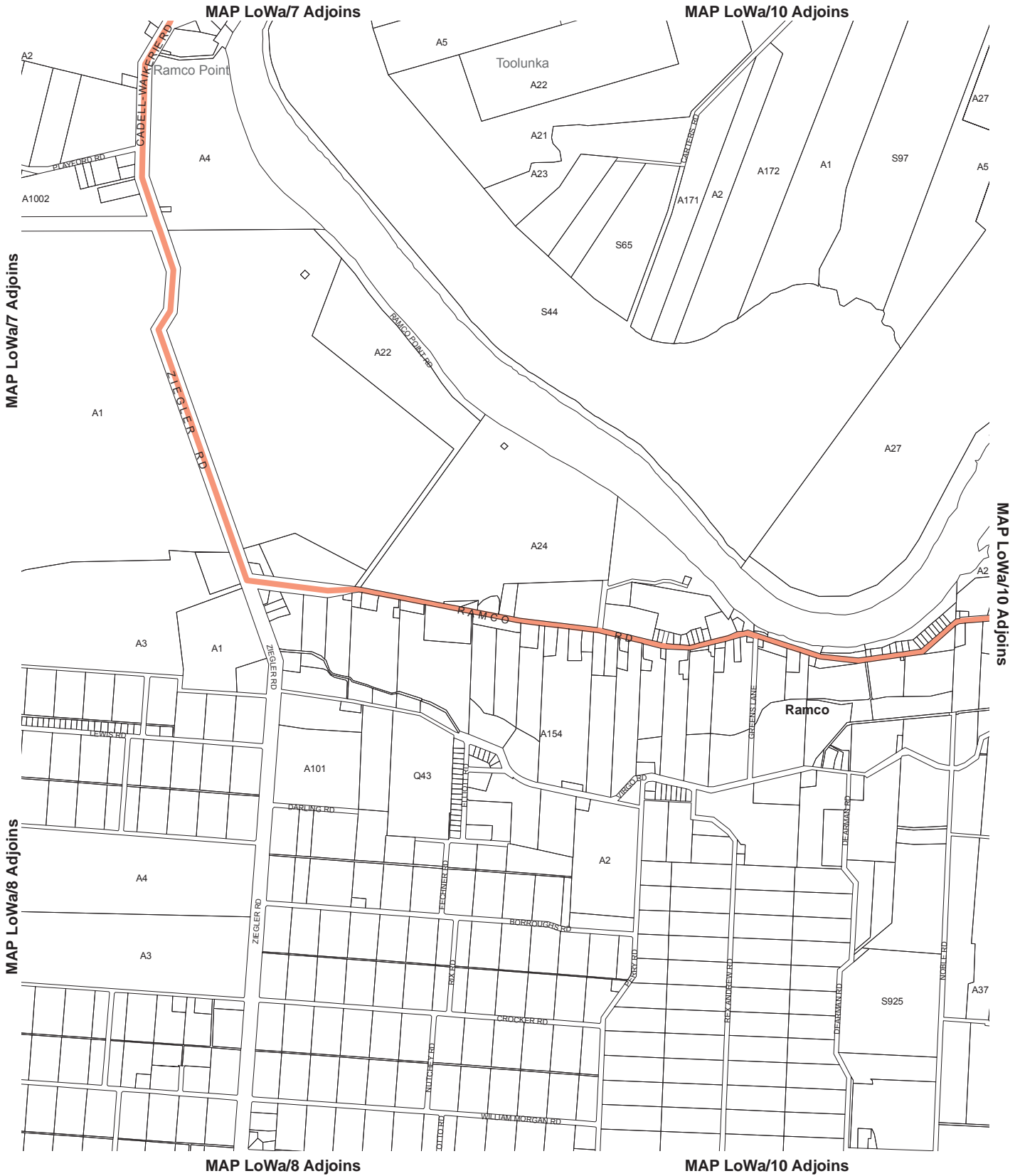
 Precinct Boundary



RAMCO

# Location Map LoWa/27

-  School
-  Conservation Park
-  Waterbodies



Secondary Arterial Roads

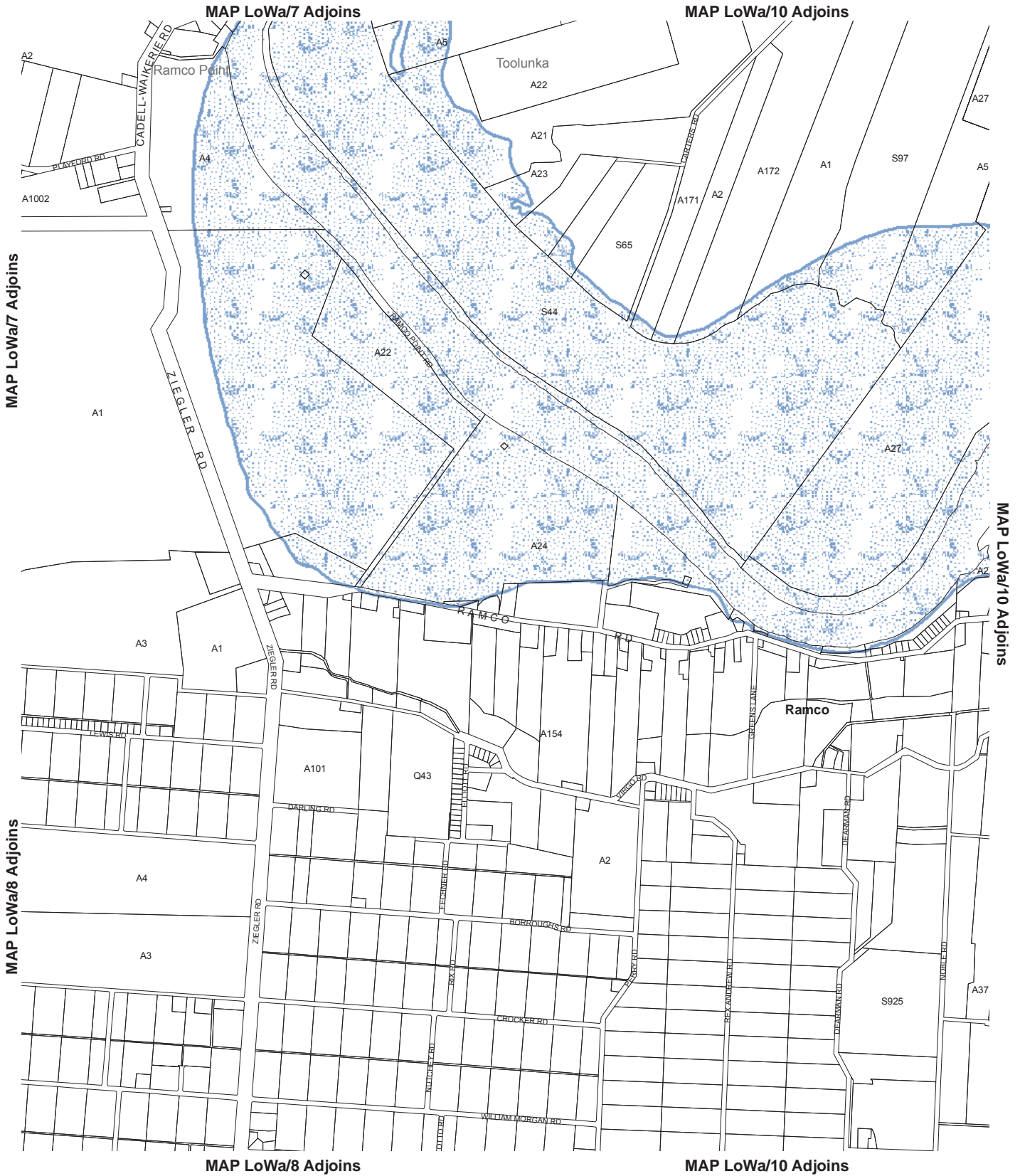


**RAMCO**

# Overlay Map LoWa/27

## TRANSPORT

**LOXTON WAIKERIE COUNCIL**  
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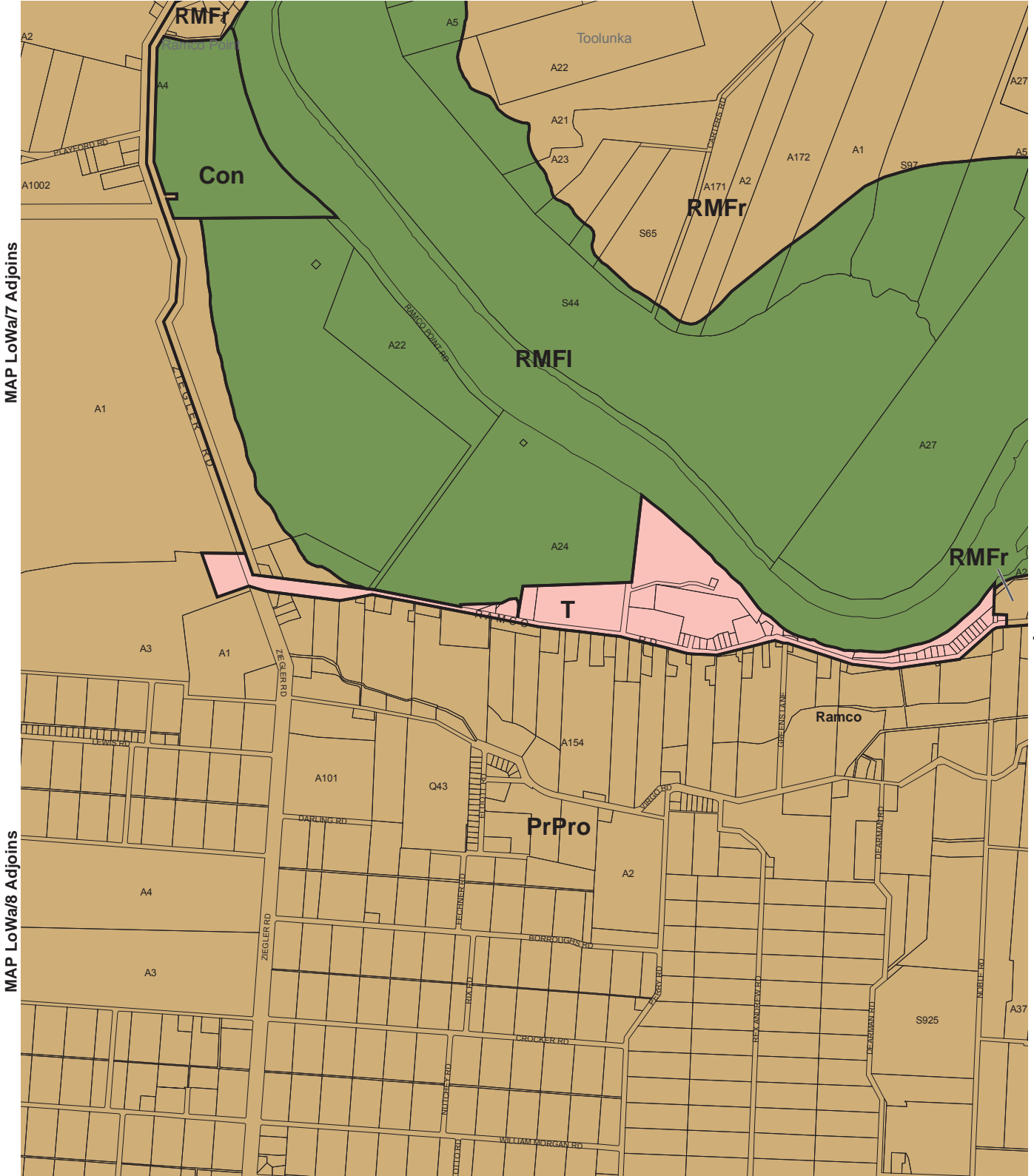
**RAMCO**

# Overlay Map LoWa/27 DEVELOPMENT CONSTRAINTS

 1956 Flood Boundary

MAP LoWa/7 Adjoins

MAP LoWa/10 Adjoins



MAP LoWa/8 Adjoins

MAP LoWa/10 Adjoins



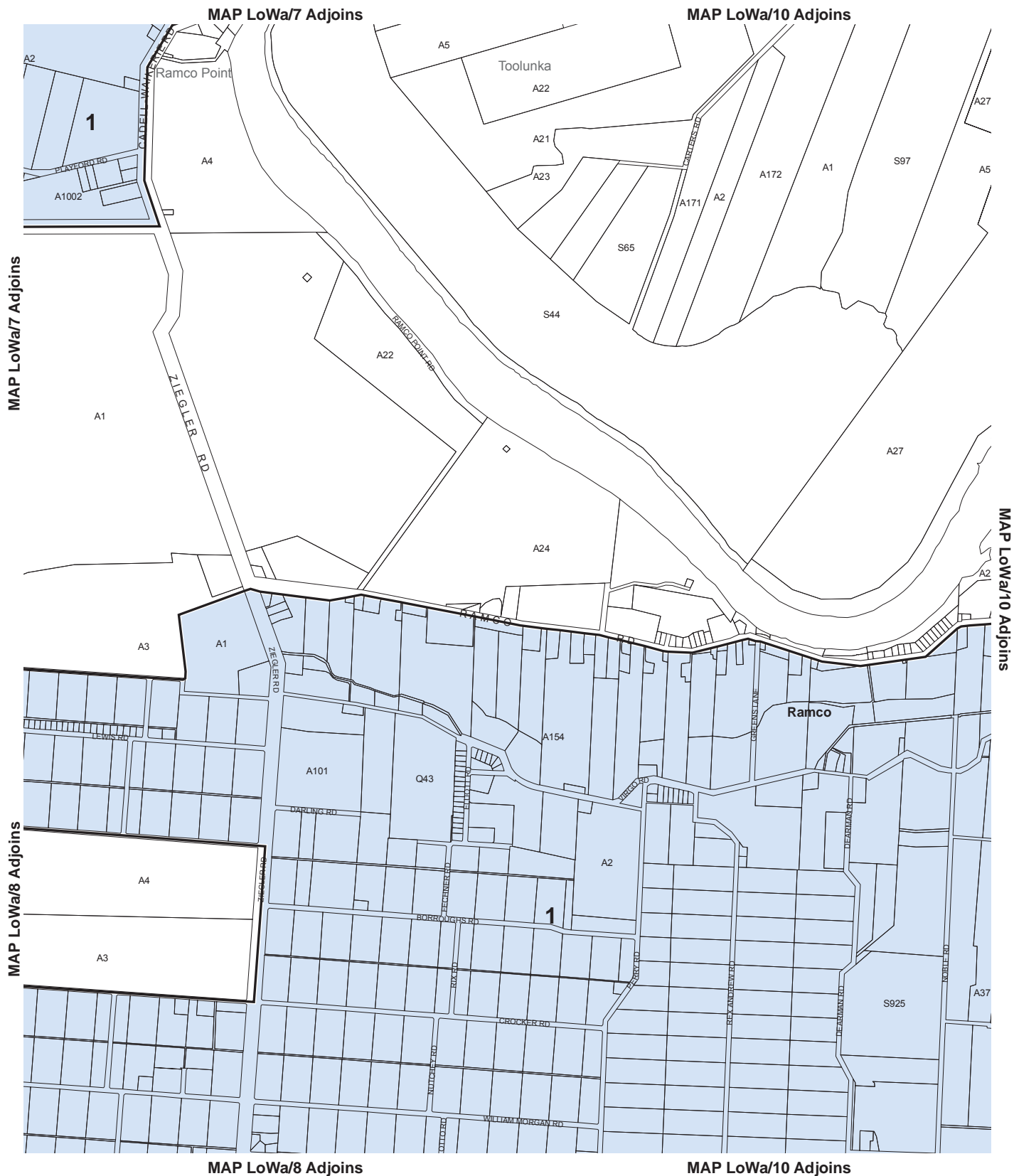
- Zones**
- Con Conservation
  - PrPro Primary Production
  - RMFI River Murray Flood
  - RMFr River Murray Fringe
  - T Township
  - Zone Boundary

# Zone Map LoWa/27

RAMCO

LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017



Policy Area  
1 Horticulture



RAMCO

# Policy Area Map LoWa/27

 Policy Area Boundary

LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017



Lamberts Conformal Conic Projection, GDA94

**Precinct**  
4 Settlement Areas



**RAMCO**

# Precinct Map LoWa/27

 Precinct Boundary

**LOXTON WAIKERIE COUNCIL**

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TAYLORVILLE

RIVER MURRAY

MAP LoWa/10 Adjoins

MAP LoWa/29 Adjoins

Waikerie

WAIKERIE

WAIKERIE

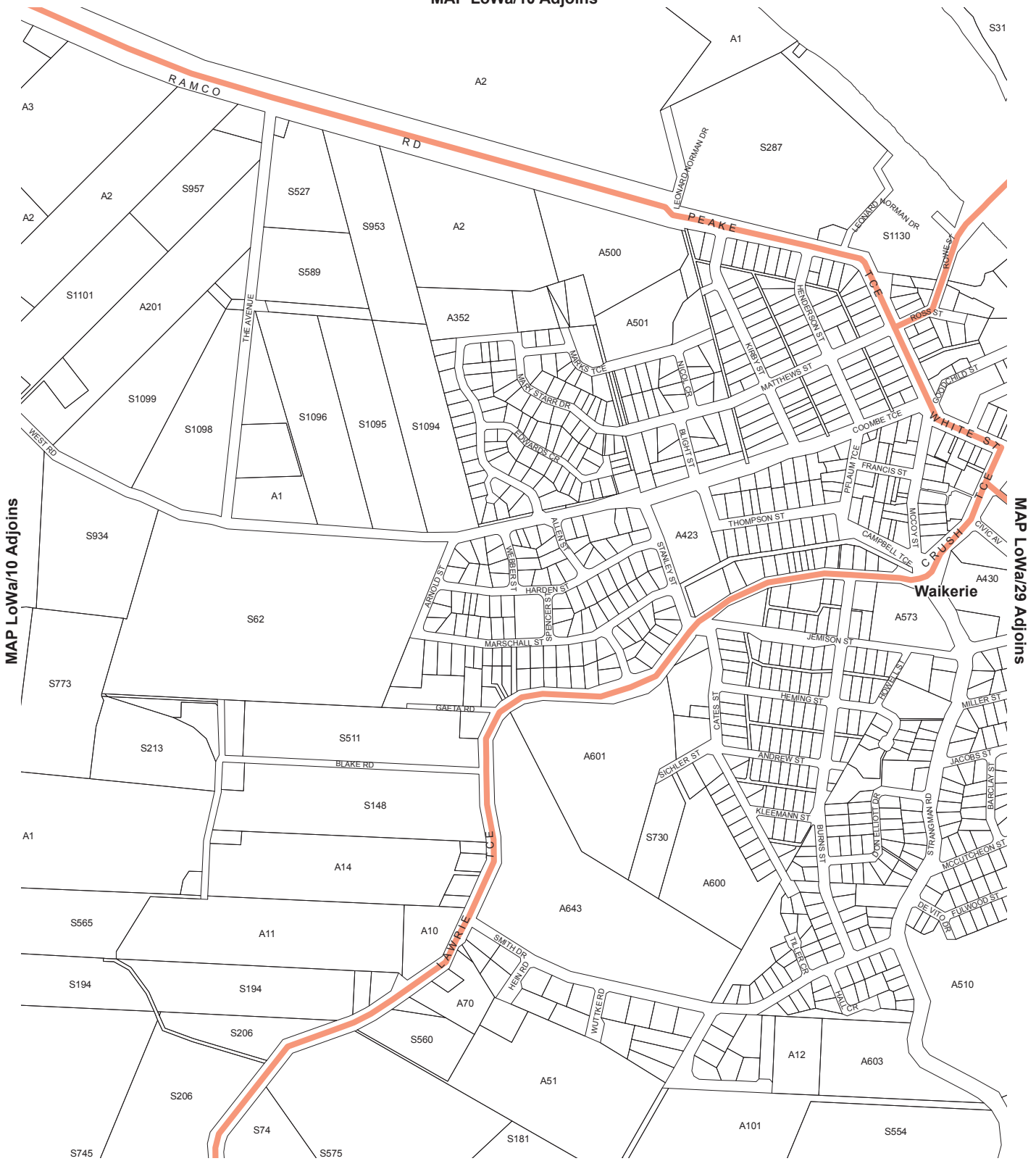
# Location Map LoWa/28

- S School
- L Public Library
- H Other Health Services
- H Hospital
- Waterbodies





MAP LoWa/10 Adjoins



MAP LoWa/10 Adjoins



WAIKERIE

# Overlay Map LoWa/28 TRANSPORT

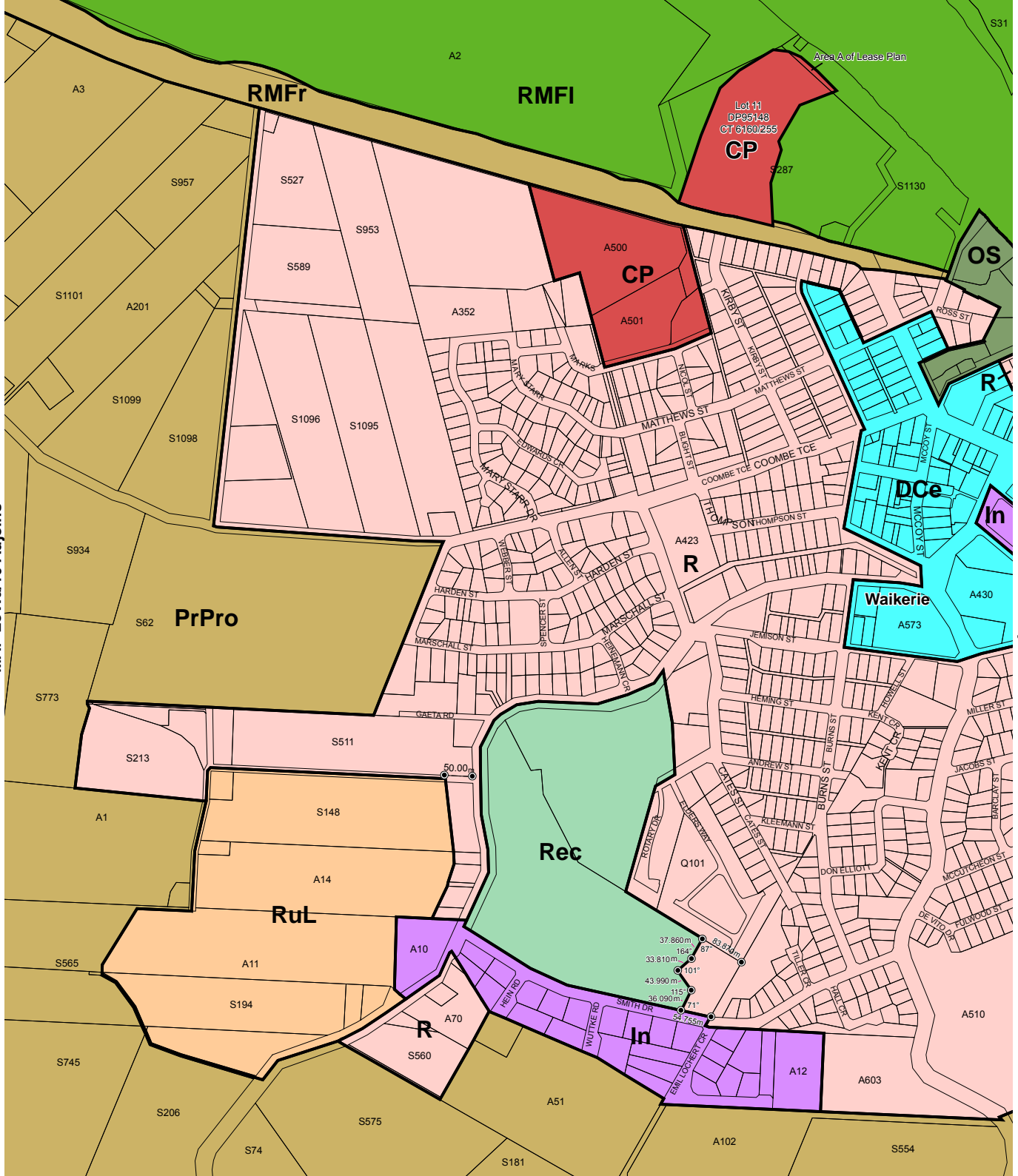
Secondary Arterial Roads

LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017



MAP LoWa/10 Adjoins



MAP LoWa/10 Adjoins

Lamberts Conformal Conic Projection, GDA94

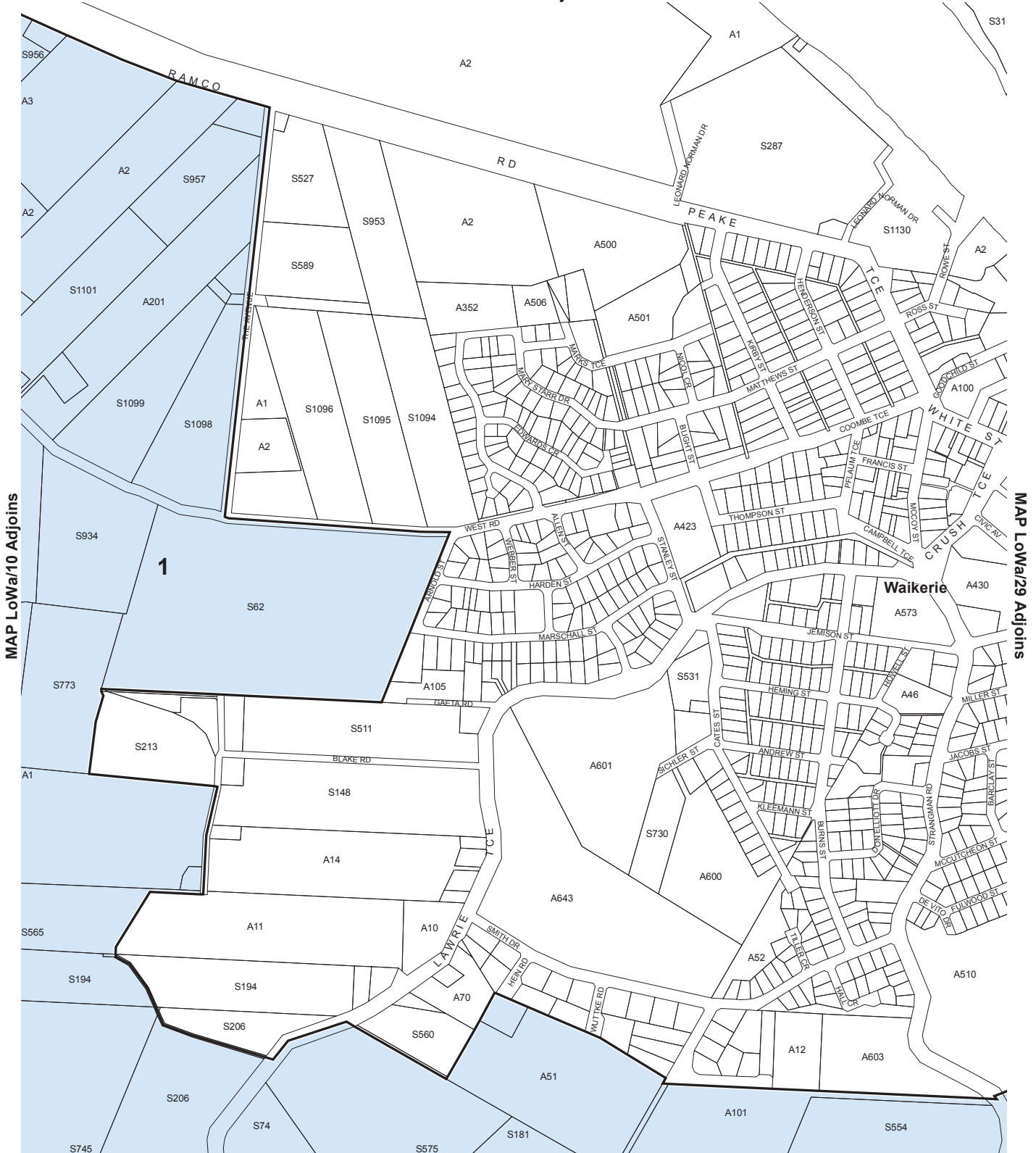
- Zones**
- CP Caravan and Tourist Park
  - DCe District Centre
  - In Industry
  - OS Open Space
  - PrPro Primary Production
  - Rec Recreation
  - R Residential
  - RMFI River Murray Flood
  - RMFr River Murray Fringe
  - RuL Rural Living
  - Zone Boundary



WAIKERIE

# Zone Map LoWa/28

MAP LoWa/10 Adjoins



MAP LoWa/10 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area  
1 Horticulture



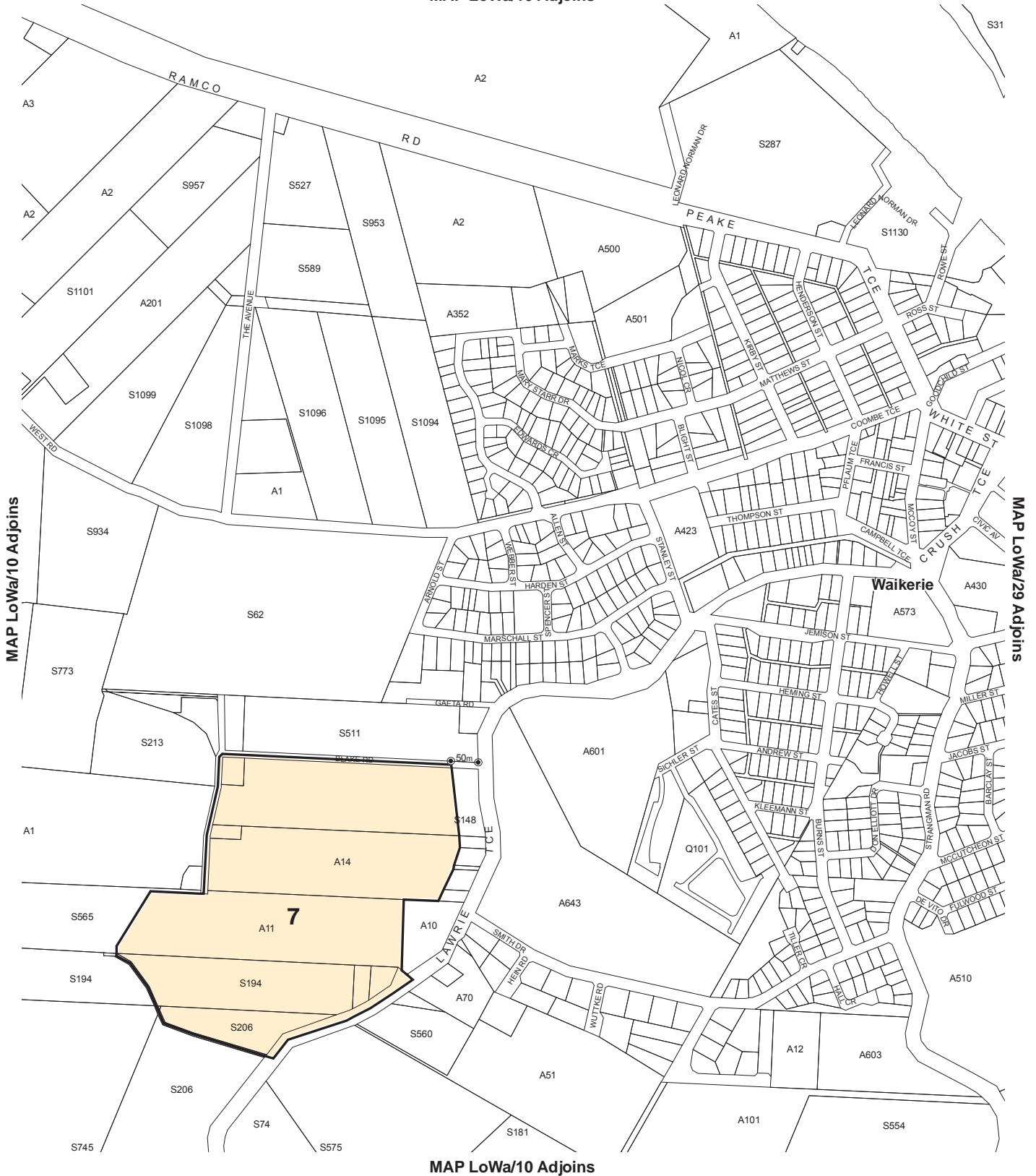
WAIKERIE

# Policy Area Map LoWa/28

 Policy Area Boundary

LOXTON WAIKERIE COUNCIL  
Consolidated - 19 April 2017

MAP LoWa/10 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct  
7 Waikerie West Country Living



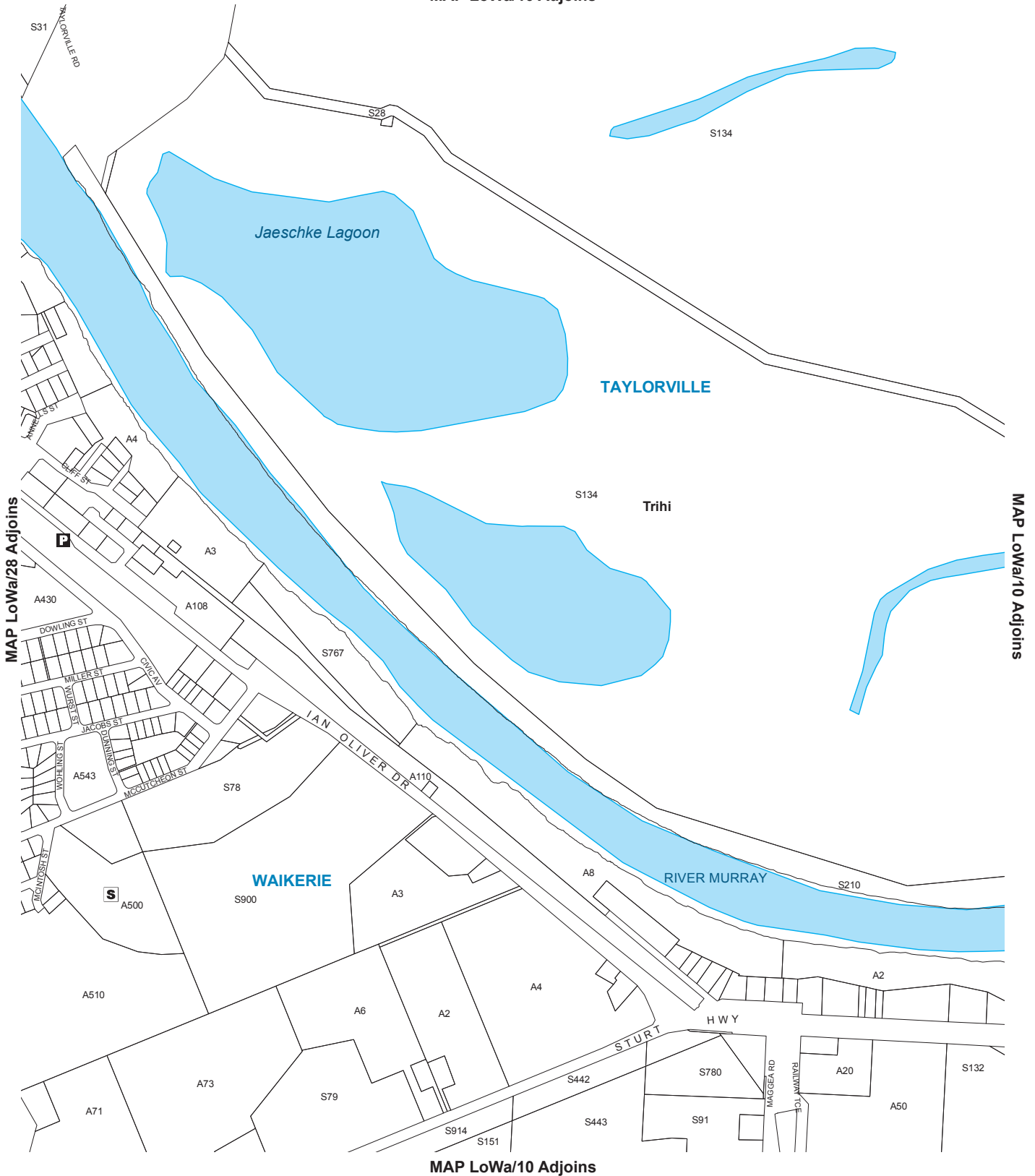
WAIKERIE

# Precinct Map LoWa/28

 Precinct Boundary

LOXTON WAIKERIE COUNCIL  
Consolidated - 19 April 2017

MAP LoWa/10 Adjoins



MAP LoWa/10 Adjoins




MAP LoWa/28 Adjoins

MAP LoWa/10 Adjoins



WAIKERIE

# Location Map LoWa/29

-  School
-  Police Station
-  Waterbodies

MAP LoWa/10 Adjoins



MAP LoWa/28 Adjoins

MAP LoWa/10 Adjoins

MAP LoWa/10 Adjoins

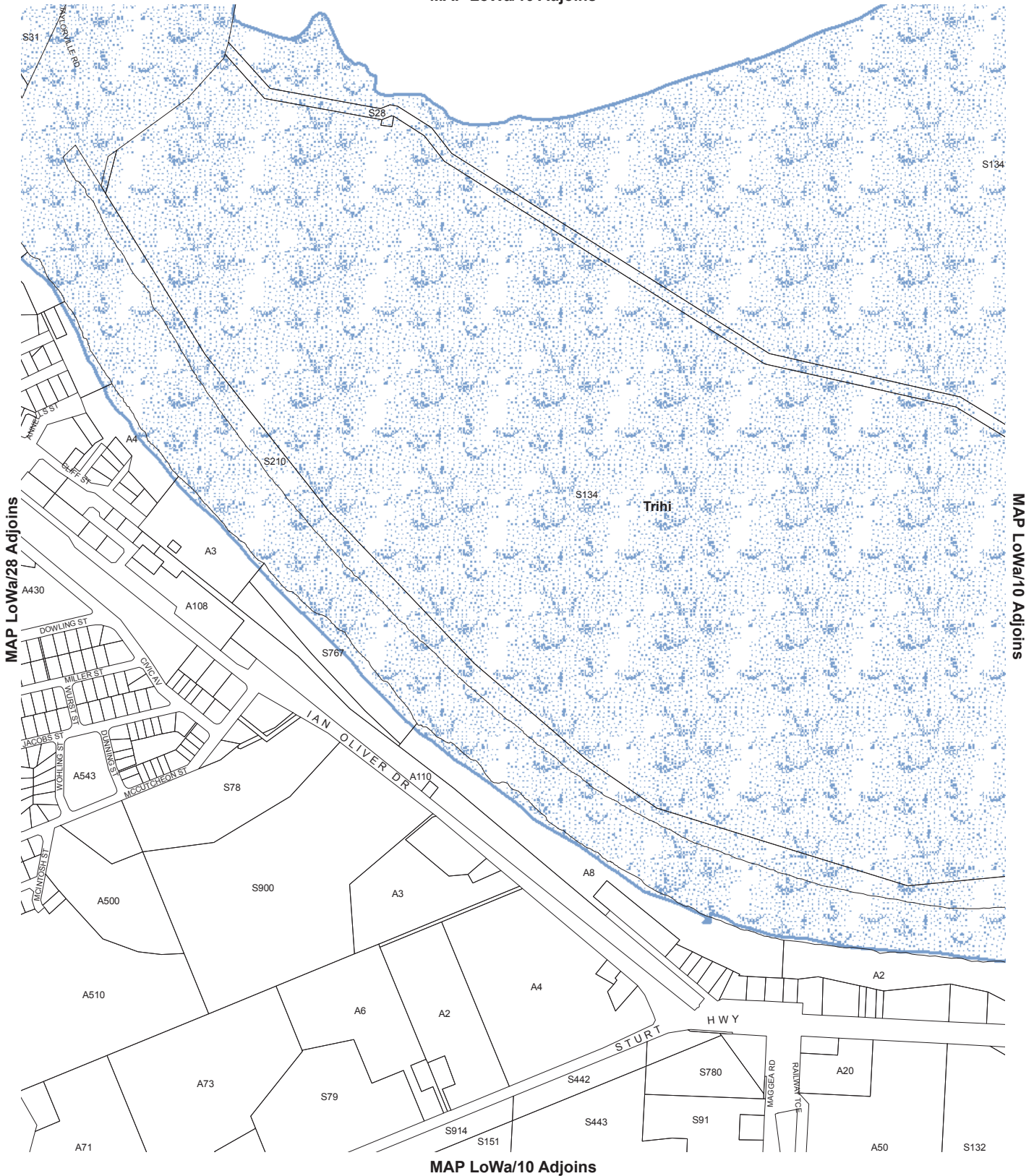
- Primary Arterial Roads
- Secondary Arterial Roads

# Overlay Map LoWa/29

## TRANSPORT

LOXTON WAIKERIE COUNCIL  
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MAP LoWa/10 Adjoins



MAP LoWa/10 Adjoins

MAP LoWa/28 Adjoins

MAP LoWa/10 Adjoins



WAIKERIE

# Overlay Map LoWa/29 DEVELOPMENT CONSTRAINTS

LOXTON WAIKERIE COUNCIL

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 1956 Flood Boundary



MAP LoWa/10 Adjoins



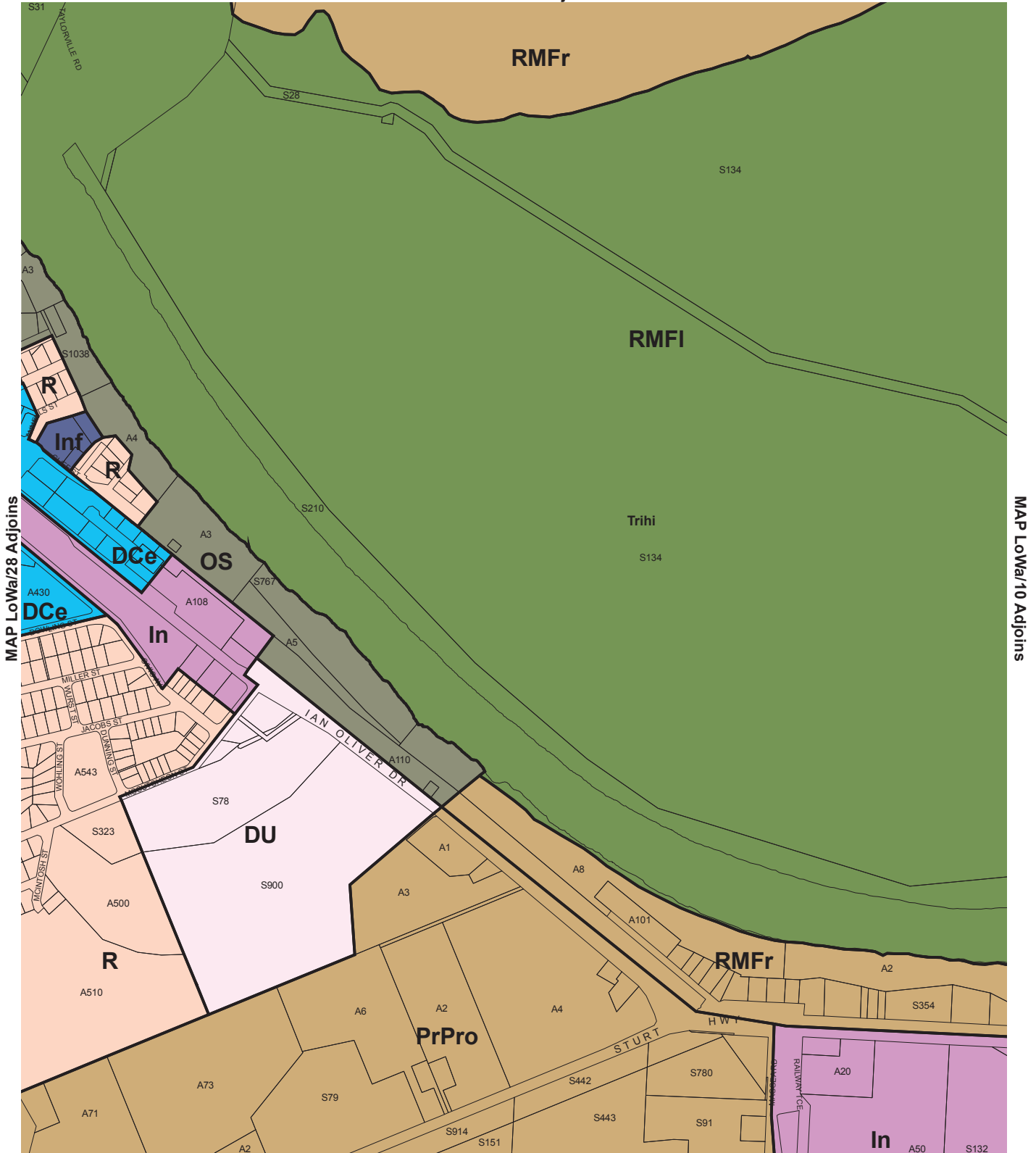
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



WAIKERIE  
**Overlay Map LoWa/29**  
**HERITAGE**

● State heritage place

MAP LoWa/10 Adjoins



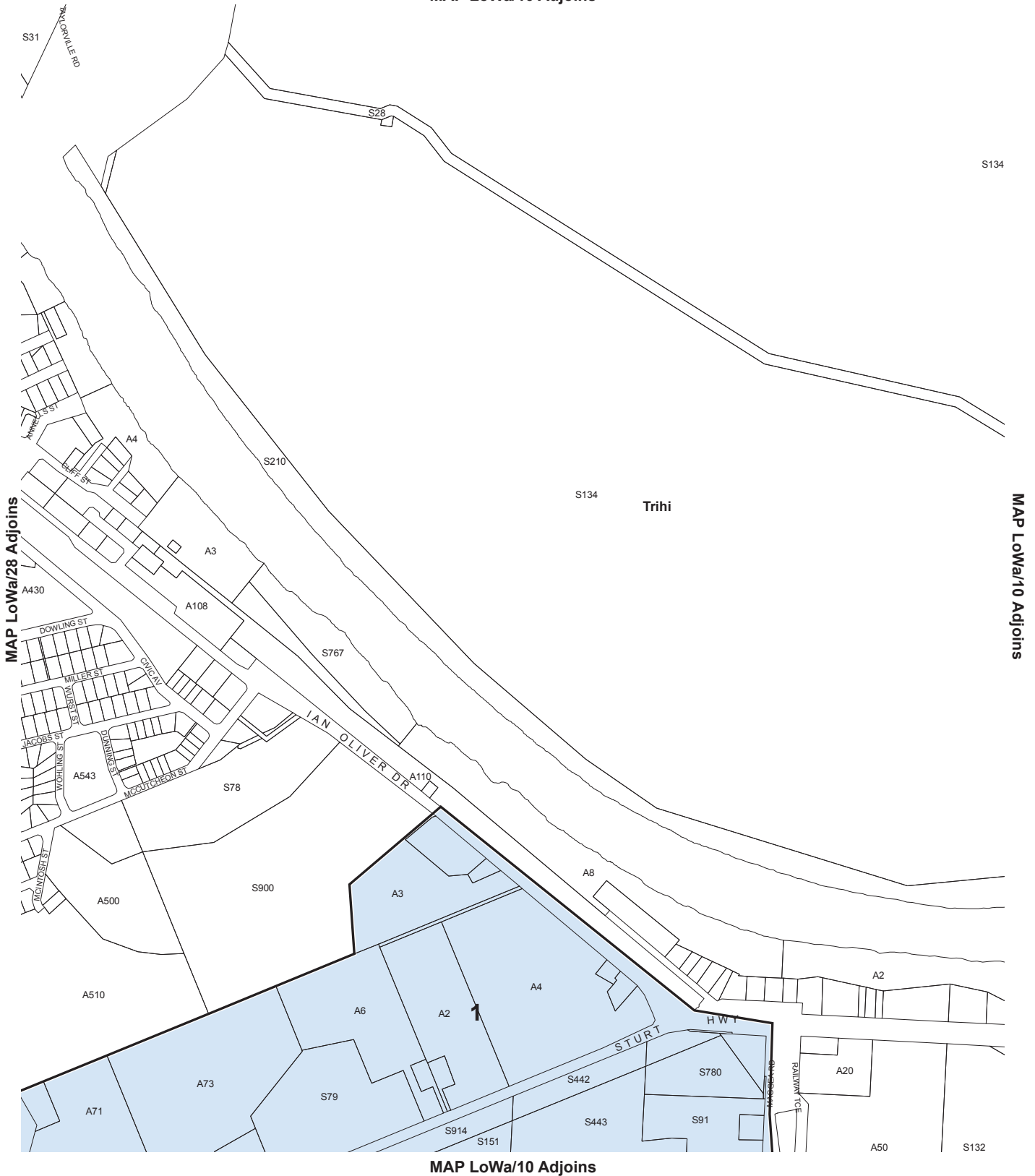
Lamberts Conformal Conic Projection, GDA94

Zones	
DU	Deferred Urban
DCe	District Centre
In	Industry
Inf	Infrastructure
OS	Open Space
PrPro	Primary Production
R	Residential
RMFI	River Murray Flood
RMFr	River Murray Fringe
	Zone Boundary



WAIKERIE  
**Zone Map LoWa/29**

MAP LoWa/10 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
1 Horticulture



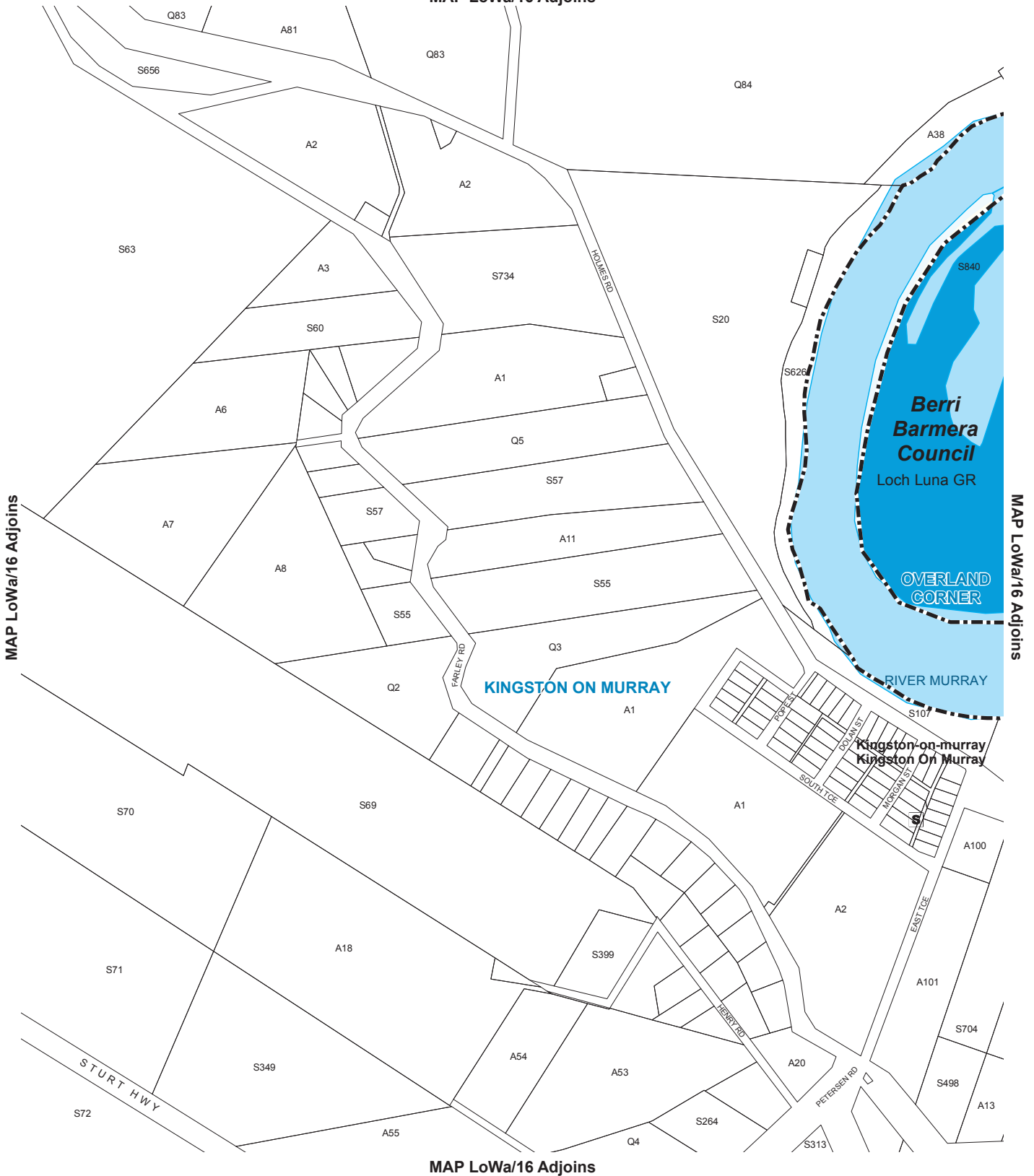
WAIKERIE

# Policy Area Map LoWa/29

 Policy Area Boundary







MAP LoWa/16 Adjoins

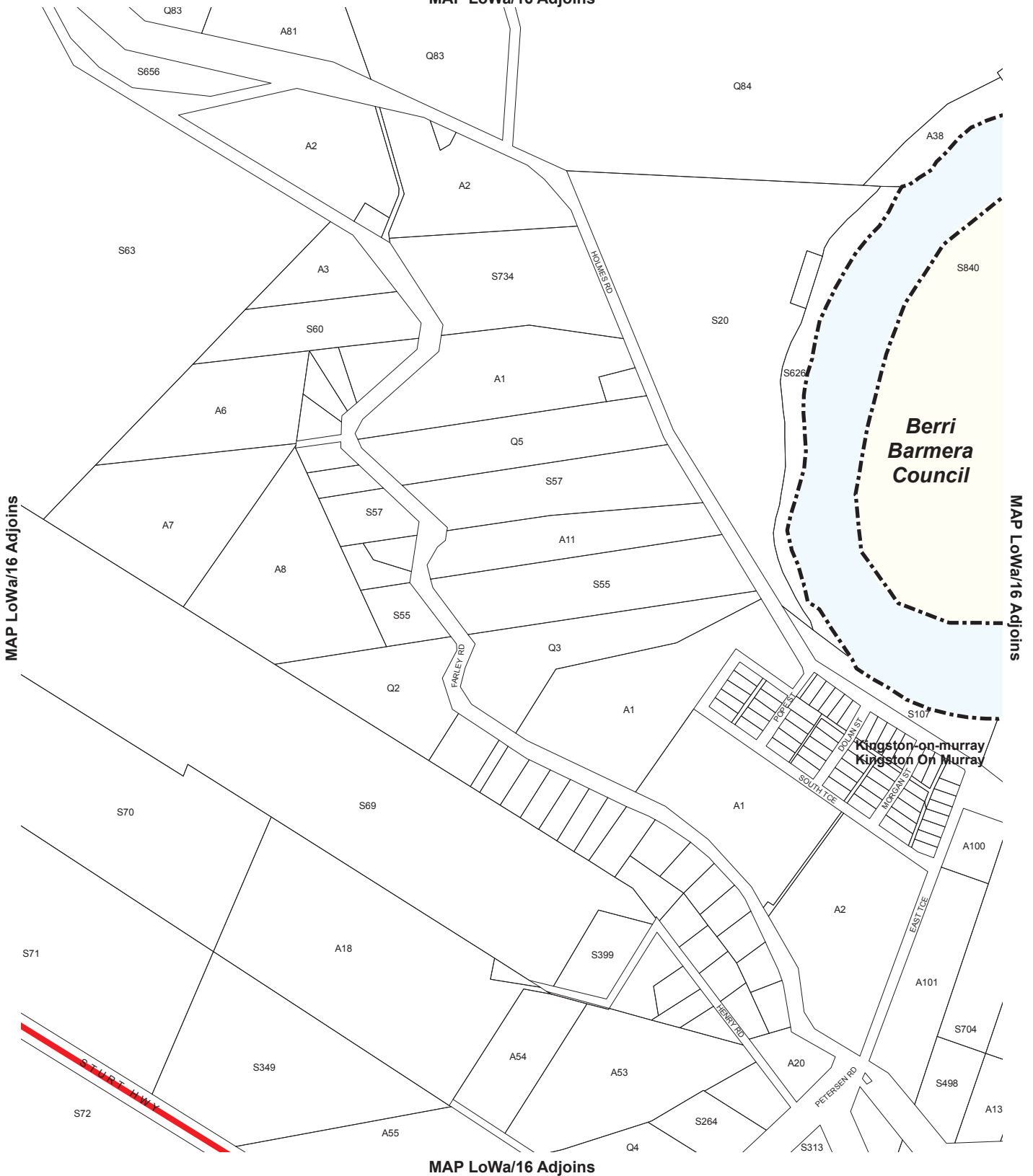


KINGSTON ON MURRAY

# Location Map LoWa/30

-  School
-  Game Reserve
-  Waterbodies
-  Development Plan Boundary

MAP LoWa/16 Adjoins



KINGSTON ON MURRAY

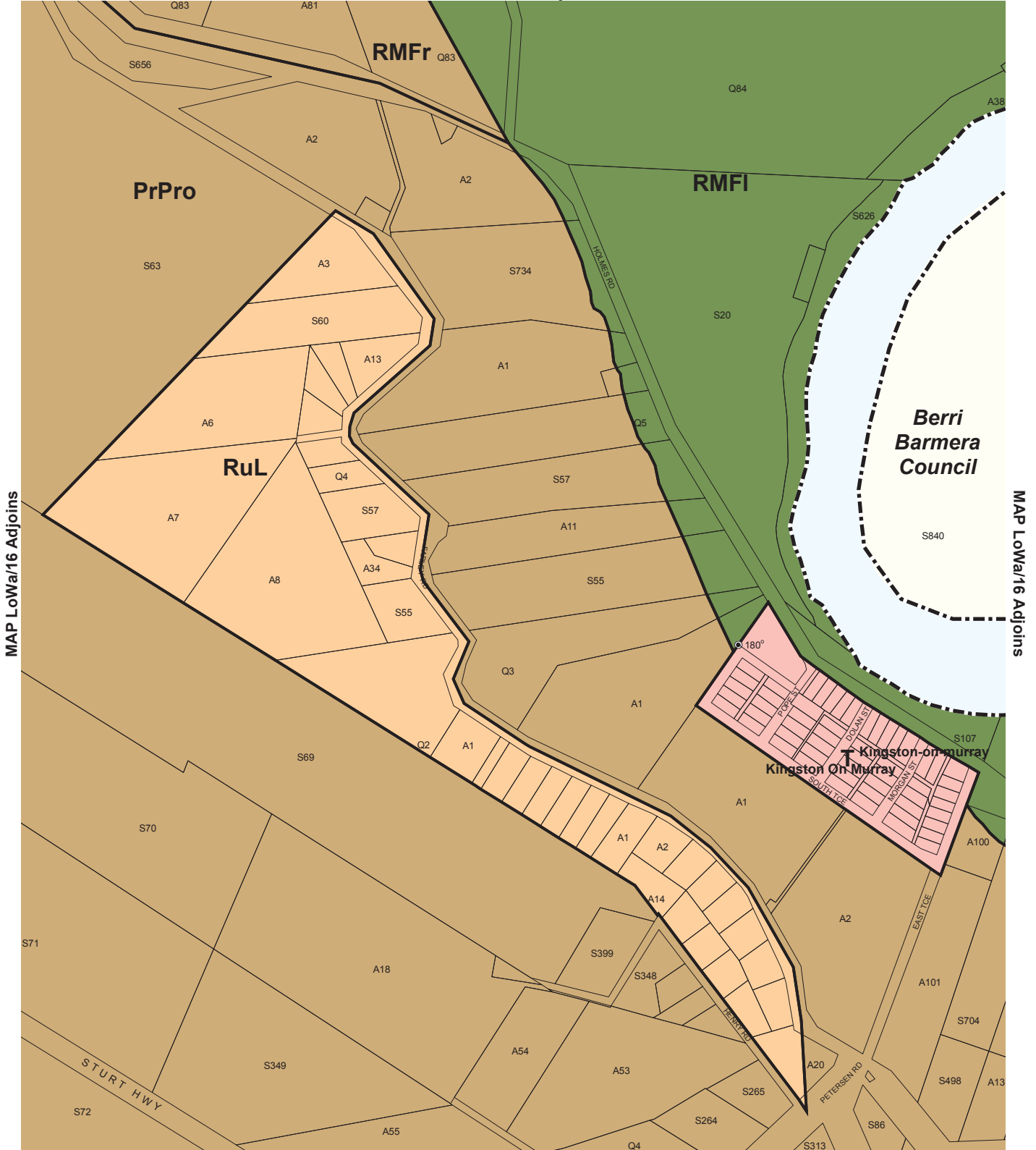
# Overlay Map LoWa/30 TRANSPORT

LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017

- Primary Arterial Roads
- Development Plan Boundary





Lamberts Conformal Conic Projection, GDA94

Zones

- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- RuL Rural Living
- T Township
- Zone Boundary
- Development Plan Boundary



KINGSTON ON MURRAY

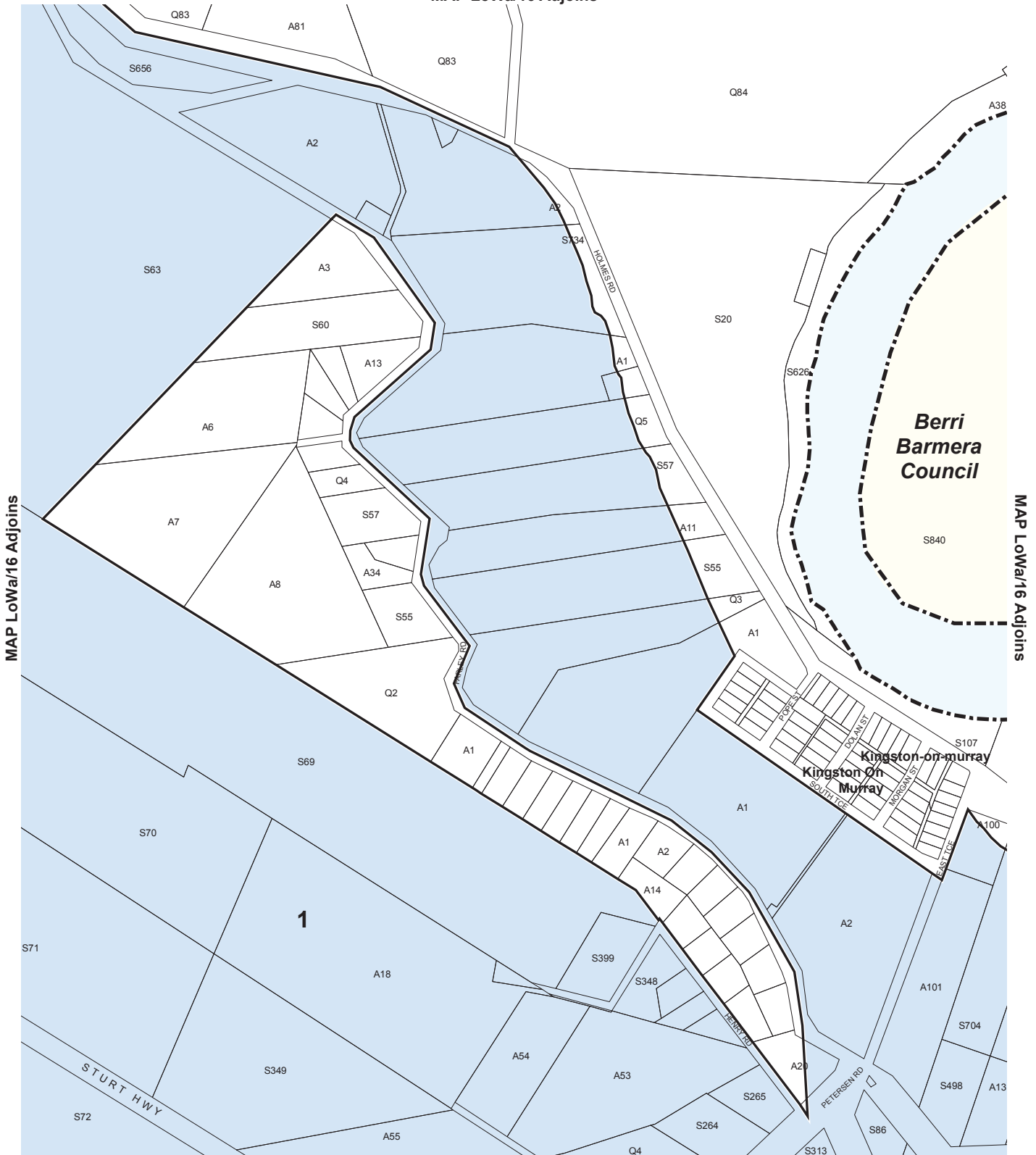
# Zone Map LoWa/30

LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017



MAP LoWa/16 Adjoins



MAP LoWa/16 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area  
1 Horticulture



KINGSTON ON MURRAY

# Policy Area Map LoWa/30

-  Policy Area Boundary
-  Development Plan Boundary

MAP LoWa/18 Adjoins



MAP LoWa/18 Adjoins



MOOROOK

# Location Map LoWa/31

- Waterbodies
- Development Plan Boundary

MAP LoWa/18 Adjoins



MAP LoWa/18 Adjoins



MOOROOK

# Overlay Map LoWa/31

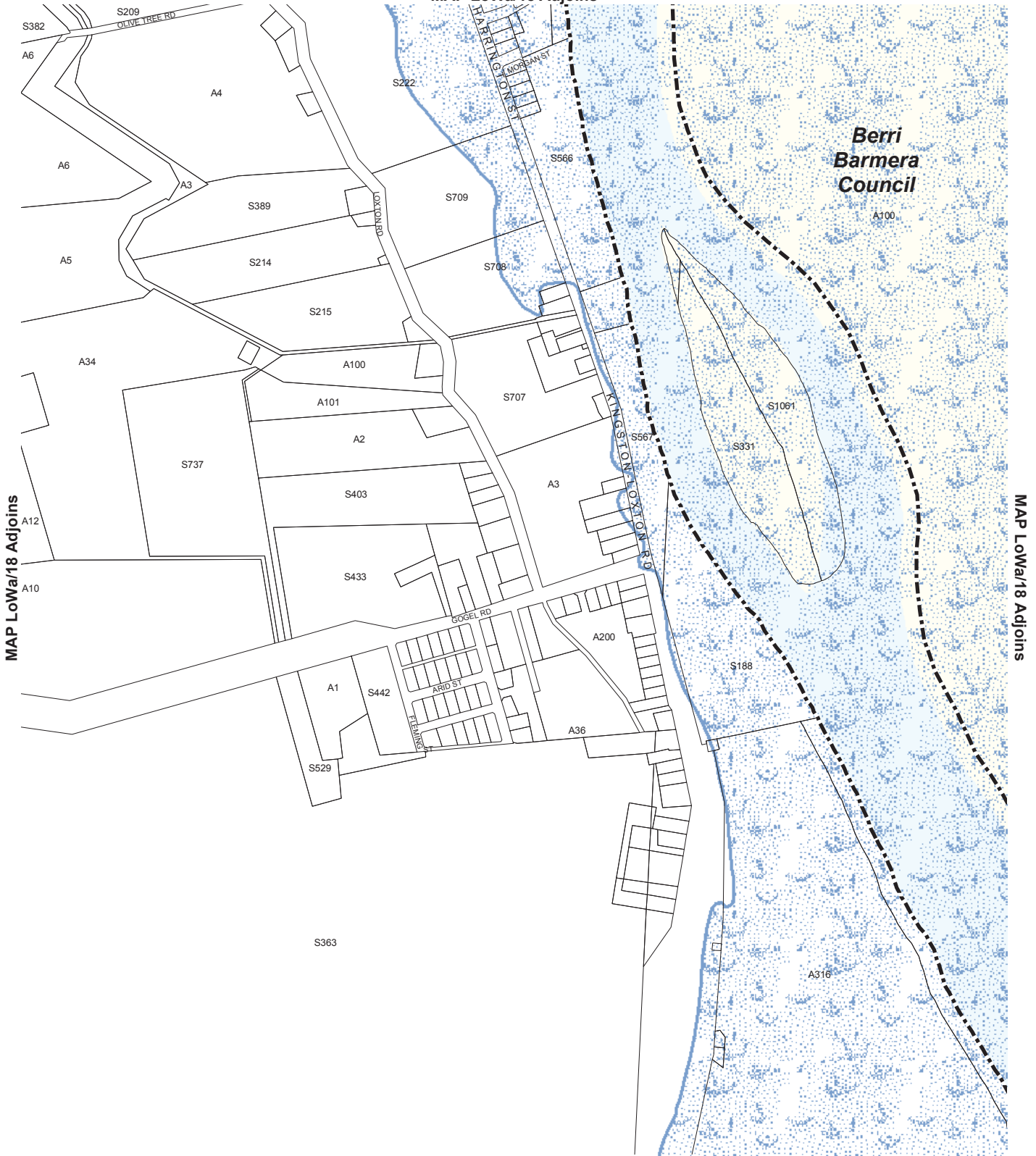
## TRANSPORT

LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017

- Secondary Arterial Roads
- Development Plan Boundary

MAP LoWa/18 Adjoins





MAP LoWa/18 Adjoins



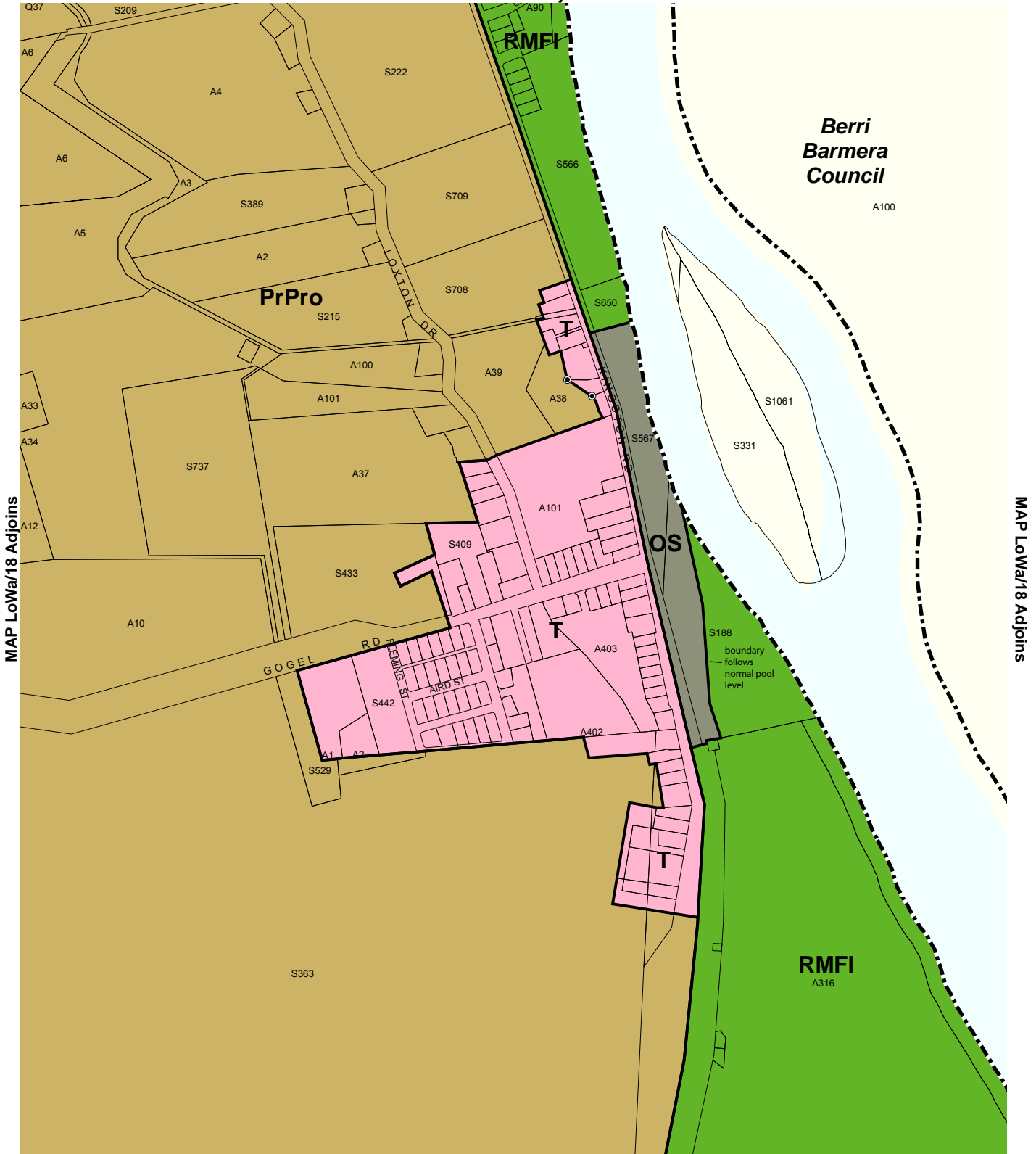
MOOROOK

# Overlay Map LoWa/31 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary

LOXTON WAIKERIE COUNCIL  
Consolidated - 19 April 2017

MAP LoWa/18 Adjoins



MAP LoWa/18 Adjoins

Lamberts Conformal Conic Projection, GDA94



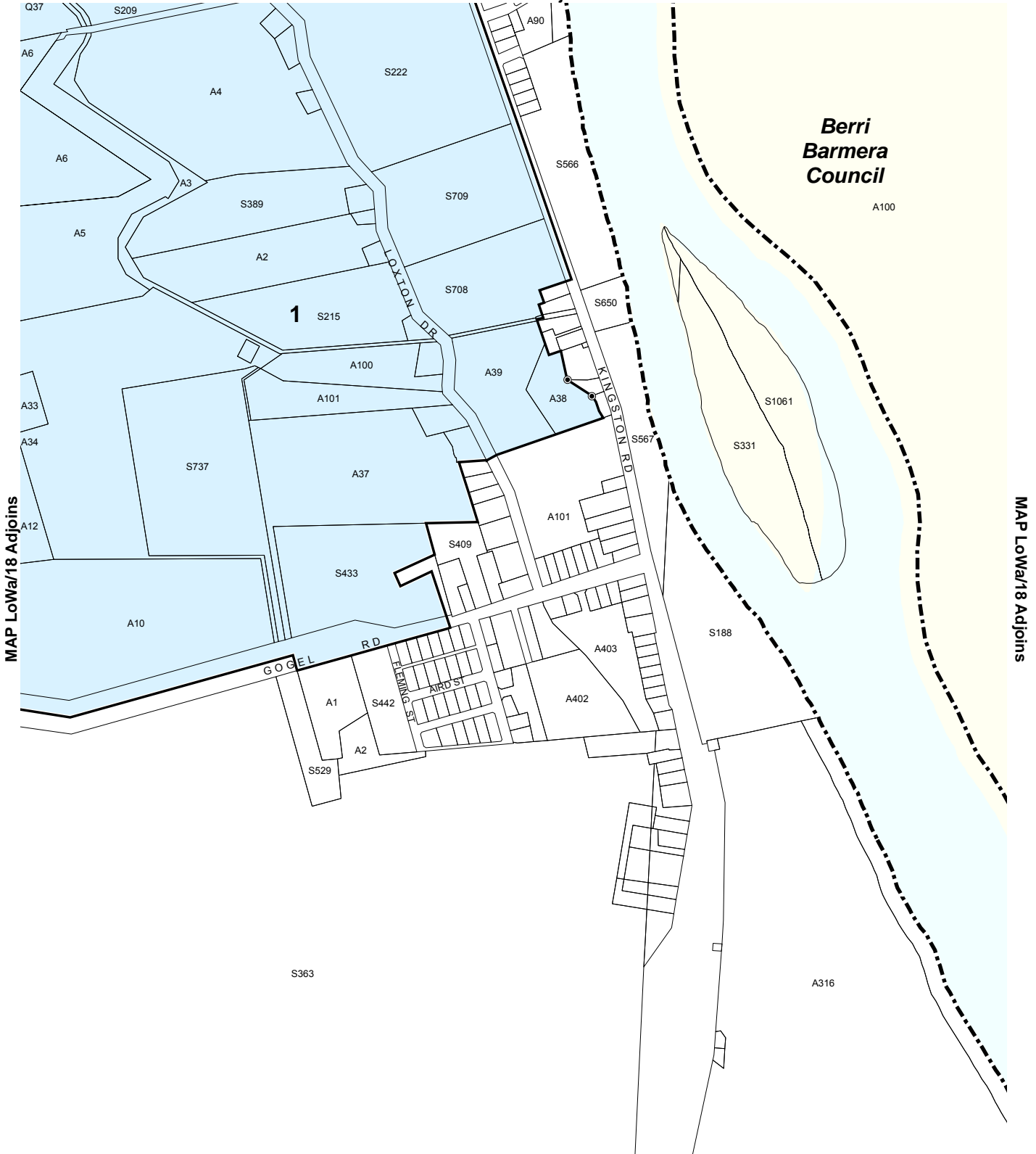
MOOROOK

# Zone Map LoWa/31

### Zones

- OS Open Space
- PrPro Primary Production
- RMFI River Murray Flood
- T Township
- Zone Boundary
- Development Plan Boundary

MAP LoWa/18 Adjoins



MAP LoWa/18 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
1 Horticulture



**MOOROOK**

# Policy Area Map LoWa/31

-  Policy Area Boundary
-  Development Plan Boundary

MAP LoWa/25 Adjoins



MAP LoWa/25 Adjoins

MAP LoWa/25 Adjoins

MAP LoWa/33 Adjoins

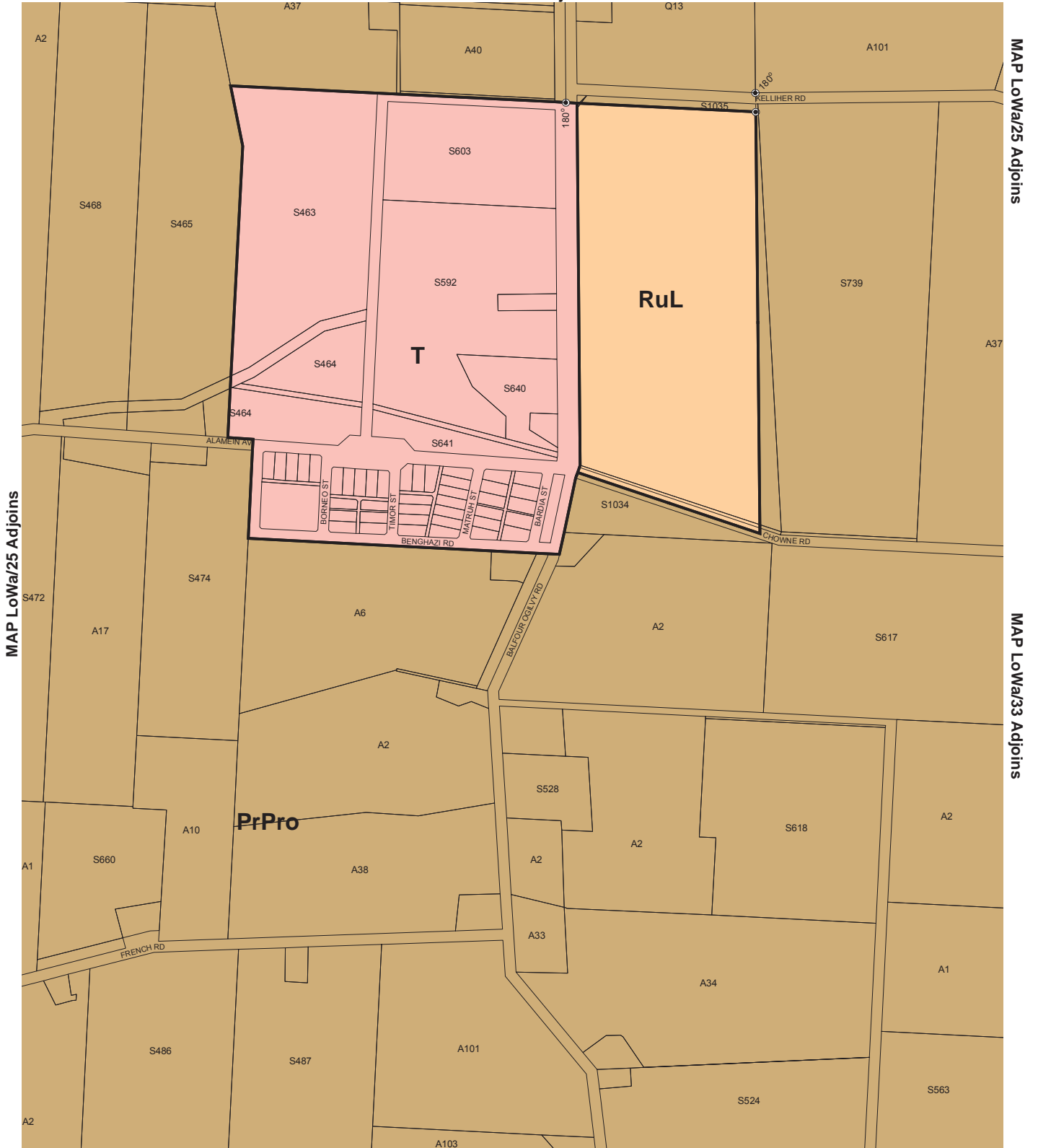
MAP LoWa/34 Adjoins



LOXTON ENVIRONS

# Location Map LoWa/32

MAP LoWa/25 Adjoins



MAP LoWa/34 Adjoins

Lamberts Conformal Conic Projection, GDA94



LOXTON ENVIRONS

# Zone Map LoWa/32

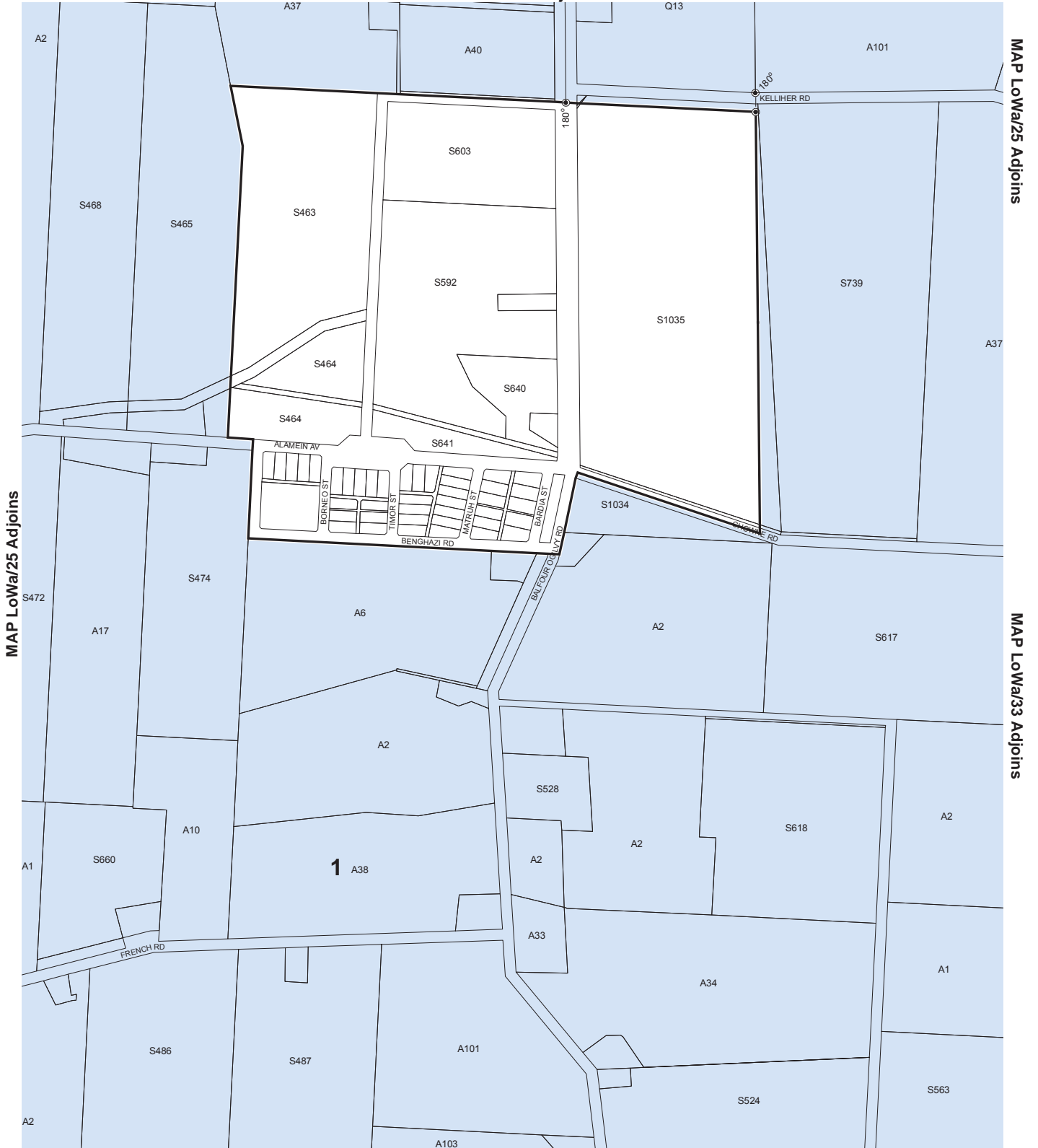
- Zones**
- PrPro Primary Production
  - RuL Rural Living
  - T Township
  - Zone Boundary

LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017



MAP LoWa/25 Adjoins



MAP LoWa/34 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
1 Horticulture



LOXTON ENVIRONS

# Policy Area Map LoWa/32

 Policy Area Boundary

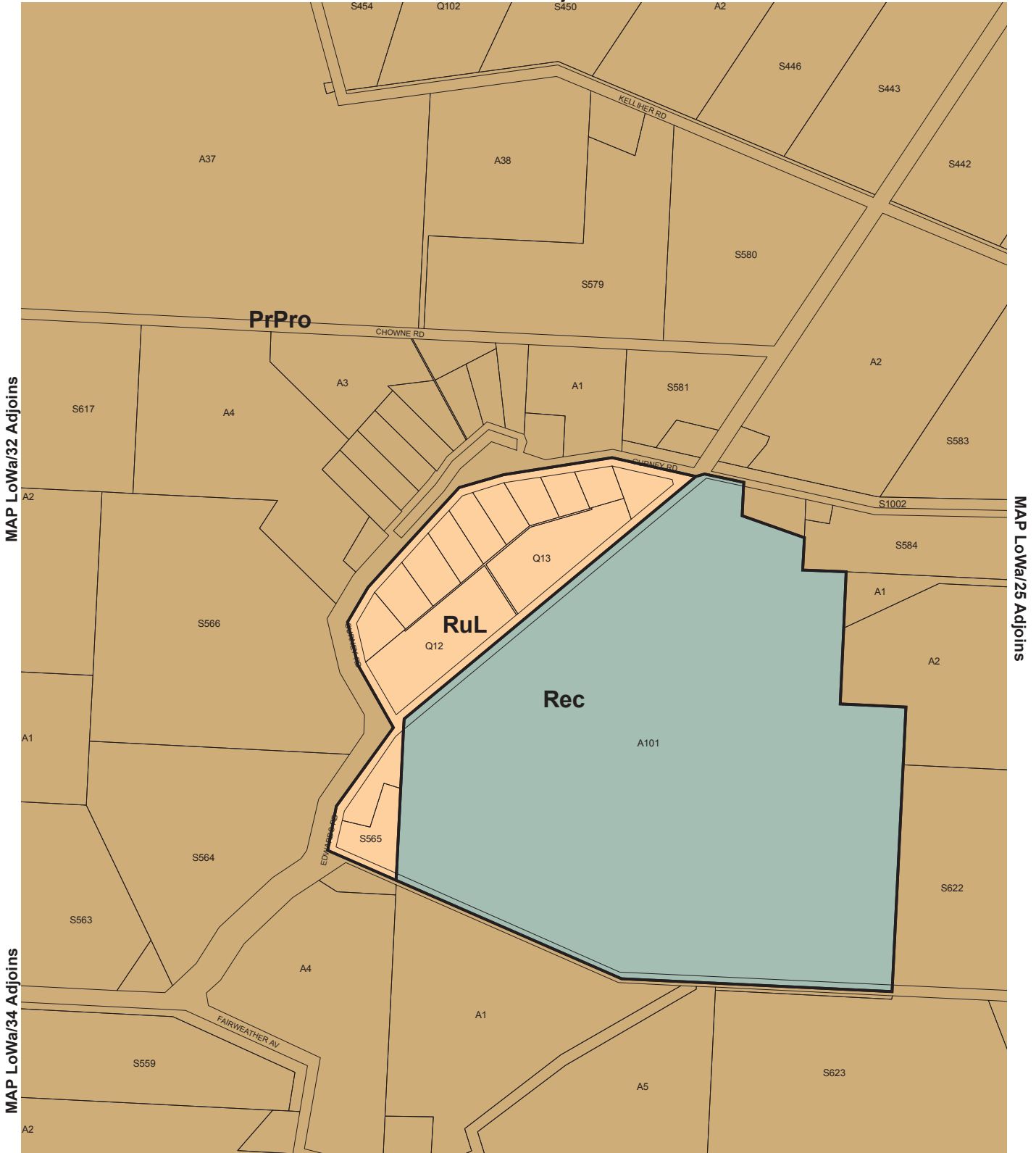
MAP LoWa/25 Adjoins



LOXTON ENVIRONS

# Location Map LoWa/33

MAP LoWa/25 Adjoins



MAP LoWa/25 Adjoins

Lamberts Conformal Conic Projection, GDA94



LOXTON ENVIRONS

# Zone Map LoWa/33

- Zones**
- PrPro Primary Production
  - Rec Recreation
  - RuL Rural Living
  - Zone Boundary



MAP LoWa/32 Adjoins

LOXTON NORTH



MAP LoWa/33 Adjoins

MAP LoWa/25 Adjoins

MAP LoWa/25 Adjoins

MAP LoWa/25 Adjoins



LOXTON ENVIRONS

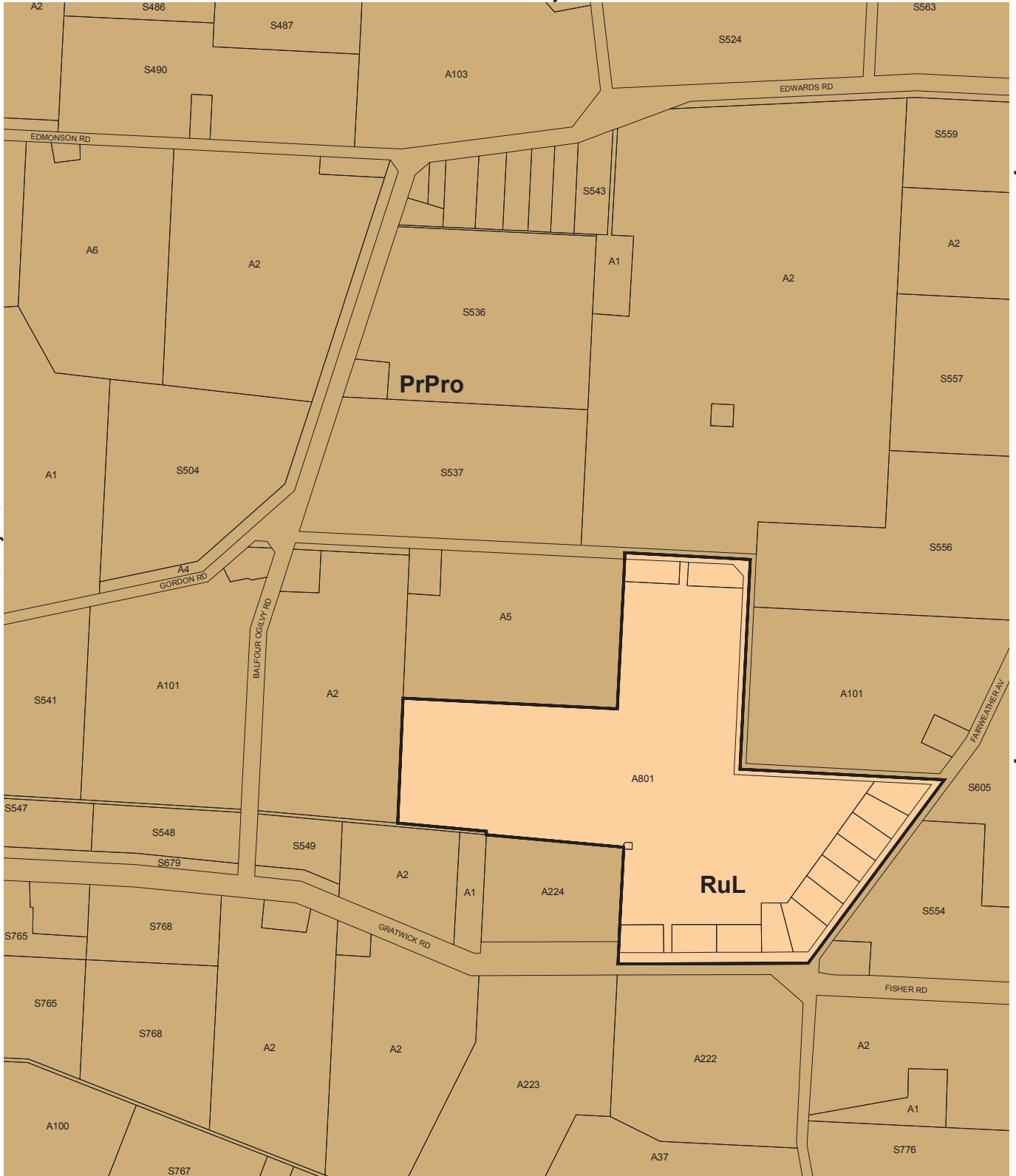
# Location Map LoWa/34

MAP LoWa/32 Adjoins

MAP LoWa/33 Adjoins

MAP LoWa/25 Adjoins

MAP LoWa/25 Adjoins



MAP LoWa/25 Adjoins

Lamberts Conformal Conic Projection, GDA94

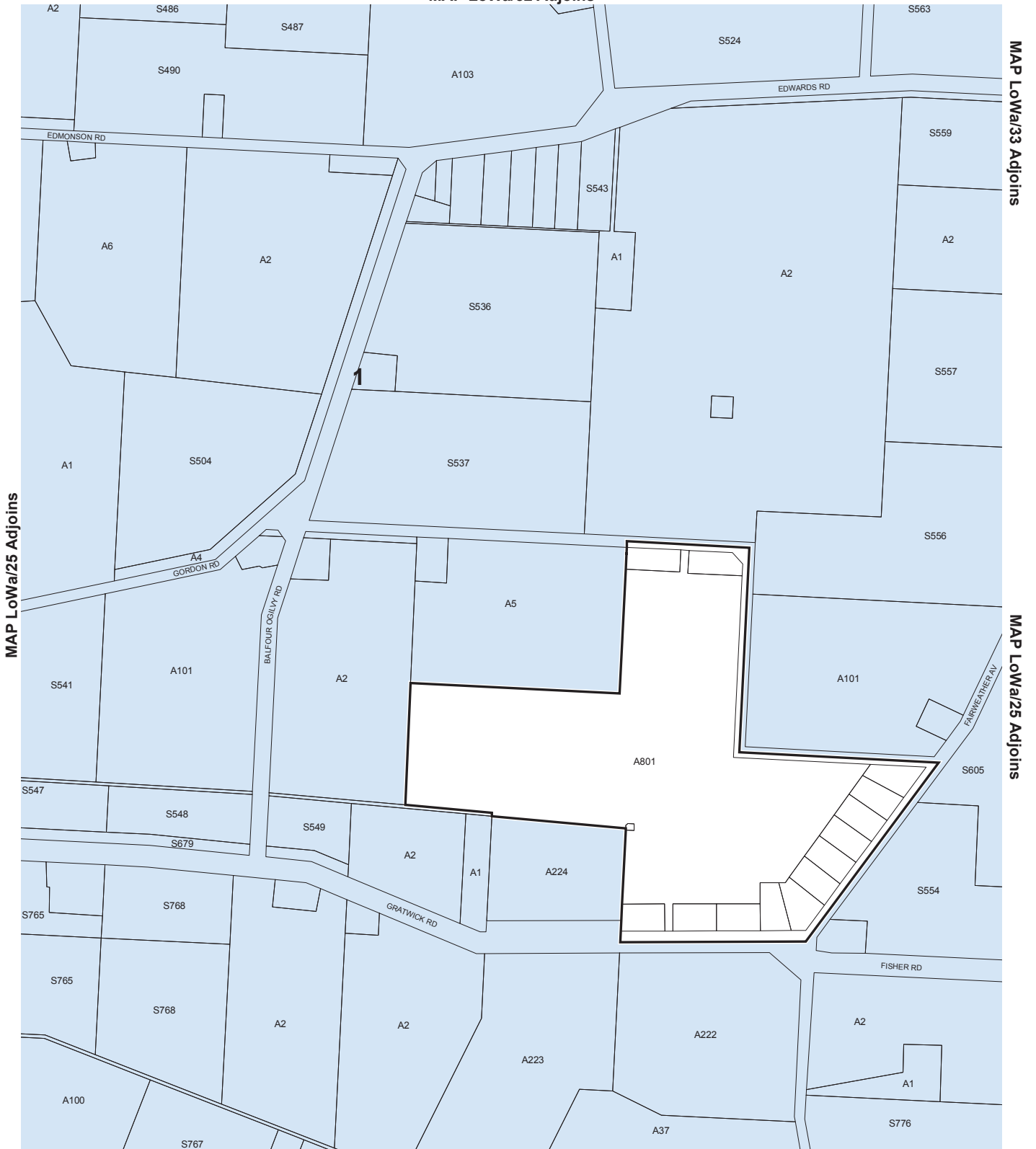


LOXTON ENVIRONS

# Zone Map LoWa/34

- Zones**
- PrPro Primary Production
  - RuL Rural Living
  - Zone Boundary

MAP LoWa/32 Adjoins



MAP LoWa/25 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area  
1 Horticulture



LOXTON ENVIRONS

# Policy Area Map LoWa/34

 Policy Area Boundary

LOXTON WAIKERIE COUNCIL  
Consolidated - 19 April 2017

MAP LoWa/1 Adjoins

RIVER MURRAY

RIVER MURRAY

MAP LoWa/36 Adjoins

S74

**Berri  
Barmera  
Council**

**KATARAPKO**

Murray River NP

A203

S308

A202

Q301

MAP LoWa/22 Adjoins

A300

S37

S36

**LOXTON**

S44

A1

A2

A3

A1

A4

A102

A74

A73

PIONEER LANDING DR

S39

S285

MAP LoWa/37 Adjoins

MOOROOK-LOXTON RD

Q302

S302

MENSFORTH RD

A100

A3

S231

S314

MAP LoWa/1 Adjoins



**LOXTON**

# Location Map LoWa/35

- National Park
- Waterbodies
- Development Plan Boundary



*Berri  
Barmera  
Council*

S74

MAP LoWa/36 Adjoins

A203

S308

Q301

A202

A1

A2

A3

S39

MAP LoWa/22 Adjoins

A300

S37

S36

A102

S44

A1

A4

PIONEER LANDING DR

S285

MAP LoWa/37 Adjoins

MOOROOK-LOXTON RD

Q302

S302

MENSFORTH RD

A100

A3

S231

S314

MAP LoWa/1 Adjoins





0 500 m

LOXTON

# Overlay Map LoWa/35 TRANSPORT

LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017

-  Secondary Arterial Roads
-  Development Plan Boundary

MAP LoWa/1 Adjoins

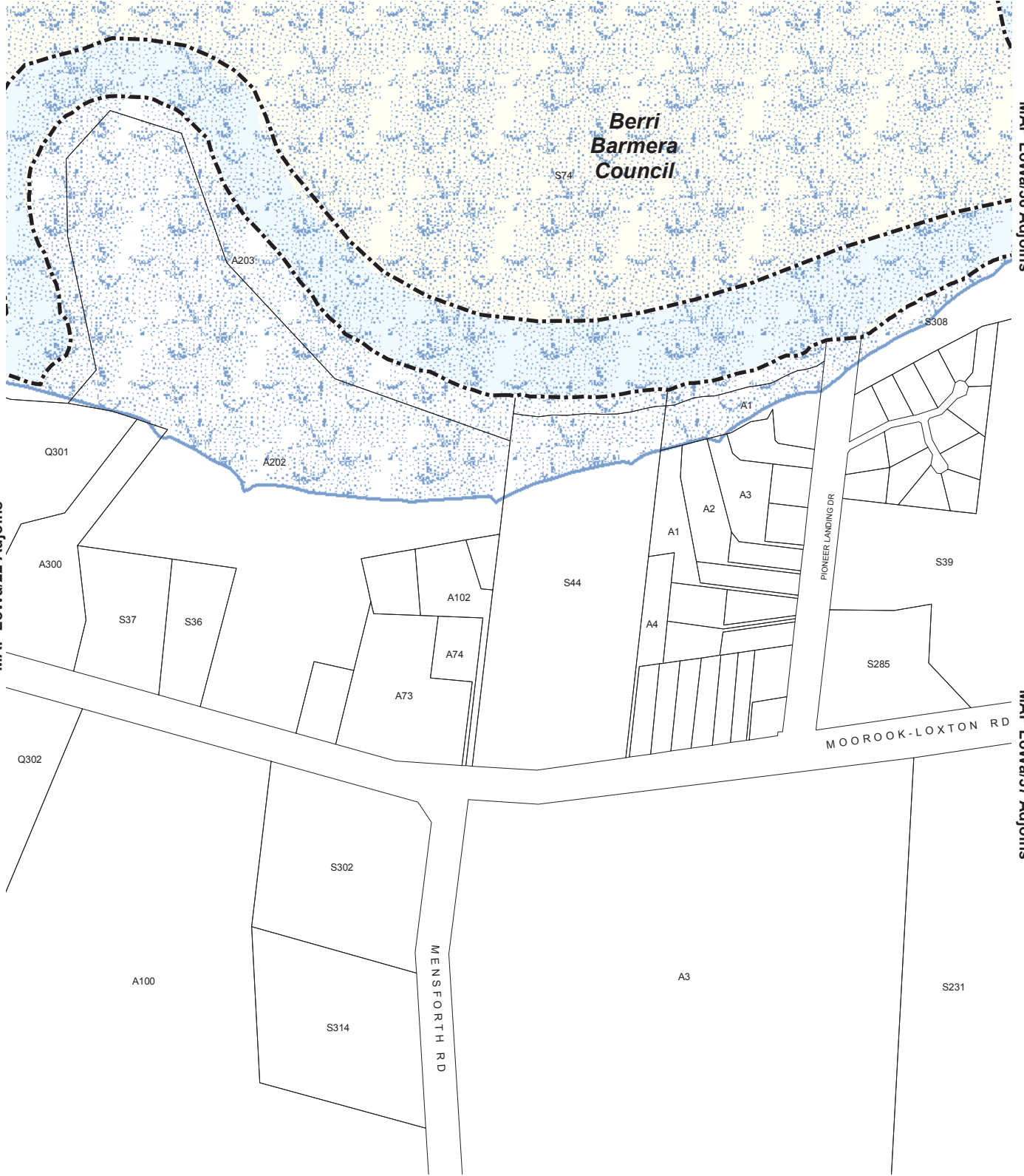
Berri  
Barmera  
Council

MAP LoWa/36 Adjoins

MAP LoWa/22 Adjoins

MAP LoWa/37 Adjoins

MAP LoWa/1 Adjoins





LOXTON

# Overlay Map LoWa/35 DEVELOPMENT CONSTRAINTS

LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017

-  1956 Flood Boundary
-  Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94



**Zones**

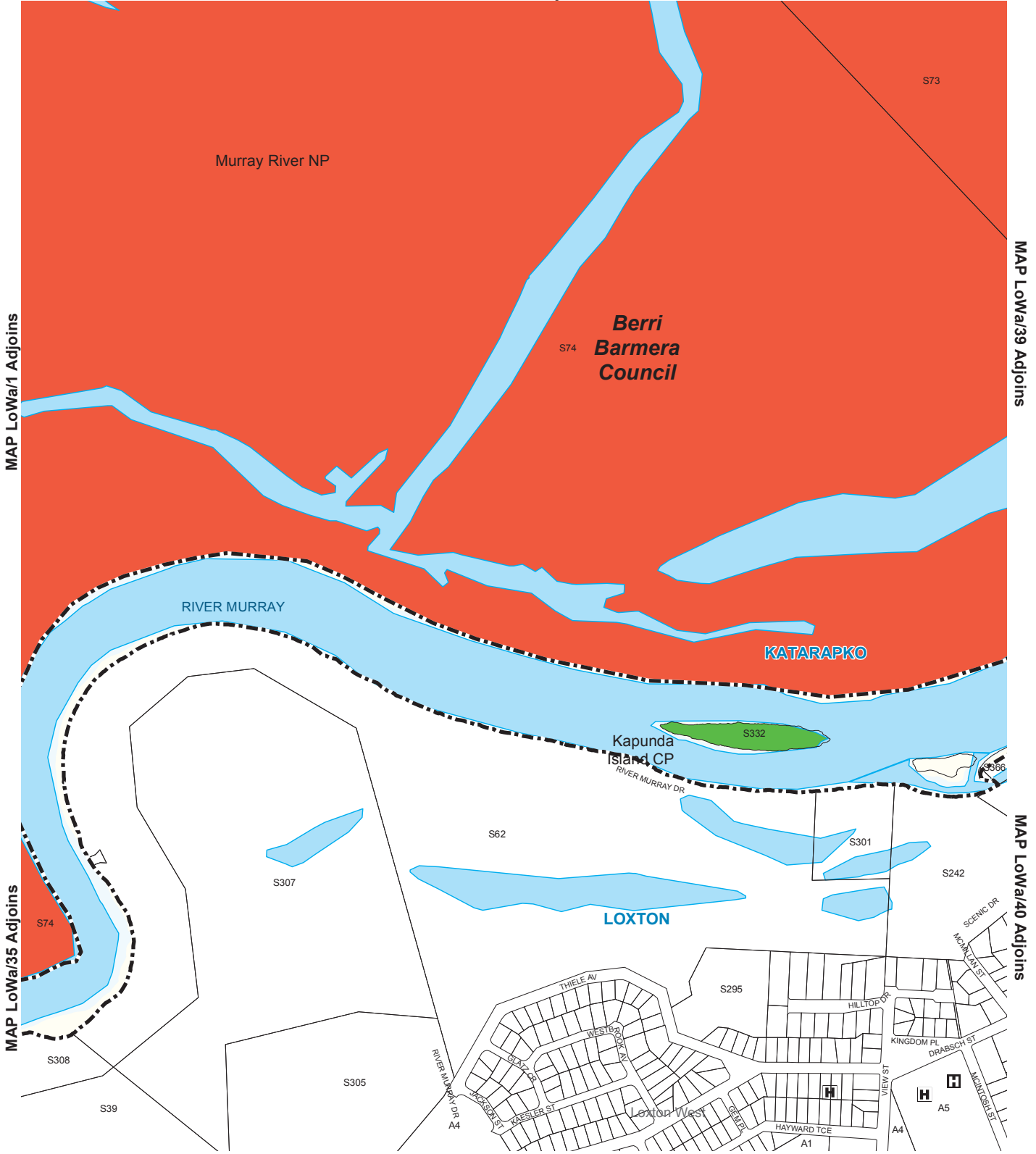
- OS Open Space
- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- RuL Rural Living
- Zone Boundary
- Development Plan Boundary

**LOXTON**

# Zone Map LoWa/35

**LOXTON WAIKERIE COUNCIL**

Consolidated - 19 April 2017



-  Other Health Services
-  Hospital
-  National Park
-  Conservation Park
-  Waterbodies
-  Development Plan Boundary

# Location Map LoWa/36

LOXTON

MAP LoWa/1 Adjoins

MAP LoWa/39 Adjoins

Berri  
Barmera  
Council

S74

S73

MAP LoWa/35 Adjoins

MAP LoWa/40 Adjoins

S74

S308

S39

S307

S62

S305

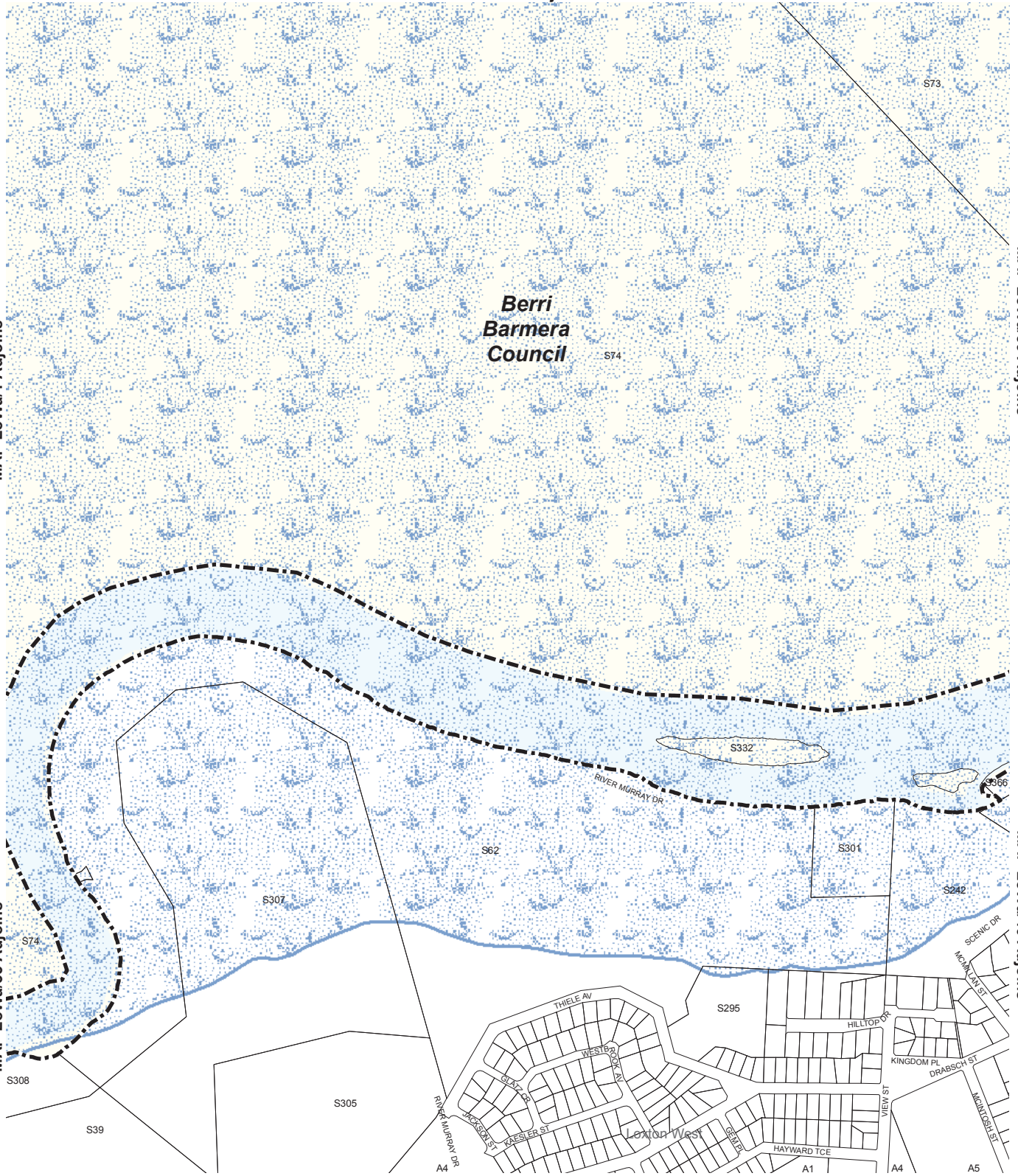
S332

S301

S366

S242

MAP LoWa/37 Adjoins





LOXTON

# Overlay Map LoWa/36 DEVELOPMENT CONSTRAINTS

LOXTON WAIKERIE COUNCIL

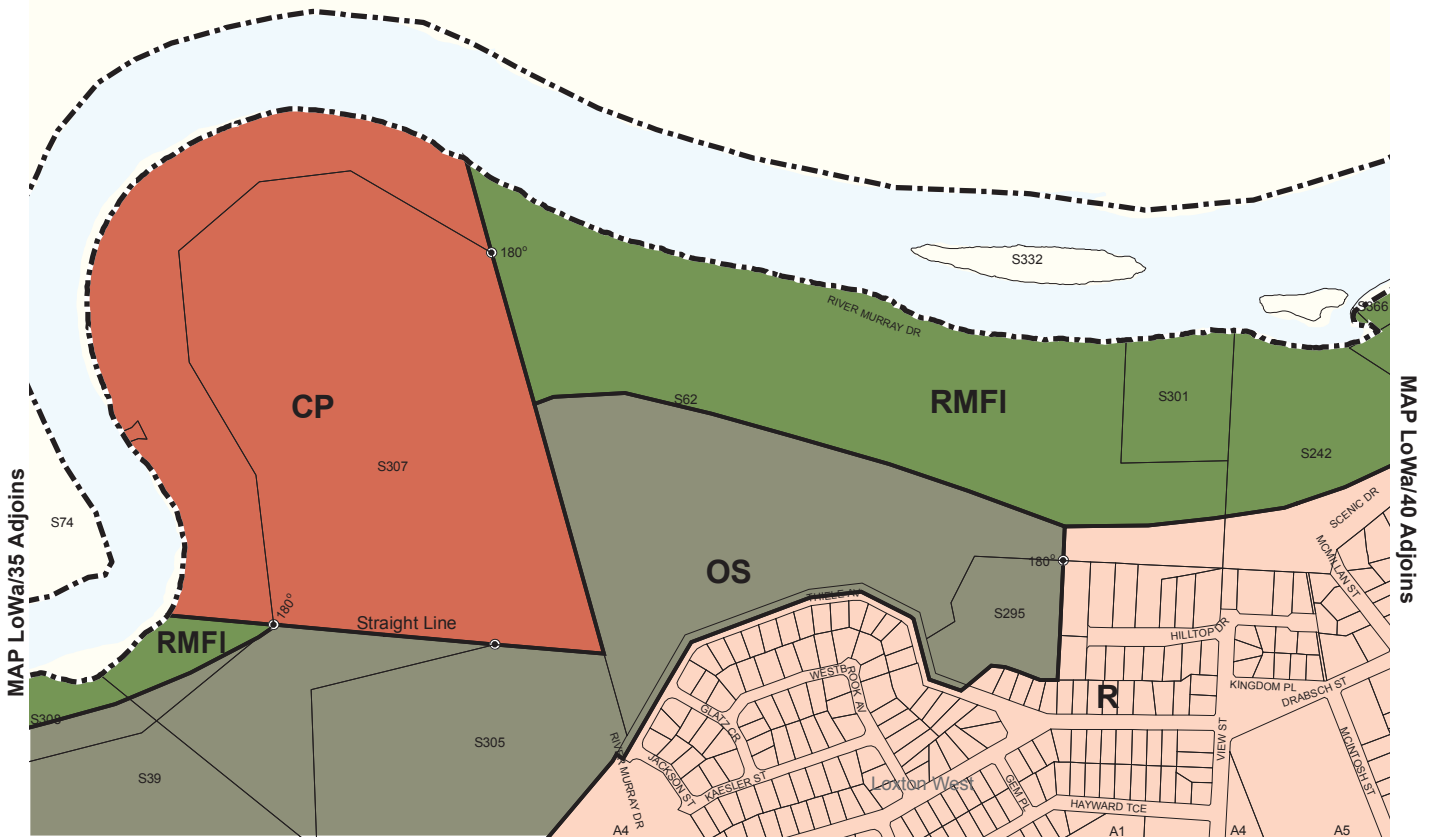
Consolidated - 19 April 2017

-  1956 Flood Boundary
-  Development Plan Boundary

**Berri  
Barmera  
Council**

S74

S73



Lamberts Conformal Conic Projection, GDA94



**LOXTON**

# Zone Map LoWa/36

- Zones**
- CP Caravan and Tourist Park
  - OS Open Space
  - R Residential
  - RMFI River Murray Flood
  - Zone Boundary
  - Development Plan Boundary

**Berri  
Barmera  
Council**

S74

S73

Lamberts Conformal Conic Projection, GDA94

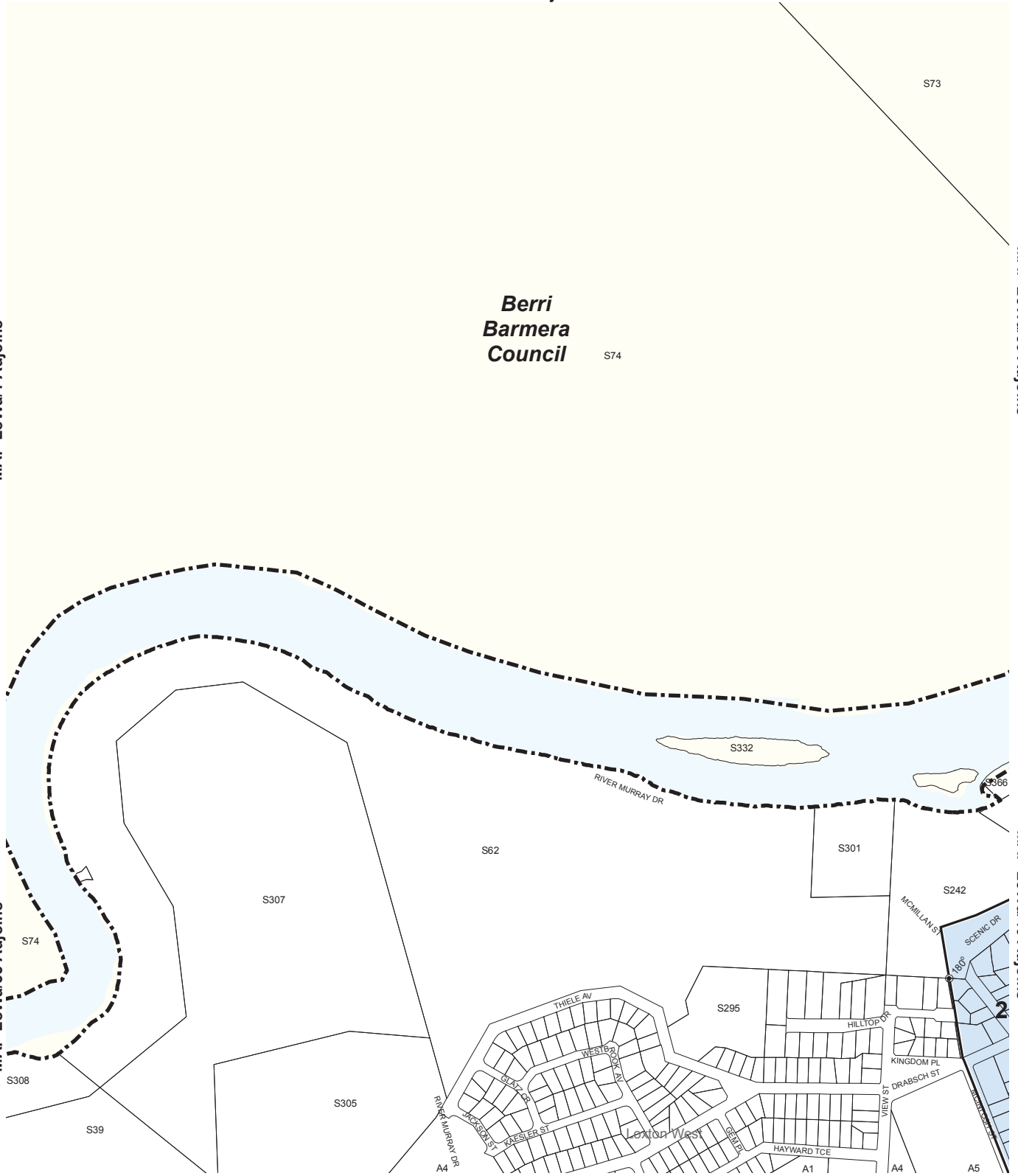
**Policy Area**  
2 Medium Density



**LOXTON**

# Policy Area Map LoWa/36

-  Policy Area Boundary
-  Development Plan Boundary



MAP LoWa/36 Adjoins

MAP LoWa/35 Adjoins

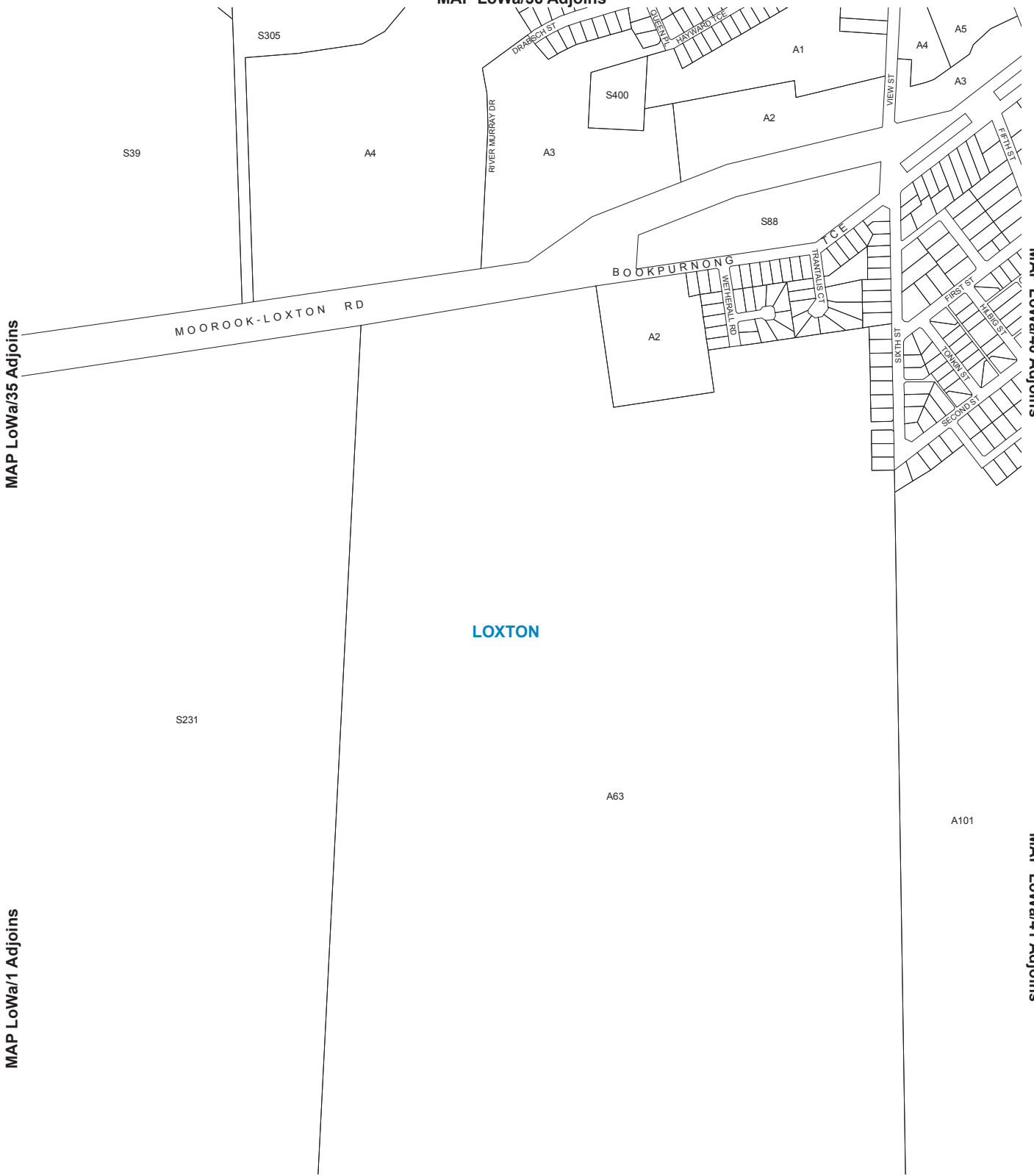
MAP LoWa/40 Adjoins

MAP LoWa/41 Adjoins

MAP LoWa/1 Adjoins

MAP LoWa/38 Adjoins

LOXTON

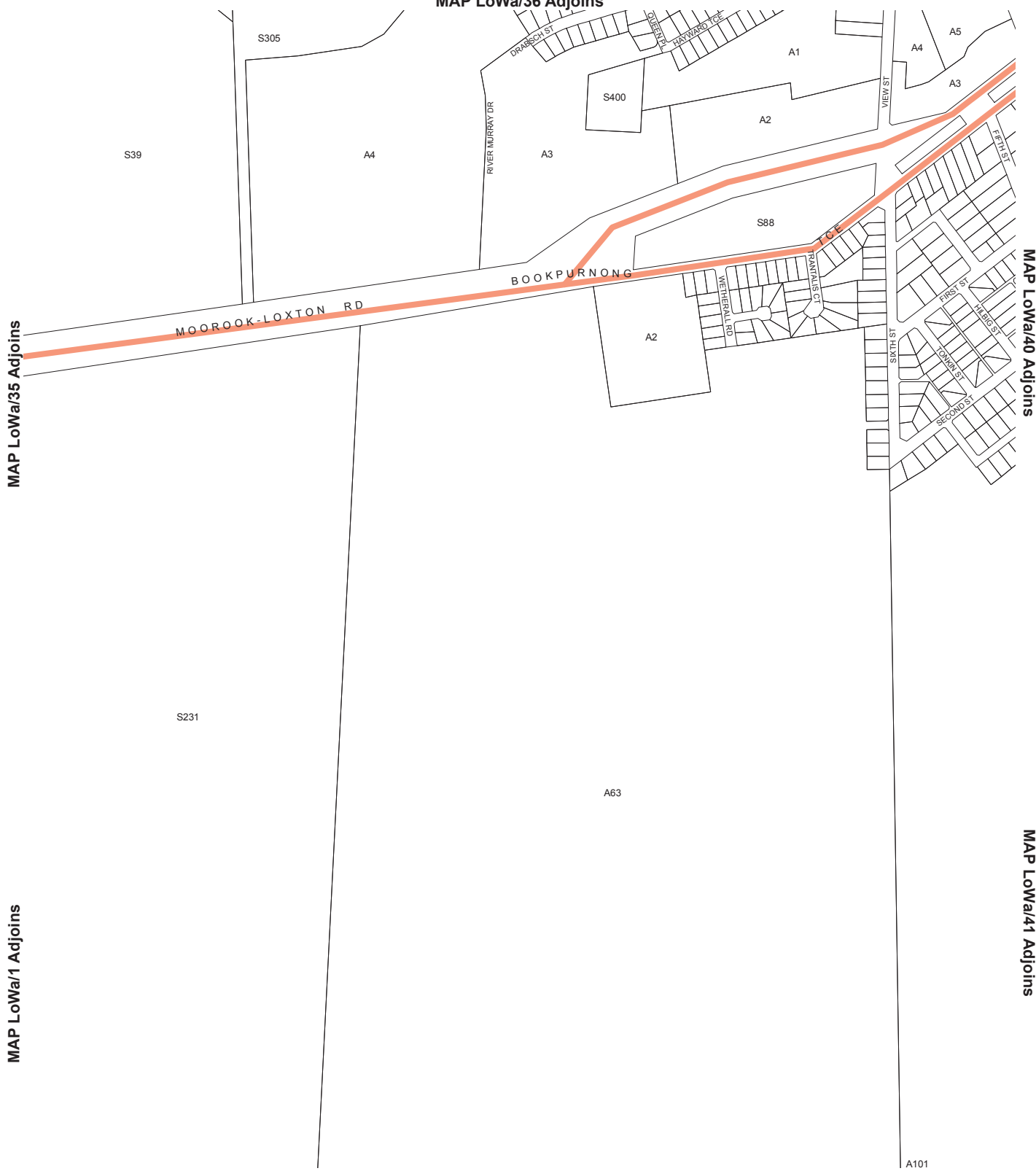


LOXTON

# Location Map LoWa/37



MAP LoWa/36 Adjoins



MAP LoWa/35 Adjoins

MAP LoWa/1 Adjoins

MAP LoWa/40 Adjoins

MAP LoWa/41 Adjoins

MAP LoWa/38 Adjoins



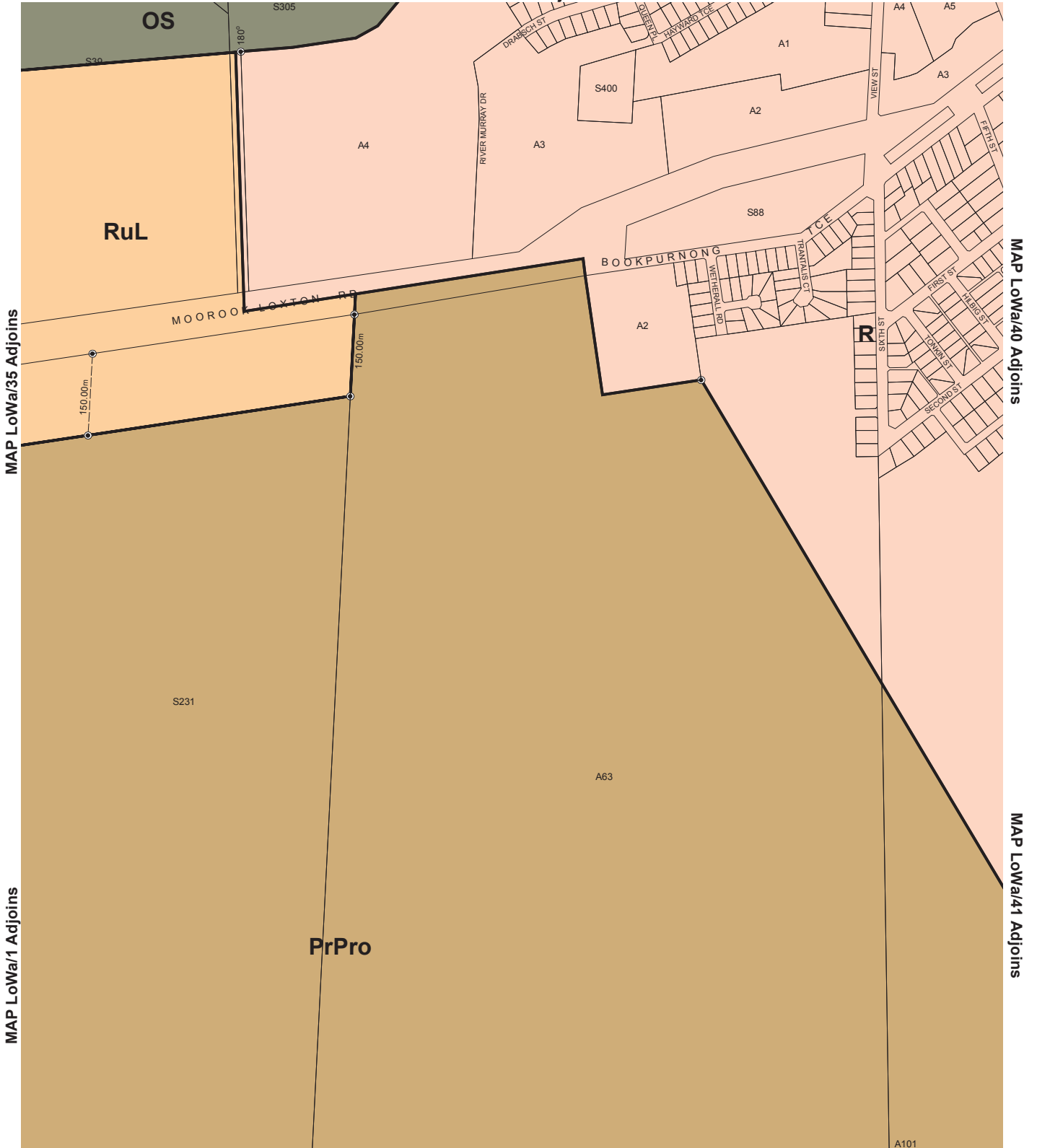
LOXTON

# Overlay Map LoWa/37 TRANSPORT

LOXTON WAIKERIE COUNCIL  
Consolidated - 19 April 2017

Secondary Arterial Roads

MAP LoWa/36 Adjoins



MAP LoWa/38 Adjoins

Lamberts Conformal Conic Projection, GDA94

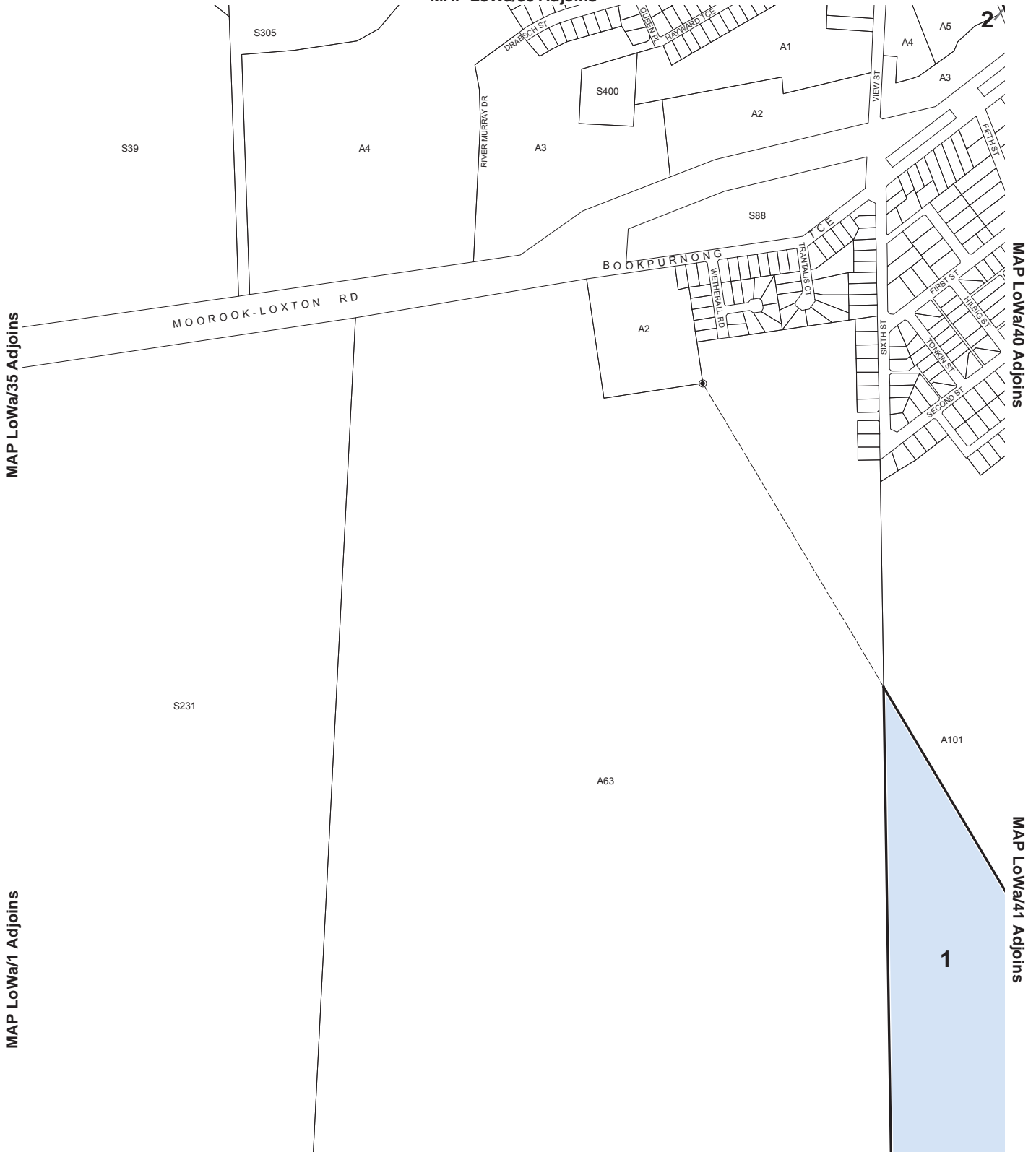


LOXTON

# Zone Map LoWa/37

- Zones**
- OS Open Space
  - PrPro Primary Production
  - R Residential
  - RuL Rural Living
  - Zone Boundary

MAP LoWa/36 Adjoins



MAP LoWa/35 Adjoins

MAP LoWa/1 Adjoins

MAP LoWa/40 Adjoins

MAP LoWa/41 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 1 Horticulture
- 2 Medium Density



LOXTON

# Policy Area Map LoWa/37

 Policy Area Boundary

LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017

MAP LoWa/37 Adjoins



LOXTON

# Location Map LoWa/38

 Railways

MAP LoWa/37 Adjoins



MAP LoWa/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



LOXTON

# Zone Map LoWa/38

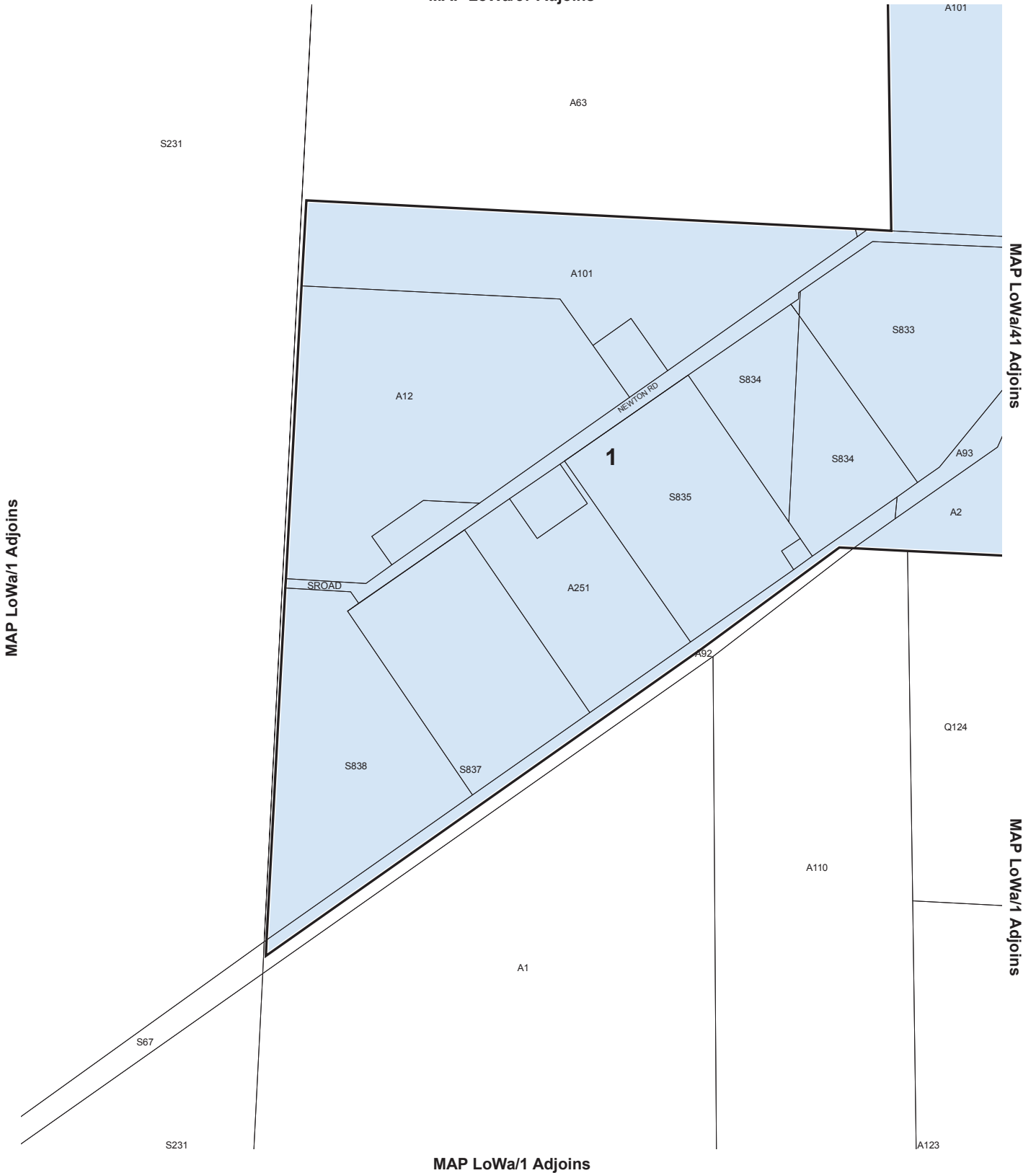
Zones

- PrPro Primary Production
- Zone Boundary

LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017

MAP LoWa/37 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
1 Horticulture

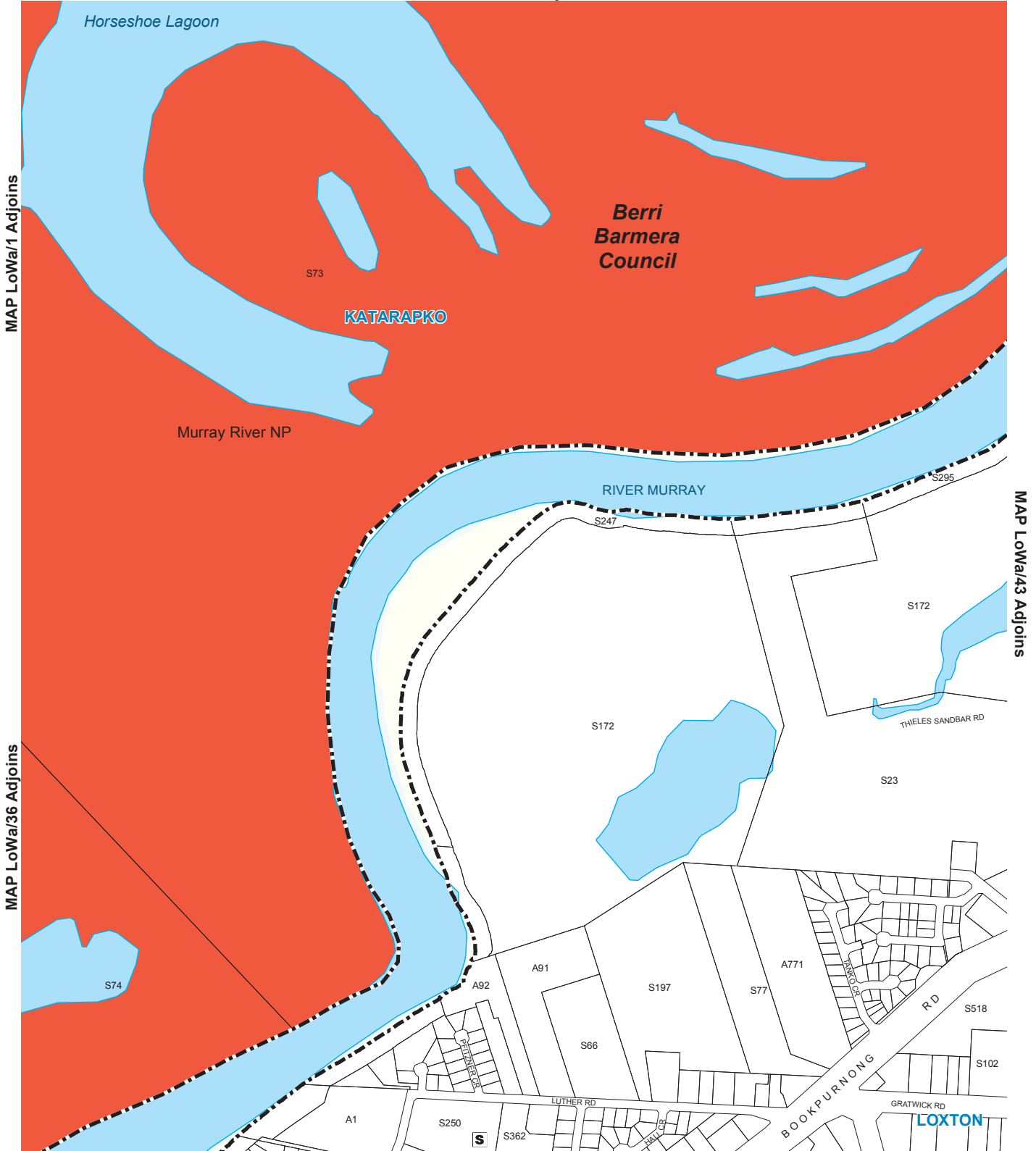


LOXTON

# Policy Area Map LoWa/38

Policy Area Boundary

MAP LoWa/1 Adjoins



MAP LoWa/1 Adjoins

MAP LoWa/36 Adjoins





MAP LoWa/43 Adjoins

MAP LoWa/40 Adjoins

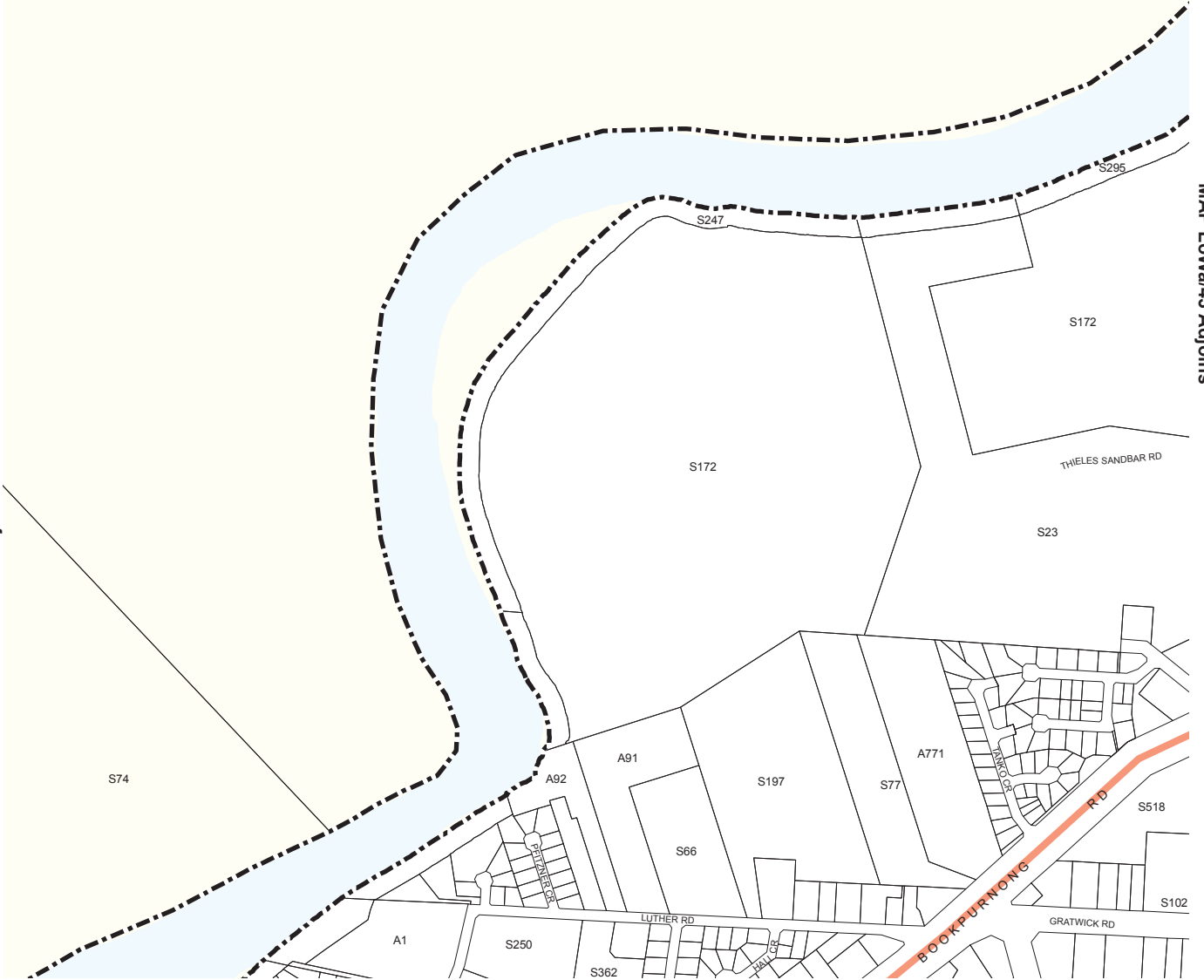


LOXTON

# Location Map LoWa/39

-  School
-  National Park
-  Waterbodies
-  Development Plan Boundary

S73  
**Berri  
Barmera  
Council**





LOXTON

# Overlay Map LoWa/39 TRANSPORT

LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017

-  Secondary Arterial Roads
-  Development Plan Boundary



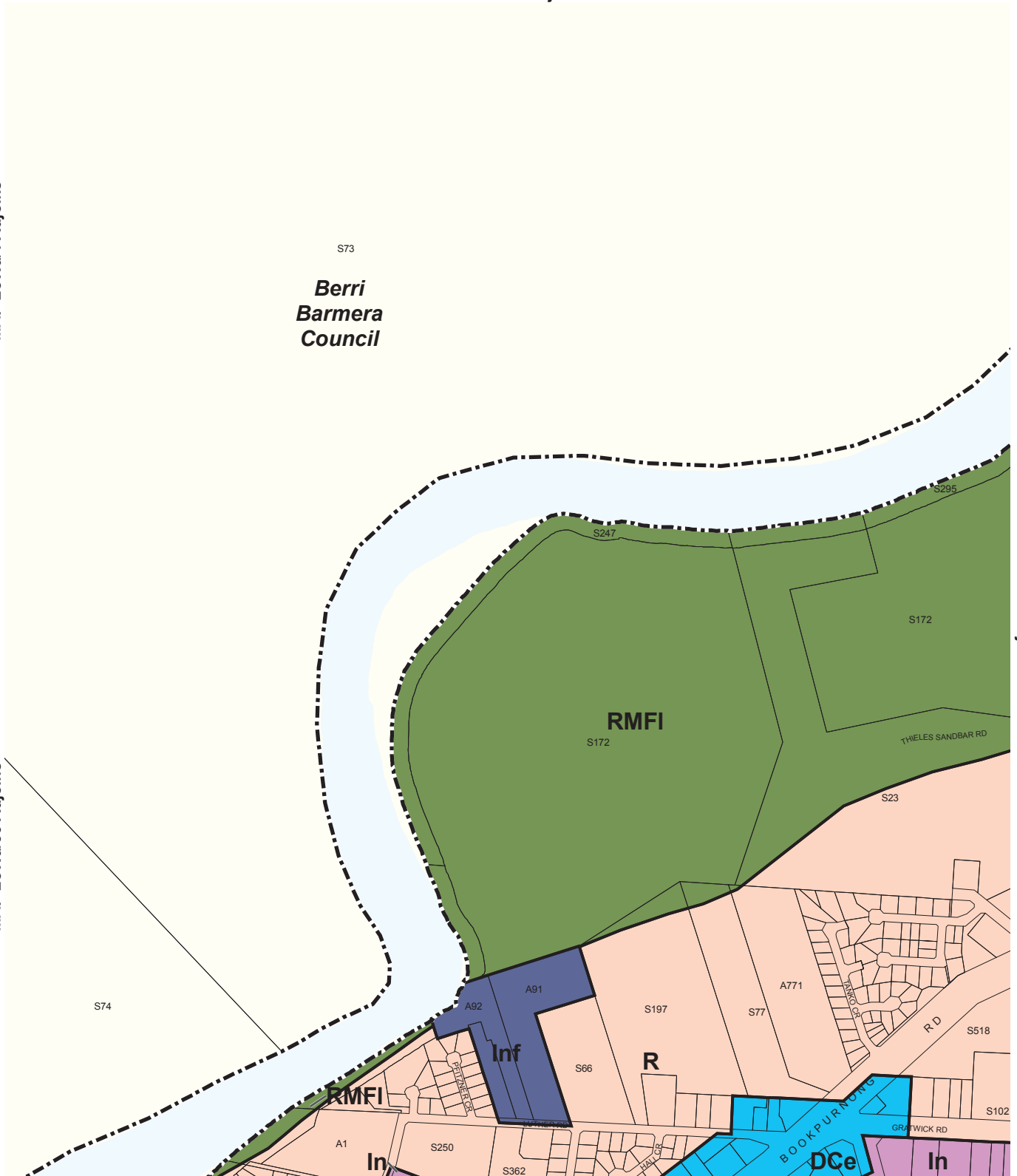


MAP LoWa/1 Adjoins

MAP LoWa/1 Adjoins

MAP LoWa/36 Adjoins

MAP LoWa/43 Adjoins



Lamberts Conformal Conic Projection, GDA94



LOXTON

# Zone Map LoWa/39

- Zones**
- District Centre
  - Industry
  - Infrastructure
  - Residential
  - River Murray Flood
  - Zone Boundary
  - Development Plan Boundary











MAP LoWa/39 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.



LOXTON

# Overlay Map LoWa/40 HERITAGE

- State heritage place
- Development Plan Boundary



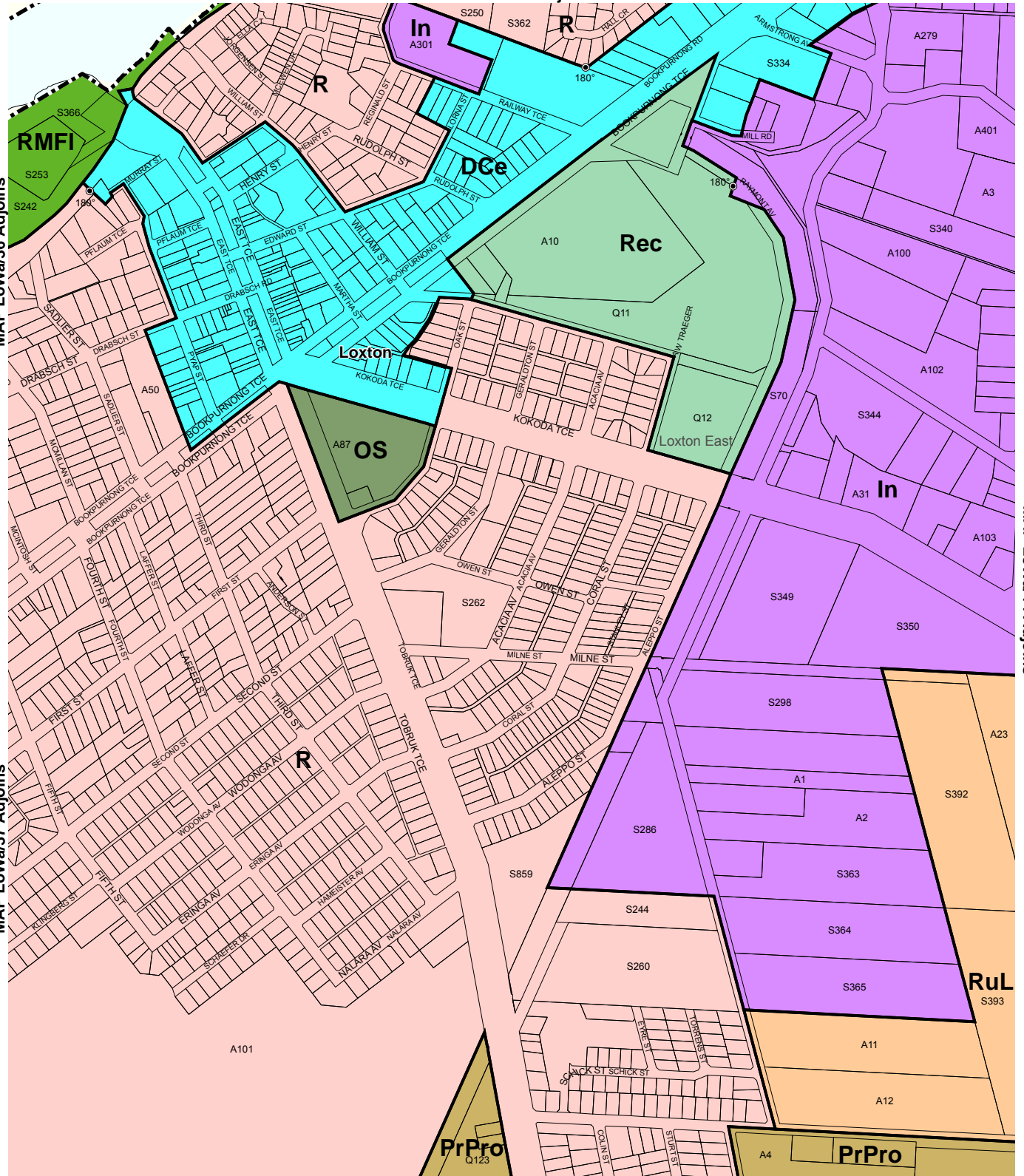
MAP LoWa/39 Adjoins

MAP LoWa/36 Adjoins

MAP LoWa/37 Adjoins

MAP LoWa/44 Adjoins

MAP LoWa/41 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Zones**
- DCe District Centre
  - In Industry
  - OS Open Space
  - PrPro Primary Production
  - Rec Recreation
  - R Residential
  - RMFI River Murray Flood
  - RuL Rural Living
  - Zone Boundary
  - Development Plan Boundary



LOXTON

# Zone Map LoWa/40

MAP LoWa/39 Adjoins



MAP LoWa/36 Adjoins

MAP LoWa/37 Adjoins

MAP LoWa/44 Adjoins

MAP LoWa/41 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 1 Horticulture
  - 2 Medium Density

-  Policy Area Boundary
-  Development Plan Boundary



LOXTON

# Policy Area Map LoWa/40

MAP LoWa/39 Adjoins



MAP LoWa/36 Adjoins

MAP LoWa/37 Adjoins

MAP LoWa/44 Adjoins

MAP LoWa/41 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct

- 1 Bulky Goods
- 2 Commercial
- 6 Loxton South Country Living



0 500m

LOXTON

# Precinct Map LoWa/40

- Precinct Boundary
- Development Plan Boundary



MAP LoWa/40 Adjoins

MAP LoWa/37 Adjoins

MAP LoWa/38 Adjoins

MAP LoWa/45 Adjoins

MAP LoWa/1 Adjoins



Secondary Arterial Roads



LOXTON

# Overlay Map LoWa/41 TRANSPORT

LOXTON WAIKERIE COUNCIL

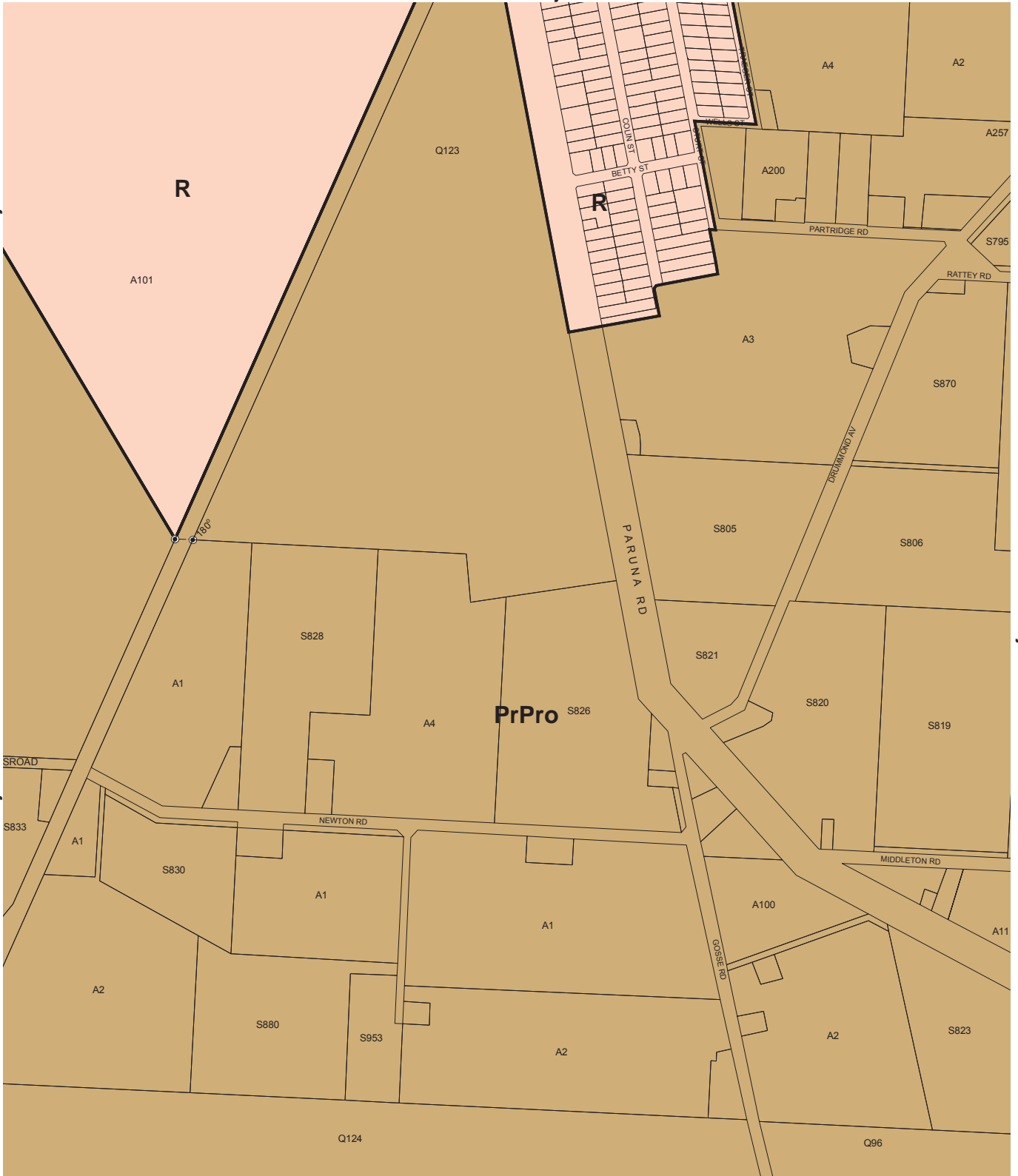
Consolidated - 19 April 2017

MAP LoWa/40 Adjoins

MAP LoWa/37 Adjoins

MAP LoWa/38 Adjoins

MAP LoWa/45 Adjoins



MAP LoWa/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



LOXTON

# Zone Map LoWa/41

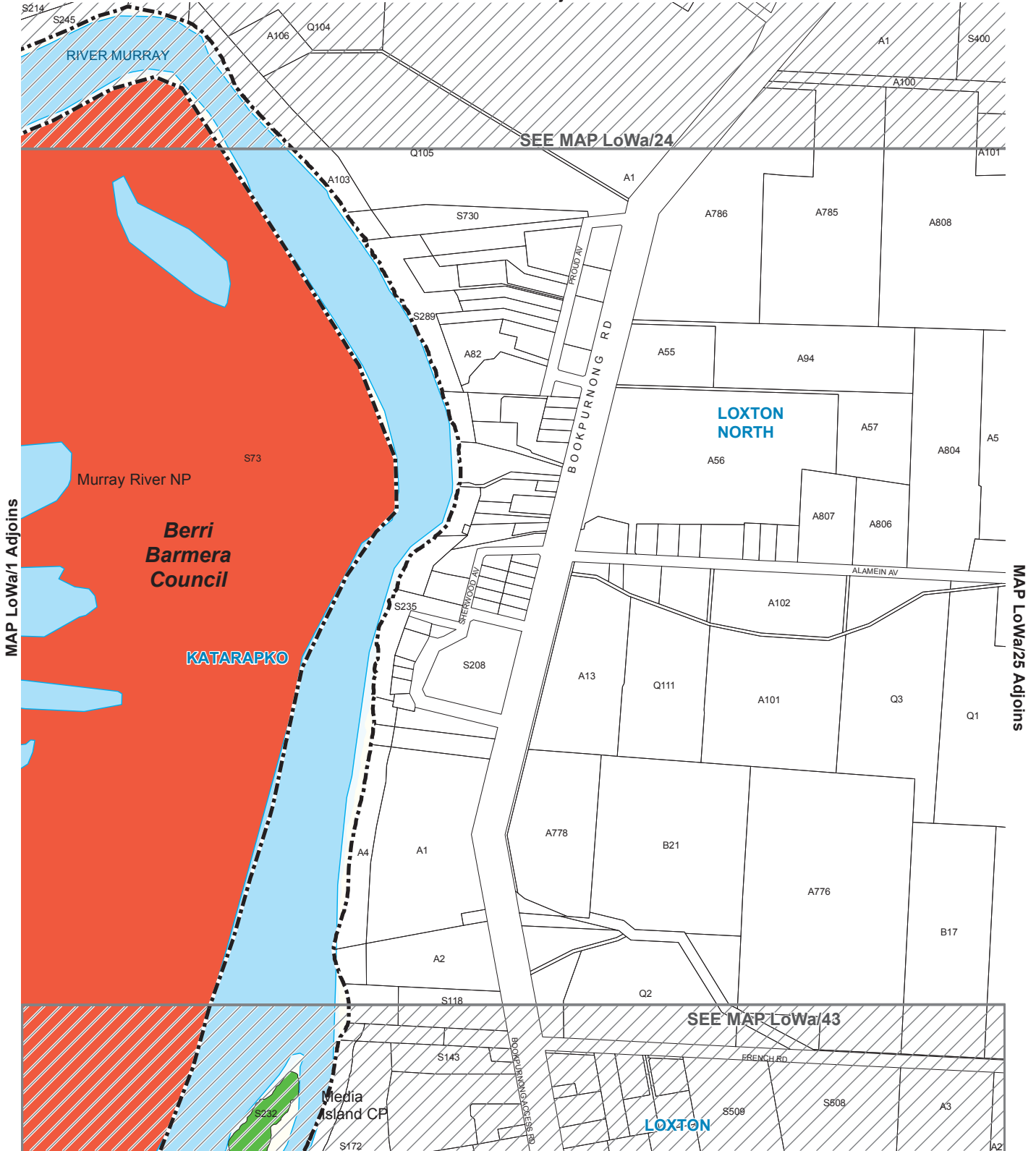
- Zones**
- PrPro Primary Production
  - R Residential
  - Zone Boundary

LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017



MAP LoWa/24 Adjoins



MAP LoWa/1 Adjoins

MAP LoWa/25 Adjoins



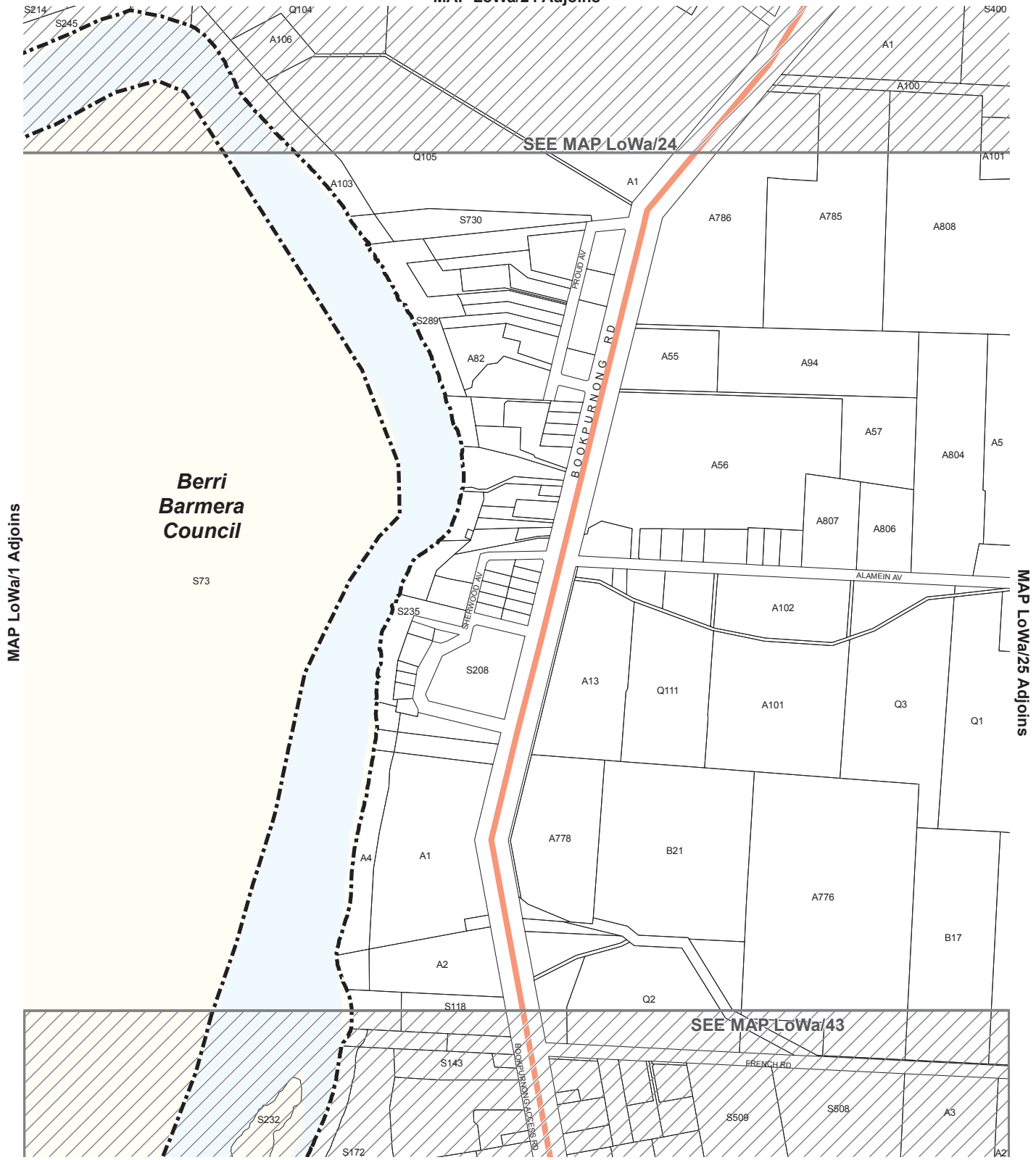
LOXTON

# Location Map LoWa/42

- National Park
- Conservation Park
- Waterbodies
- Development Plan Boundary



MAP LoWa/24 Adjoins



MAP LoWa/43 Adjoins



LOXTON

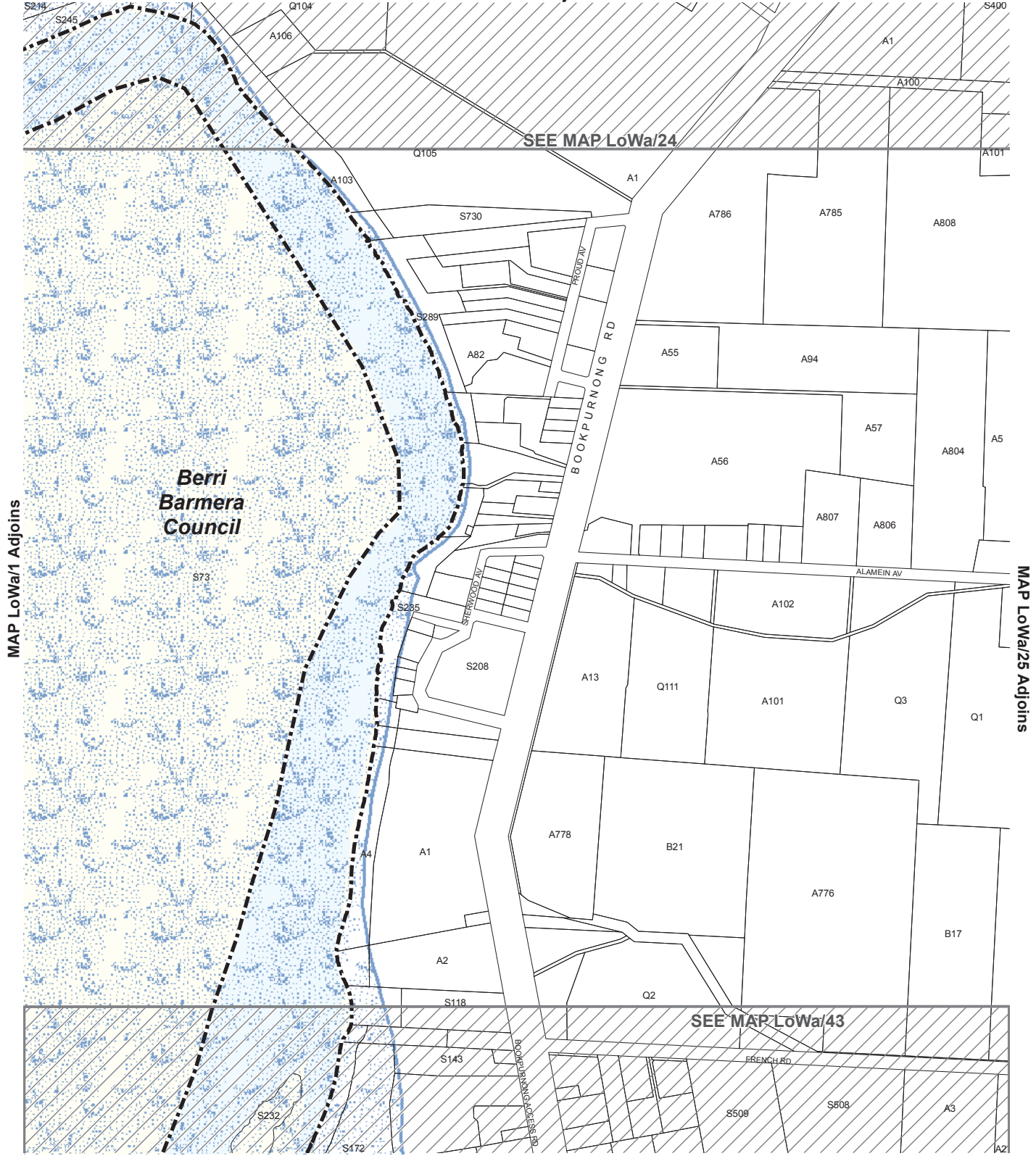
# Overlay Map LoWa/42 TRANSPORT

LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017

- Secondary Arterial Roads
- Development Plan Boundary

MAP LoWa/24 Adjoins



MAP LoWa/43 Adjoins





LOXTON

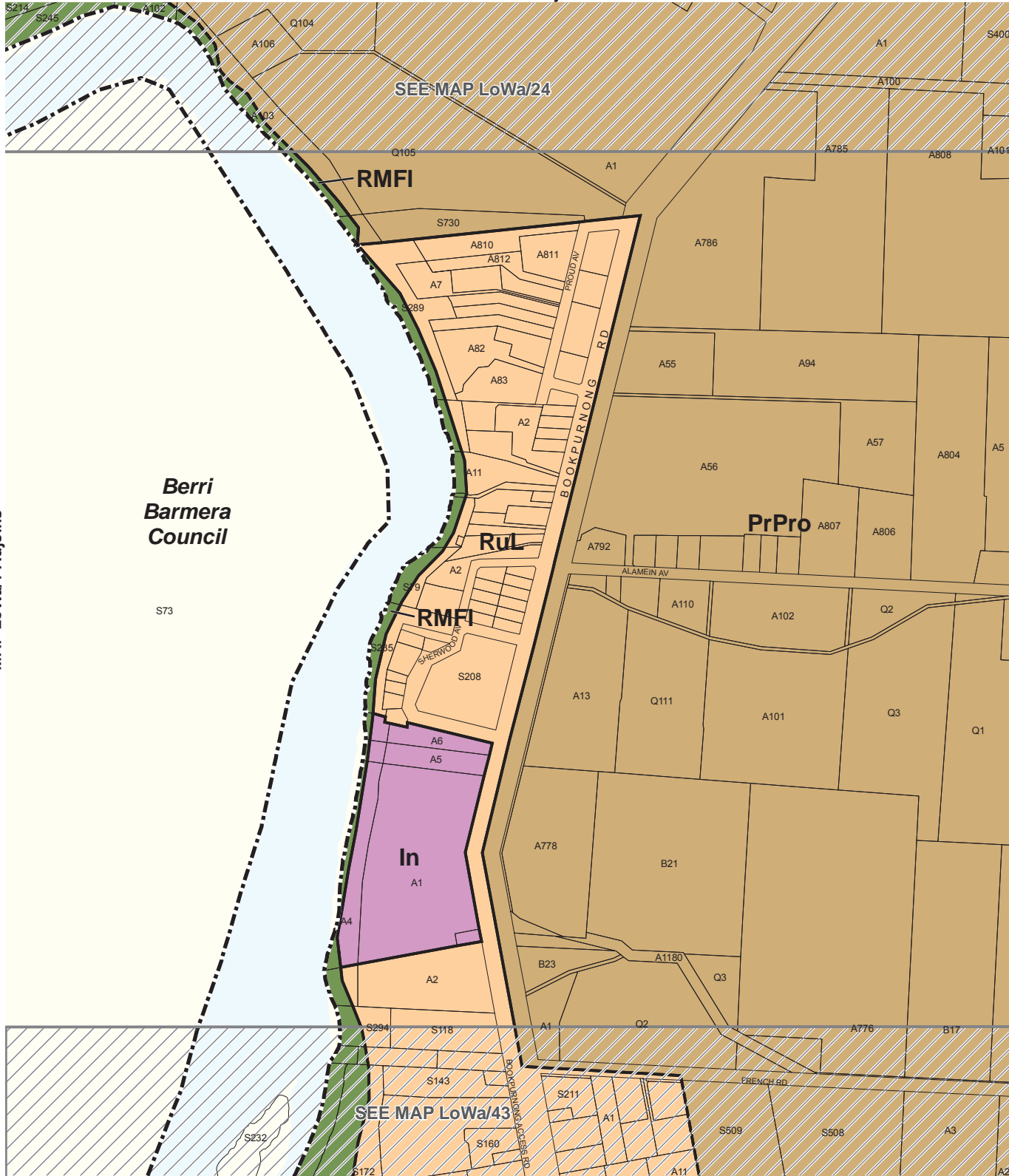
# Overlay Map LoWa/42 DEVELOPMENT CONSTRAINTS

LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017

-  1956 Flood Boundary
-  Development Plan Boundary

MAP LoWa/24 Adjoins



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

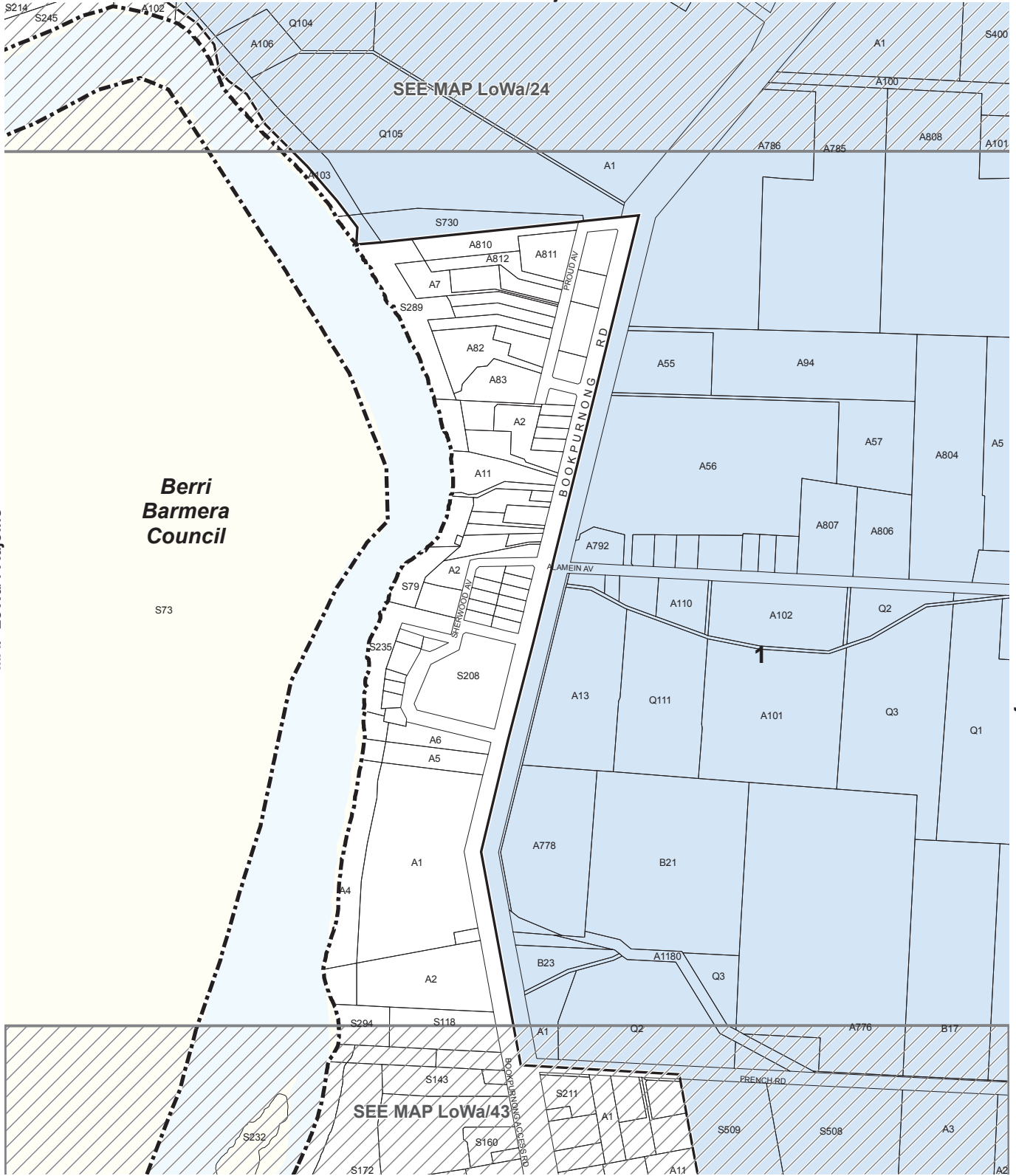


LOXTON

# Zone Map LoWa/42

- Zones**
- Industry
  - Primary Production
  - River Murray Flood
  - Rural Living
  - Zone Boundary
  - Development Plan Boundary

MAP LoWa/24 Adjoins



**Berri  
Barmera  
Council**

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

**Policy Area**  
1 Horticulture

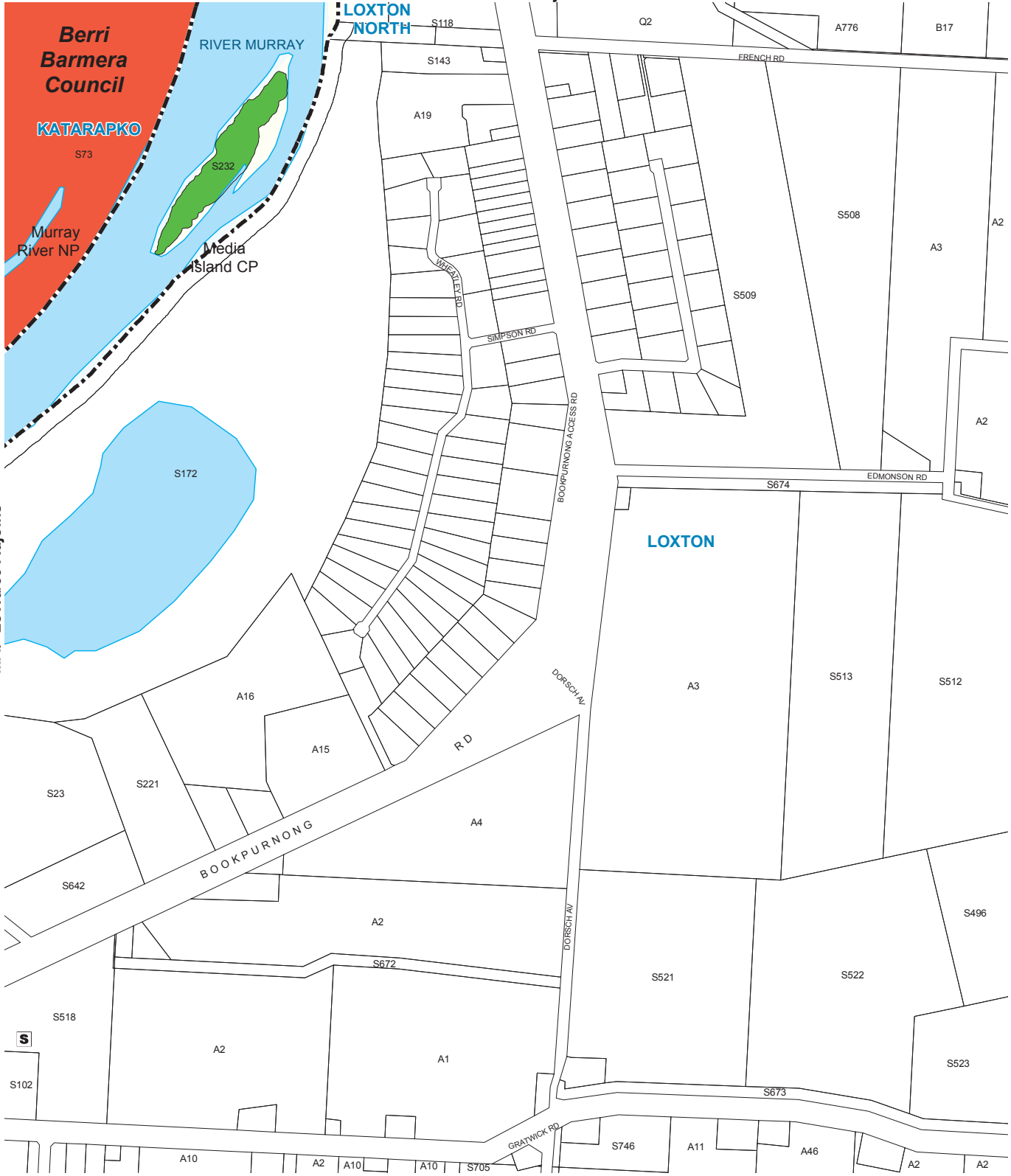


**LOXTON**

# Policy Area Map LoWa/42

- Policy Area Boundary
- Development Plan Boundary

MAP LoWa/42 Adjoins



MAP LoWa/39 Adjoins






MAP LoWa/25 Adjoins

MAP LoWa/44 Adjoins

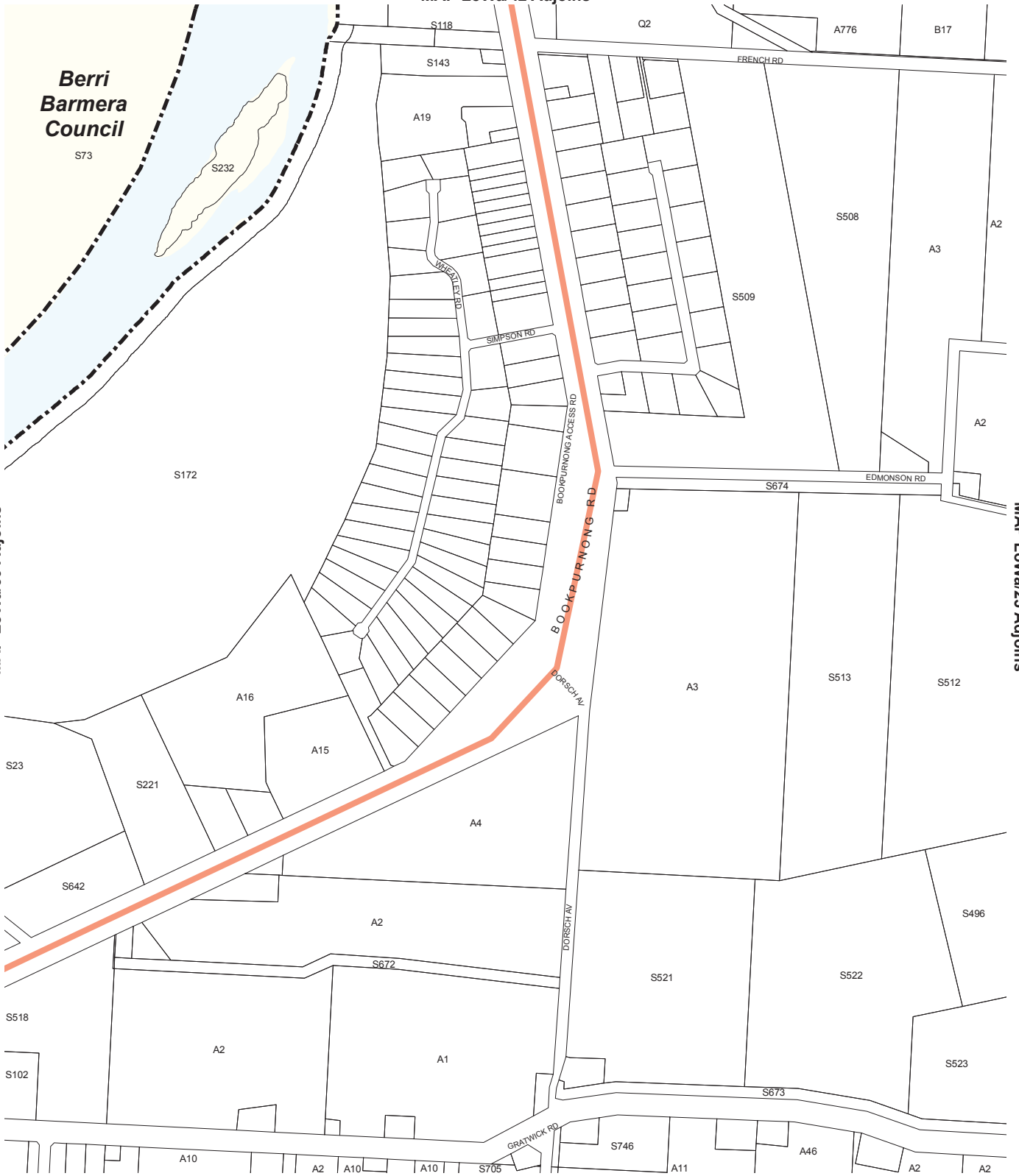


LOXTON

# Location Map LoWa/43

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

MAP LoWa/42 Adjoins



MAP LoWa/25 Adjoins



MAP LoWa/39 Adjoins

MAP LoWa/44 Adjoins



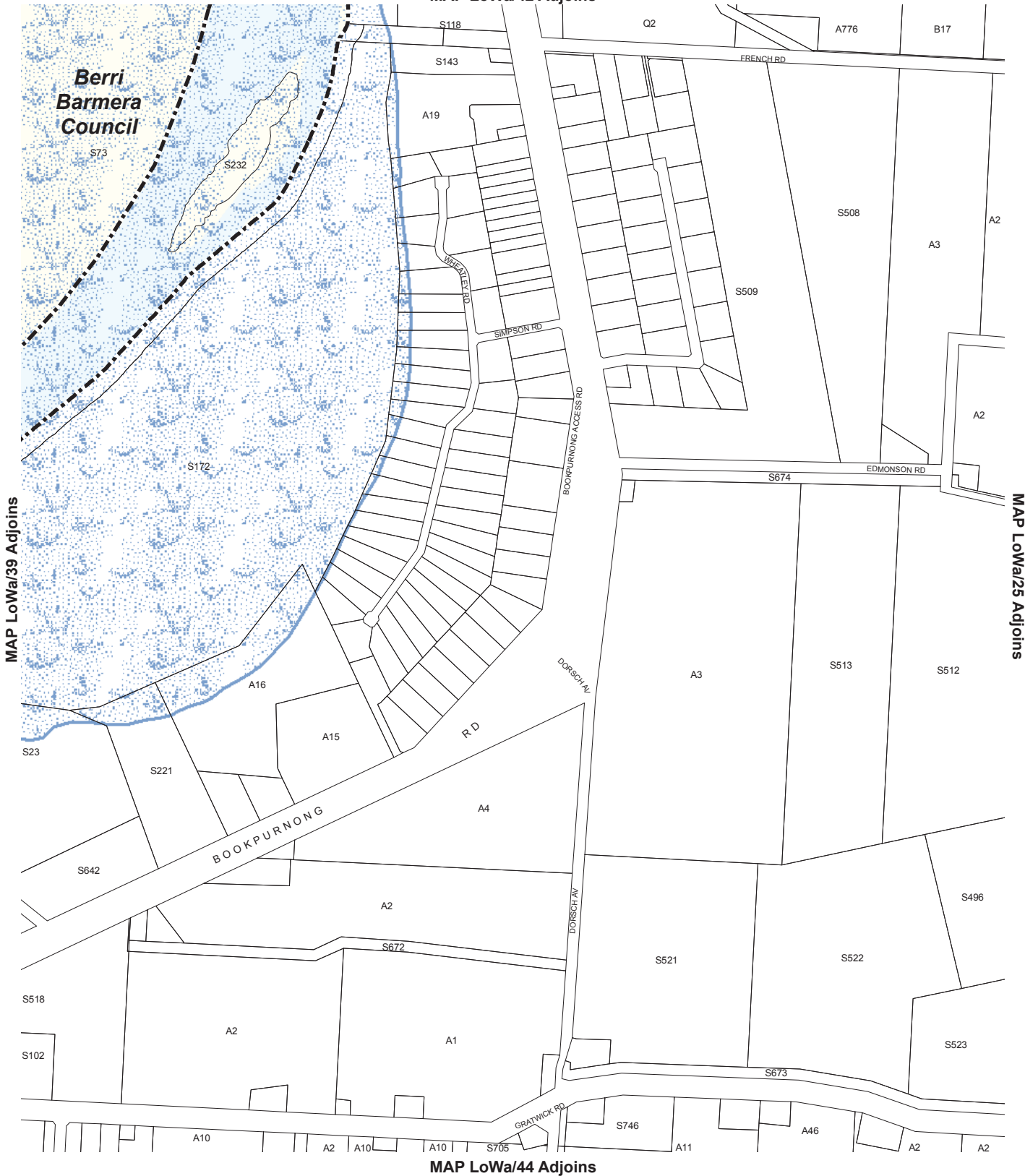
LOXTON

# Overlay Map LoWa/43 TRANSPORT

-  Secondary Arterial Roads
-  Development Plan Boundary

LOXTON WAIKERIE COUNCIL  
Consolidated - 19 April 2017

MAP LoWa/42 Adjoins



MAP LoWa/39 Adjoins

MAP LoWa/25 Adjoins

MAP LoWa/44 Adjoins



LOXTON

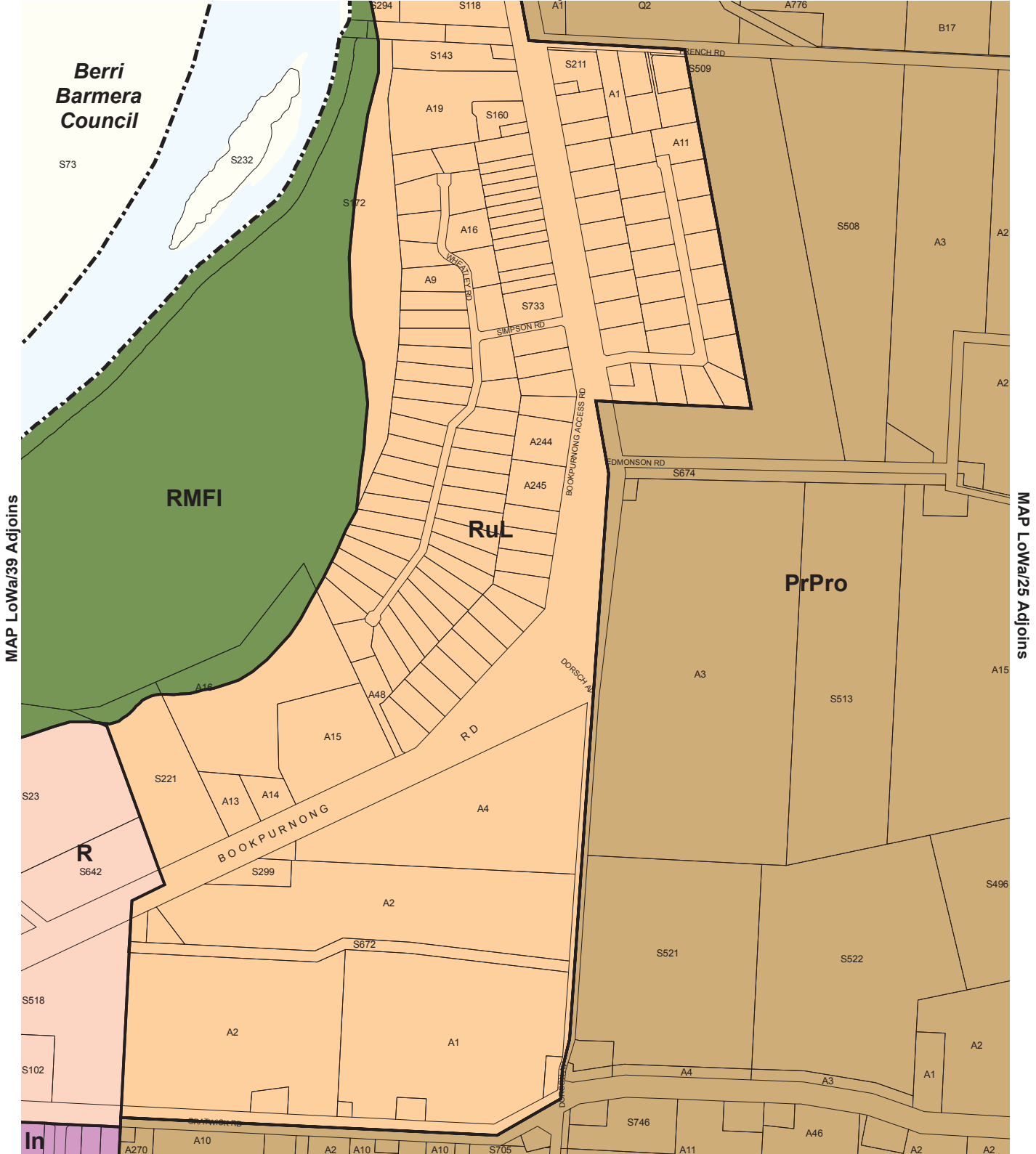
# Overlay Map LoWa/43

## DEVELOPMENT CONSTRAINTS

LOXTON WAIKERIE COUNCIL  
Consolidated - 19 April 2017

- 1956 Flood Boundary
- Development Plan Boundary

MAP LoWa/42 Adjoins



Lamberts Conformal Conic Projection, GDA94



Zones

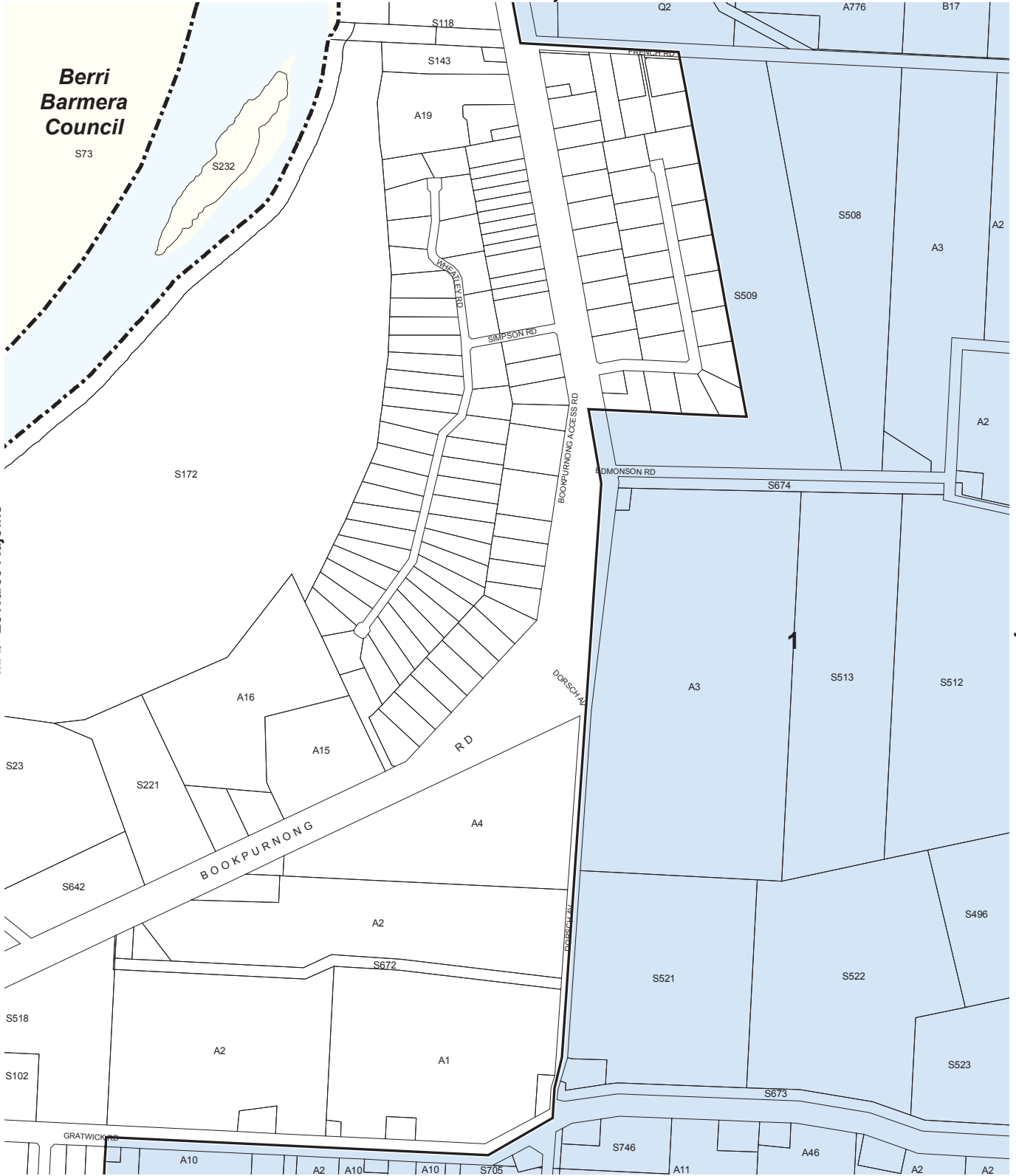
- Industry
- Primary Production
- Residential
- River Murray Flood
- Rural Living
- Zone Boundary
- Development Plan Boundary

LOXTON

# Zone Map LoWa/43



MAP LoWa/42 Adjoins




Lamberts Conformal Conic Projection, GDA94

Policy Area  
1 Horticulture



LOXTON

# Policy Area Map LoWa/43

-  Policy Area Boundary
-  Development Plan Boundary

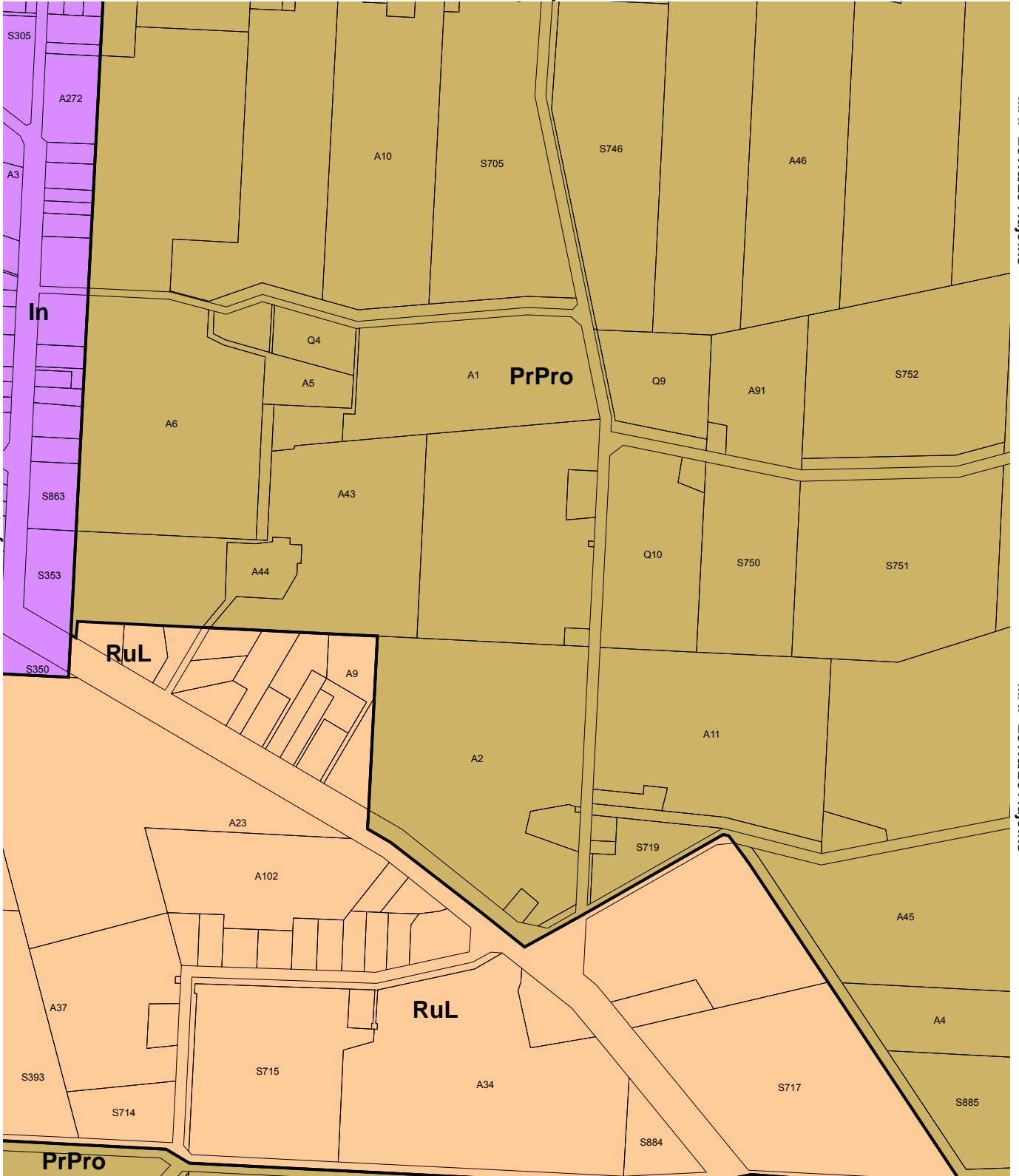


MAP LoWa/43 Adjoins

MAP LoWa/25 Adjoins

MAP LoWa/26 Adjoins

MAP LoWa/40 Adjoins



MAP LoWa/45 Adjoins

Lamberts Conformal Conic Projection, GDA94



0 500m

LOXTON

# Zone Map LoWa/44

- Zones**
- Industry
  - Primary Production
  - Rural Living
  - Zone Boundary

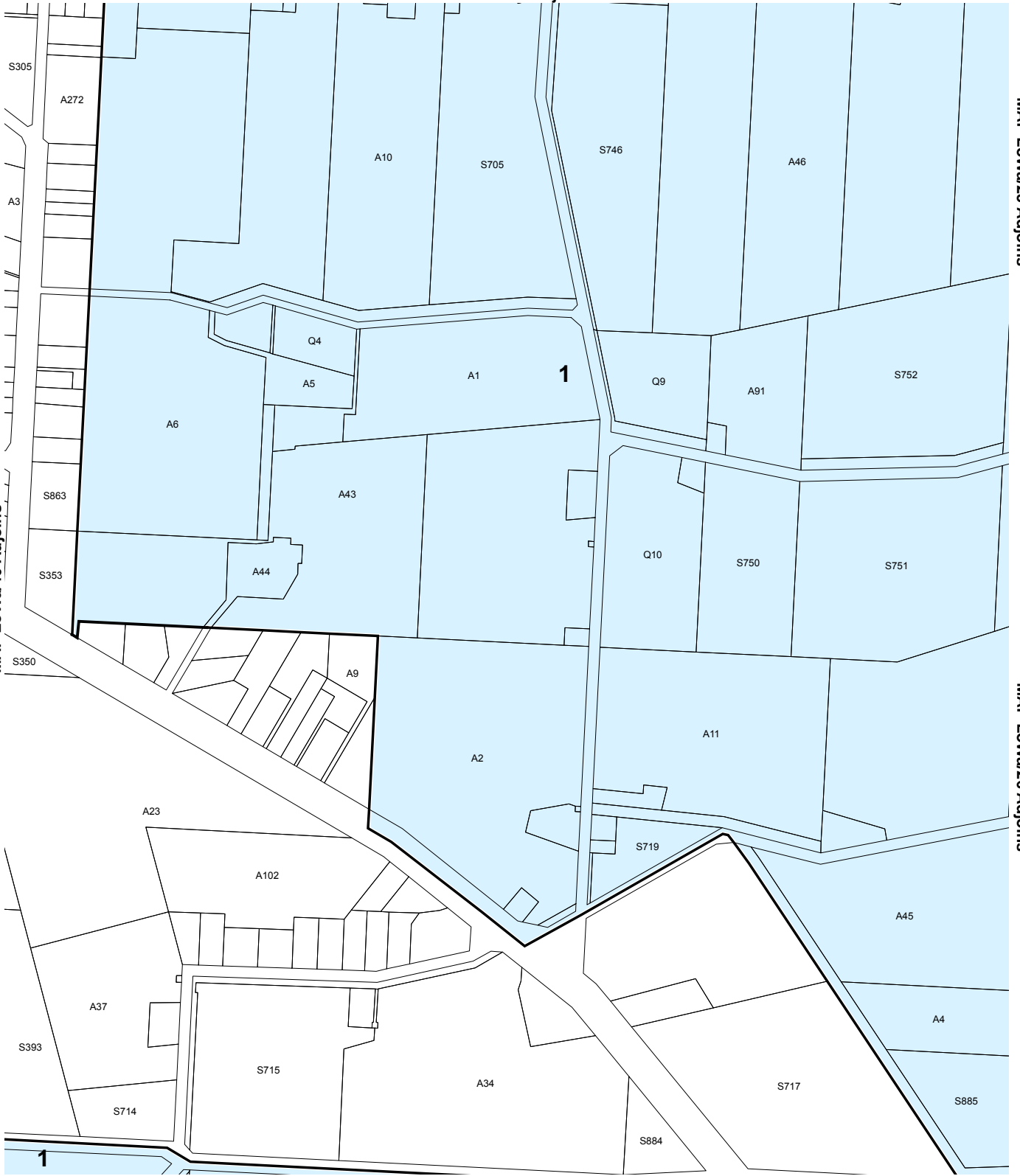
MAP LoWa/43 Adjoins

MAP LoWa/25 Adjoins

MAP LoWa/26 Adjoins

MAP LoWa/40 Adjoins

MAP LoWa/45 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
1 Horticulture



0 500m

LOXTON

# Policy Area Map LoWa/44

 Policy Area Boundary

LOXTON WAIKERIE COUNCIL  
Consolidated - 19 April 2017

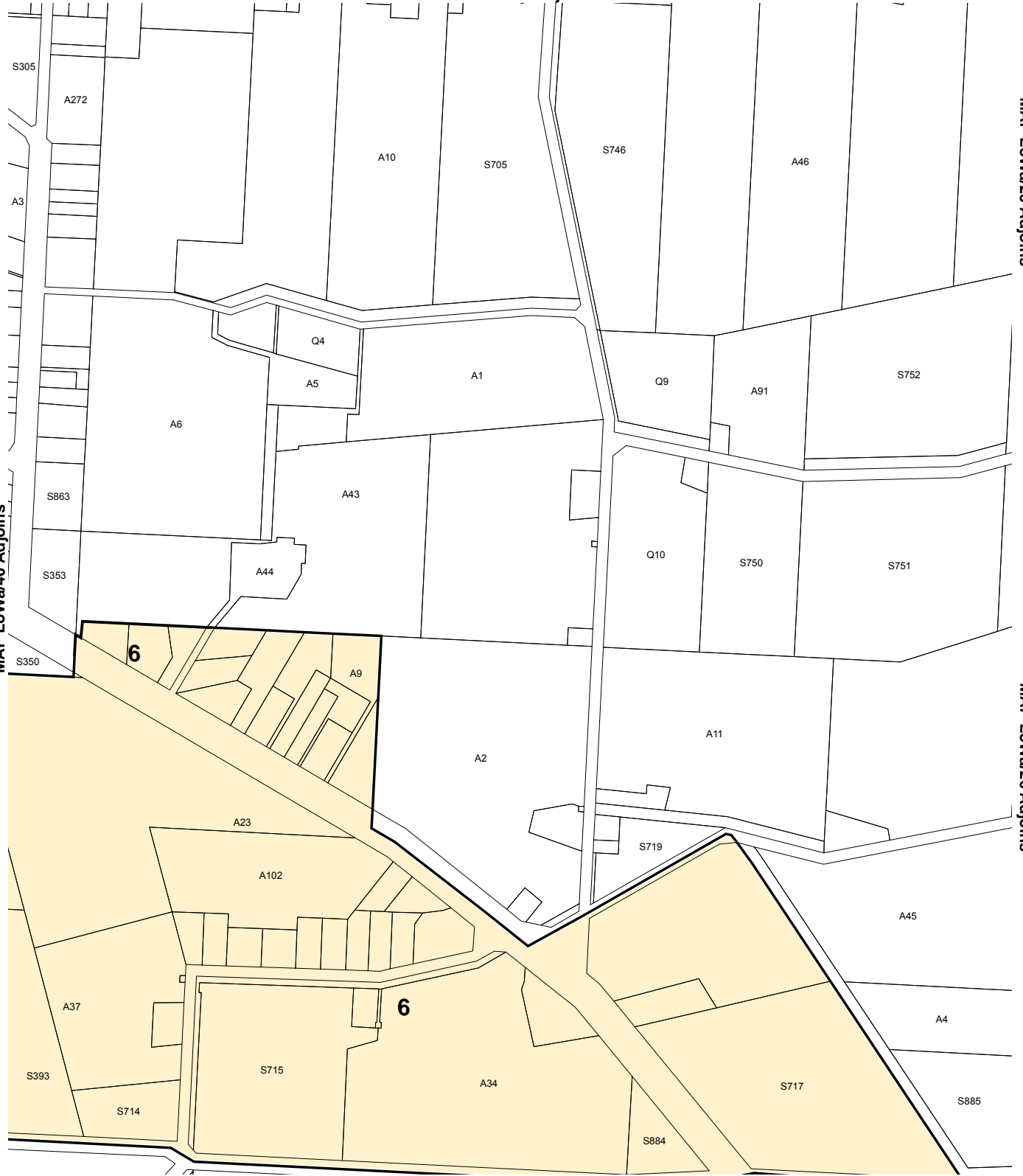
MAP LoWa/43 Adjoins

MAP LoWa/25 Adjoins

MAP LoWa/40 Adjoins

MAP LoWa/26 Adjoins

MAP LoWa/45 Adjoins




Lamberts Conformal Conic Projection, GDA94

Precinct  
6 Loxton South Country Living



LOXTON

# Precinct Map LoWa/44

 Precinct Boundary

MAP LoWa/44 Adjoins



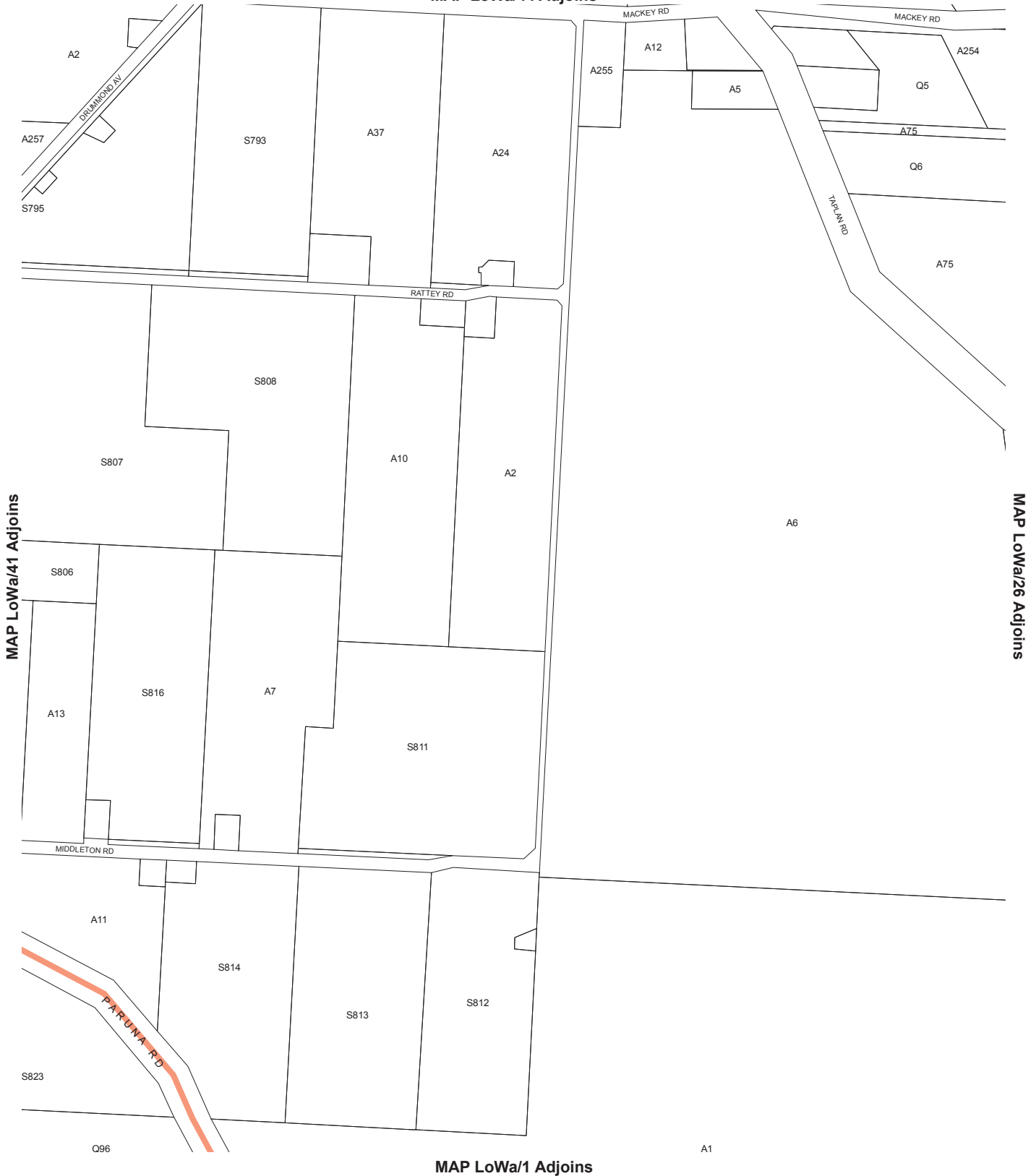
MAP LoWa/1 Adjoins



LOXTON


# Location Map LoWa/45

MAP LoWa/44 Adjoins



LOXTON

# Overlay Map LoWa/45 TRANSPORT

 Secondary Arterial Roads

LOXTON WAIKERIE COUNCIL  
Consolidated - 19 April 2017

MAP LoWa/44 Adjoins



MAP LoWa/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



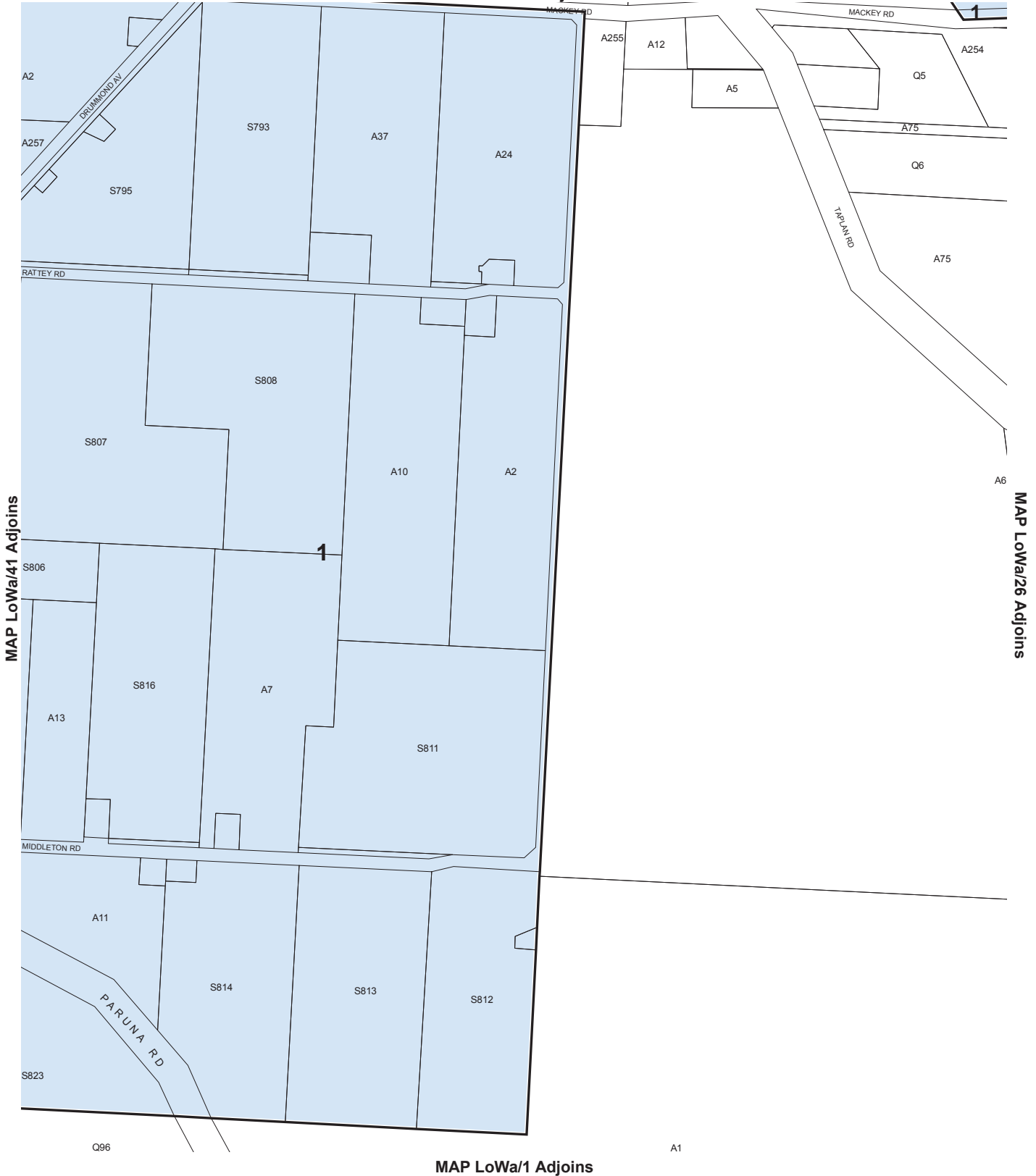
LOXTON

# Zone Map LoWa/45

- Zones**
- PrPro Primary Production
  - RuL Rural Living
  - Zone Boundary



MAP LoWa/44 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
1 Horticulture



LOXTON

# Policy Area Map LoWa/45

 Policy Area Boundary

MAP LoWa/44 Adjoins



MAP LoWa/41 Adjoins

MAP LoWa/26 Adjoins

MAP LoWa/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct 6 Loxton South Country Living



LOXTON

# Precinct Map LoWa/45

Precinct Boundary



# Location Map LoWa/46

 Conservation Park



Secondary Arterial Roads

# Overlay Map LoWa/46

## TRANSPORT

LOXTON WAIKERIE COUNCIL  
Consolidated - 19 April 2017



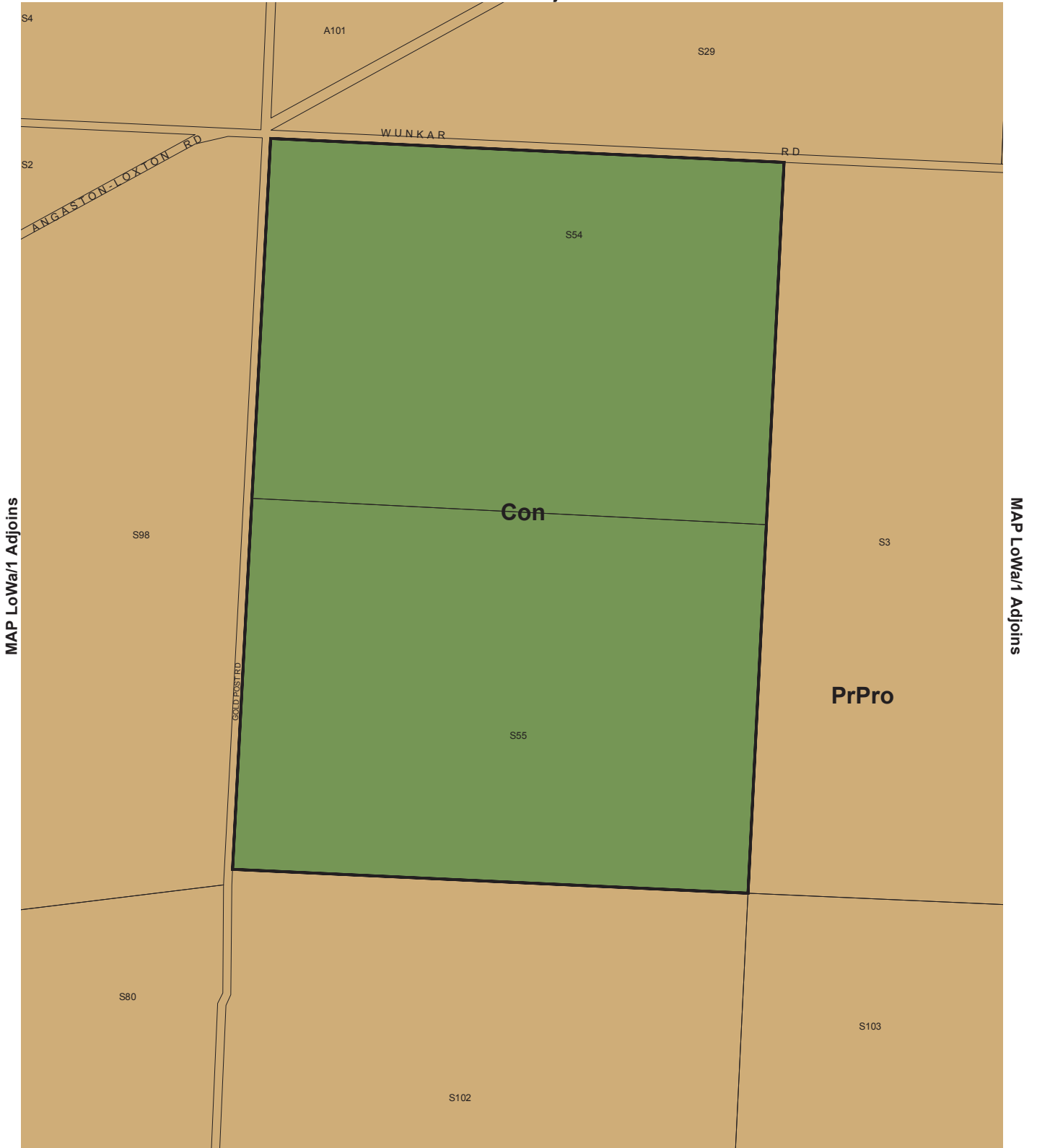
# Overlay Map LoWa/46

## DEVELOPMENT CONSTRAINTS

LOXTON WAIKERIE COUNCIL  
Consolidated - 19 April 2017

 gas pipelines

MAP LoWa/1 Adjoins



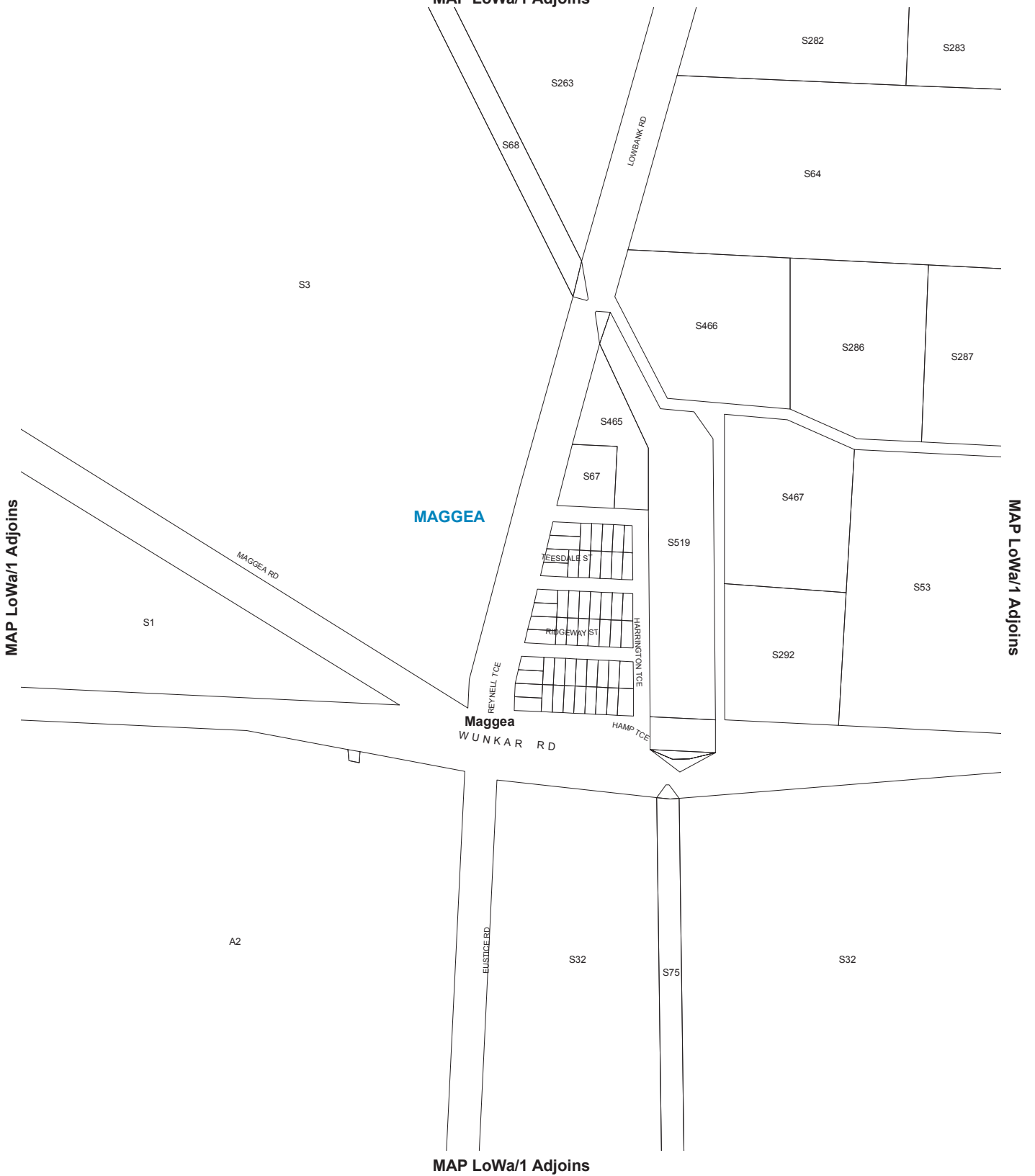
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Con** Conservation
  - PrPro** Primary Production
  - Zone Boundary**

# Zone Map LoWa/46

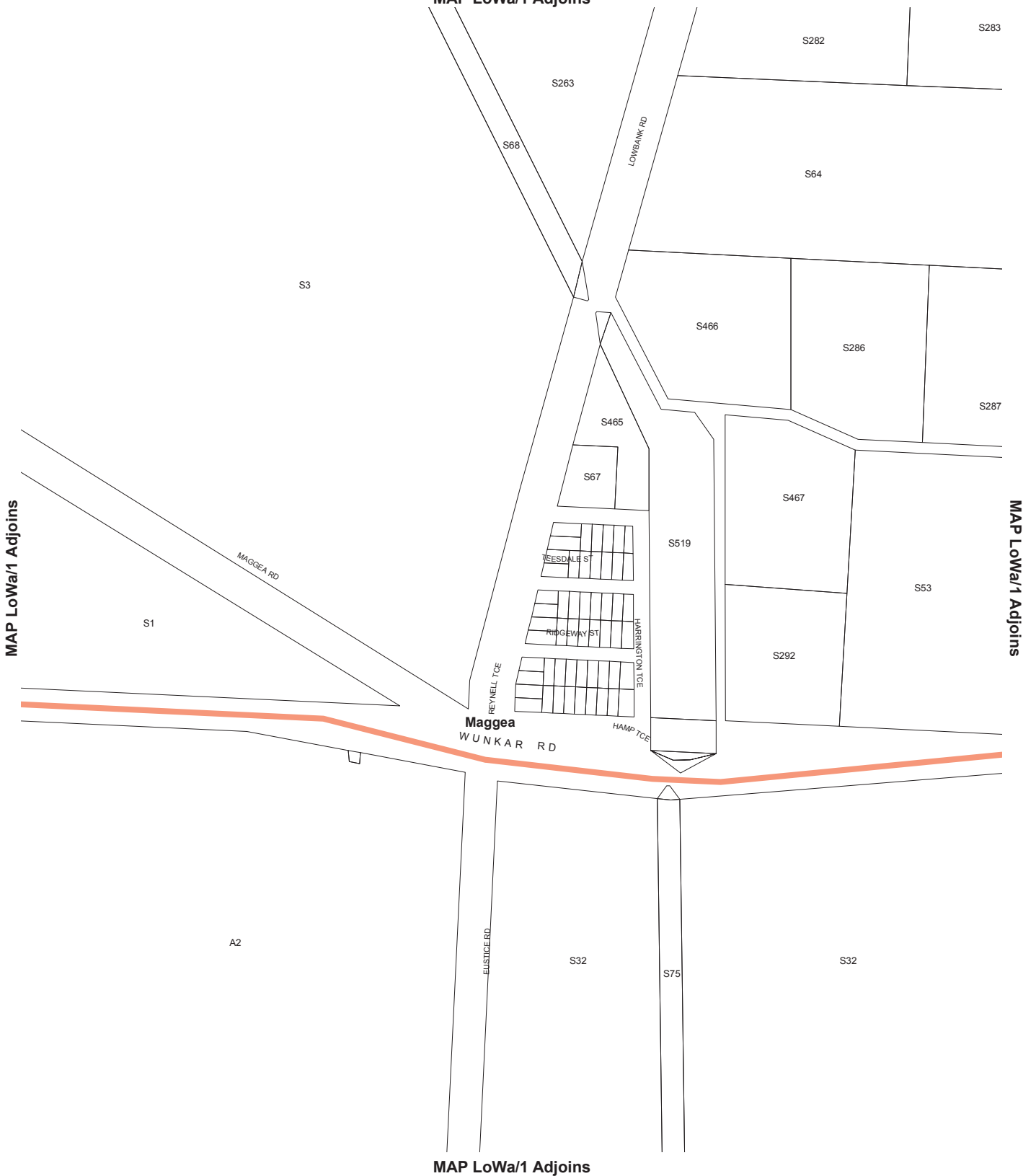
MAP LoWa/1 Adjoins



MAGGEA

# Location Map LoWa/47

MAP LoWa/1 Adjoins




MAGGEA

# Overlay Map LoWa/47

## TRANSPORT

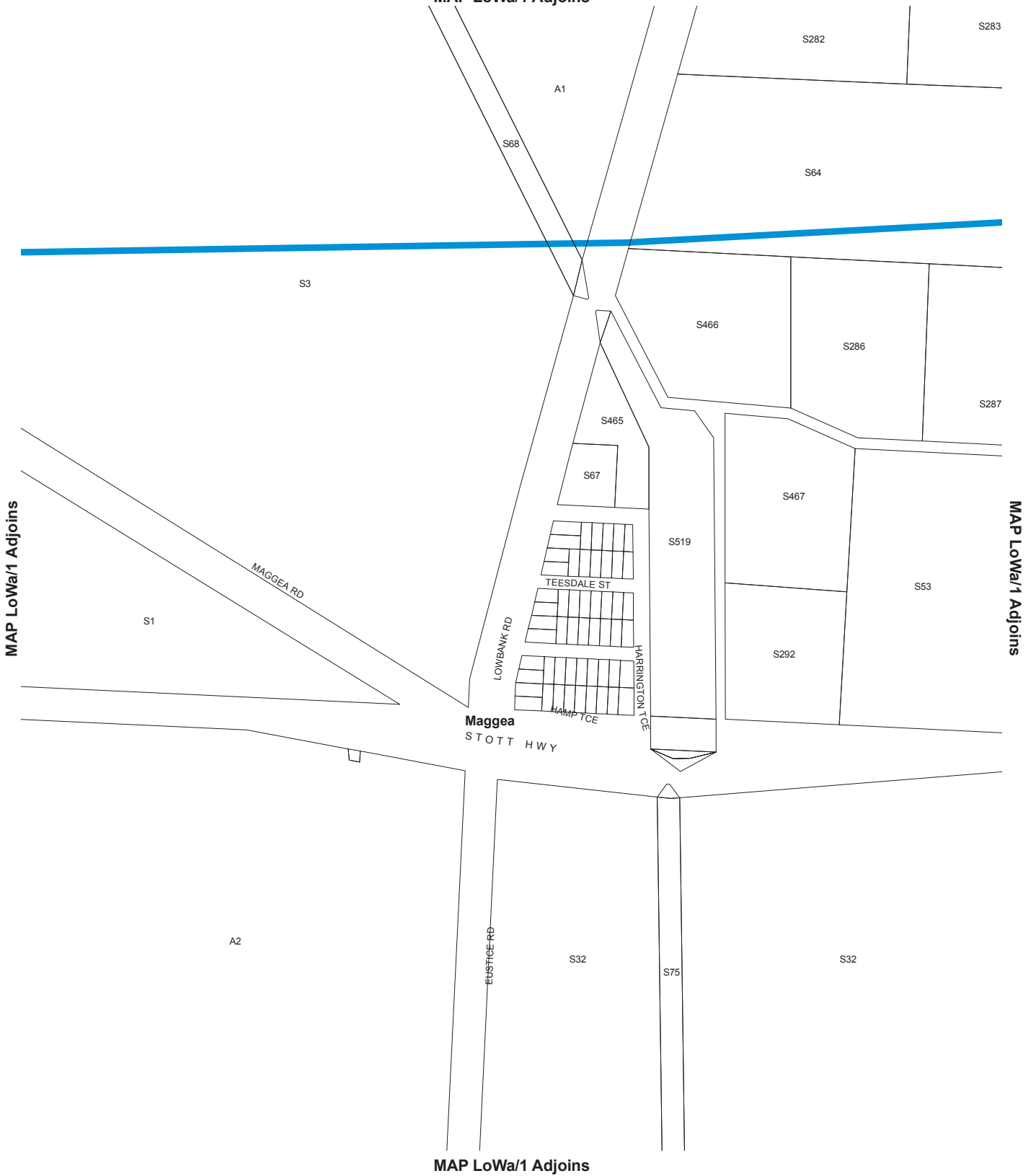
LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017

 Secondary Arterial Roads



MAP LoWa/1 Adjoins



MAP LoWa/1 Adjoins

MAP LoWa/1 Adjoins

MAP LoWa/1 Adjoins



MAGGEA

# Overlay Map LoWa/47

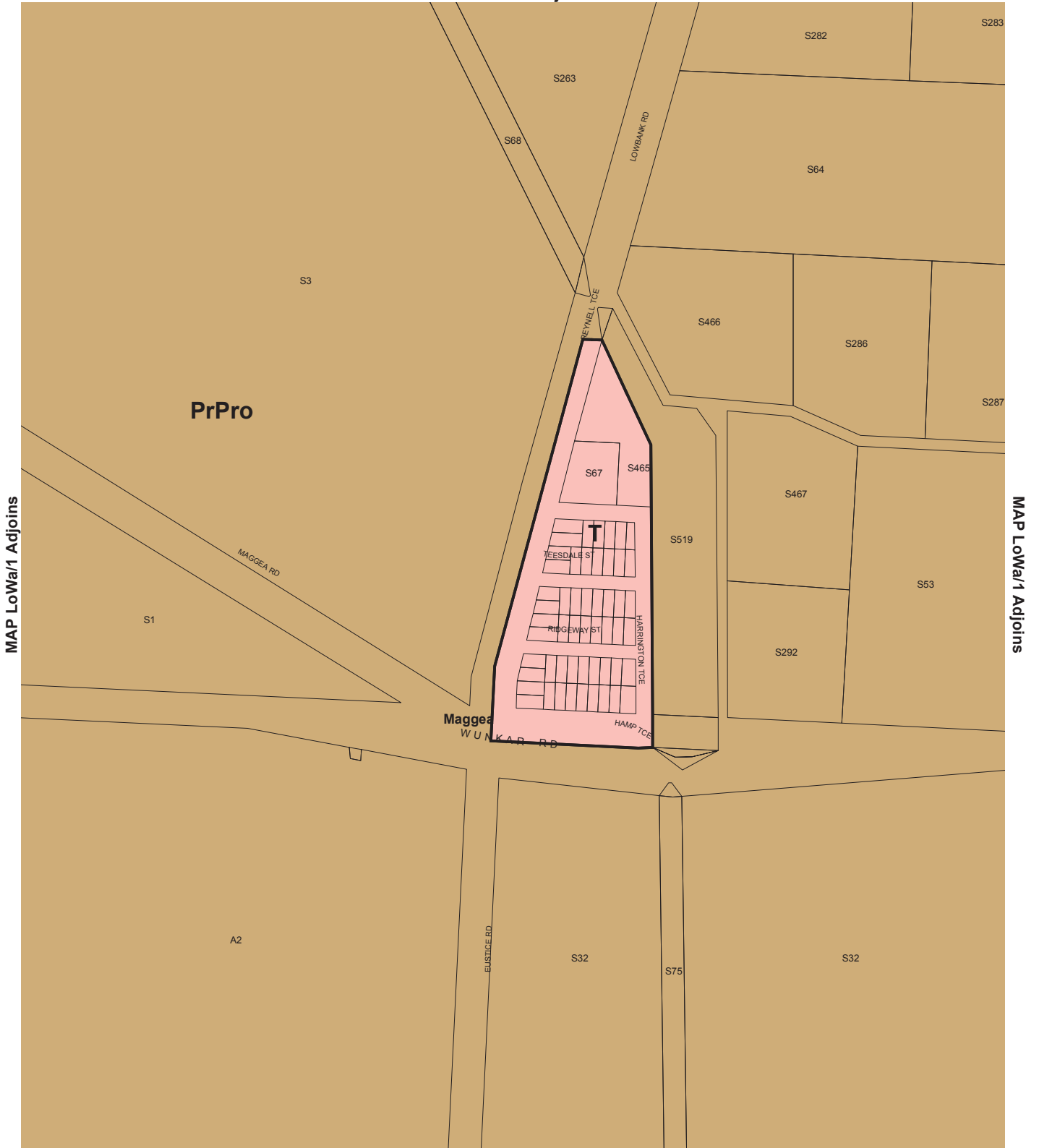
## DEVELOPMENT CONSTRAINTS

LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017

 gas pipelines

MAP LoWa/1 Adjoins



MAP LoWa/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

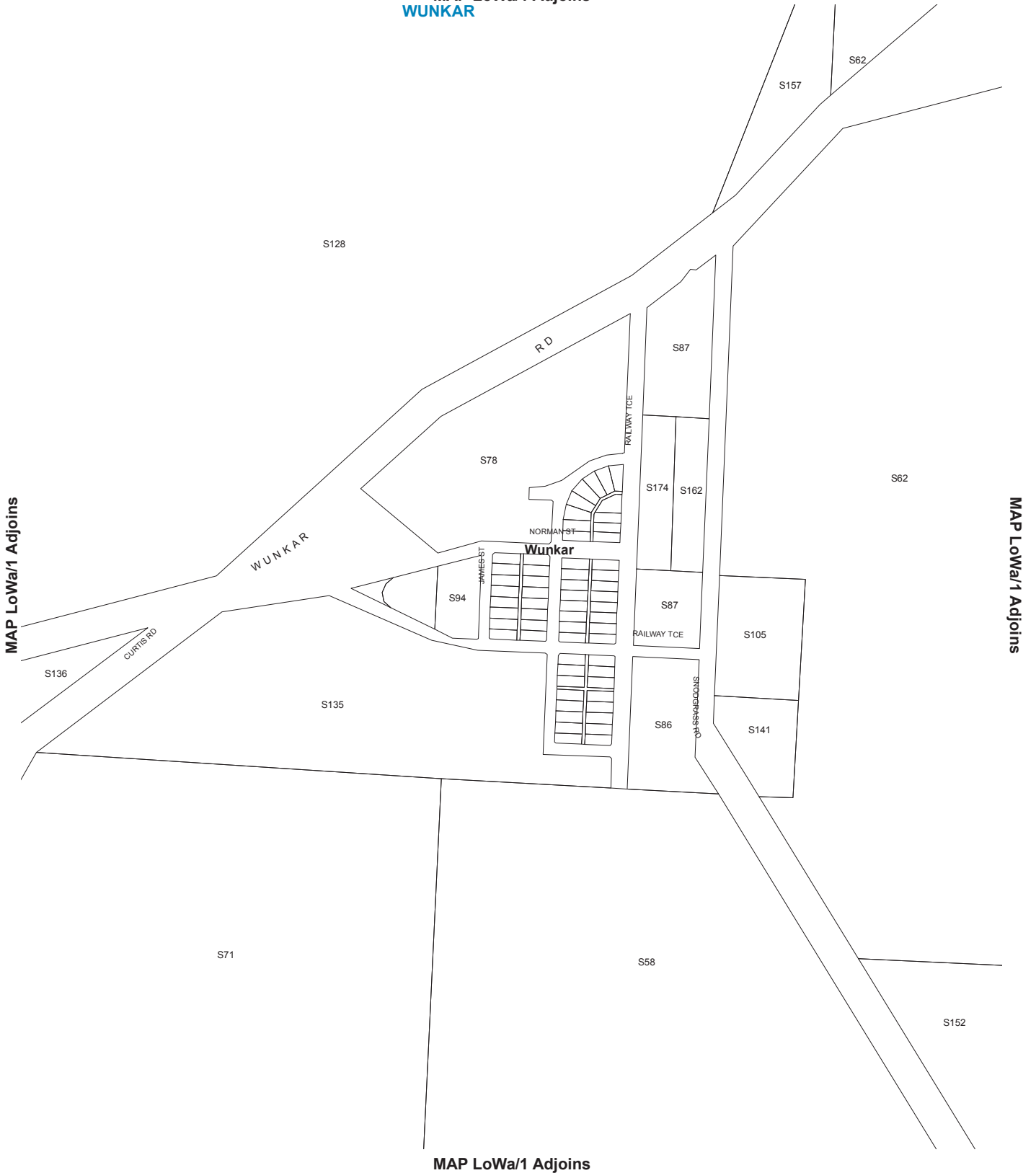


MAGGEA

# Zone Map LoWa/47

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

MAP LoWa/1 Adjoins  
**WUNKAR**



**WUNKAR**

# Location Map LoWa/48

MAP LoWa/1 Adjoins



WUNKAR

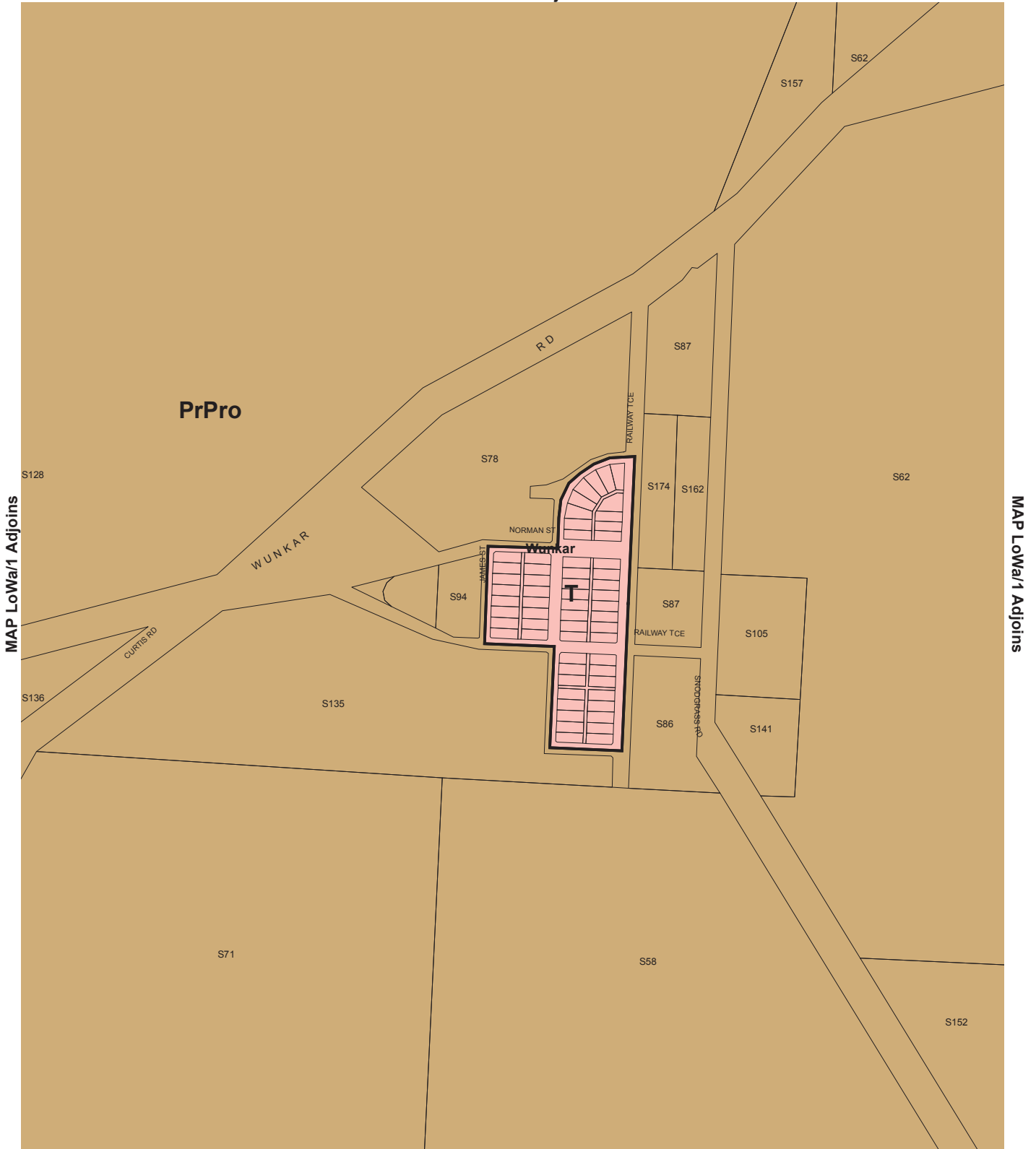
# Overlay Map LoWa/48 TRANSPORT

LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017

Secondary Arterial Roads

MAP LoWa/1 Adjoins



MAP LoWa/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



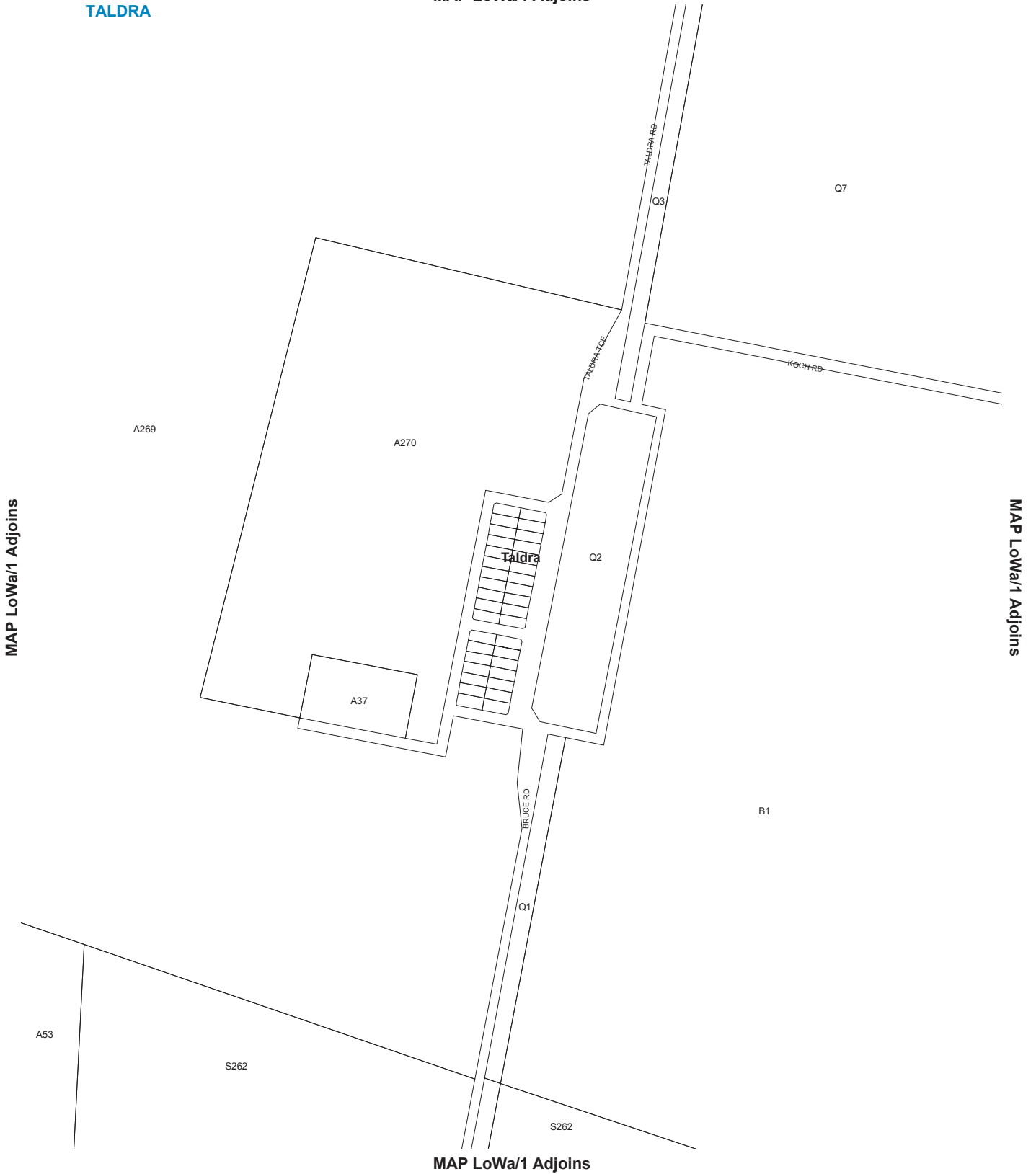
WUNKAR

# Zone Map LoWa/48

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

TALDRA

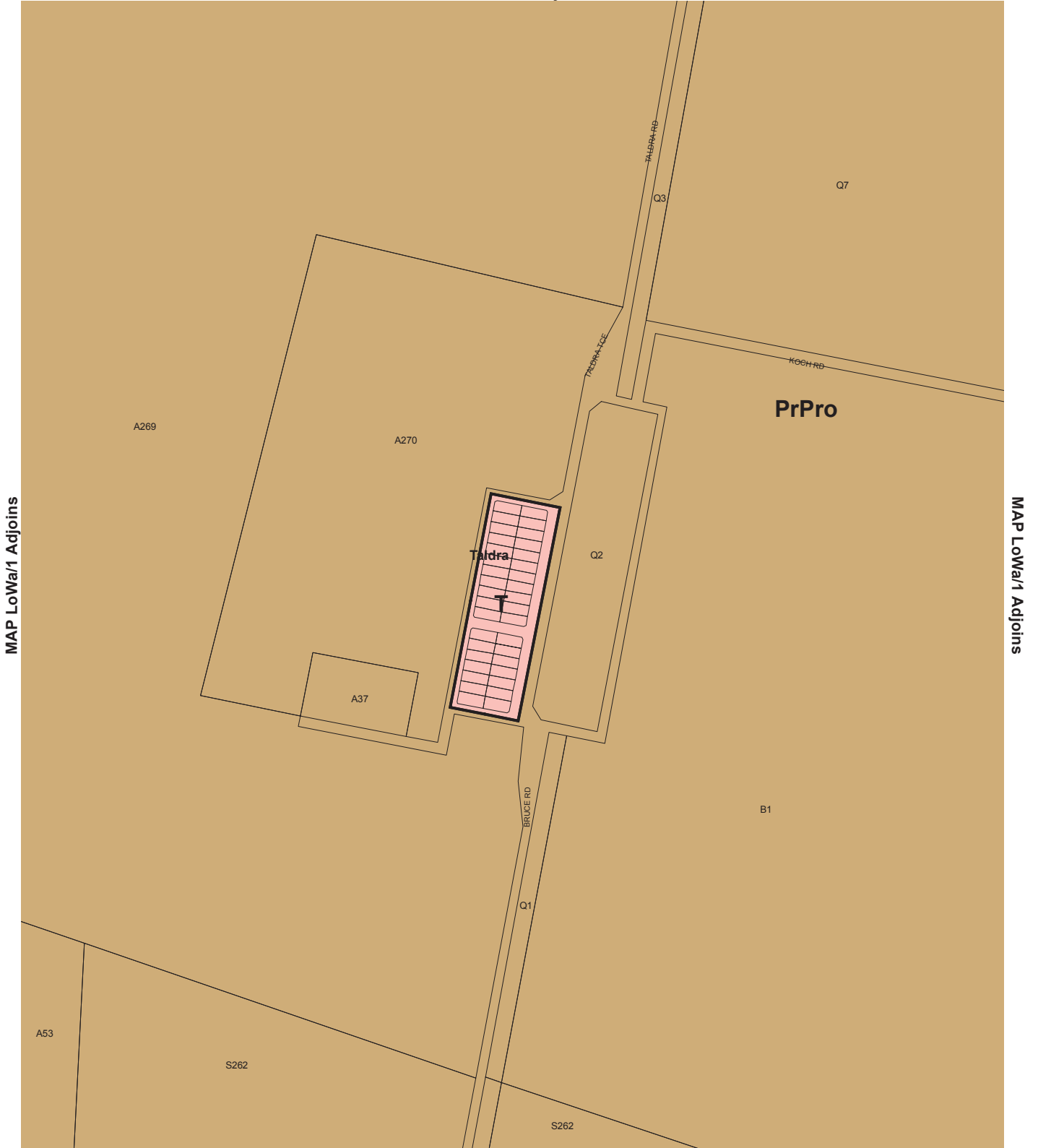
MAP LoWa/1 Adjoins



TALDRA

# Location Map LoWa/49

MAP LoWa/1 Adjoins



MAP LoWa/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

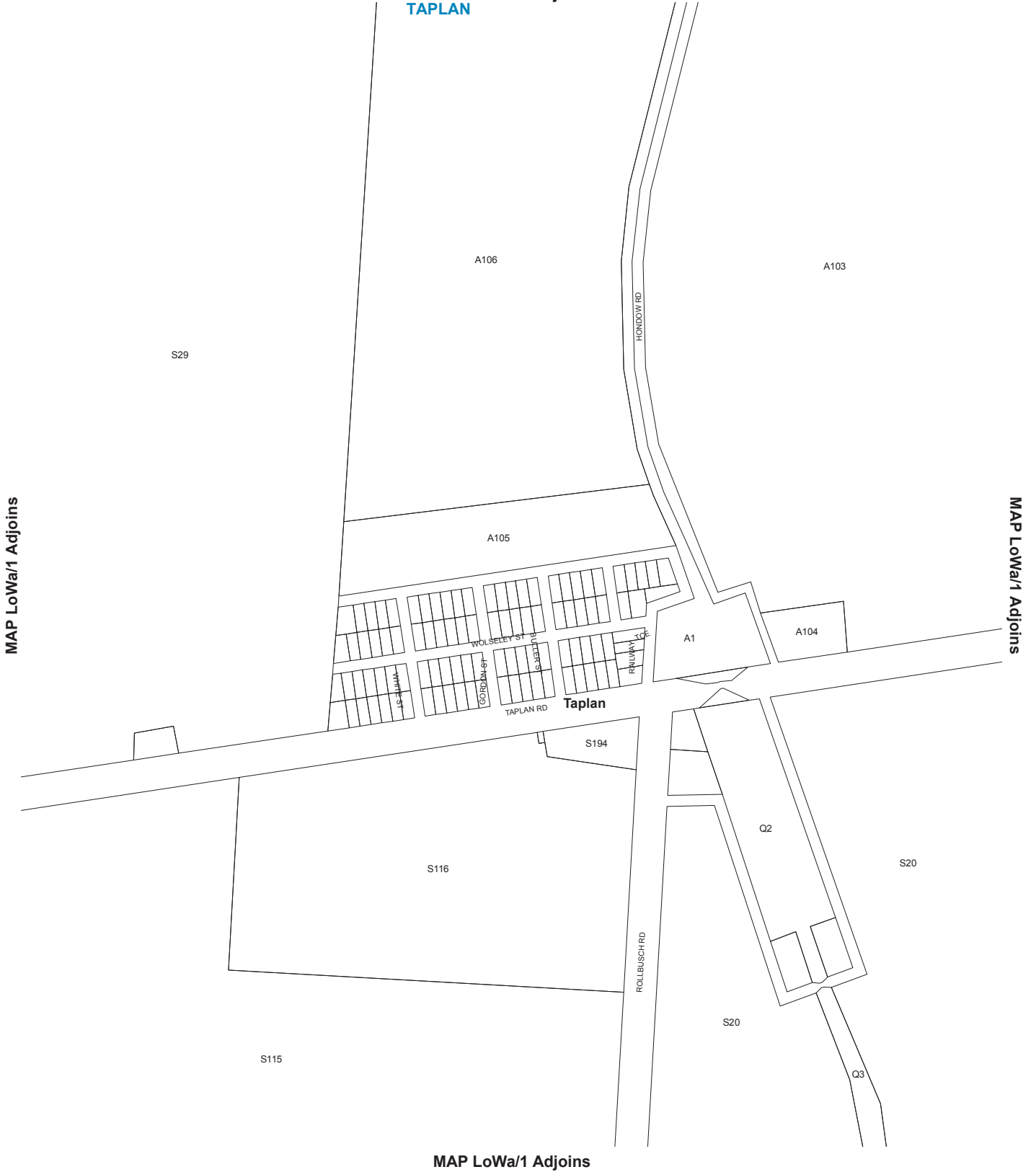


TALDRA

# Zone Map LoWa/49

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

MAP LoWa/1 Adjoins  
**TAPLAN**

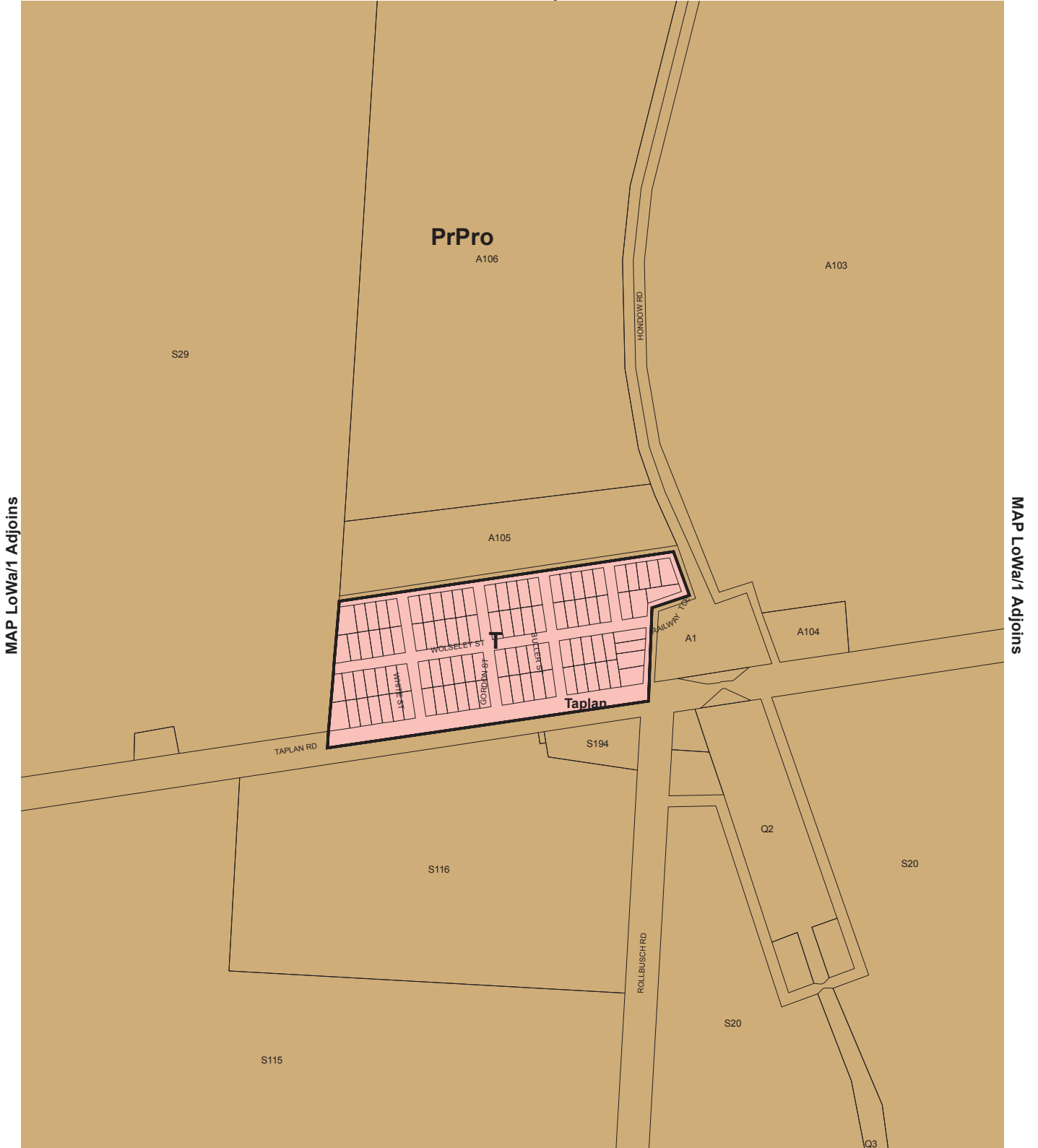


**TAPLAN**

# Location Map LoWa/50



MAP LoWa/1 Adjoins



MAP LoWa/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



TAPLAN

# Zone Map LoWa/50

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

MAP LoWa/1 Adjoins



MAP LoWa/1 Adjoins



ALAWOONA

# Location Map LoWa/51

— Railways

MAP LoWa/1 Adjoins



MAP LoWa/1 Adjoins




ALAWOONA

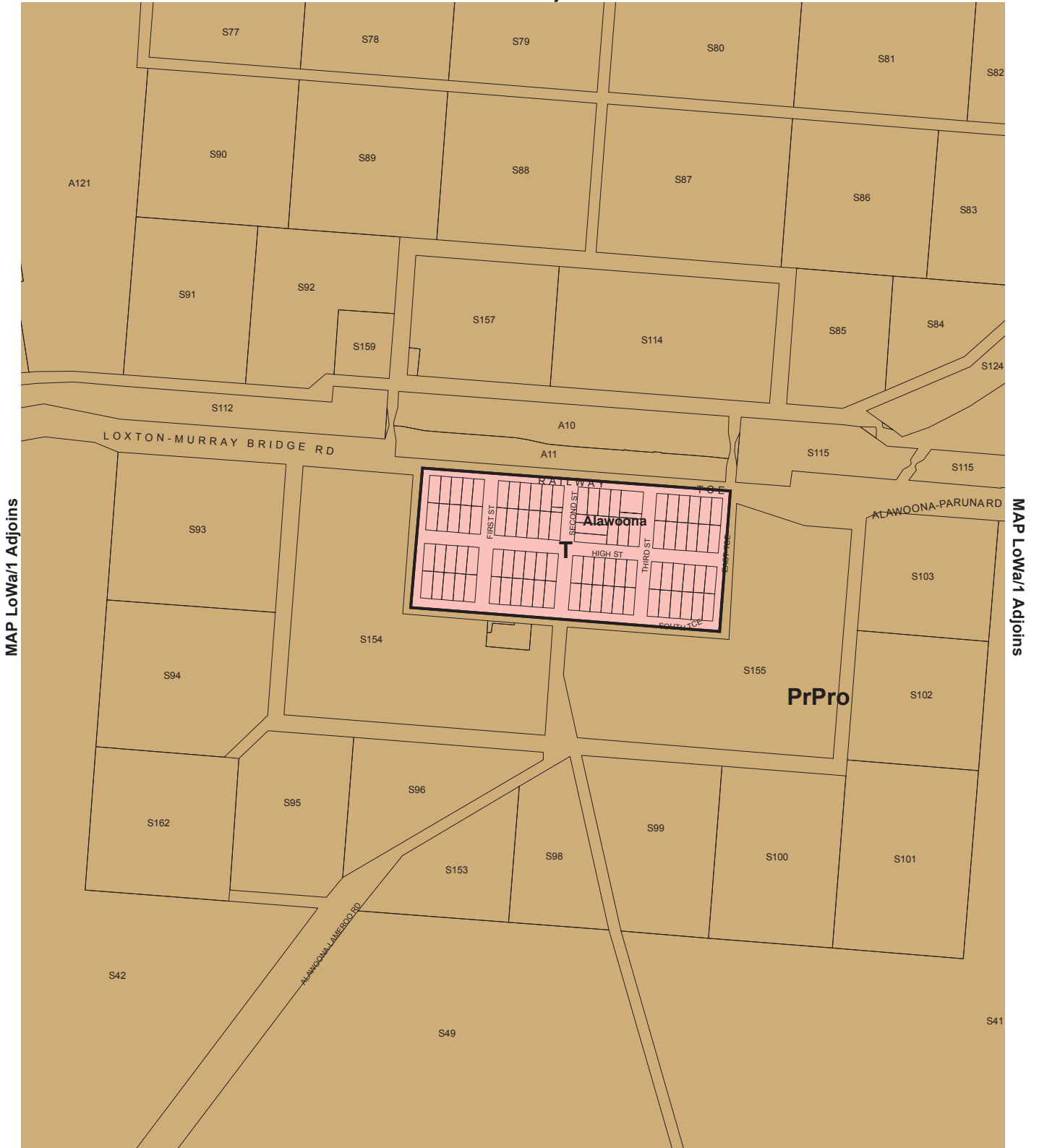
# Overlay Map LoWa/51 TRANSPORT

LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017

 Secondary Arterial Roads

MAP LoWa/1 Adjoins



MAP LoWa/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



ALAWOONA

# Zone Map LoWa/51

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

MAP LoWa/1 Adjoins



MAP LoWa/1 Adjoins



MALPAS

# Location Map LoWa/52

MAP LoWa/1 Adjoins



MAP LoWa/1 Adjoins




MALPAS

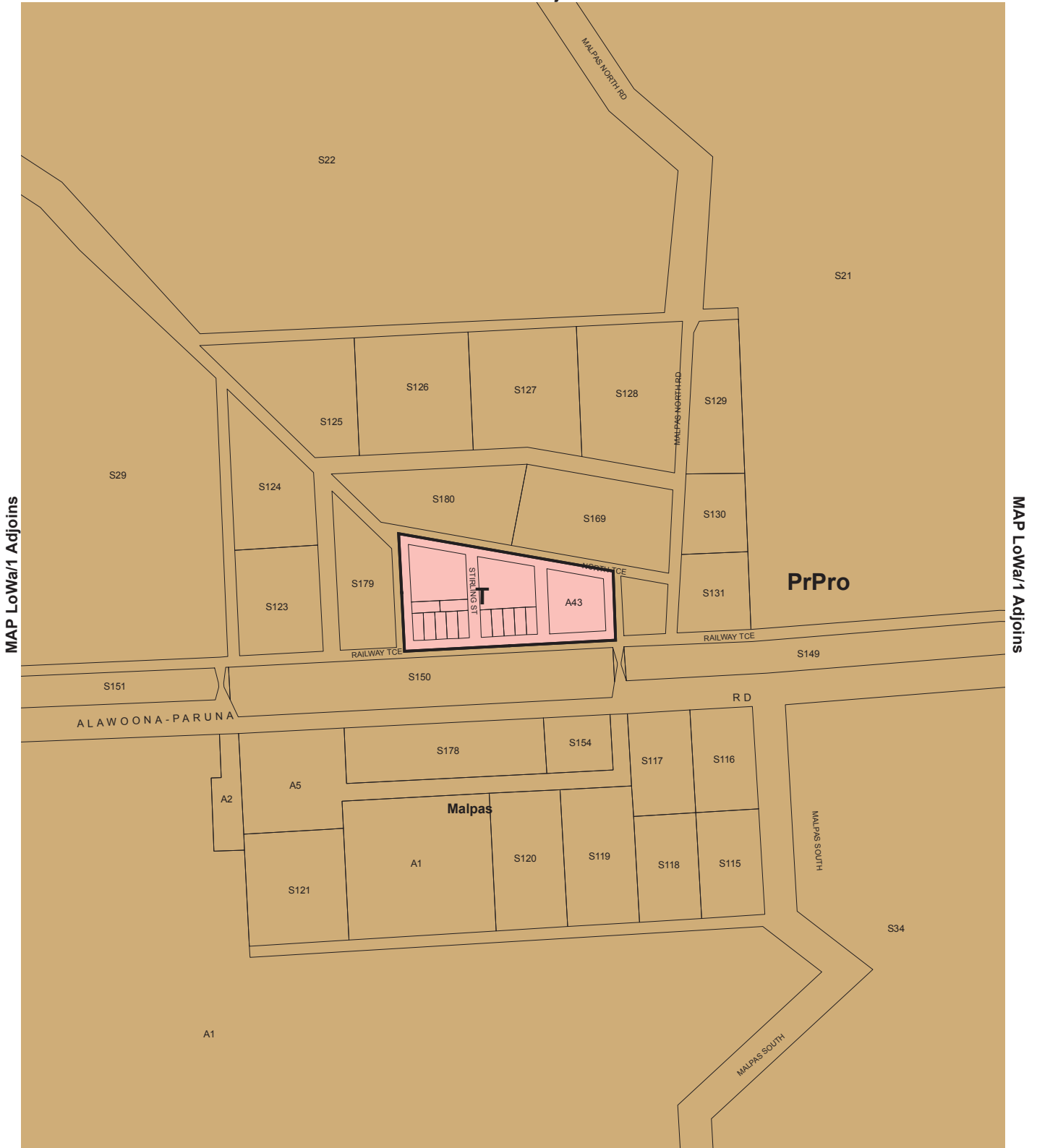
# Overlay Map LoWa/52 TRANSPORT

LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017

 Secondary Arterial Roads

MAP LoWa/1 Adjoins



MAP LoWa/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



MALPAS

# Zone Map LoWa/52

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

MAP LoWa/1 Adjoins  
**PARUNA**



**PARUNA**

# Location Map LoWa/53

- S** School
- L** Public Library



MAP LoWa/1 Adjoins



MAP LoWa/1 Adjoins




PARUNA

# Overlay Map LoWa/53

## TRANSPORT

LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017

 Secondary Arterial Roads

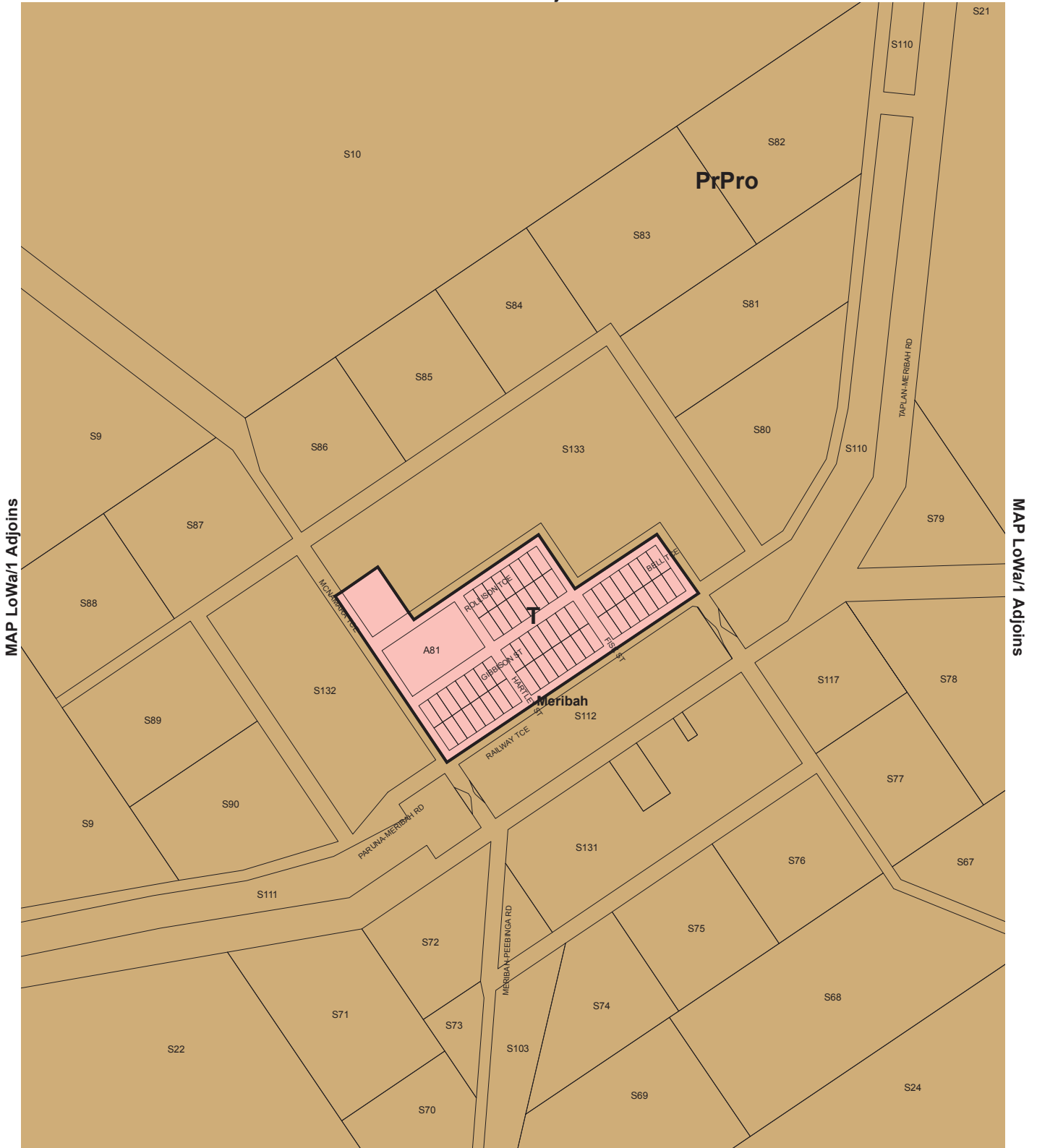




MERIBAH

# Location Map LoWa/54

MAP LoWa/1 Adjoints



MAP LoWa/1 Adjoints

Lamberts Conformal Conic Projection, GDA94



MERIBAH

# Zone Map LoWa/54

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

MAP LoWa/1 Adjoins



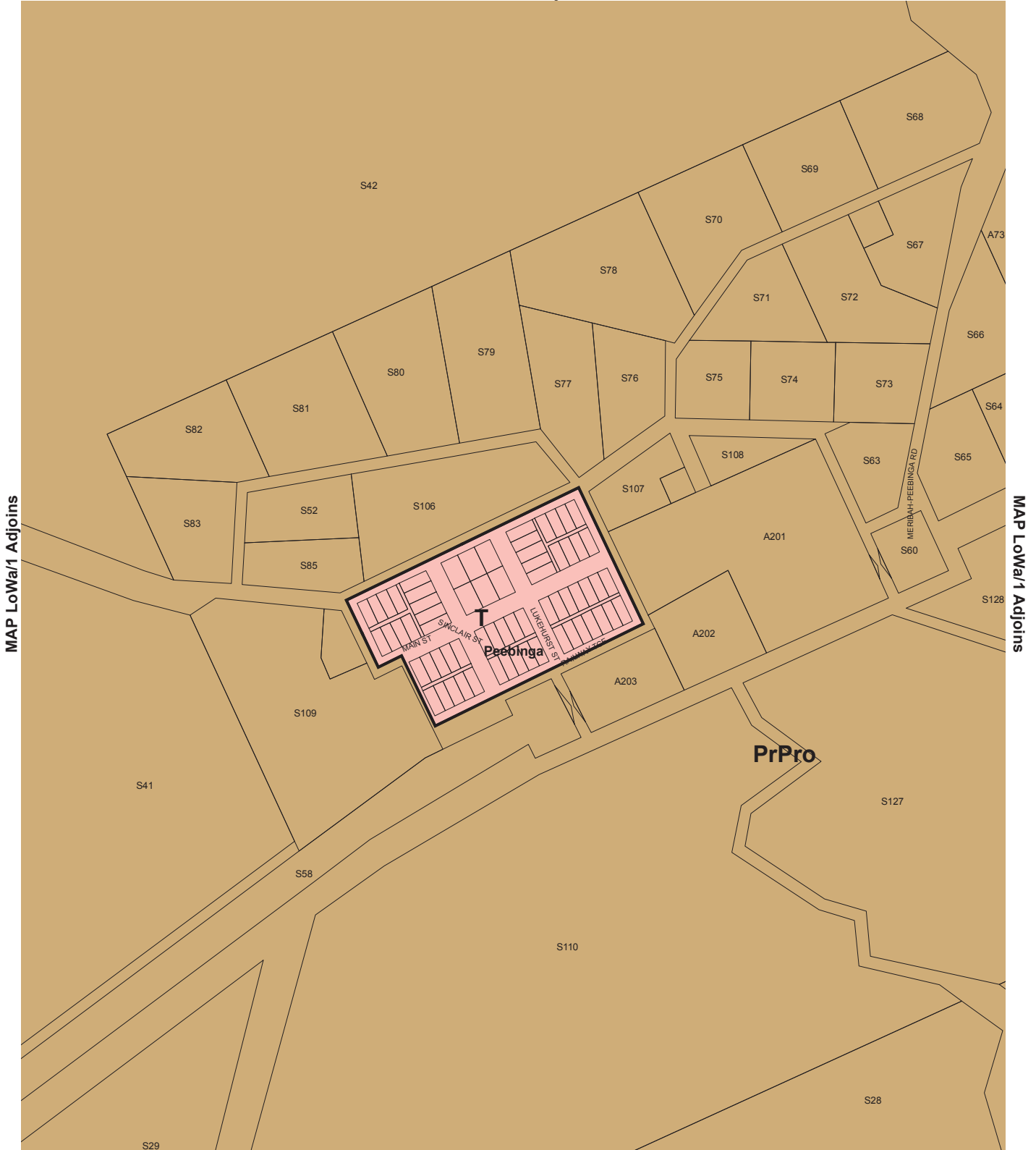
MAP LoWa/1 Adjoins



PEEBINGA

# Location Map LoWa/55

MAP LoWa/1 Adjoins



MAP LoWa/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



PEEBINGA

# Zone Map LoWa/55

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

MAP LoWa/1 Adjoins

S59 SCHELL WELL

S58

BILLIATT

Billiatt WA

S15

S13

S15

S20

S19

S60

S11

A202

CHOCOMU LANE

MAP LoWa/1 Adjoins

MAP LoWa/57 Adjoins

MAP LoWa/1 Adjoins





0

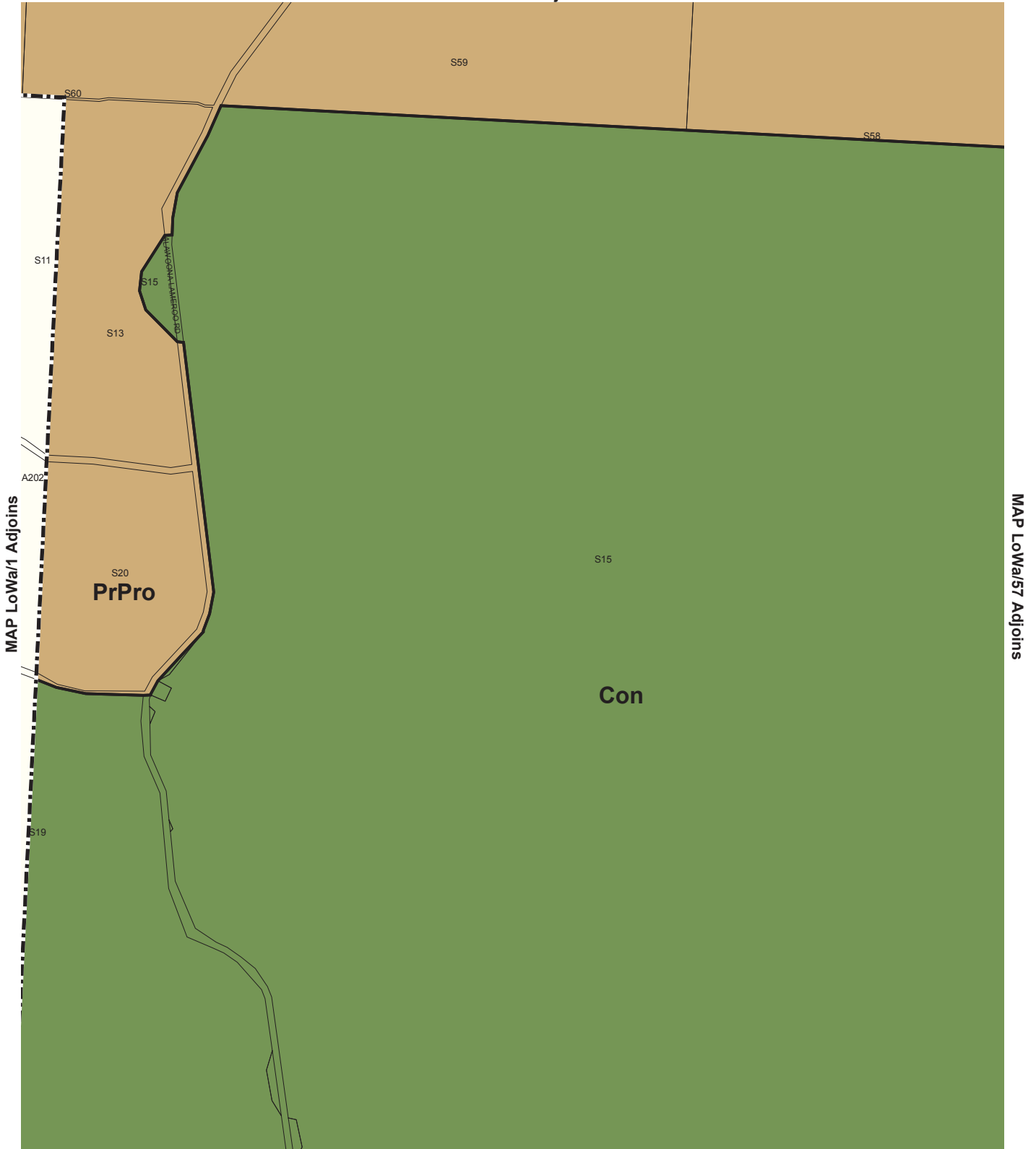
5 km



# Location Map LoWa/56

-  Wilderness Protection Area
-  Development Plan Boundary

MAP LoWa/1 Adjoins



MAP LoWa/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

- Con Conservation
- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

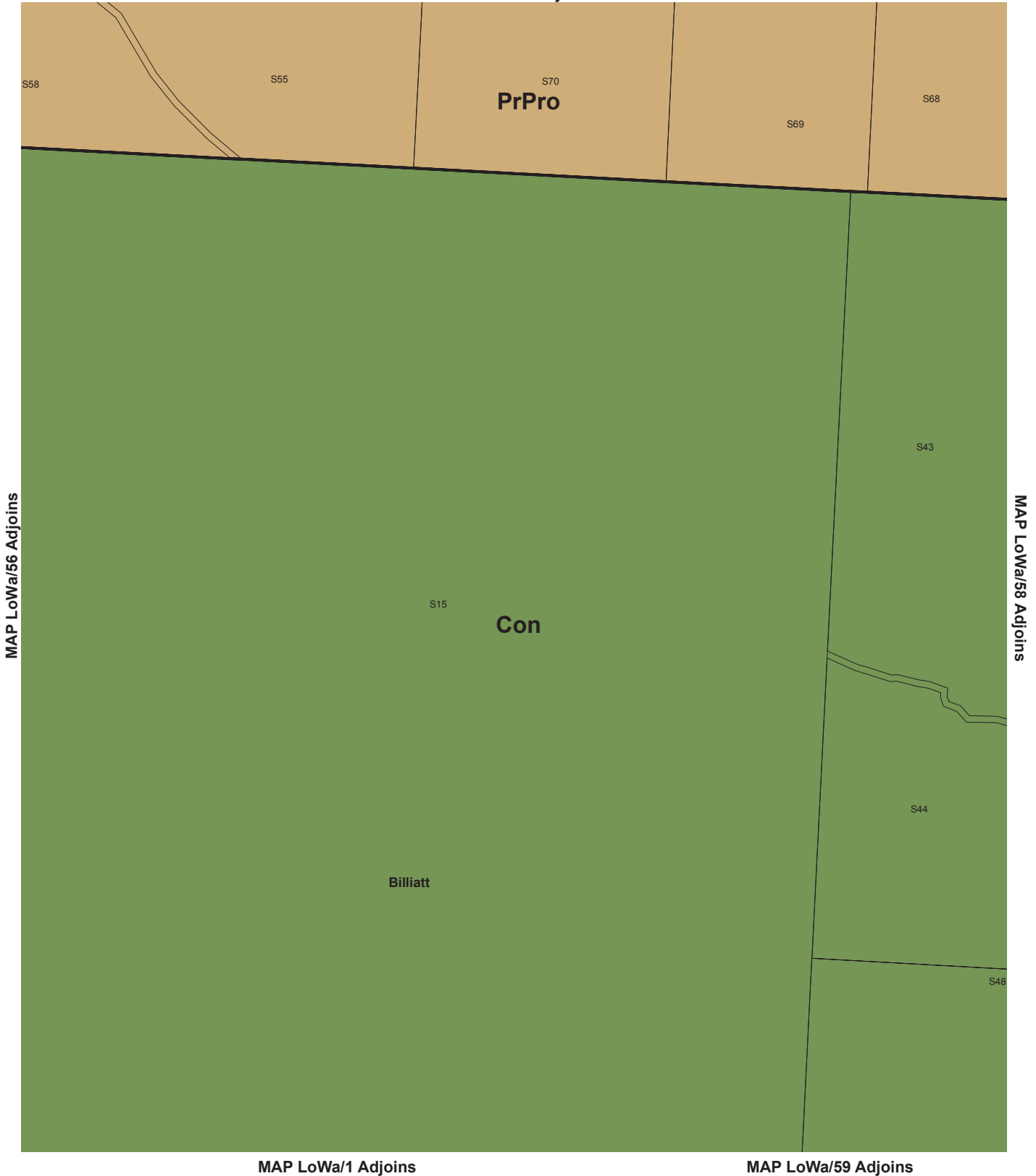
# Zone Map LoWa/56





# Location Map LoWa/57

MAP LoWa/1 Adjoins



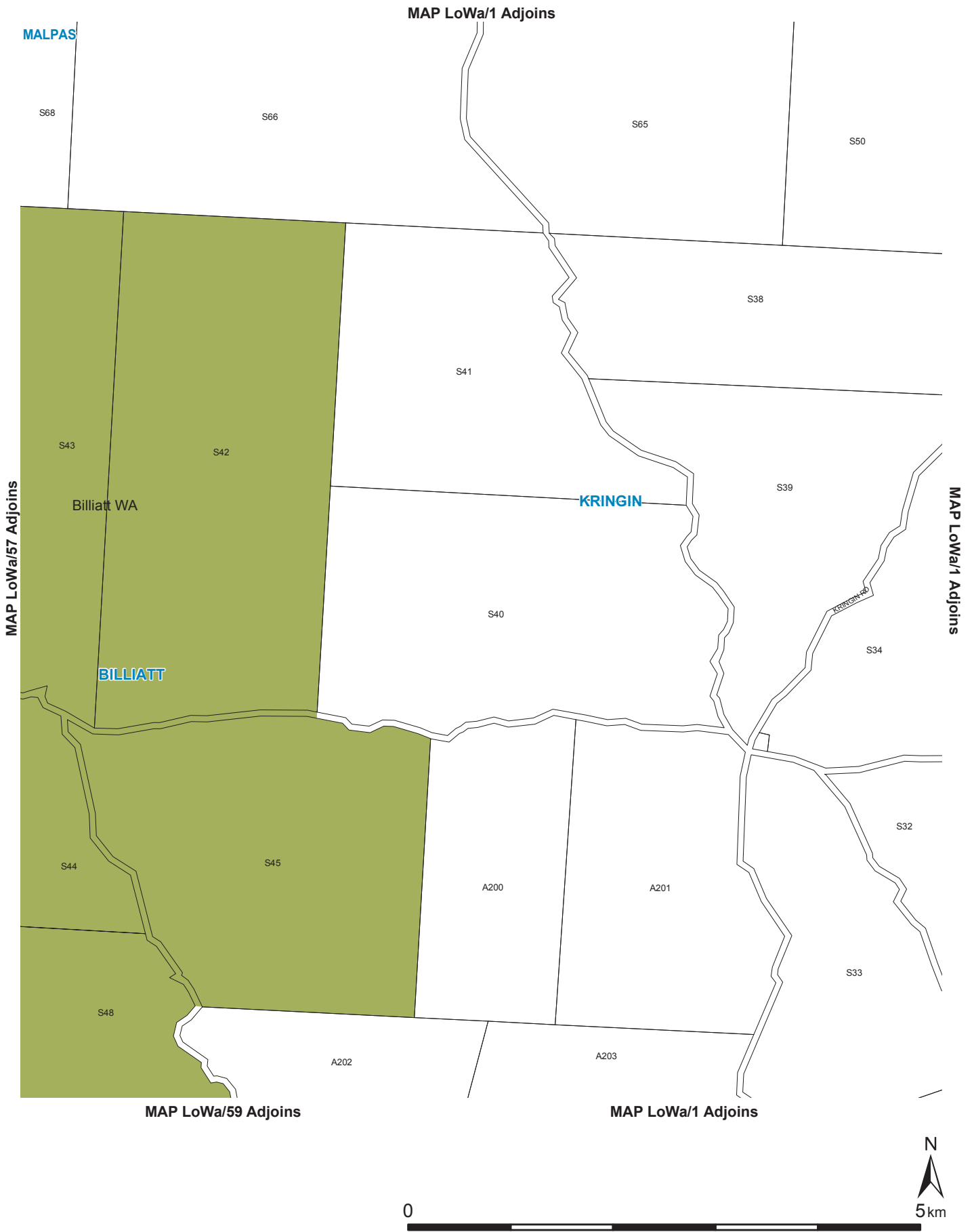
Lamberts Conformal Conic Projection, GDA94



Zones

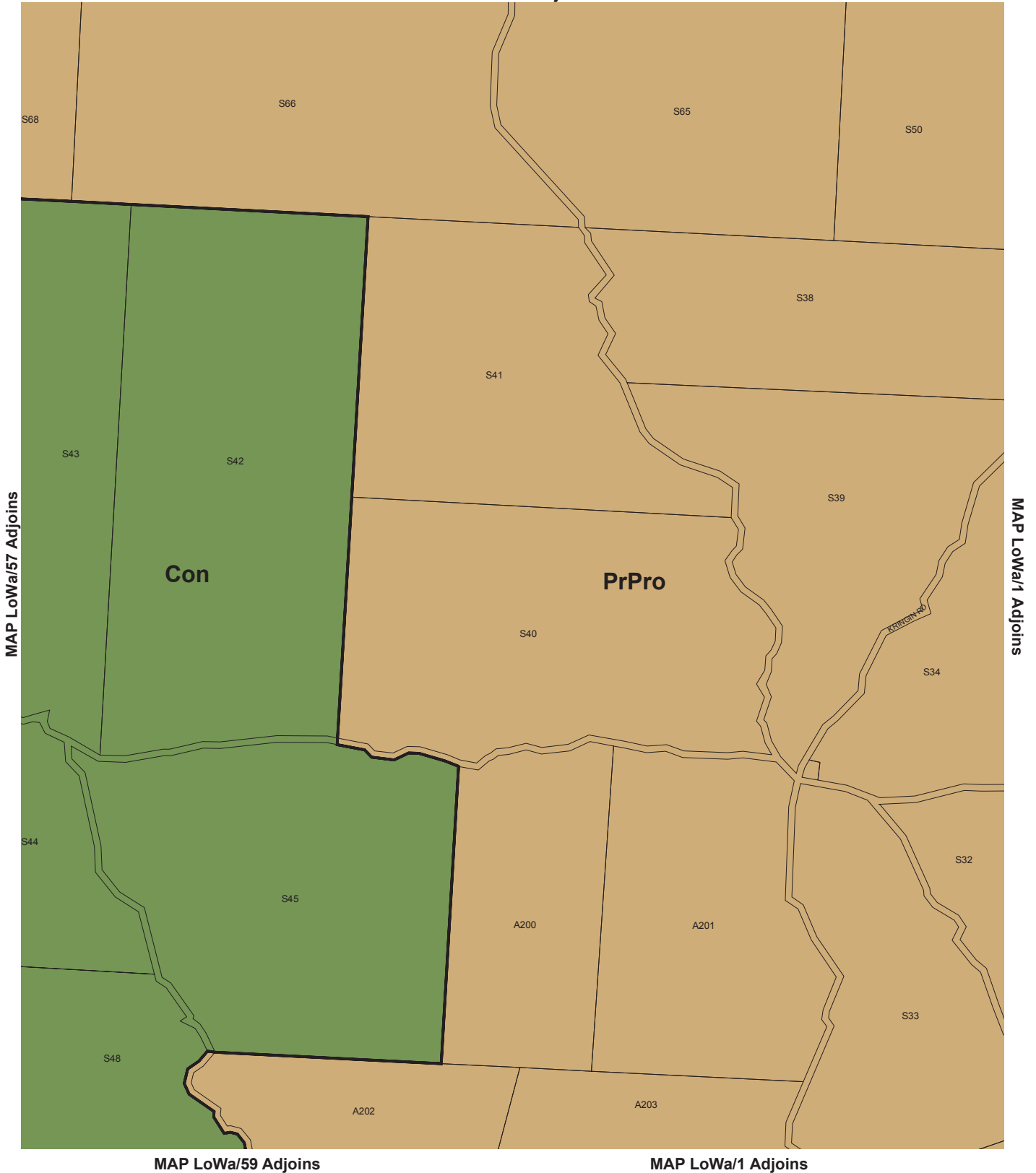
- Con Conservation
- PrPro Primary Production
- Zone Boundary

# Zone Map LoWa/57



# Location Map LoWa/58

MAP LoWa/1 Adjoins

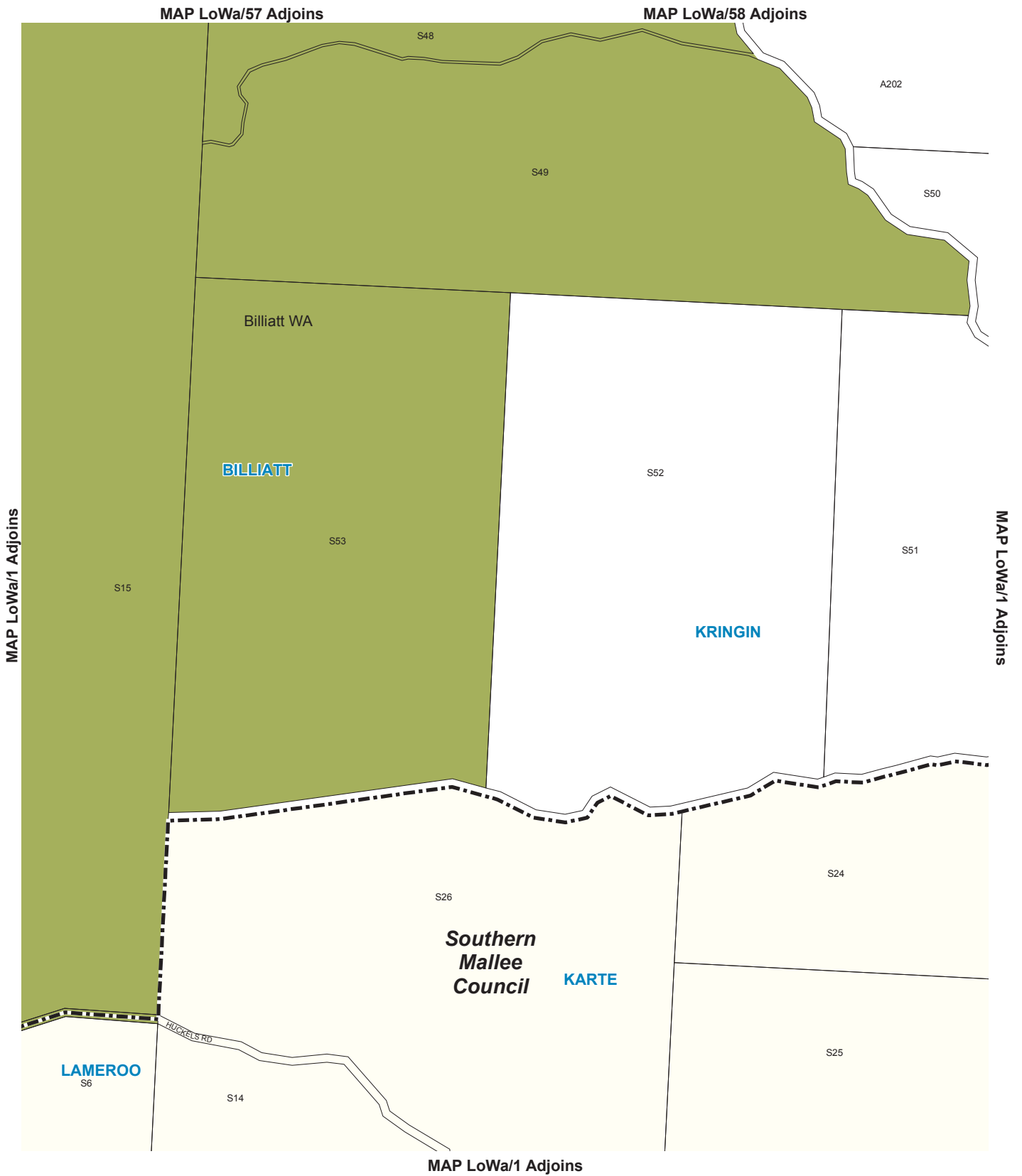


Lamberts Conformal Conic Projection, GDA94



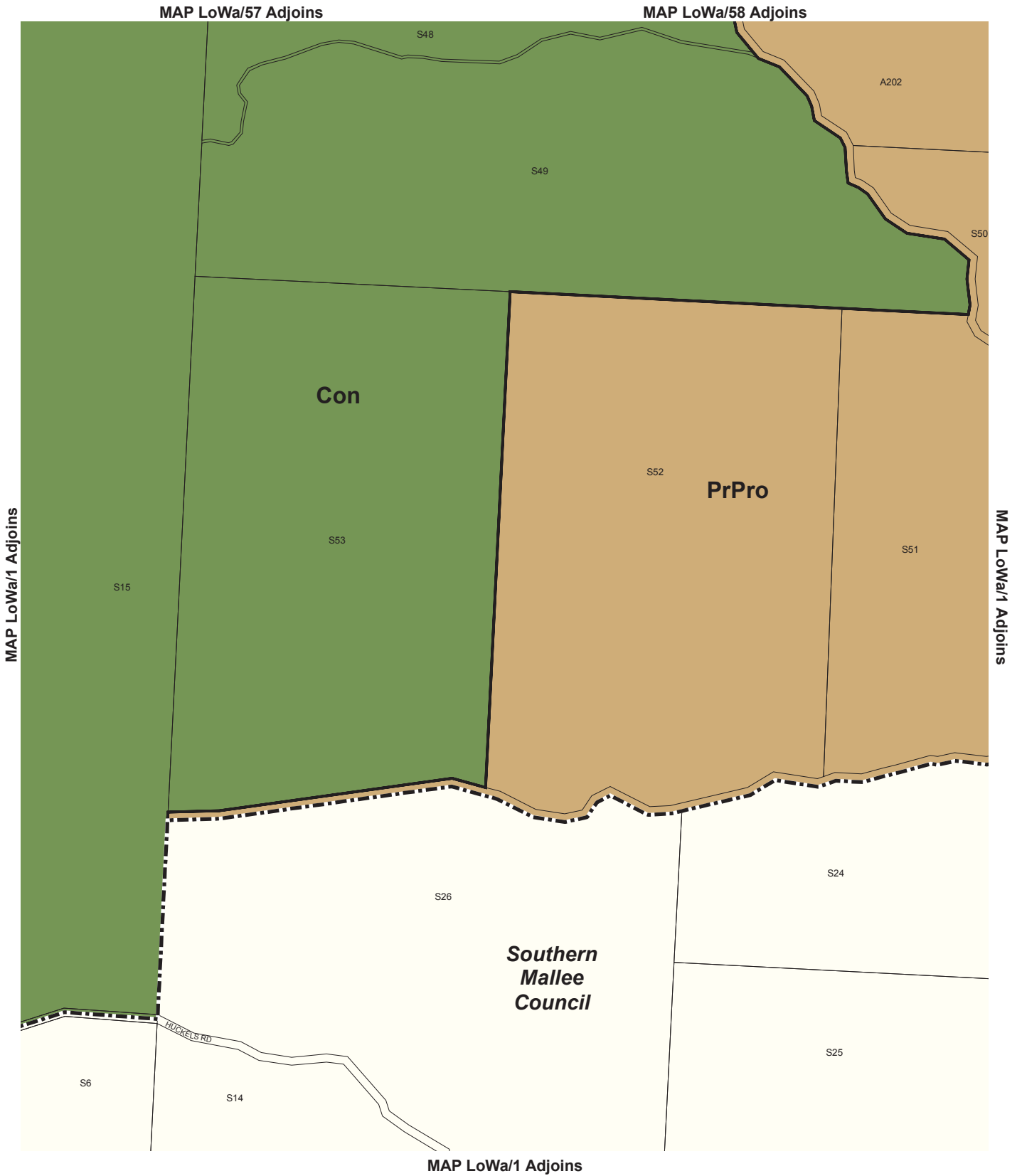
# Zone Map LoWa/58

- Zones**
- Conservation
  - Primary Production
  - Zone Boundary



# Location Map LoWa/59

- Wilderness Protection Area
- Development Plan Boundary



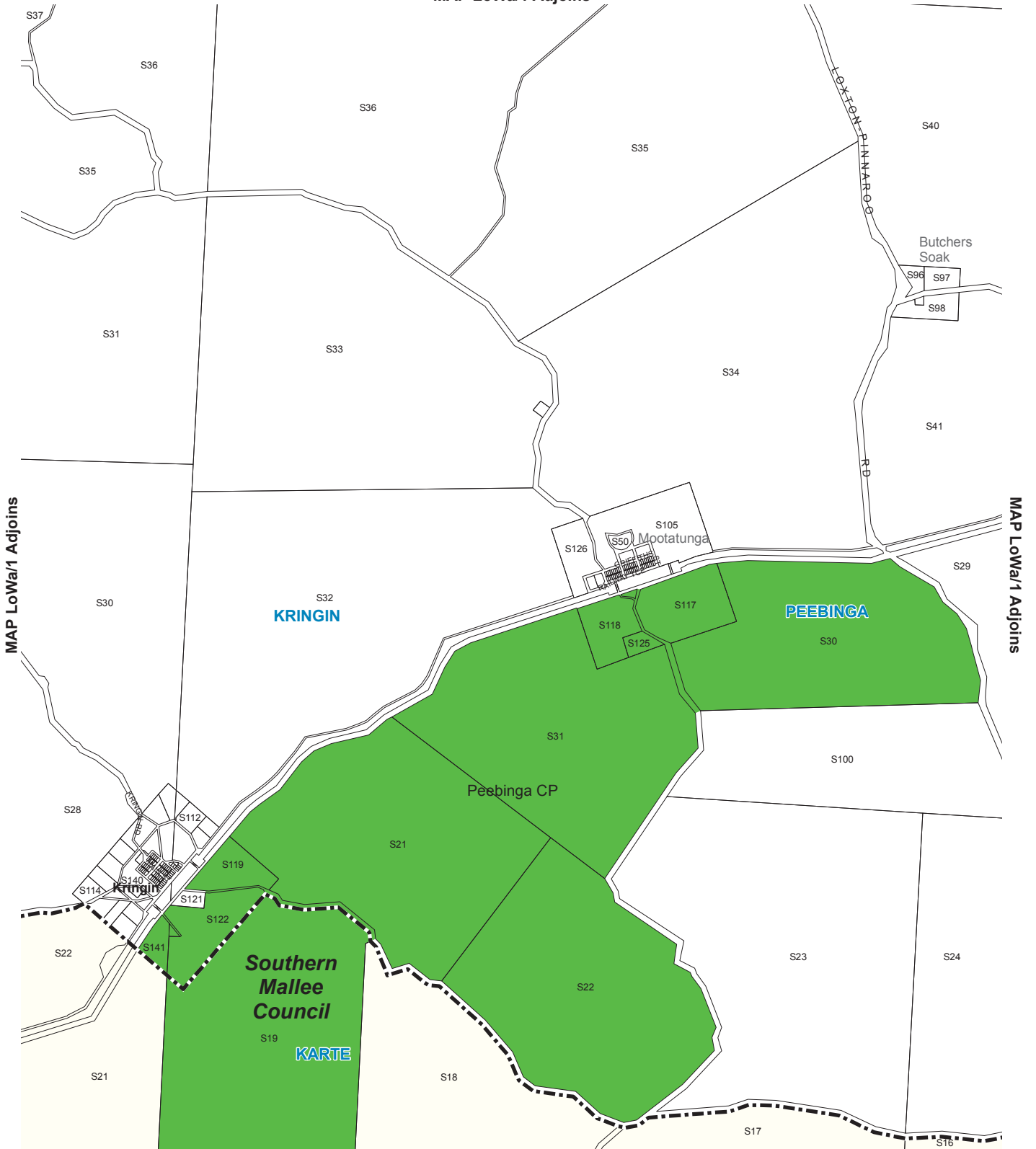
Lamberts Conformal Conic Projection, GDA94



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

# Zone Map LoWa/59

MAP LoWa/1 Adjoins

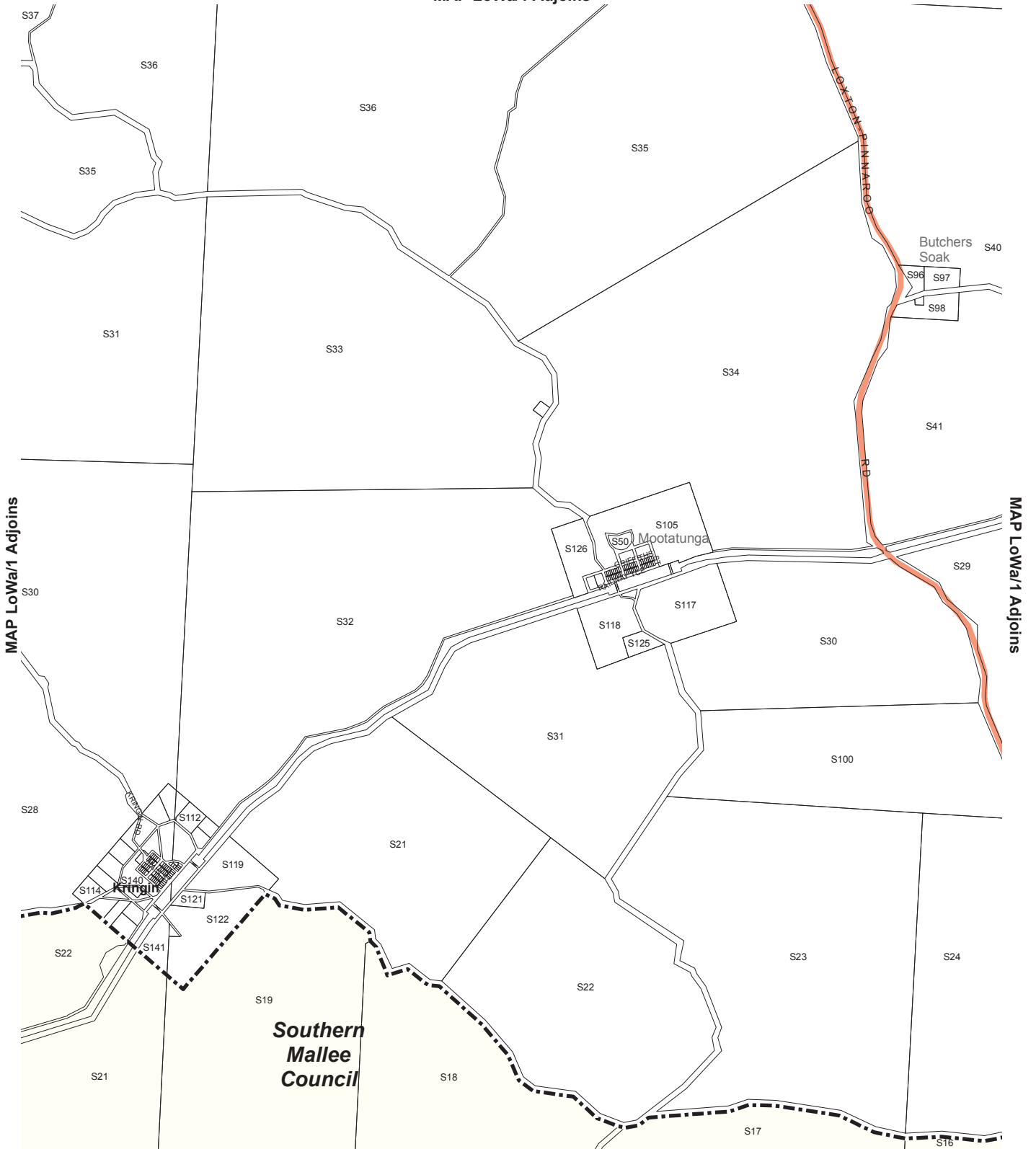


MAP LoWa/1 Adjoins

# Location Map LoWa/60

-  Conservation Park
-  Development Plan Boundary



MAP LoWa/1 Adjoins



MAP LoWa/1 Adjoins

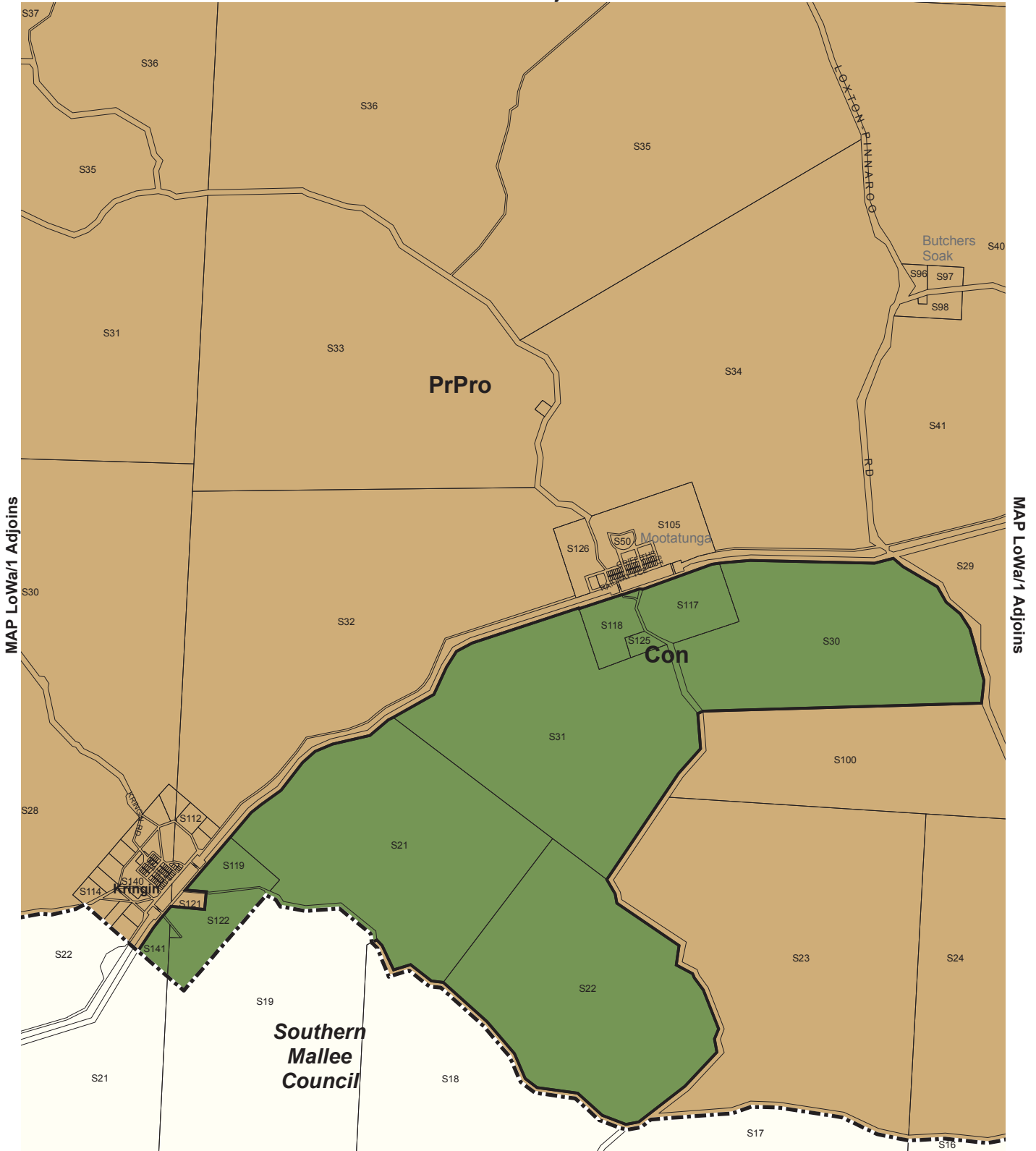


# Overlay Map LoWa/60 TRANSPORT

-  Secondary Arterial Roads
-  Development Plan Boundary



MAP LoWa/1 Adjoins



Lamberts Conformal Conic Projection, GDA94



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

# Zone Map LoWa/60

MAP LoWa/10 Adjoins  
**WAIKERIE**



# Location Map LoWa/61


MAP LoWa/10 Adjoins



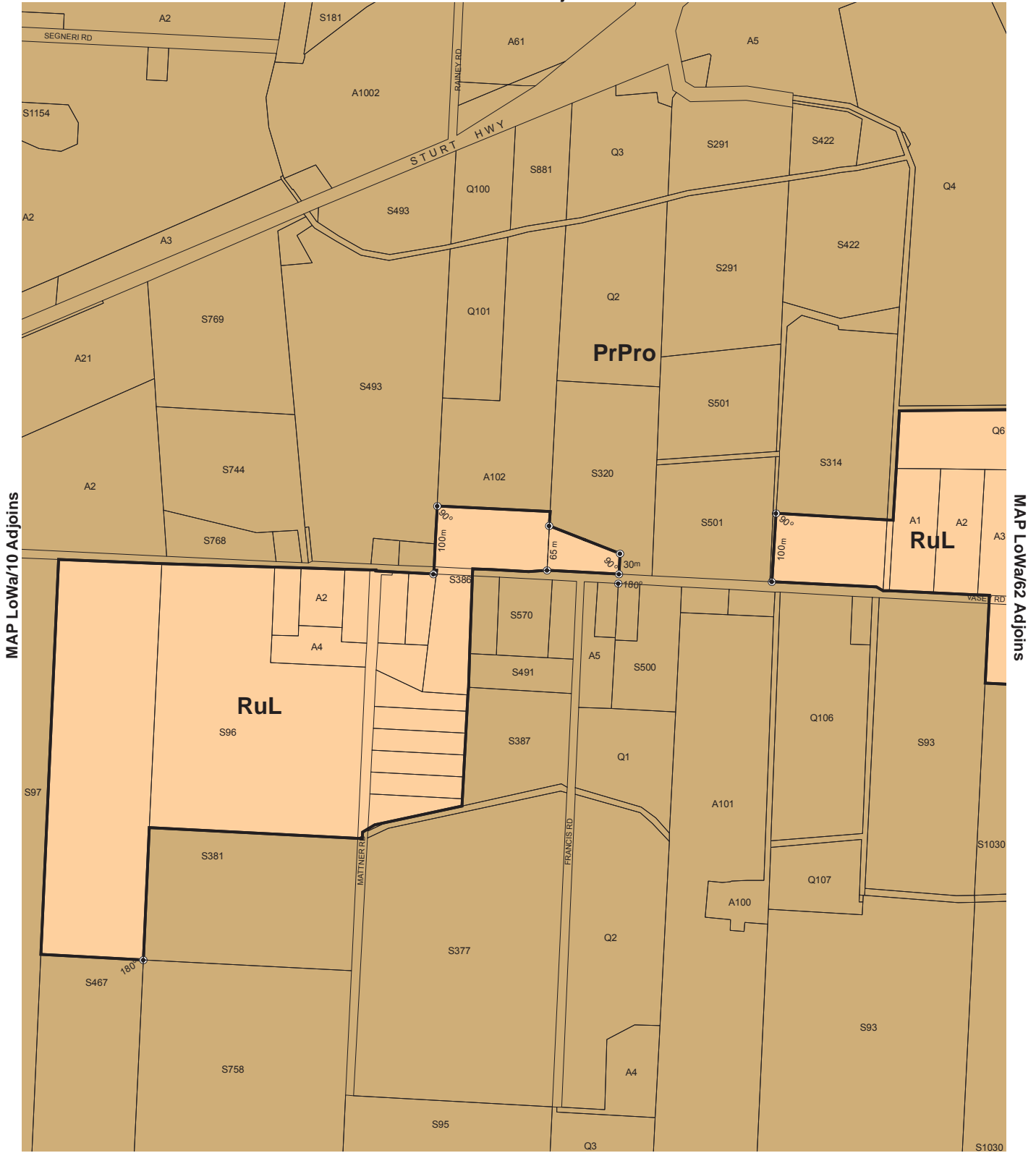
MAP LoWa/10 Adjoins



# Overlay Map LoWa/61 TRANSPORT

 Primary Arterial Roads

MAP LoWa/10 Adjoins



MAP LoWa/10 Adjoins

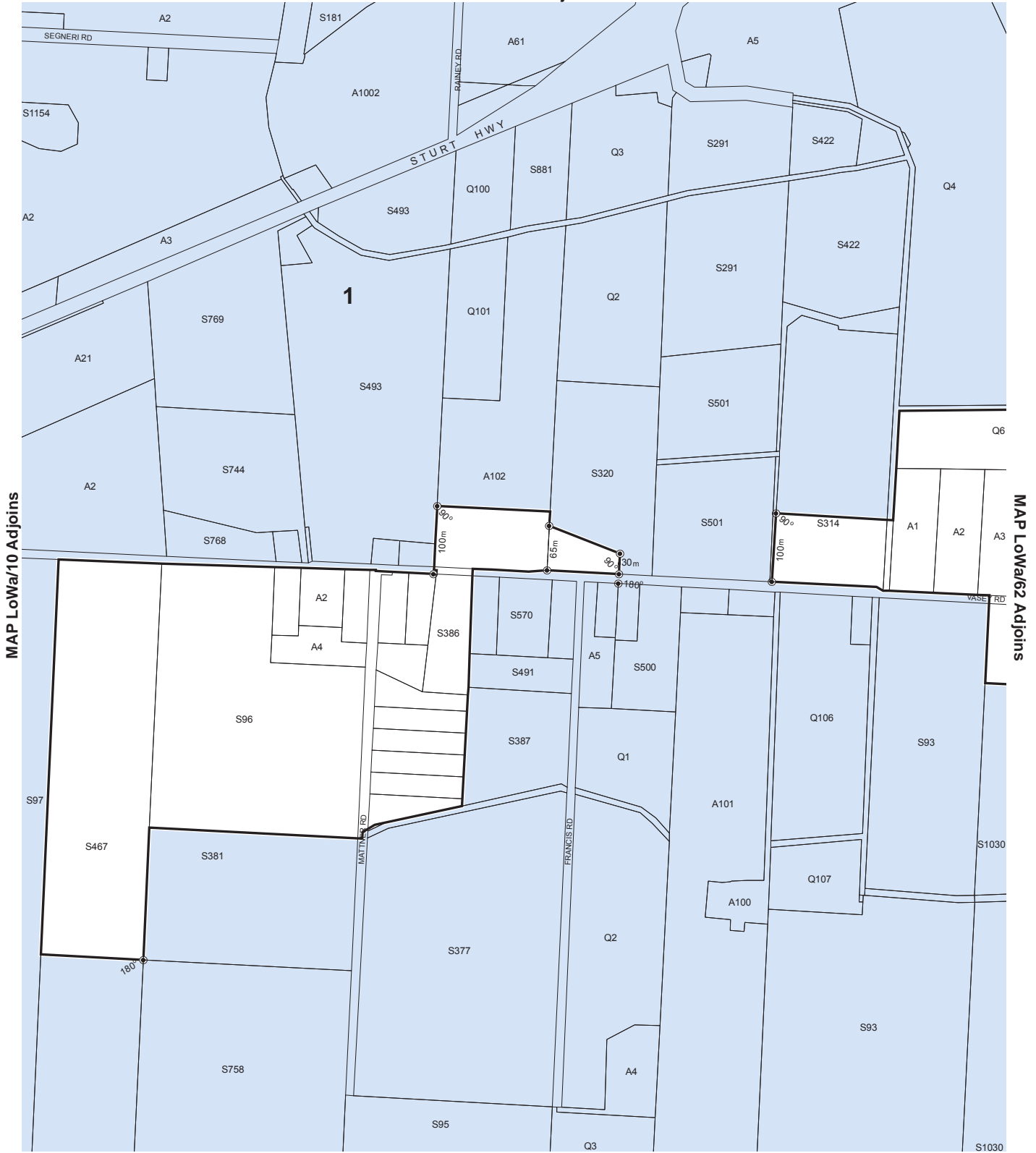
Lamberts Conformal Conic Projection, GDA94



# Zone Map LoWa/61

- Zones**
- PrPro Primary Production
  - RuL Rural Living
  - Zone Boundary

MAP LoWa/10 Adjoins



MAP LoWa/10 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
1 Horticulture



# Policy Area Map LoWa/61

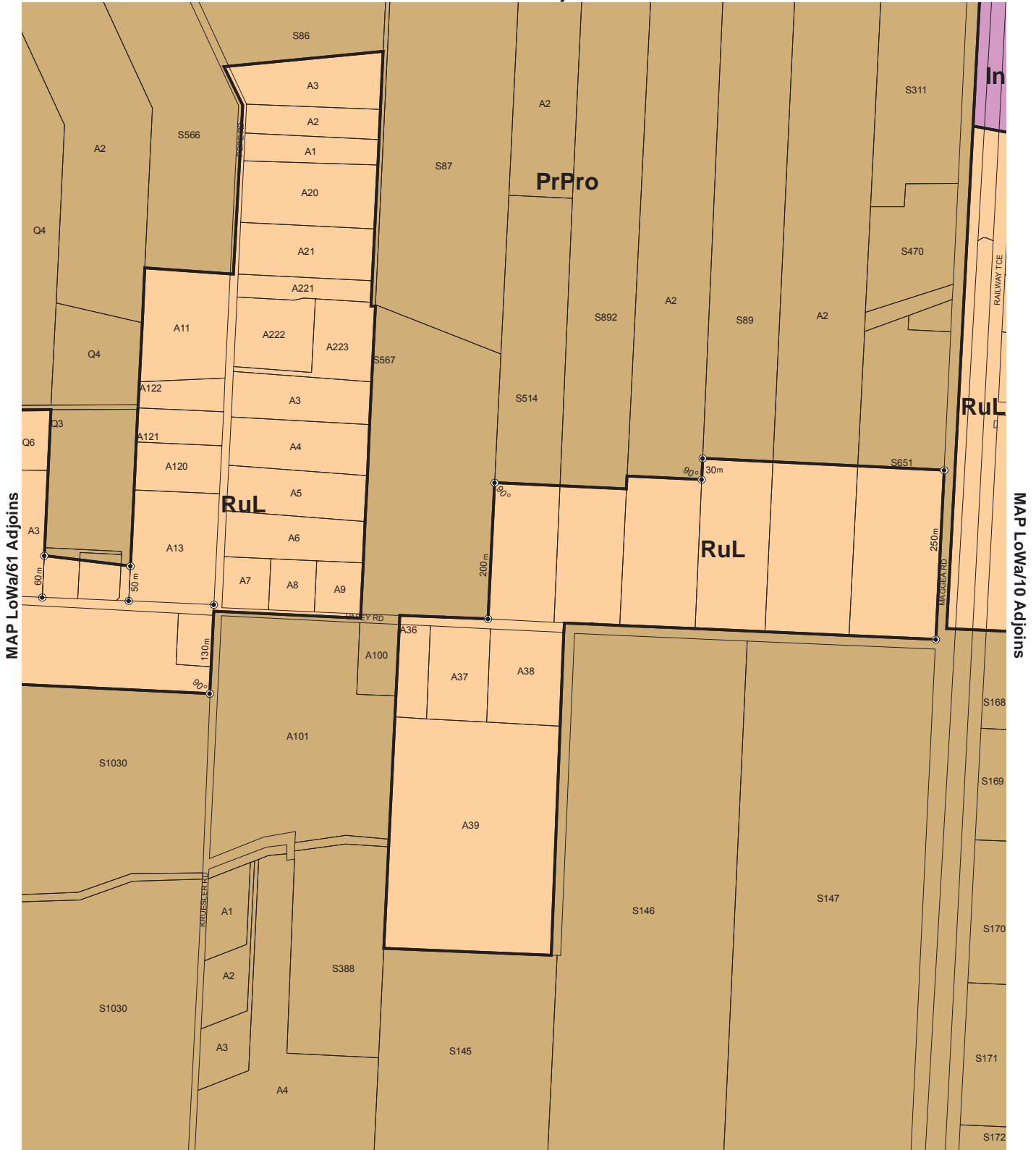
 Policy Area Boundary

MAP LoWa/10 Adjoins  
**WAIKERIE**



# Location Map LoWa/62

MAP LoWa/10 Adjoins



MAP LoWa/10 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

- Industry
- Primary Production
- Rural Living
- Zone Boundary

# Zone Map LoWa/62

LOXTON WAIKERIE COUNCIL

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MAP LoWa/10 Adjoins



Lamberts Conformal Conic Projection, GDA94

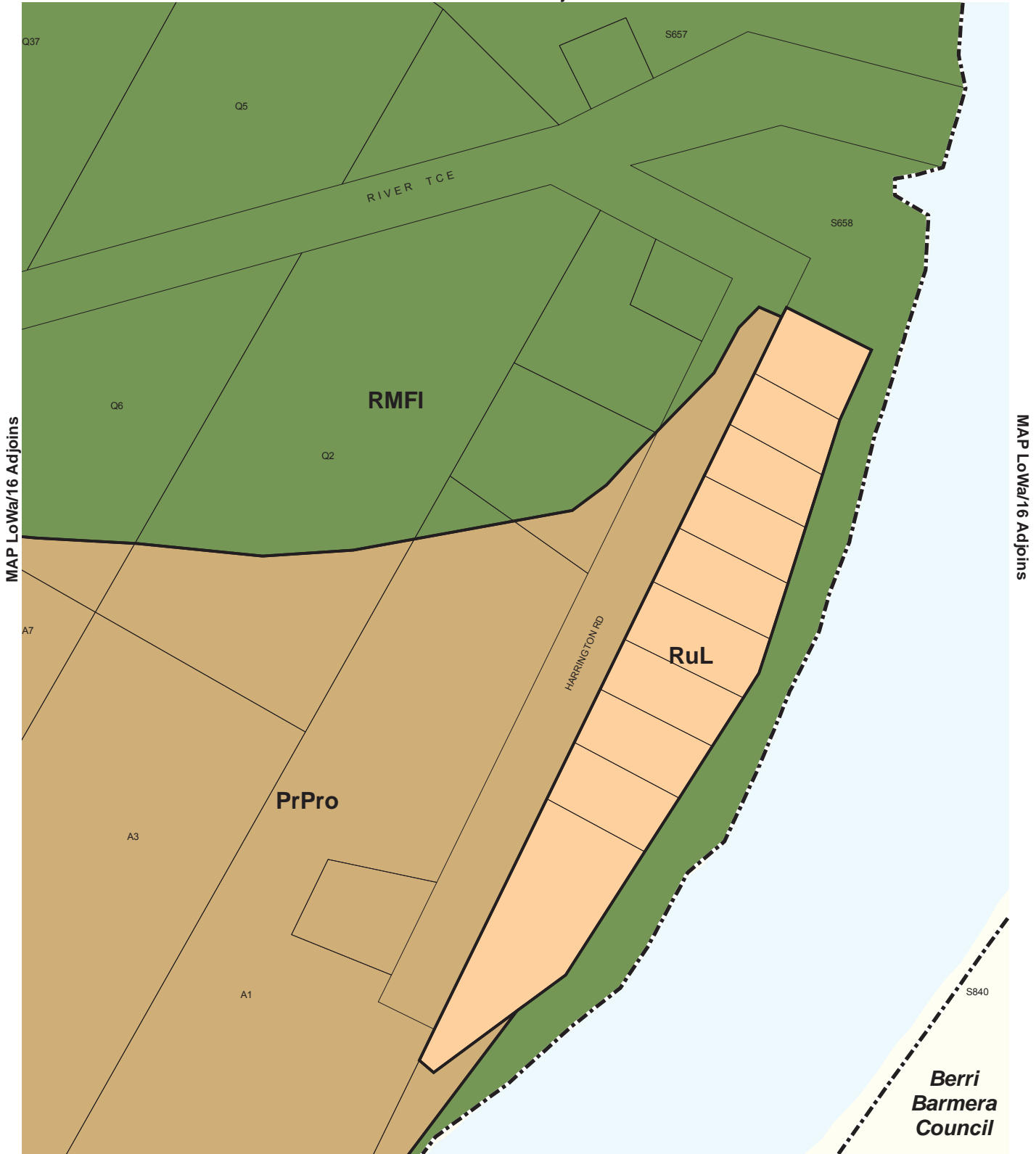
Precinct  
8 Waikerie East



# Precinct Map LoWa/62

 Precinct Boundary

MAP LoWa/16 Adjoins



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

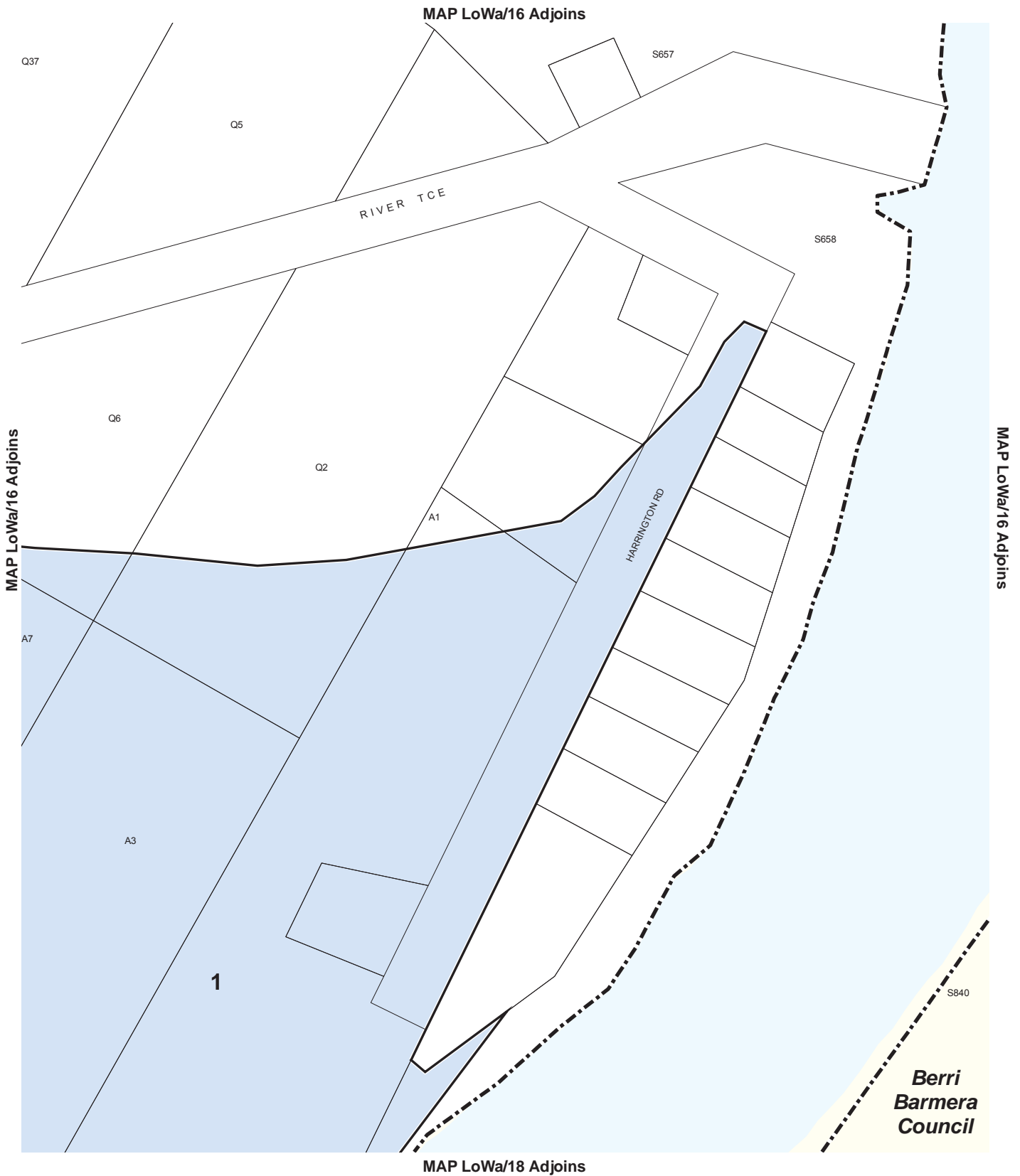


- Zones**
- PrPro Primary Production
  - RMFI River Murray Flood
  - RuL Rural Living
  - Zone Boundary
  - Development Plan Boundary

# Zone Map LoWa/63 ENLARGEMENT

LOXTON WAIKERIE COUNCIL

Consolidated - 19 April 2017



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

**Policy Area**  
 1 Horticulture



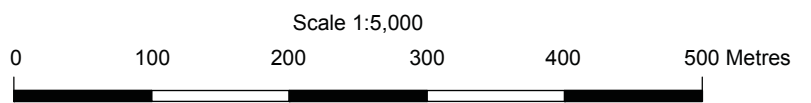
# Policy Area Map LoWa/63 ENLARGEMENT

- Policy Area Boundary
- Development Plan Boundary



# Concept Plan Maps





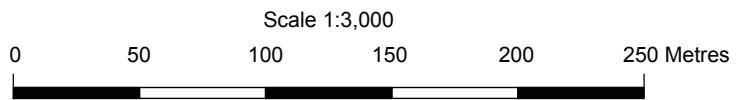
- River Murray Fringe
- River Murray Flood
- Concept Plan Boundary
- Development Plan Boundary






HOLDER DEVELOPMENT AREA

# Concept Plan Map LoWa/1

## FRINGE ZONE

LOXTON WAIKERIE COUNCIL  
Consolidated - 19 April 2017



-  Building
-  River Murray Fringe / Primary Production
-  River Murray Flood
-  Concept Boundary
-  Development Plan Boundary

# Concept Plan Map LoWa/2

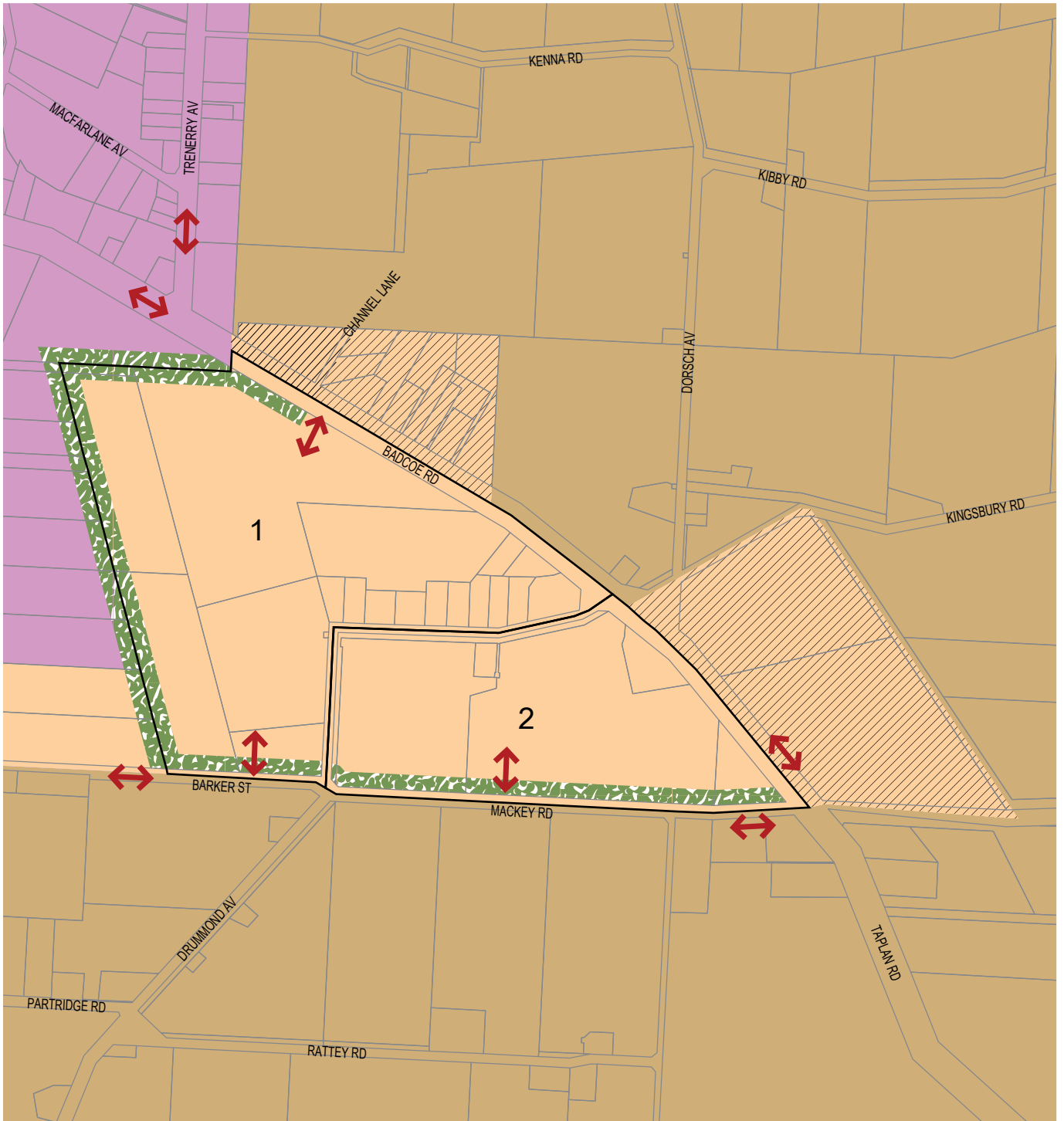
## FRINGE ZONE

PYAP DEVELOPMENT AREA







LOXTON WAIKERIE COUNCIL

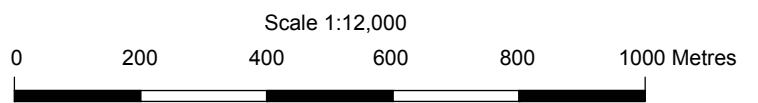
Consolidated - 19 April 2017





**STAGING**

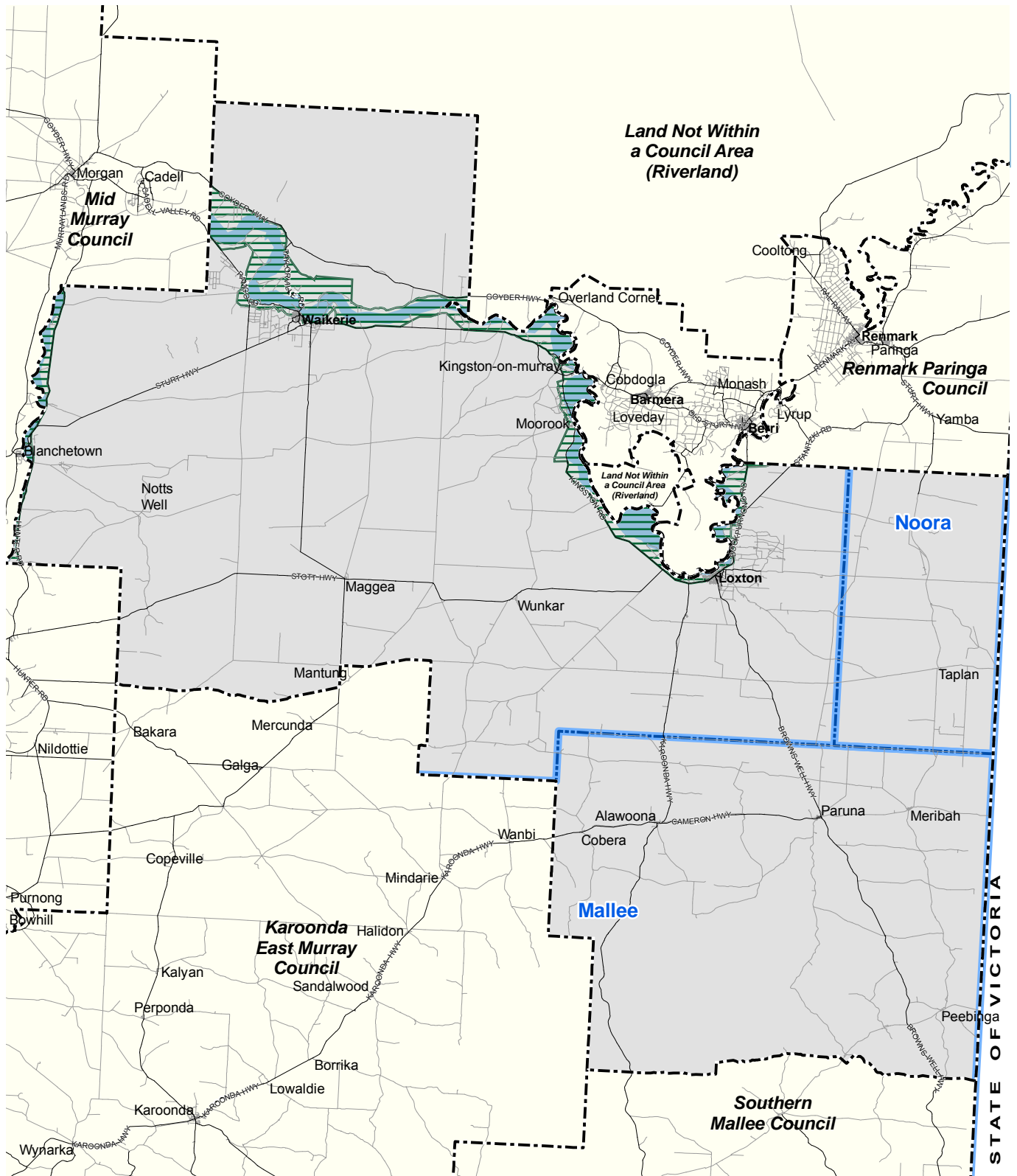
- ① Stage 1
- ② Stage 2
-  Existing Rural Living
-  Buffers
-  Primary Production
-  Rural Living
-  Industry
-  Access



LOXTON SOUTH






# Concept Plan Map LoWa/3

## RURAL LIVING & STAGING



**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 Water Protection Area (under the Environment Protection Act 1993)
-  River Murray Prescribed Watercourse
-  Murray Darling Basin
-  Development Plan Boundary



# Concept Plan Map LoWa/4

## DEVELOPMENT CONSTRAINTS

### Water Management Areas