

Development Plan

Port Pirie Regional Council

Consolidated – 14 November 2019

Please refer to Port Pirie Regional Council page at 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 Port Pirie Regional Council Development Plan since its inception on 29 August 2002. Further information on authorised amendments prior to this date may be researched through the relevant Council, Department of Planning, Transport and Infrastructure or by viewing Gazette records.

CONSOLIDATED	AMENDMENT – [Gazetted date]
29 August 2002	Port Pirie (City), Pirie (DC) and Crystal Brook-Redhill (DC) Development Plans – General Review and Consolidation PAR – [29 August 2002] Industry Buffer (SAMAG) PAR (by the Minister) – [22 August 2002] Note: The Industry Buffer (SAMAG) PAR affecting the former Pirie (DC) Development Plan was consolidated with the Port Pirie (City), Pirie (DC) and Crystal Brook-Redhill (DC) Development Plans – General Review and Consolidation PAR
9 October 2003	Wind Farms PAR (<i>Ministerial</i>) – [24 July 2003]
11 March 2004	Heritage PAR (Interim) – [11 March 2004]
10 March 2005	Heritage PAR – [10 March 2005]
14 July 2005	Section 29(2)(b)(2) Amendment – [14 July 2005]
6 October 2005	Port Pirie Tourist Accommodation and Regional Centre PAR – [6 October 2005]
18 May 2006	Section 29(2)(b)(2) Amendment – [18 May 2006]
25 January 2007	Bushfire Management (Part 2) PAR (<i>Ministerial</i>) – [14 December 2006]
28 June 2007	Residential and Rural Living PAR – [28 June 2007]
12 July 2007	Editorial Correction to Map PtPi/29 – [–]
5 June 2008	Section 29(2)(b)(ii) Amendment – [28 February 2008] Regional Centre DPA – [29 May 2008]
28 August 2008	Ranges Zone DPA (Interim) – [28 August 2008]
7 May 2009	Ranges Zone DPA – [7 May 2009]
29 April 2010	Bushfires (Miscellaneous Amendments) DPA (<i>Ministerial</i>) (Interim) – [10 December 2009]
7 October 2010	Statewide Bulky Goods DPA (<i>Ministerial</i>) (Interim) – [1 June 2010] Risdon Park Residential DPA – [7 October 2010]
10 March 2011	Bushfires (Miscellaneous Amendments) DPA (<i>Ministerial</i>) – [9 December 2010] Statewide Bulky Goods DPA (<i>Ministerial</i>) – [13 January 2011] General DPA – [10 March 2011]
12 January 2012	Statewide Wind Farms DPA (Interim) (<i>Ministerial</i>) – [19 October 2011] Industrial Rezoning DPA – [12 January 2012]
10 January 2013	Termination of the Statewide Wind Farms DPA (<i>Ministerial</i>) and its removal from the Port Pirie (RC) Development Plan – [18 October 2012] Statewide Wind Farms DPA (<i>Ministerial</i>) – [18 October 2012] Section 29(2)(c) Amendment – [29 November 2012]
31 October 2017	Better Development Plan Council Wide and Zones Amendments DPA – [31 October 2017]
14 November 2019	Abattoirs Road DPA – [14 November 2019]

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 Port Pirie Regional Council.

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

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

A number of guides and additional information regarding South Australia's Planning and Development Assessment System are available via the website www.saplanningportal.sa.gov.au or by contacting the Department of Planning, Transport and Infrastructure.

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

The State Government's broad vision for sustainable land use and the built development of the state is outlined in the **Planning Strategy**. The relevant volume of the Planning Strategy for this Development Plan is the Mid North Region Plan (May 2011).

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

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

What is Development?

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

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

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

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

How does the Development Plan relate to other legislation?

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

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

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

What doesn't a Development Plan do?

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

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

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

When do you use the Development Plan?

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

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

How to read the Development Plan

Development Plans are comprised of several sections as described below.

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

Development Plans use three text font colours:

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

Development Plan Structure Overview

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

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

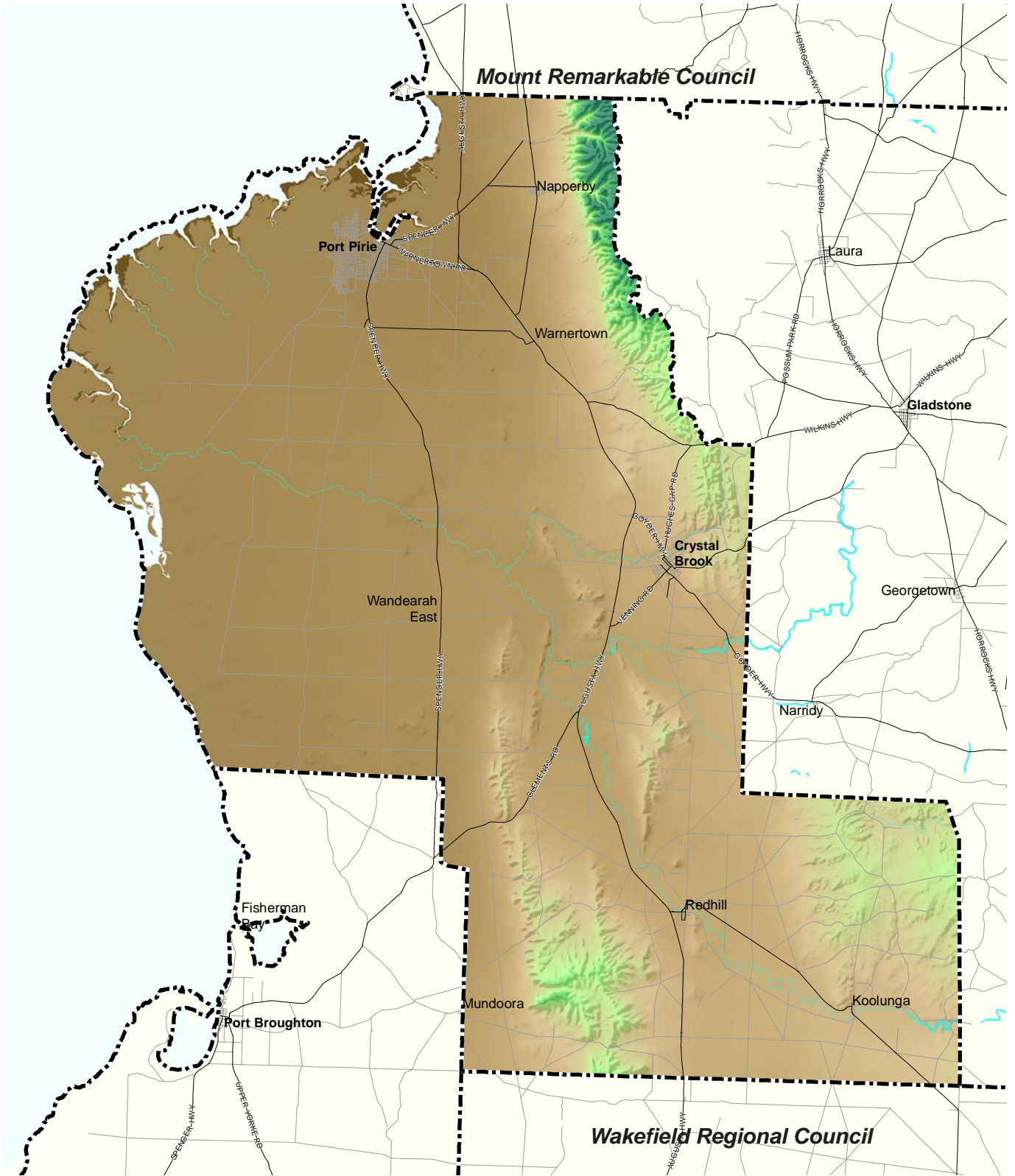
Assessment Section	Function
Extent Map Series Location Maps	Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and 'drill down' through relevant extent maps affecting that location. <i>Note: the entire council area will always be represented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

Further info

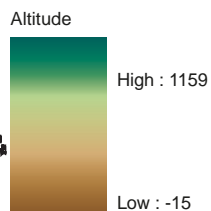
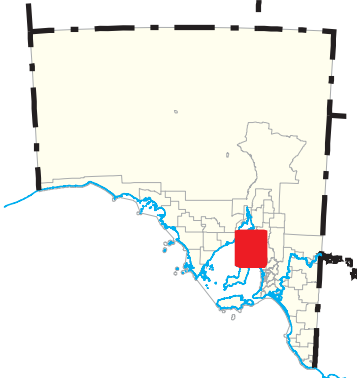
Contact the [Port Pirie Regional Council](#).

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

Discuss your matter with your planning consultant.



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



Council Preface Map

General Section

Advertisements

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Safety

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

Freestanding Advertisements

- 15 Freestanding advertisements and/or advertising hoardings should be:
 - (a) limited to only one primary advertisement per site or complex

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

Flags, Bunting and Streamers

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

Advertising Along Arterial Roads

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

Advertising in Mixed Use and Corridor Zones

- 21 Advertisements and/or advertising hoardings should be:
- (a) no higher than the height of the finished floor level of the second storey of the building to which it relates
 - (b) where located below canopy level, flush with the wall or projecting horizontally
 - (c) where located at canopy level, in the form of a fascia sign
 - (d) where located above the canopy, flush with the wall and within the height of the parapet.
- 22 Advertisements or advertising hoardings should not exceed 25 per cent of the ground floor wall area on the façade the sign is placed.

Animal Keeping

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Horse Keeping

- 3 Stables, horse shelters or associated yards should be sited:
 - (a) at least 50 metres from a watercourse
 - (b) on land with a slope no greater than 1-in-10.
- 4 A concrete drainage apron should be provided along the front of stables directing water from wash-down areas onto a suitably vegetated area that can absorb all the water, or into a constructed drainage pit.
- 5 Stables, horse shelters or associated yards should be sited at least 30 metres from any dwelling on the site and from the nearest allotment boundary to avoid adverse impacts from dust, erosion and odour.
- 6 All areas accessible to horses should be separated from septic tank drainage areas.

Dairies

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

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

Intensive Animal Keeping

- 9 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).
- 10 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 runoff 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.
- 11 Intensive animal keeping facilities and associated wastewater lagoons and liquid/solid waste disposal areas should be sited, designed, constructed and managed to avoid adverse odour impacts on nearby sensitive land uses.

Kennels

- 12 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.
- 13 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.
- 14 Kennels should occur only where there is a permanently occupied dwelling on the land.

Land Based Aquaculture

- 15 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.
- 16 Land-based aquaculture ponds should be sited and designed to:
 - (a) prevent surface flows from entering the ponds in a 1-in-100 year average return interval flood event
 - (b) prevent pond leakage that would pollute groundwater
 - (c) prevent the farmed species escaping and entering into any waters
 - (d) minimise the need for intake and discharge pipes to traverse sensitive environments.
- 17 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.
- 18 Development should ensure that pipe inlet and outlets associated with land-based aquaculture are located to minimise the risk of disease transmission.
- 19 Development not readily capable of connection to a reticulated water supply should provide rainwater storage tanks with a total capacity of not less than 45 000 litres.
- 20 Land-based aquaculture development should not be established in natural watercourses.

Marine Based Aquaculture

- 21 Marine aquaculture and other offshore development should be ecologically sustainable and be located, designed, constructed and managed to:
 - (a) minimise adverse impacts on marine habitats and ecosystems, and public access to beaches, public watercourses or the foreshore
 - (b) take into account the requirements of traditional indigenous and commercial fishing grounds
 - (c) ensure satisfactory removal and disposal of litter, disused material, debris, detritus and dead animals from the development
 - (d) prevent the build up of waste.
- 22 In marine waters, marine aquaculture (other than inter tidal aquaculture) and other offshore development should be located a minimum of 100 metres seaward of the high water mark.
- 23 Marine aquaculture development should not significantly obstruct or adversely affect any of the following:
 - (a) areas of high public use
 - (b) areas established for recreational activities
 - (c) areas of outstanding visual, environmental, commercial or tourism value
 - (d) sites, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports.
- 24 Marine aquaculture should be sited, designed, constructed and managed to minimise interference and obstruction to the natural processes of the coastal and marine environment.

- 25 Marine aquaculture should be developed in areas where an adequate water current exists to disperse sediments and be sited a sufficient height above the sea floor to:
- (a) prevent the fouling of waters, publicly owned wetlands or the nearby coastline
 - (b) minimise seabed damage.
- 26 Racks, floats and other farm structures associated with marine aquaculture or other offshore development should where practicable be visually unobtrusive from the shoreline.
- 27 Marine aquaculture development should:
- (a) use feed hoppers that are painted in subdued colours and suspended as low as possible above the water
 - (b) position structures to protrude the minimum distance practicable above water
 - (c) avoid the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons.
- 28 Marine aquaculture should be developed to maintain existing rights of way within or adjacent to a site.
- 29 Marine aquaculture access, launching and maintenance facilities should:
- (a) where possible, use existing and established roads, tracks, ramps and paths to or from the sea
 - (b) be developed co-operatively and co-located.
- 30 Marine aquaculture and other offshore development should be located at least:
- (a) 550 metres from a proclaimed shipwreck
 - (b) 1000 metres seaward from the boundary of any reserve under the *National Parks and Wildlife Act 1972*, unless a lesser distance is agreed with the Minister responsible for that *Act*.
- 31 Marine aquaculture development should be located so as not to obstruct nor interfere with navigation channels, access channels, frequently used natural launching sites, safe anchorage areas, known diving areas, commercial shipping lanes or activities associated with existing jetties and wharves.
- 32 Marine aquaculture development should contribute to navigational safety by being:
- (a) suitably marked for navigational purposes
 - (b) sited to allow an adequate distance between farms for safe navigation
 - (c) located at least 250 metres from a commercial shipping lane
 - (d) comprised of structures that are secured and/or weighted to prevent drifting from the licensed site
 - (e) able to be rehabilitated when no longer operational.

Building near Airfields

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The height and location of buildings and structures should not adversely affect the long-term operational, safety, commercial and military aviation requirements of airfields.
- 2 Buildings and structures that exceed the airport building heights and that penetrate the obstacle limitation surfaces 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, dust and exhaust emissions
 - (c) air turbulence
 - (d) storage of flammable liquids
 - (e) attraction of birds
 - (f) reflective surfaces (eg roofs of buildings, large windows)
 - (g) materials that affect aircraft navigational aids.
- 4 Outdoor 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 AS 2021: - 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 and mixed use zones.
- 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 environments.
- 3 The provision of a safe pedestrian and cycling environments 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 Development of centres outside of Greater Adelaide in accordance with the following hierarchy:
 - (a) Regional Centre
 - (b) District Centre
 - (c) Town Centre (for smaller towns with a single centre zone)
 - (d) Local Centre (subsidiary centres for towns with a regional or district centre).

PRINCIPLES OF DEVELOPMENT CONTROL

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

Retail Development

- 4 Bulky goods outlets located within centres zones should:
 - (a) complement the overall provision of facilities
 - (b) be sited towards the periphery of those centres where the bulky goods outlet has a gross leaseable area of 500 square metres or more.
- 5 A shop, or group of shops:
 - (a) with a gross leaseable area of greater than 450 square metres should be located in a business, centre, or shopping zone
 - (b) with a gross leaseable area of 450 square metres or less should not be located on a primary road unless located in a business, centre, or shopping zone.

Coastal Areas

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Environmental Protection

- 2 The coast should be protected from development that would adversely affect the marine and onshore coastal environment, whether by pollution, erosion, damage or depletion of physical or biological resources, interference with natural coastal processes or any other means.
- 3 Development should not be located in delicate or environmentally-sensitive coastal features such as sand dunes, cliff tops, wetlands or substantially intact strata of native vegetation.
- 4 Development should not be undertaken where it will create or aggravate coastal erosion, or where it will require coast protection works which cause or aggravate coastal erosion.
- 5 Development should be designed so that solid/fluid wastes and stormwater runoff is disposed of in a manner that will not cause pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.
- 6 Effluent disposal systems incorporating soakage trenches or similar should prevent effluent migration into the inter-tidal zone and be sited at least 100 metres from the mean high water mark at spring tide.
- 7 Development that proposes to include or create confined coastal waters, as well as water subject to the ebb and flow of the tide should be designed to ensure the quality of such waters is maintained at an acceptable level.

- 8 Development should be designed and sited so that it does not prevent natural landform and ecological adjustment to changing climatic conditions and sea levels and should allow for the following:
- (a) the unrestricted landward migration of coastal wetlands
 - (b) new areas to be colonised by mangroves, samphire and wetland species
 - (c) sand dune drift
 - (d) where appropriate, the removal of embankments that interfere with the abovementioned processes.

Maintenance of Public Access

- 9 Development should maintain or enhance public access to and along the foreshore.
- 10 Other than small-scale infill development in a predominantly urban zone, development adjacent to the coast should not be undertaken unless it incorporates an existing or proposed public reserve, not including a road or erosion buffer, of at least 50 metres width between the development and the landward toe of the frontal dune or the top edge of an escarpment.
- 11 If an existing reserve is less than 50 metres wide, the development should incorporate an appropriate width of reserve to achieve a total 50 metres wide reserve.
- 12 Development that abuts or includes a coastal reserve should be sited and designed to be compatible with the purpose, management and amenity of the reserve, as well as to prevent inappropriate access to the reserve.
- 13 Development, including marinas and aquaculture, should be located and designed to ensure convenient public access along the waterfront to beaches and coastal reserves is maintained, and where possible enhanced through the provision of one or more of the following:
- (a) pedestrian pathways and recreation trails
 - (b) coastal reserves and lookouts
 - (c) recreational use of the water and waterfront
 - (d) safe public boating facilities at selected locations
 - (e) vehicular access to points near beaches and points of interest
 - (f) car parking.
- 14 Where a development such as a marina creates new areas of waterfront, provision should be made for public access to, and recreational use of, the waterfront and the water.
- 15 Public access through sensitive coastal landforms, particularly sand dunes, wetlands and cliff faces, should be restricted to defined pedestrian paths constructed to minimise adverse environmental impact.
- 16 Access roads to the coast and lookouts should preferably be spur roads rather than through routes, other than tourist routes where they:
- (a) do not detract from the amenity or the environment
 - (b) are designed for slow moving traffic
 - (c) provide adequate car parking.

Hazard Risk Minimisation

- 17 Development and its site should be protected against the standard sea flood risk level which is defined as the 1-in-100 year average return interval flood extreme sea level (tide, stormwater and associated wave effects combined), plus an allowance to accommodate land subsidence until the year 2100.
- 18 Development including associated roads and parking areas, other than minor structures unlikely to be adversely affected by flooding, should be protected from sea level rise by ensuring all of the following apply:
 - (a) site levels are at least 0.3 metres above the standard sea flood risk level (3.15 AHD)
 - (b) building floor levels are at least 0.55 metres above the standard sea flood risk level (3.40 AHD)
 - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.
- 19 Buildings to be sited over tidal water or which are not capable of being raised or protected by flood protection measures in future, should have a floor level of at least 1.25 metres above the standard sea flood risk level.
- 20 Development that requires protection measures against coastal erosion, sea or stormwater flooding, sand drift or the management of other coastal processes at the time of development, or in the future, should only be undertaken if all of the following apply:
 - (a) the measures themselves will not have an adverse effect on coastal ecology, processes, conservation, public access and amenity
 - (b) the measures do not nor will not require community resources, including land, to be committed
 - (c) the risk of failure of measures such as sand management, levee banks, flood gates, valves or stormwater pumping, is acceptable relative to the potential hazard resulting from their failure
 - (d) binding agreements are in place to cover future construction, operation, maintenance and management of the protection measures.
- 21 Development should not compromise the structural integrity of any sea wall or levee bank adjacent to the foreshore, or compromise its capacity to protect against coastal flooding and erosion.

Erosion Buffers

- 22 Development should be setback a sufficient distance from the coast to provide an erosion buffer (in addition to a public reserve) which will allow for at least 100 years of coastal retreat for single buildings or small scale developments, or 200 years of coastal retreat for large scale developments (ie new townships) unless either of the following applies:
 - (a) the development incorporates appropriate private coastal protection measures to protect the development and public reserve from the anticipated erosion
 - (b) the council is committed to protecting the public reserve and development from the anticipated coastal erosion.
- 23 Where a coastal reserve exists or is to be provided it should be increased in width by the amount of any required erosion buffer. The width of an erosion buffer should be based on the following:
 - (a) the susceptibility of the coast to erosion
 - (b) local coastal processes
 - (c) the effect of severe storm events

- (d) the effect of a 0.3 metres sea level rise over the next 50 years on coastal processes and storms
 - (e) the availability of practical measures to protect the development from erosion caused by a further sea level rise of 0.7 metres per 50 years thereafter.
- 24 Development should not occur where essential services cannot be economically provided and maintained having regard to flood risk and sea level rise, or where emergency vehicle access would be prevented by a 1-in-100 year average return interval flood event, adjusted for 100 years of sea level rise.

Land Division

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

Protection of Economic Resources

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

Development in Appropriate Locations

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

Community Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Crime Prevention

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.
- 2 Buildings should be designed to overlook public and communal streets and public open space to allow casual surveillance.
- 3 Development should provide a robust environment that is resistant to vandalism and graffiti.
- 4 Development should provide lighting in frequently used public spaces including those:
 - (a) along dedicated cyclist and pedestrian pathways, laneways and access routes
 - (b) around public facilities such as toilets, telephones, bus stops, seating, litter bins, automatic teller machines, taxi ranks and car parks.
- 5 Development, including car park facilities should incorporate signage and lighting that indicate the entrances and pathways to, from and within sites.
- 6 Landscaping should be used to assist in discouraging crime by:
 - (a) screen planting areas susceptible to vandalism
 - (b) planting trees or ground covers, rather than shrubs, alongside footpaths
 - (c) planting vegetation other than ground covers a minimum distance of 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).

Design and Appearance

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:
 - (a) building height, mass and proportion
 - (b) external materials, patterns, colours and decorative elements
 - (c) roof form and pitch
 - (d) façade articulation and detailing
 - (e) verandas, eaves, parapets and window screens.
- 2 Where a building is sited on or close to a side or rear boundary, the boundary wall should minimise:
 - (a) the visual impact of the building as viewed from adjacent properties
 - (b) overshadowing of adjacent properties and allow adequate sunlight access to neighbouring buildings.
- 3 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties, drivers or cyclists.
- 4 Structures located on the roofs of buildings to house plant and equipment should be screened from view and should form an integral part of the building design in relation to external finishes, shaping and colours.
- 5 Balconies should:
 - (a) be integrated with the overall form and detail of the building
 - (b) include balustrade detailing that enables line of sight to the street
 - (c) be recessed where wind would otherwise make the space unusable
 - (d) be self-draining and plumbed to minimise runoff.
- 6 Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building, and the use of verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.

Development Adjacent Heritage Places

- 7 The design of multi-storey buildings should not detract from the form and materials of adjacent State and local heritage places listed in [Table PtPi/ 5 - State Heritage Places](#) or in [Table PtPi/4 - Local Heritage Places](#).
- 8 Development on land adjacent to a State or local heritage place, as listed in [Table PtPi/ 5 - State Heritage Places](#) or in [Table PtPi/4 - Local Heritage Places](#), should be sited and designed to reinforce the historic character of the place and maintain its visual prominence.

Overshadowing

- 9 The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of:
 - (a) windows of habitable rooms
 - (b) upper-level private balconies that provide the primary open space area for a dwelling
 - (c) solar collectors (such as solar hot water systems and photovoltaic cells).

Visual Privacy

- 10 Development should minimise direct overlooking of habitable rooms and private open spaces of dwellings through measures such as:
 - (a) off-setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct
 - (b) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms
 - (c) screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.
- 11 Permanently fixed external screening devices should be designed and coloured to complement the associated building's external materials and finishes.

Relationship to the Street and Public Realm

- 12 Buildings (other than ancillary buildings, group dwellings or buildings on allotments with a battle axe configuration) should be designed so that the main façade faces the primary street frontage of the land on which they are situated.
- 13 Buildings, landscaping, paving and signage should have a coordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 14 Buildings should be designed and sited to avoid extensive areas of uninterrupted walling facing areas exposed to public view.
- 15 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.
- 16 The ground floor of mixed use buildings should comprise non-residential land uses.
- 17 In mixed use areas, development facing the street should be designed to activate the street frontage(s):
 - (a) including features that attract people to the locality such as frequent doors and display windows, retail shopfronts and/or outdoor eating or dining areas

- (b) minimising the frontage for fire escapes, service doors, plant and equipment hatches
- (c) avoiding undercroft or ground floor vehicle parking that is visible from the primary street frontage
- (d) using colour, vertical and horizontal elements, roof overhangs and other design techniques to provide visual interest and reduced massing.

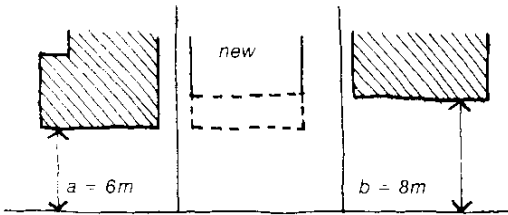
18 Where zero or minor setbacks are desirable, development should incorporate shelter over footpaths to enhance the quality of the pedestrian environment.

Outdoor Storage and Service Areas

- 19 Outdoor storage, loading and service areas should be:
- (a) screened from public view by a combination of built form, solid fencing and/or landscaping
 - (b) conveniently located and designed to enable the manoeuvring of service and delivery vehicles
 - (c) sited away from sensitive land uses.

Building Setbacks from Road Boundaries

- 20 Except in areas where a new character is desired, the setback of buildings from public roads should:
- (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
 - (b) contribute positively to the function, appearance and/or desired character of the locality.
- 21 Except where specified in a particular zone, policy area or precinct, buildings and structures should be set back from road boundaries having regard to the requirements set out in [Table PtPi/1 - Building Setbacks from Road Boundaries](#).
- 22 Except where specified in a particular zone, policy area or precinct, the main face of a building should be set back from the primary road frontage in accordance with the following table:

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

23 Except in areas where a new character is desired or where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.

Energy Efficiency

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

On-site Energy Generation

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

Forestry

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

- (c) that are aligned to provide straight through access at junctions, or if they are a no through access track they are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles
 - (d) that partition the plantation into units not exceeding 40 hectares in area.
- 6 Forestry plantations should ensure the clearances from power lines listed in the Table following are maintained when planting trees with an expected mature height of more than 6 metres:

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

Hazards

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Flooding

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

- (b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.
- 7 Development, including earthworks associated with development, should not do any of the following:
- (a) impede the flow of floodwaters through the land or other surrounding land
 - (b) increase the potential hazard risk to public safety of persons during a flood event
 - (c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
 - (d) cause any adverse effect on the floodway function
 - (e) increase the risk of flooding of other land
 - (f) obstruct a watercourse.

Bushfire

- 8 The following bushfire protection principles of development control apply to development of land identified as General, Medium and High bushfire risk areas as shown on the *Bushfire Protection Area BPA Maps PtPi/1 to PtPi/13 - Bushfire Risk*.
- 9 Development in a Bushfire Protection Area should be in accordance with those provisions of the *Minister's Code: Undertaking development in Bushfire Protection Areas* that are designated as mandatory for Development Plan Consent purposes.
- 10 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:
- (a) vegetation cover comprising trees and/or shrubs
 - (b) poor access
 - (c) rugged terrain
 - (d) inability to provide an adequate building protection zone
 - (e) inability to provide an adequate supply of water for fire fighting purposes.
- 11 Residential, tourist accommodation and other habitable buildings should:
- (a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect
 - (b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing hazardous vegetation
 - (c) have a dedicated and accessible water supply available at all times for fire fighting.
- 12 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to residential, tourist accommodation and other habitable buildings in the event of bushfire.
- 13 Buildings and structures should be designed and configured to reduce the impact of bushfire through using simple designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
- 14 Land division for residential or tourist accommodation purposes within areas of high bushfire risk should be limited to those areas specifically set aside for these uses.

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

Salinity

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

Acid Sulfate Soils

- 21 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils (including land identified on the *Overlay Maps –Development Constraints*) should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:
- (a) the marine and estuarine environment
 - (b) natural water bodies and wetlands
 - (c) agricultural or aquaculture activities
 - (d) buildings, structures and infrastructure
 - (e) public health.
- 22 Development, including primary production, aquaculture activities and infrastructure, should not proceed unless it can be demonstrated that the risk of releasing acid water resulting from the disturbance of acid sulfate soils is minimal.

Site Contamination

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

Containment of Chemical and Hazardous Materials

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

Landslip

- 26 Land identified as being at risk from landslip should not be developed.
- 27 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.
- 28 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.
- 29 Development in areas susceptible to landslip should:
 - (a) incorporate split level designs to minimise cutting into the slope
 - (b) ensure that cut and fill and heights of faces are minimised
 - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
 - (d) control any erosion that will increase the gradient of the slope and decrease stability
 - (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
 - (f) provide drainage measures to ensure surface stability is not compromised
 - (g) ensure natural drainage lines are not obstructed.

Heritage Places

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

- (a) scale and bulk
 - (b) width of frontage
 - (c) boundary setback patterns
 - (d) proportion and composition of design elements such as rooflines, openings, fencing and landscaping
 - (e) colour and texture of external materials.
- 7 Multi-storey additions to a State or local heritage place should be compatible with the heritage value of the place through a range of design solutions such as:
- (a) extending into the existing roof space or to the rear of the building
 - (b) retaining the elements that contribute to the building's heritage value
 - (c) distinguishing between the existing and new portion of the building
 - (d) stepping in parts of the building that are taller than the front facade.
- 8 The introduction of advertisements and signage to a State or local heritage place should:
- (a) be placed on discrete elements of its architecture such as parapets and wall panels, below the canopy, or within fascias, and infill end panels and windows
 - (b) not conceal or obstruct historical detailing of the heritage place
 - (c) not project beyond the silhouette or skyline of the heritage place
 - (d) not form a dominant element of the place.
- 9 The division of land adjacent to or containing a State or local heritage place should occur only where it will:
- (a) create an allotment pattern that maintains or reinforces the integrity of the heritage place and the character of the surrounding area
 - (b) create an allotment or allotments of a size and dimension that can accommodate new development that will reinforce and complement the heritage place and the zone or policy area generally
 - (c) be of a size and dimension that will enable the siting and setback of new buildings from allotment boundaries so that they do not overshadow, dominate, encroach on or otherwise impact on the setting of the heritage place
 - (d) provide an area for landscaping of a size and dimension that complements the landscape setting of the heritage place and the landscape character of the locality
 - (e) enable the State or local heritage place to have a curtilage of a size sufficient to protect its setting.

Historic Conservation Area

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

OBJECTIVES

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

DESIRED CHARACTER

Area 1 Port Pirie

Area 1 Port Pirie is an area of historic importance where the heritage value needs to be conserved and reinforced. The distinctive historic character of **Area 1 Port Pirie** is created and enhanced by the interaction between built form, spaces, plantings and general street pattern within the area. **Area 1 Port Pirie** will continue to function as an integral part of the Port Pirie Regional Centre.

Development within the area should conserve, maintain, enhance and reinforce the existing streetscape and historic character of individual buildings by exhibiting architectural and roof forms, designs, street frontage widths, materials, finishes, fences and landscape settings which compliment without attempting to reproduce historic buildings or their detailing. Within **Area 1 Port Pirie** heritage places should not be demolished, however they may be added to in an appropriate manner where such alterations or additions conserve and compliment the character, scale, architecture, building form, materials and finishes of the existing places.

As far as practical or appropriate, new buildings and structures should be sited, designed and constructed using suitable colours and materials that reinforce and enhance the heritage values of the area.

The external character of buildings of heritage value should be conserved and traditional building features, such as verandas, awnings and, where appropriate balconies, if removed since the original construction of the building, should be reinstated in a style comparable to that of the original construction. Development affecting buildings of heritage value which have been covered in more recent times with inappropriate external cladding should as far as practicable or appropriate, reinstate the original external appearance of these buildings.

Land divisions within **Area 1 Port Pirie**, which result in an increase in the number of allotments should only occur where it can be demonstrated that it will not be detrimental to the integrity of a local heritage place or area. The resulting allotment pattern will satisfactorily accommodate new development of a form which will reinforce and compliment the heritage character of the area.

Area 2 Crystal Brook

Area 2 Crystal Brook is an area of historic importance where the heritage value needs to be conserved and reinforced. The distinctive historic character of **Area 2 Crystal Brook** is created and enhanced by the interaction between built form, spaces, plantings and general street pattern within the area.

Area 2 Crystal Brook will continue to function as an integral part of the Crystal Brook Town Centre and a very small portion of the **Community Zone**.

Development within the area should conserve, maintain, enhance and reinforce the existing streetscape and historic character of individual buildings by exhibiting architectural and roof forms, designs, street frontage widths, materials, finishes, fences and landscape settings which compliment without attempting to reproduce historic buildings or their detailing.

Heritage places should not be demolished, however they may be added to in an appropriate manner where such alterations or additions conserve and compliment the character, scale, architecture, building form, materials and finishes of the existing places.

As far as practical or appropriate, new buildings and structures should be sited, designed and constructed using suitable colours and materials that reinforce and enhance the heritage values of the area

The external character of buildings of heritage value should be conserved and traditional building features, such as verandahs, awnings and, where appropriate balconies, if removed since the original construction of the building, should be reinstated in a style comparable to that of the original construction.

Development affecting buildings of heritage value which have been covered in more recent times with inappropriate external cladding should as far as practicable or appropriate, reinstate the original external appearance of these buildings.

Land divisions within **Area 2 Crystal Brook**, which result in an increase in the number of allotments should only occur where it can be demonstrated that it will not be detrimental to the integrity of a local heritage place or area. The resulting allotment pattern will satisfactorily accommodate new development of a form which will reinforce and compliment the heritage character of the area.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken unless it is consistent with the desired character for the **Historic Conservation Area**.
- 2 Places such as land, buildings, structures and landscape elements that contribute to the historic character of the area identified on the *Overlay Maps - Heritage* and more specifically identified in the respective [Table PtPi/3 - Contributory items](#), should be retained and conserved.
- 3 Development of a contributory item should:
 - (a) not compromise its value to the historic significance of the area
 - (b) retain its present integrity or restore its original design features
 - (c) maintain or enhance the prominence of the original street facade
 - (d) ensure additions are screened by, and/or located to the rear of the building
 - (e) ensure original unpainted plaster, brickwork, stonework, or other masonry is preserved, unpainted.
- 4 New buildings should not be placed or erected between the front street boundary and the facade of contributory items.
- 5 Buildings and structures should not be demolished in whole or in part, unless they are:
 - (a) structurally unsafe and/or unsound and cannot reasonably be rehabilitated
 - (b) inconsistent with the desired character for the **Historic Conservation Area**

- (c) associated with a proposed development that supports the desired character for the **Historic Conservation Area**.
- 6 Development should take design cues from the existing historic built forms. In doing this, it is not necessary to replicate historic detailing; however design elements for consideration should be compatible with building and streetscape character and should include but not be limited to:
- (a) scale and bulk
 - (b) width of frontage
 - (c) boundary setback patterns
 - (d) proportion and composition of design elements such as roof lines, pitches, openings, verandas, fencing and landscaping
 - (e) colour and texture of external materials
 - (f) visual interest.
- 7 New residential development should include landscaped front garden areas that complement the desired character.
- 8 The conversion of an existing dwelling into two or more dwellings may be undertaken provided that the building and front yard retain the original external appearance to the public road.
- 9 Second storey additions to single storey dwellings should achieve one or more of the following:
- (a) a sympathetic two storey addition that uses existing roof space or incorporates minor extensions to the roof space at the rear of the dwelling
 - (b) a second storey within the roof space, where the overall building height, scale and form is compatible with existing single storey development in the policy area
 - (c) second storey windows having a total length less than 30 per cent of the total roof length along each elevation.
- 10 Front fences and gates should:
- (a) reflect and conserve the traditional period, style and form of the associated building
 - (b) generally be of low timber pickets, low pier and plinth masonry, wrought iron, brush or masonry
 - (c) be no more than 1.2 metres in height.
- 11 Rear and side boundary fences located behind the front dwelling alignment should be no more than 1.8 metres in height.
- 12 Advertisements and/or advertising hoardings associated with places and areas of heritage significance should:
- (a) be of a size, colour, shape and materials that enhances the character of the locality
 - (b) not dominate or detract from the prominence of any place and/or area of historic significance.
- 13 Development should respect the existing topography and the relationship of sites to street levels and to adjoining land and not involve substantial cut and/or fill or sites.
- 14 The division of land should occur only where it will maintain the traditional pattern and scale of allotments.

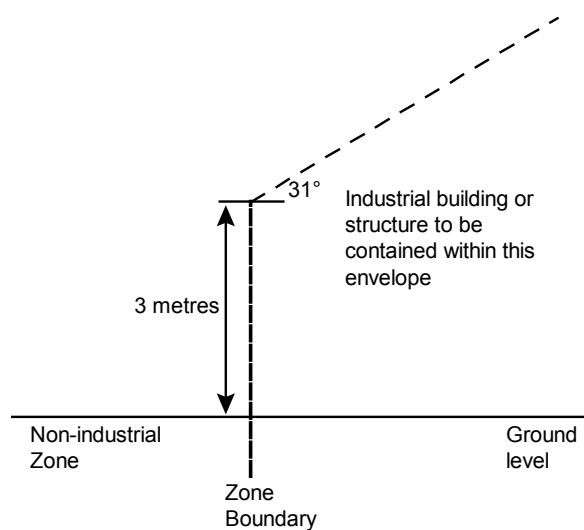
Industrial Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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



- 3 Industrial development should enable all vehicles to enter and exit the site in a forward direction.

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

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

- 10 Agricultural industries, home-based industries, mineral water extraction and processing plants, and wineries in rural areas should:
 - (a) use existing buildings and, in particular, buildings of heritage value, in preference to constructing new buildings
 - (b) 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
 - (c) be located within the boundary of a single allotment, including any ancillary uses
 - (d) not result in more than one industry located on an allotment
 - (e) include a sign that facilitates access to the site that is sited and designed to complement the features of the surrounding area and which:
 - (i) does not exceed 2 square metres in area
 - (ii) is limited to one sign per establishment (for agricultural and home-based industries)
 - (iii) is not internally illuminated.
- 11 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).
- 12 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.
- 13 Home-based industries in rural areas:
- (a) should include at least one of the following activities:
 - (i) arts
 - (ii) crafts
 - (iii) tourist
 - (iv) heritage related activities
 - (b) may include an ancillary area for the sale or promotion of goods manufactured in the industry (including display areas)
 - (c) should have a total combined area for one or any combination of these activities (including ancillary sales/promotion area) not exceeding 80 square metres per allotment with a maximum building area of 80 square metres, including a maximum area of 30 square metres for sale of goods made on the allotment by the industry

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

14 Mineral water extraction and processing plants in rural areas:

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

15 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 300 metres to a dwelling or tourist accommodation (that is not in the ownership of the winery applicant) where the crush capacity is equal to or greater than 500 tonnes per annum.

Infrastructure

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should only occur where it has access to adequate utilities and services, including:
 - (a) electricity supply
 - (b) water supply
 - (c) drainage and stormwater systems
 - (d) effluent disposal systems
 - (e) formed all-weather public roads
 - (f) telecommunications services
 - (g) gas services.
- 2 Development should incorporate any relevant and appropriate social infrastructure, community services and facilities.
- 3 Development should only occur where it provides, or has access to, relevant easements for the supply of infrastructure.
- 4 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 5 Development should not occur until adequate and coordinated drainage of the land is provided.
- 6 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 7 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system **with a total capacity not less than 45 000 litres.**
- 8 Urban development should have a direct water supply.
- 9 Electricity infrastructure should be designed and located to minimise visual and environmental impacts.
- 10 Utilities and services, including access roads and tracks, should be sited on areas already cleared of native vegetation. If this is not possible, their siting should cause minimal interference or disturbance to existing native vegetation and biodiversity.
- 11 Utility buildings and structures should be grouped with non-residential development, where possible.

- 12 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.
- 13 Incompatible uses should not encroach upon the easements of infrastructure corridors for existing and proposed transmission lines.
- 14 In urban areas, electricity supply (except transmission lines) serving new development should be installed underground, excluding lines having a capacity greater than or equal to 33kV.
- 15 Provision should be made for new transmission and distribution substations and overhead major electricity line corridors (having a capacity greater than or equal to 33kV) in areas which have the required buffer distance to protect people and allow for adequate access.
- 16 Land division for the purpose of residential and other sensitive land uses should not occur within electricity line corridors or existing electricity easements unless the resultant allotments are large enough to enable accommodation of safe clearances and expected structures.
- 17 Development should not compromise the viability of transmission line corridors and substation sites identified on *Overlay Map(s) - Development Constraints*.

Interface Between Land Uses

OBJECTIVES

- 1 Development located and designed to 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.

Noise Generating Activities

- 7 Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant *Environment Protection (Noise) Policy* criteria when assessed at the nearest existing noise sensitive premises.
- 8 Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.

- 9 Outdoor areas (such as beer gardens or dining areas) associated with licensed premises should be designed or sited to minimise adverse noise impacts on adjacent existing or future noise sensitive development.
- 10 Development proposing music should include noise attenuation measures that achieve the following desired noise levels:

Noise level assessment location	Desired noise level
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
Adjacent land 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

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

Rural Interface

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

- 17 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.
- 18 Development 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.

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

- (g) any allotments will straddle more than one zone, policy area or precinct
- (h) the allotments unreasonably restrict access to publicly owned land such as recreation areas.

Design and Layout

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

- 8 Allotments in the form of a battleaxe configuration should:
 - (a) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
 - (b) 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
 - (c) be avoided where their creation would be incompatible with the prevailing pattern of development.
- 9 Within defined townships and settlements where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.
- 10 Within defined townships and settlements land division should make provision for a reserve or an area of open space that is at least 25 metres wide from the top of the bank of a watercourse and that incorporates land within the 1-in-100 year average return interval flood event area.
- 11 The layout of a land division should keep flood prone land free from development.
- 12 The arrangement of roads, allotments, reserves and open space should enable the provision of a stormwater management drainage system that:
 - (a) contains and retains all watercourses, drainage lines and native vegetation
 - (b) enhances amenity
 - (c) integrates with the open space system and surrounding area.

Roads and Access

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

- (b) there are adequate sight distances for motorists at intersections, junctions, pedestrian and cyclist crossings, and crossovers to allotments to ensure the safety of all road users and pedestrians
 - (c) that existing dedicated cycling and walking routes are not compromised.
- 16 The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:
- (a) the size of proposed allotments and sites and opportunities for on-site parking
 - (b) the availability and frequency of public and community transport
 - (c) on-street parking demand likely to be generated by nearby uses.
- 17 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.

Land Division in Rural Areas

- 18 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.
- 19 Rural land should not be divided where new allotments would result in any of the following:
- (a) fragmentation of productive primary production land
 - (b) strip development along roads or water mains
 - (c) prejudice against the proper and orderly development of townships
 - (d) removal of native vegetation for allotment boundaries, access roads, infrastructure, dwellings and other buildings or firebreaks
 - (e) uneconomic costs to the community for the provision of services.

Landscaping, Fences and Walls

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Marinas and Maritime Structures

OBJECTIVE

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Medium and High Rise Development (3 or More Storeys)

OBJECTIVES

- 1 Medium and high rise development that provides housing choice and employment opportunities.
- 2 Residential development that provides a high standard of amenity and adaptability for a variety of accommodation and living needs.
- 3 Commercial, office and retail development that is designed to create a strong visual connection to the public realm and that contributes to the vitality of the locality.
- 4 Buildings designed and sited to be energy and water efficient.

PRINCIPLES OF DEVELOPMENT CONTROL

Design and Appearance

- 1 Buildings should:
 - (a) achieve a human scale at ground level through the use of elements such as canopies, verandas or building projections
 - (b) provide shelter over the footpath where minimal setbacks are desirable
 - (c) ensure walls on the boundary that are visible from public land include visually interesting treatments to break up large blank facades.
- 2 The ground floor level of buildings (including the foyer areas of residential buildings) should be designed to enable surveillance from public land to the inside of the building at night.
- 3 Entrances to multi-storey buildings should:
 - (a) be oriented towards the street
 - (b) be clearly identifiable
 - (c) provide shelter, a sense of personal address and transitional space around the entry
 - (d) provide separate access for residential and non-residential land uses.

Visual Privacy

- 4 The visual privacy of ground floor dwellings within multi-storey buildings should be protected through the use of design features such as the elevation of ground floors above street level, setbacks from street and the location of verandas, windows porticos or the like.

Building Separation and Outlook

- 5 Residential buildings (or the residential floors of mixed use buildings) should:
 - (a) have adequate separation between habitable room windows and balconies from other buildings to provide visual and acoustic privacy for dwelling occupants and allow the infiltration of daylight into interior and outdoor spaces

- (b) ensure living rooms have, at a minimum, a satisfactory short range visual outlook to public or communal space.

Dwelling Configuration

- 6 Buildings comprising more than 20 dwellings should provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling.
- 7 Dwellings with 3 or more bedrooms located on the ground floor of medium and high rise buildings should, where possible, have the windows of habitable rooms overlooking internal courtyard space or other public space.

Adaptability

- 8 Multi-storey buildings should include a variety of internal designs that will facilitate adaptive reuse.

Environmental

- 9 Multi-storey buildings should:
 - (a) minimise detrimental micro-climatic and solar access impacts on adjacent land or buildings, including effects of patterns of wind, temperature, daylight, sunlight, glare and shadow
 - (b) incorporate roof designs that enable the provision of rain water tanks (where they are not provided elsewhere), photovoltaic cells and other features that enhance sustainability.
- 10 Green roofs (which can be a substitute for private or communal open space provided they can be accessed by occupants of the building) are encouraged on all new residential, commercial or mixed use buildings.
- 11 Development of 5 or more storeys, or 21 metres or more in building height (excluding the rooftop location of mechanical plant and equipment), should be designed to minimise the risk of wind tunnelling effects on adjacent streets by adopting one or more of the following:
 - (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street
 - (b) substantial verandas around a building to deflect downward travelling wind flows over pedestrian areas
 - (c) the placement of buildings and use of setbacks to deflect the wind at ground level.

Site Facilities and Storage

- 12 Dwellings should provide a covered storage area of not less than 8 cubic metres in one or more of the following areas:
 - (a) in the dwelling (but not including a habitable room)
 - (b) in a garage, carport or outbuilding
 - (c) within an on-site communal facility.
- 13 Development should provide a dedicated area for the on-site collection and sorting of recyclable materials and refuse.
- 14 Development with a gross floor area of 2000 square metres or more should provide for the communal storage and management of waste.

Mineral Extraction

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Separation Treatments, Buffers and Landscaping

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

Natural Resources

OBJECTIVES

- 1 Retention, protection and restoration of the natural resources and environment.
- 2 Protection of the quality and quantity of South Australia's surface waters, including inland, marine and estuarine and underground waters.
- 3 The ecologically sustainable use of natural resources including water resources, including marine waters, ground water, surface water and watercourses.
- 4 Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.
- 5 Development 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.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.
- 2 Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced.

- 3 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks, wetlands, estuaries and significant seagrass and mangrove communities.
- 4 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.

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 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.

- 13 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 14 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.
- 15 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.
- 16 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

- 17 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.
- 18 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.
- 19 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.
- 20 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.
- 21 No development should be located within 50 metres of:
 - (a) a watercourse identified as a blue line on a current series 1:50 000 SA Government topographic map
 - (b) any river, stream, creek or channel in which water is contained or flows permanently, intermittently or occasionally.
- 22 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.
- 23 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.
- 24 The location and construction of dams, water tanks and diversion drains should:
- (a) occur off watercourse
 - (b) not take place in ecologically sensitive areas or on erosion prone sites
 - (c) provide for low flow by-pass mechanisms to allow for migration of aquatic biota
 - (d) not negatively affect downstream users
 - (e) minimise in-stream or riparian vegetation loss
 - (f) incorporate features to improve water quality (eg wetlands and floodplain ecological communities)
 - (g) protect ecosystems dependent on water resources.
- 25 Irrigated horticulture and pasture should not increase groundwater induced salinity.
- 26 Development should comply with the current *Environment Protection (Water Quality) Policy*.
- 27 Land should not be used for horticultural purposes unless:
- (a) there is minimal risk of pollution and no further increase in salinity levels to either surface or groundwater supplies
 - (b) the land is capable of sustaining the horticultural activity with reasonable investment and management inputs
 - (c) surface and/or sub-surface water resources, of sufficient quality, are available to sustain the proposed horticultural use
 - (d) water resources are used at sustainable levels to prevent adverse impacts on dependent ecosystems
 - (e) irrigation areas are not prone to waterlogging or subject to flood water inundation
 - (f) the horticultural use will be compatible with adjacent uses of land
 - (g) adverse impacts on downstream property owners in terms of water flow and discharge of pollution will be avoided
 - (h) spillways are designed and constructed in a manner to prevent erosion

- (i) there will not be a deleterious risk of the water table either falling or rising because of excessive irrigation.

Biodiversity and Native Vegetation

- 28 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 29 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna, including marine animals and plants, and their breeding grounds and habitats.
- 30 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.
- 31 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.
- 32 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.
- 33 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.

- 34 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.
- 35 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.
- 36 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.
- 37 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.
- 38 Trees and other vegetation should be conserved which is of:
- (a) special visual significance or interest
 - (b) existing or possible future value in the screening of a building or unsightly views
 - (c) existing or possible future value in the provision of shade or as a windbreak
 - (d) existing or possible future value in the prevention of soil erosion
 - (e) existing or possible future value in preventing the movement of lead dust
 - (f) special historical or heritage significance (including Aboriginal or European)
 - (g) scientific interest
 - (h) value as a habitat for native fauna.

Soil Conservation

- 39 Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.
- 40 Development should be designed and sited to prevent erosion.
- 41 Development should take place in a manner that will minimise alteration to the existing landform.
- 42 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, recreational trails and recreation areas at regional and local levels.
- 2 Pleasant, functional and accessible open spaces providing a range of physical environments.
- 3 A wide range of settings for active and passive recreational opportunities.
- 4 The provision of open space in the following hierarchy:
 - State
 - Regional
 - District
 - Neighbourhood
 - Local.

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

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.

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 the following Concept Plan Maps:
 - [Concept Plan Maps PtPi/1 - Regional Centre](#)
 - [Concept Plan Maps PtPi/2 - Regional Centre](#)
 - [Concept Plan Maps PtPi/3 - Solomontown Centre](#)
 - [Concept Plan Maps PtPi/4 - North East Industrial Area](#)
 - [Concept Plan Maps PtPi/5 - Policy Area 6 Industry Policy Area](#)
 - [Concept Plan Maps PtPi/6 - Solomontown Beach Development Area](#)
 - [Concept Plan Maps PtPi/7 - Augusta Highway Development Area](#)

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

Wind Farms and Ancillary Development

- 2 The visual impacts of wind farms and ancillary development (such as substations, maintenance sheds, access roads and wind monitoring masts) should be managed through:
 - (a) wind turbine generators being:
 - (i) setback at least 1000 metres from non-associated (non-stakeholder) dwellings and tourist accommodation
 - (ii) setback at least 2000 metres from defined and zoned township, settlement or urban areas (including deferred urban areas)
 - (iii) regularly spaced
 - (iv) uniform in colour, size and shape and blade rotation direction
 - (v) mounted on tubular towers (as opposed to lattice towers)
 - (b) provision of vegetated buffers around substations, maintenance sheds and other ancillary structures.
- 3 Wind farms and ancillary development should avoid or minimise the following impacts on nearby property owners / occupiers, road users and wildlife:
 - (a) shadowing, flickering, reflection or glint
 - (b) excessive noise
 - (c) interference with television and radio signals and geographic positioning systems
 - (d) interference with low altitude aircraft movements associated with agriculture
 - (e) modification of vegetation, soils and habitats
 - (f) striking of birds and bats.
- 4 Wind turbine generators should be setback from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms) a distance that will ensure that failure does not present an unacceptable risk to safety.

Residential Development

OBJECTIVES

- 1 Safe, convenient, sustainable and healthy living environments that meet the full range of needs and preferences of a diverse community.
- 2 A diverse range of dwelling types and sizes available to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 3 Medium and high density residential development in areas close to activity centres, public and community transport and public open spaces.
- 4 The revitalisation of residential areas to support the viability of community services and infrastructure.
- 5 Affordable housing, student housing and housing for aged persons provided in appropriate locations.
- 6 Increased affordable housing opportunities through land division and the conversion of buildings to a residential use.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Residential allotments and sites should maximise solar orientation and have the area 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, pedestrian and cycling access and parking
 - (d) water sensitive design systems that enable the storage, treatment and reuse of stormwater.
- 2 Residential allotments should be of varying sizes to encourage housing diversity.

Design and Appearance

- 3 Dwellings and accommodation at ground floor level should contribute to the character of the locality and create active, safe streets by incorporating one or more of the following:
 - (a) front landscaping or terraces that contribute to the spatial and visual structure of the street while maintaining adequate privacy for occupants
 - (b) individual entries for ground floor accommodation
 - (c) opportunities to overlook adjacent public space.
- 4 Residential development should be designed to ensure living rooms have an external outlook.
- 5 Entries to dwellings or foyer areas should be clearly visible from the street, or access ways that they face to enable visitors to easily identify individual dwellings.
- 6 Side boundary walls in residential areas should be limited in length and height to minimise their:
 - (a) visual impact on adjoining properties

- (b) overshadowing on adjoining properties.

Garages, Carports and Outbuildings

- 7 Garages, carports and residential outbuildings should have a roof form and pitch, building materials and detailing that complements the associated dwelling.
- 8 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.
- 9 Garages, carports and residential outbuildings should not dominate the streetscape.

Site Coverage

- 10 Site coverage should ensure sufficient space is provided for:
 - (a) pedestrian and vehicle access and vehicle parking
 - (b) domestic storage
 - (c) outdoor clothes drying
 - (d) rainwater tanks
 - (e) private open space and landscaping
 - (f) convenient storage of household waste and recycling receptacles.

Private Open Space

- 11 Private open space (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 a habitable room of the dwelling
 - (b) to be generally at ground level (other than for residential flat buildings) and 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 adjacent sites
 - (f) to have a northerly aspect to provide for comfortable year round use
 - (g) not to be significantly shaded during winter by the associated dwelling or adjacent development
 - (h) to be partly shaded in summer
 - (i) to minimise noise or air quality impacts that may arise from traffic, industry or other business activities within the locality
 - (j) to have sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.
- 12 Private open space should not include driveways, effluent drainage areas, rubbish bin storage areas, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space.

- 13 Private open space at ground level should be designed to provide a consolidated area of deep soil (an area of natural ground which excludes areas where there is a structure underneath, pools and non-permeable paved areas) to:
- (a) assist with ease of drainage
 - (b) allow for effective deep planting
 - (c) reduce urban heat loading and improve micro-climatic conditions around sites and buildings.
- 14 Dwellings located above ground level should provide private open space in accordance with the following table:

Dwelling type	Minimum area of private open space
Studio (where there is no separate bedroom)	No minimum requirement
One bedroom dwelling	8 square metres
Two bedroom dwelling	11 square metres
Three + bedroom dwelling	15 square metres

- 15 Private open space located above ground level should have a minimum dimension of 2 metres and be directly accessible from a habitable room.
- 16 Private open space may be substituted for the equivalent area of communal open space where:
- (a) at least 50 per cent of the communal open space is visually screened from public areas of the development
 - (b) ground floor communal space is overlooked by habitable rooms to facilitate passive surveillance
 - (c) it contains landscaping and facilities that are functional, attractive and encourage recreational use.

Communal Open Space

- 17 Communal open space should be shared by more than one dwelling, not be publicly accessible and exclude:
- (a) private open space
 - (b) public rights of way
 - (c) private streets
 - (d) parking areas and driveways
 - (e) service and storage areas
 - (f) narrow or inaccessible strips of land.
- 18 Communal open space should only be located on elevated gardens or roof tops where the area and overall design is useful for the recreation and amenity needs of residents and where it is designed to:
- (a) address acoustic, safety, security and wind effects
 - (b) minimise overlooking into habitable room windows or onto the useable private open space of other dwellings

- (c) facilitate landscaping and food production
- (d) be integrated into the overall facade and composition of buildings.

Visual Privacy

- 19 Upper level windows, balconies, terraces and decks that overlook habitable room windows or private open space of dwellings should maximise visual privacy through the use of measures such as sill heights of not less than 1.5 metres or permanent screens having a height of 1.5 metres above finished floor level.

Noise

- 20 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid nuisance to adjoining landowners and occupiers.
- 21 External noise and artificial light intrusion into 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.
- 22 Attached dwellings should be designed to minimise the transmission of noise between dwellings and should particularly protect bedrooms from possible noise intrusion.

Site Facilities and Storage

- 23 Site facilities for group dwellings, multiple dwellings and residential flat buildings should include:
- (a) mail box facilities sited close to the major pedestrian entrance to the site
 - (b) bicycle parking for residents and visitors (for developments containing more than 6 dwellings)
 - (c) household waste and recyclable material storage areas away from dwellings.

Affordable Housing

- 24 Affordable housing should be well integrated and complementary in design and appearance to other dwellings within the development.

Dependent Accommodation

- 25 Dependent accommodation (i.e. accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
- (a) the site is of adequate size and configuration and the minimum total site is 450 square metres
 - (b) the accommodation has a small floor area relative to the associated main dwelling(s)
 - (c) adequate outdoor space of a minimum of 20 square metres is provided for the use of all occupants
 - (d) adequate on-site car parking is provided
 - (e) the building is designed to, and comprises colours and materials that will, complement the associated dwelling.

Swimming Pools and Outdoor Spas

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

Short-Term Workers Accommodation

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Siting and Visibility

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Sloping Land

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development and associated driveways and access tracks should be sited and designed to integrate with the natural topography of the land and minimise the need for earthworks.
- 2 Development and associated driveways and access tracks, including related earthworks, should be sited, designed and undertaken in a manner that:
 - (a) minimises their visual impact
 - (b) reduces the bulk of the buildings and structures
 - (c) minimises the extent of cut and/or fill
 - (d) minimises the need for, and the height of, retaining walls
 - (e) does not cause or contribute to instability of any embankment or cutting
 - (f) avoids the silting of watercourses
 - (g) protects development and its surrounds from erosion caused by water runoff.
- 3 Driveways and access tracks across sloping land should be accessible and have a safe, all-weather trafficable surface.
- 4 Development sites should not be at risk of landslip.
- 5 Development on steep land should include site drainage systems to minimise erosion and avoid adverse impacts on slope stability.
- 6 Steep sloping sites in un-sewered 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.

Supported Accommodation, Housing for Aged Persons and People with Disabilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Telecommunications Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Tourism Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Tourism Development in Association with Dwelling(s)

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

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

Tourism Development Outside Townships

- 9 Tourist developments should demonstrate excellence in design to minimise potential impacts or intrusion on primary production activities and on areas of high conservation, landscape and cultural value.
- 10 Tourism developments in rural areas should be sited and designed to minimise impacts and have a functional or locational link with either of the following:
 - (a) the surrounding agricultural production or processing
 - (b) the natural, cultural or historical setting of the area.
- 11 Tourism developments in rural areas should primarily be developed in association with one or more of the following:
 - (a) agricultural, horticultural, viticultural or winery development
 - (b) heritage places and areas
 - (c) public open space and reserves
 - (d) walking and cycling trails
 - (e) interpretive infrastructure and signs.
- 12 Where appropriate, tourism developments in areas outside townships should:
 - (a) adapt and upgrade existing buildings of heritage value
 - (b) seek to improve conditions in disturbed or degraded areas on the site.
- 13 Advertisements associated with tourism developments should:
 - (a) not exceed 0.5 square metres in area for each display
 - (b) be limited to no more than 2 per site
 - (c) be located on the same site as the tourist development
 - (d) not be internally illuminated.
- 14 Tourism development in rural areas should occur only where it:
 - (a) incorporates a separation distance or buffers to avoid conflict with existing rural industries or agriculture or otherwise is designed to overcome the potential impacts associated with the adjoining land use (such as noise, dust, spray drift, odour and traffic)
 - (b) will not give rise to demands for infrastructure and services, especially on public lands, that are inappropriate to the primary purpose of the zone and/or policy area.

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

Residential Parks and Caravan and Tourist Parks

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

Transportation and Access

OBJECTIVES

- 1 A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:
 - (a) provide equitable access to a range of public, community and private transport services for all people
 - (b) ensure a high level of safety
 - (c) effectively support the economic development of the State
 - (d) have minimal negative environmental and social impacts
 - (e) maintain options for the introduction of suitable new transport technologies.
- 2 Development that:
 - (a) provides safe and efficient movement for all 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
 - (e) provides convenient and safe access to public transport stops.
- 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 that are connected to the public transport network.
- 5 Safe and convenient freight and people 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, road and public transport corridors as shown on *Location Maps* and *Overlay Maps - Transport*, and designed to minimise its potential impact on the functional performance of the transport network.
- 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, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by the public transport network and encourage walking and cycling.
- 6 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, and entertainment and sporting facilities should incorporate passenger pick-up and set-down areas. The design of such areas should minimise interference to existing traffic 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.
- 9 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.
- 10 Driveway crossovers affecting pedestrian footpaths should maintain the level and surface colour of the footpath.
- 11 Driveway crossovers should be separated and the number minimised to optimise the provision of on-street visitor parking (where on-street parking is appropriate).
- 12 Development should be designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses.
- 13 Industrial/commercial vehicle movements should be separated from passenger vehicle car parking areas.
- 14 Development should provide for the on-site loading, unloading and turning of all traffic likely to be generated.

Cycling and Walking

- 15 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, pedestrian crossing points on arterial roads, public and community transport stops and activity centres.
- 16 Development should provide access, and accommodate multiple route options, for pedestrians and cyclists by enhancing and integrating with open space networks, recreational trails, parks, reserves, and sport and recreation areas.
- 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 Development 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) bicycle parking facilities.

- 20 On-site secure bicycle parking facilities should be:
- (a) located in a prominent place
 - (b) located at ground floor level
 - (c) located undercover
 - (d) located where surveillance is possible
 - (e) well lit and well signed
 - (f) close to well used entrances
 - (g) accessible by cycling along a safe, well lit route.
- 21 Pedestrian and cycling facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guides*.

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) provides appropriate separation distances from existing roads or level crossings
 - (c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
 - (d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.
- 24 Development should not restrict access to publicly owned land such as recreation areas.
- 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 (including rear lane access)
 - (b) shared between developments.
- 26 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 onto or from the road.
- 27 Structures such as canopies and balconies that encroach onto the footpath of an arterial road should not cause visual or physical obstruction to:
- (a) signalised intersections
 - (b) heavy vehicles
 - (c) street lighting
 - (d) overhead electricity lines
 - (e) street trees

(f) bus stops.

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 surface runoff
- (d) avoid the removal of existing vegetation
- (e) be consistent with *Australian Standard AS: 2890 - Parking facilities*.

Access for People with Disabilities

29 Development should be sited and designed to provide convenient access for people with a disability.

30 Where appropriate and practical, development should provide for safe and convenient access to the coast and beaches for disabled persons.

Vehicle Parking

31 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with [Table PtPi/2 - Off Street Vehicle Parking Requirements](#) unless all the following conditions are met:

- (a) an agreement is reached between the Council and the applicant for a reduced number of parking spaces
- (b) a financial contribution is paid into the Council Car Parking Fund specified by the Council, in accordance with the gazetted rate per car park.

32 Development should be consistent with *Australian Standard AS: 2890 - Parking facilities*.

33 Vehicle parking areas should be sited and designed to:

- (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 onto public roads
- (g) avoid the need for vehicles to reverse onto public roads
- (h) where practical, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points
- (i) not dominate the character and appearance of a site when viewed from public roads and spaces
- (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas

- (k) include infrastructure such as underground cabling and connections to power infrastructure that will enable the recharging of electric vehicles.
- 34 Where vehicle 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 users.
- 35 Vehicle parking areas that are likely to be used during non-daylight hours should provide floodlit entry and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the parking area.
- 36 Vehicle parking areas should be sealed or paved to minimise dust and mud nuisance.
- 37 To assist with stormwater detention and reduce heat loads in summer, outdoor vehicle parking areas should include soft landscaping.
- 38 Vehicle parking areas should be line-marked to delineate parking bays, movement aisles and direction of traffic flow.
- 39 On-site visitor parking spaces should be sited and designed to:
 - (a) not dominate internal site layout
 - (b) be clearly defined as visitor spaces not specifically associated with any particular dwelling
 - (c) be accessible to visitors at all times.

Vehicle Parking for Residential Development

- 40 On-site vehicle 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.
- 41 Vehicle 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, including emergency service vehicles, to manoeuvre between the street and the parking area
 - (c) reinforce or contribute to attractive streetscapes.
- 42 The provision of ground level vehicle parking areas, including garages and carports (other than where located along a rear lane access way), should:
 - (a) not face the primary street frontage
 - (b) be located to the rear of buildings with access from a shared internal laneway
 - (c) ensure vehicle park entries are recessed at least 0.5 metres behind the main face of the building.

Undercroft and Below Ground Garaging and Parking of Vehicles

- 43 Undercroft and below ground garaging of vehicles should only occur where envisaged in the relevant zone or policy area or precinct and ensure:
- (a) the overall height and bulk of the undercroft structure does not adversely impact on streetscape character of the locality or the amenity of adjacent properties
 - (b) vehicles can safely enter and exit from the site without compromising pedestrian or cyclist 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 to undercroft areas are integrated 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 (e.g. visual impact, building bulk, front setbacks relative to adjacent development)
 - (h) the height of the car park ceiling does not exceed 1 metre above the finished ground level.
- 44 In the case of undercroft and below ground car parks where cars are visible from public areas, adequate screening and landscaping should be provided.

Waste

OBJECTIVES

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

Waste Treatment Systems

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

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

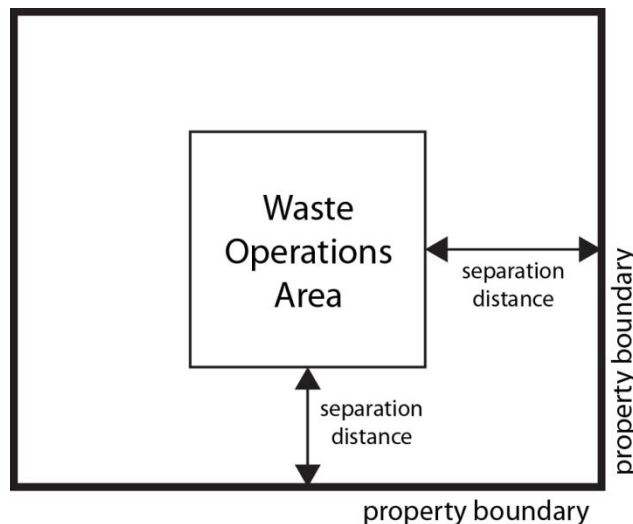
Waste Management Facilities

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 landfill 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 A zone in which development should be located and designed so as to maintain the safety of airport operations and airport users.

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
 - recreation area
 - 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.
- 5 Development within the zone should not impede the future or current expansion of the area for aviation use.
- 6 Buildings and structures should be designed and sited so that the scale and appearance does not detract from the character of the Airport or the adjacent zones.

Form and Character

- 7 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

- 8 Land should not be divided except for the realignment of allotment boundaries, where this assists in the more efficient operation and use of the airport.
- 9 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:

Form of Development	Exceptions
Builders yard	
Community centre	
Consulting room	
Dwelling	Except for any of the following: (a) a managers/caretakers residence (b) a dwelling ancillary to and in association with aviation activities.
Educational establishment	Except where ancillary to and in association with aviation activities.
General industry	
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	
Service trade premises	
Special industry	
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*.

Bulk Handling Zone

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

OBJECTIVES

- 1 A zone in which agricultural and other commodities are received, stored and dispatched in bulk.
- 2 Buildings and structures screened from adjoining areas by landscaping, using locally indigenous plant species where possible.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulk handling and storage facility
 - office and workers' amenities (operating as an adjunct to a bulk handling use of the site)
 - road transport terminal
 - value-adding industries associated with bulk commodities.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development unrelated to facilities associated with the reception, storage and dispatch of agricultural and other commodities in bulk, or value-adding industries processing such commodities, should not occur.
- 4 Development should not impede the on-going operation of facilities associated with the handling and storage of bulk commodities.
- 5 Development in the zone should be sensitive to the need for bulk handling storage and transportation facilities to be subjected to extended operation during the grain harvest.

Form and Character

- 6 Development associated with the handling and storage of bulk commodities, or value-adding processing, should be undertaken in a manner that minimises adverse off site impacts on sensitive land uses.
- 7 Development of facilities for the handling, transportation and storage of farm commodities, in bulk should have:
 - (a) adequate area set aside on the site of the development for the marshalling of vehicles
 - (b) roadways and parking areas are surfaced in a manner to have dust emission from the site reduced to a level appropriate to the locality
 - (c) landscaping established around the perimeter and within the site for the purpose of providing shade and shelter and to assist with screening and dust filtration
 - (d) vehicle circulation between elements on the site, restricted to the site of the development
 - (e) materials and finishes appropriate to the locality of the development.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Caravan park	
Community centre	
Consulting room	
Dwelling	
Educational establishment	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Motor repair station	
Nursing home	
Petrol filling station	
Place of worship	
Pre-school	
Residential flat building	
Shop	
Special industry	
Tourist accommodation	
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
Bulk handling and storage facilities	

Coastal Conservation Zone

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

OBJECTIVES

- 1 To enhance and conserve the natural features of the coast including visual amenity, landforms, fauna and flora.
- 2 Low-intensity recreational uses located where environmental impacts on the coast will be minimal.
- 3 The preservation and management of sites of heritage, cultural, scientific, environmental or educational importance.
- 4 Development only undertaken on land which is not subject to, or can be appropriately protected from, coastal hazards and does not adversely effect the natural coastal processes.
- 5 Avoid development which is likely to adversely effect the coast by pollution, erosion, damage or depletion of physical or biological resources.
- 6 Development should maintain or enhance public use and access to the coastline.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

- 6 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.
- 7 Development should:
 - (a) not adversely impact on the ability to maintain the coastal frontage in a stable and natural condition

- (b) minimise vehicle access points to the area that is the subject of the development
 - (c) be landscaped with locally indigenous plant species to enhance the amenity of the area and to screen buildings from public view
 - (d) utilise external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.
- 8 Where public access is necessary in sensitive locations, walkways and fencing should be provided to effectively control access.
- 9 Tourist accommodation should be limited to sustainably designed nature-based development that complements the natural landscape and has minimal impact on the natural environment.
- 10 Tourist accommodation should be designed to minimise the potential conversion of buildings into dwellings such as through shared facilities, grouped accommodation and/or shared parking.
- 11 Car parking and access points to development should, wherever practicable, be:
- (a) constructed of a permeable surface
 - (b) located on cleared land or along property boundaries to avoid the unnecessary removal of native vegetation.
- 12 Parking for tourist accommodation should be:
- (a) a maximum of 1 space per tourist accommodation unit, plus parking for employees
 - (b) grouped in one location, unless it can be demonstrated that an alternative arrangement will reduce the impact on the natural environment
 - (c) located in an area where minimal vegetation clearance is required.
- 13 Development adjacent to the Port Pirie to Port Germein Road should include substantial landscaping designed to enhance its appearance from that road.
- 14 No advertisement should be prominently visible from Port Pirie to Port Germein Road.
- 15 There should be limited access to and egress from land along the Port Pirie to Port Germein Road.
- 16 Development undertaken north east of the Pirie River should be primarily for low impact recreational activities such as walking trails and picnic facilities.
- 17 All development should be set-back at least 30 metres from mean high water mark.
- 18 Building development should be clustered in close proximity to any existing farm houses or residential building.
- 19 Buildings or structures should be unobtrusively located, limited to a height of 1 storey, and be of such size and design, including materials and colours, to harmonise and blend naturally with the landscape of the zone.
- 20 Buildings and structures should not be prominently located on cliffs, headlands, or similar visually exposed locations and be set-back 100 metres from the coastal reserve where feasible.
- 21 Development should not be undertaken unless the appearance and character of land in the zone within view from the foreshore is retained.

Land Division

22 Land division should only occur where:

- (a) no additional allotments are created wholly or partly within the zone
- (b) there is no increase in the number of allotments with direct access to the coast or a reserve including by creation of land under rights of way or community titles
- (c) it is for the purpose of creating a public road or public reserve
- (d) it is for the purpose of aquaculture infrastructure land based marine facilities for which development authorisation exists.

PROCEDURAL MATTERS

Complying Development

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

No other forms of development are complying in the zone.

Non-complying Development

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

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

Form of Development	Exceptions
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	Except inlet and outlet pipes in association with aquaculture.
Land division	Except where no additional allotments are created wholly or partly 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*.

Commercial Zone

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

OBJECTIVES

- 1 A zone accommodating a range of commercial and business land uses.
- 2 Development that minimises any adverse impacts upon the amenity of the locality within the zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulky goods outlet
 - light industry
 - motor vehicle related business other than wrecking yard
 - petrol filling station
 - service trade premises
 - store
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Retail development in the zone should not hinder the development or function of any centre zone.
- 4 Shops, other than a bulky goods outlet, should have a gross leasable area less than 250 square metres.
- 5 A dwelling, other than caretaker/manager's residence, should not be erected.

Commercial Policy Area 1

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

OBJECTIVES

- 1 A policy area accommodating a range of retail and other commercial activities, servicing and industrial activities on a small scale, and storage activities, associated with or compatible with use of the waterfront and the railway.
- 2 That portion of the policy area shown on [Concept Plan Map PtPi/3 - Solomontown Centre](#) as the Service Trades Area developed for service trades premises and retail showrooms with frontage to Main North Road and Three Chain Road.
- 3 Extension into the policy area of activities complementary in function and character to activities of the kinds that are appropriate in the adjacent **Regional Centre Zone** and **Neighbourhood Centre Zone** (except within the portion of the policy area north of Alexander Street) and which do not interfere with the handling of goods transported by sea or by road or rail.
- 4 The enhancement of the appearance of land adjacent to the roads by substantial landscaping.
- 5 The establishment and maintenance of a visual and acoustic buffer between development and land in the adjoining **Residential Zone**.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - bulky goods outlet
 - consulting room
 - light industry
 - motor vehicle related business other than wrecking yard
 - office
 - petrol filling station
 - service trade premises
 - shop with a gross leasable area less than 250 square metres
 - store
 - warehouse.
- 2 Shops, other than a bulky goods outlet, should have a gross leasable area less than 250 square metres.

Form and Character

- 3 Buildings on land with frontage to Main Road should be of masonry construction and be no more than two-storeys.
- 4 On sites with frontage to Main Road or Three Chain Road, advertisements should be incorporated as an integral part of the design of a building or alternatively should be on a wall or fascia of a parapet or canopy or suspended below a canopy.
- 5 Development should be carried out in accordance with [Concept Plan Map PtPi/3 - Solomontown Centre](#).

Commercial Policy Area 2

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

OBJECTIVES

- 1 A policy area providing services to meet the needs of travellers and transport operators on National Highway 1.
- 2 Development of a policy area of high visual amenity which enhances the locality and contributes to the creation of visually-attractive entrance to the City of Port Pirie.
- 3 Safe and convenient access from the National Highway 1, the Port Germein Road and adjoining service roads.
- 4 Adequate drainage and coordinated drainage and servicing of land before development takes place.
- 5 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area is located between the National Highway and the Port Pirie - Napperby Road and should be developed as the gateway to the Port Pirie city and as a service centre for the travelling public and the transport industry.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - light industry
 - motor vehicle related business other than wrecking yard
 - petrol filling station
 - service trade premises
 - shop with a gross leasable area less than 250 square metres.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Sufficient landscaping should be established along the boundary of all land adjoining the National Highway 1 to enhance the appearance of buildings and create a landscaped, vegetated appearance from the road.
- 4 Development should incorporate on-site stormwater detention systems.
- 5 Buildings should be set-back at least 20 metres from the National Highway 1.
- 6 No direct vehicular access from individual properties should be provided to the National Highway 1 other than a service road.
- 7 Development should not cause adverse environmental effects on adjacent samphire and coastal areas.

Port Pirie Regional Council
Zone Section
Commercial Zone
Commercial Policy Area 2

- 8 Outdoor lighting should be positioned so as not to cause a distraction to traffic.
- 9 Signage should not detract from the visual amenity of the locality.

Commercial Policy Area 3

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

OBJECTIVES

- 1 A policy area providing services to meet the needs of travellers and transport operators on National Highway 1.
- 2 Development which is of a high visual amenity that enhances the locality and contributes to the creation of a visually-attractive entrance to the City of Port Pirie.
- 3 Safe and convenient access from the National Highway 1 and Flinders View Drive.
- 4 The provision of adequate drainage, lighting and coordinated services and facilities.
- 5 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area is located on the corner of National Highway 1 and Flinders View Drive. Commercial activities within the policy area will provide services and facilities to the travelling public and transport industry including on-site parking and rest areas that allow for the safe and efficient movement of vehicles to and from National Highway 1 and Flinders View Drive.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - caravan park and caravan parking area
 - motor vehicle related business other than wrecking yard
 - motel
 - petrol filling station
 - service trade premises
 - shop or group of shops
 - truck parking area.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should occur in accordance with [Concept Plan Map PtPi/7 – Augusta Highway Development Area](#).
- 4 Sufficient landscaping should be established along the boundary of all land adjoining the National Highway 1 to enhance the appearance of buildings and create a landscaped, vegetated appearance from the road.
- 5 Development should incorporate on-site stormwater detention systems.
- 6 Buildings should be set-back at least 20 metres from the National Highway 1 road boundary.

Port Pirie Regional Council
Zone Section
Commercial Zone
Commercial Policy Area 3

- 7 No direct vehicular access from individual properties should be provided to the National Highway 1 other than a service road.
- 8 Development should not cause adverse environmental effects on adjacent samphire and coastal areas.
- 9 Outdoor lighting should be positioned so as not to cause a distraction to traffic.
- 10 Signage should not detract from the visual amenity of the locality.

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 compliance with [Table PtPi/1 – Building Setbacks from Road Boundaries](#) and [Table PtPi/2 – Off Street Vehicle Parking](#)*:

- light industry
- motor repair station
- service trade premises
- road transport terminal
- service industry
- 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
Caravan park	Except where it is located within Commercial Policy Area 3.
Dairy	
Dwelling	Except for a caretaker's/managers residence within Commercial Policy Area 3 .
Educational establishment	
Farm building	
Farming	
General industry	Except north of David Street and West of Ellen Street.
Horticulture	
Hospital	
Intensive animal keeping	
Motel	Except where located within Commercial Policy Area 3 .
Nursing home	
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	
Shop or group of shops	Shop or group of shops with a gross leasable area of greater than 250 square metres except where one of the following applies: <ul style="list-style-type: none"> (a) the site is within Commercial Policy Area 1 and has frontage to the southern side of Main Road (b) the site is within Commercial Policy Area 3.
Special industry	

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

Public Notification

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

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

Category 1	Category 2
<p>Within the Commercial Policy Area 1 shop or group of shops with a gross leasable area greater than 250 square metre where the site has frontage to the southern side of Main Road.</p> <p>Within the Commercial Policy Area 3:</p> <ul style="list-style-type: none"> (a) caravan park and caravan parking area (b) shop or group of shops with a gross leasable area greater than 250 square metres (c) motel (d) petrol filling station (e) service trade premises (f) shop or group of shops with an individual gross leasable area less than 250 square metres (g) truck parking area. 	

Community Zone

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

OBJECTIVES

- 1 A zone accommodating community, educational, recreational and health care facilities for the general public's benefit.
- 2 Development that is integrated in function and provides a coordinated base to promote efficient service delivery.
- 3 Retention and establishment of substantial landscaping and an open character of land within the zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - cemetery
 - community centre
 - emergency services facility
 - hall
 - recreation centre.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not be undertaken if it would inhibit or prejudice the integrated development of land within the zone for further community and institutional uses.

Form and Character

- 4 Development should be undertaken in a manner which retains and reinforces existing native vegetation.
- 5 Development should not compromise the open landscape nature of the park land belts around the town centres of Crystal Brook, Redhill and Koolunga.
- 6 Built form should complement the environmental setting and display a high standard of civic design; in particular buildings should:
 - (a) be set well back from public roads
 - (b) be clustered, where practicable, to ensure that the majority of the site remains open in appearance
 - (c) be designed and constructed of materials and colours which will complement a natural park setting
 - (d) be screened or softened in appearance by landscaping including the planting of perimeter landscape buffer areas around buildings and car parks.

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, **except within Area 2 Crystal Brook of the Historic Conservation Area**, subject to compliance with [Table PtPi/1 - Building setbacks from Road Boundaries](#) and [Table PtPi/2 - Off Street Vehicle Requirements](#):

- recreation area.

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
Bank	
Crematorium	
Dwelling	
Fuel depot	
Horticulture	
Hotel	
Industry	
Intensive animal keeping	
Land division	
Motel	
Major public service depot	
Motor repair station	
Nursing home	
Office	Except where associated with community or recreation facilities.
Petrol filling station	
Prescribed mining operations	
Residential flat building	
Road transport terminal	
Service trade premises	

Form of development	Exceptions
Shop or group of shops	Except where one of the following applies: <ul style="list-style-type: none"> (a) the gross leasable area is 250 square metres or less and outside the Area 2 Crystal Brook within the Historic Conservation Area (b) the gross leasable area is 80 square metres or less and where located within the Area 2 Crystal Brook within the Historic Conservation Area.
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.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Land Division

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

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying:

- farming.

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

Form of development	Exceptions
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*.

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 A high standard of development which promotes good design, with high visual amenity to improve the character and appearance of the area, particularly along zone interfaces and public roads.
- 3 No general industry, special industry, fuel depot or intensive commercial activities adjacent to the **Residential Zone** or **Mixed Use Policy Area 7**.
- 4 Co-ordinated use of parking areas west of Copinger Road and north of the Port Pirie to Warnertown Road.
- 5 Prime consideration being given in the provision for access to or egress from land to requirements for primary and secondary arterial traffic movement along the Port Pirie to Warnertown Road and Germein Road respectively.
- 6 A visually attractive appearance of land visible from the Port Pirie to Warnertown Road and Germein Road.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - industry
 - office in association with and ancillary to industry
 - transport distribution
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Dwellings other than caretaker's residences should not be erected.
- 4 Development north of Railway Terrace and South of Warnertown Road should be carried out in accordance with [Concept Plan Map PtPi/4 – North East Industrial Area](#).
- 5 Retail and office development should be of a minor nature and should only occur to support the primary use of the zone.

Form and Character

- 6 In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):
 - (a) buildings up to a height of 6 metres should be sited at least 8 metres from the primary street alignment

- (b) buildings exceeding a height of 6 metres should be sited at least 10 metres from the primary street alignment
 - (c) where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.
- 7 Building facades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise that would adversely affect the residential amenity.
- 8 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.
- 9 No advertisement should be prominently visible from the Port Pirie to Warnertown Road or, east of Copinger Road, from Germein Road.
- 10 There should be limited access to and egress from land along the Port Pirie to Warnertown Road and, east of Copinger Road, along Germein Road.
- 11 Development adjacent to the Port Pirie to Warnertown Road and to the Germein Road should include substantial landscaping designed to screen views of buildings and enhance the appearance of land from those roads.

Land Division

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

Industry Policy Area 4

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

OBJECTIVES

- 1 A policy area accommodating major special industrial, commercial and storage activities and associated minor industrial activities and the handling of goods by transport by sea, road or rail.
- 2 No development prejudicial to the processing and storage of minerals.
- 3 The establishment and maintenance of a substantial visual and acoustic buffer between development and land in the adjacent **Residential Zone**, **Coastal Conservation Zone**, **Community Zone**, **Commercial Zone** and the Port Pirie River.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - industry
 - store
 - warehouse
 - office in association with and ancillary to industry
 - rail infrastructure
 - road transport terminal.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development undertaken in the policy area should be primarily major special industry, commercial and storage activities and associated minor industrial industries.
- 4 Development in proximity to the **Residential Zone** should not impair the amenity of land in that zone.
- 5 There should be no treatment or depositing of hazardous waste materials in proximity to the **Residential Zone** or the **Community Zone**.

Industry Policy Area 5

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

OBJECTIVES

- 1 A policy area primarily accommodating industries which manufacture on a small-scale and which do not create any appreciable nuisance or generate heavy traffic.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - light industry
 - office in association with and ancillary to industry.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should be primarily for light industrial development which does not create any appreciable noise, smoke, smell, dust or other nuisance or generate heavy traffic.

Industry Policy Area 6

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

OBJECTIVES

- 1 An industrial policy area comprising land for the long-term growth of the port and accommodating industrial activities dependant on a port-side location and/or access to freight handling and movement infrastructure.
- 2 The selective use of land in a manner commensurate with the strategic and economic significance of the policy area for the state with regard to the handling of export and import commodities.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area accommodates immediate and long-term port activities, and will support the ongoing strategic and economic function and role of the port as one of the State's major import, export and transshipment facilities.

The visual elements which define the port character in this area are primarily associated with land uses that contribute to the general function and amenity of port activities. These include activities associated with ship movements, infrastructure associated with movement and handling of freight, movements of freight by train and vehicles, large scale shedding associated with industrial storage and assembly, and small scale buildings associated with commercial uses.

Only those activities which require direct frontage to the water and/or access to freight moving and handling infrastructure should be located on the water fronting portions of the policy area. These activities generally involve waterborne vessels and/or the movement of products or items from the water to the land and vice versa and may include: gantry and loading structures; wharf facilities and berthing operations; harbor installations and navigational aids; and materials/parts associated with mining and primary production activities. The design and location of development will take into account the existing electricity infrastructure located within the policy area and the designated buffers adjacent the infrastructure.

The policy area contains some low-lying areas abutting and near to the coast that during extreme storm events are susceptible to inundation by stormwater or sea water and, in some instances, a combination of both. Existing seawater flood protection measures within the zone and within adjacent zones provide a degree of inundation protection to low-lying areas within the zone. It is expected that these measures will be upgraded as part of any development to provide an appropriate degree of inundation protection taking into account predicted sea level rise and land subsidence.

By virtue of the fact that the Port Area contains low-lying areas adjacent the coast, the potential for coastal acid sulfate soils to be encountered exists. It is important that the disturbance of coastal acid sulfate soils is minimized and appropriately managed during development. Similarly, development needs to take into account the sensitive coastal environment with which it adjoins through appropriate design and management practices which minimise the potential for polluting the Port River as a result of spills, leakages, dust or stormwater runoff.

The interface between this policy area and the abutting **Regional Centre Zone** and Berth 3 which is a popular recreational destination will be sensitively managed and where appropriate will incorporate design and built form techniques to minimize the impact on regional centre and open space/recreational activities. Unsightly development will be screened to enhance the appearance of the development and the waterfront, and provide improved amenity for employees on the site. Notwithstanding potential interface issues, it is recognized that land uses in this policy area will generally be of a form and character that are consistent with port related activities which may include traffic, visual impacts and noise associated with freight movements and industrial activities.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - bunker facility
 - cargo handling facility
 - container terminal
 - intermodal rail freight facility
 - office in association with and ancillary to port activity
 - store
 - trans shipment facility.
- 2 Development listed as non-complying is generally inappropriate and not acceptable.
- 3 Development undertaken in the policy area should be, primarily, activities dependant on a port-side location.
- 4 Only those activities which require direct frontage to the water and/or access to freight moving and handling infrastructure should be located on the water fronting portions of the policy area.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 6 Development adjoining the waterfront should, where possible, be screened through landscaping and/or other design techniques.
- 7 Outdoor storage and/or work areas that do not contribute positively to the amenity and function of the port should, where possible, be screened from public view.
- 8 Development should not unreasonably impact on the **Regional Centre Zone** or on the adjacent recreational/open space area located on Berth 3 through noise, traffic, fumes, dust, vibration, or any other harmful or nuisance-creating land use.
- 9 Development including associated roads and parking areas should be protected from coastal flooding and sea level rise by ensuring all of the following apply:
 - (a) site levels are at least 3.35 metres Australian Height Datum
 - (b) building floor levels are at least 3.6 metres Australian Height Datum
 - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.
- 10 Development should be sited and designed to make provisions for augmentation and maintenance of existing electrical infrastructure servicing the region, and should be located outside of the 20 metre buffer area either side of the 132kV transmission line identified in [Concept Plan Map PtPi/5 – Industry Policy Area 6](#).

Industry Policy Area 19

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

OBJECTIVES

- 1 A policy area accommodating a wide range of industrial, warehouse, transport distribution, bulk handling and storage and waste reception, treatment and storage land uses.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area accommodates greenfield industrial land to provide for the future long-term growth of a range of industrial land uses to service Port Pirie and the wider region. Industries established within the policy area will have the capacity to operate 7 days 24 hours per day if they appropriately located and / or address the interface with the nearest sensitive residential land uses.

Development within the policy area will facilitate industrial activities requiring buildings with large footprints and/or substantial area for outdoor storage and associated transportation activities. Allotments will cater for large industrial development and generally have site areas exceeding 4000 square metres with some smaller allotments provided to cater for ancillary and complementary light and service industries.

Development within the policy area should address both the Spencer Highway and Abattoirs Road, providing for attractive buildings and / or landscaped character to these roads. Development with frontage to Spencer Highway should incorporate screen landscaping via retention of existing roadside vegetation and appropriate additional onsite landscaping utilising local native species.

The interface between this policy area, the Rural Living Zones and residential development in the locality, will be addressed by siting industry with the potential for noise or air quality impacts with greatest setback from adjoining dwellings, that is centrally or in the south east area of the policy area, and/or incorporating best practice management techniques that minimise such impacts.

Port Pirie regional airport is located approximately 2.0 kilometres south west of the policy area and has an elevation of 11 metres AHD. Development within the policy area is constrained by the inner horizontal surface of Port Pirie Airport at a height of 56 metres AHD and any structure should not penetrate this maximum height. Industrial development that may result in plume rise will require site specific assessment to ensure it is not an impediment to the safe operations of the airport.

Development within the policy area will be serviced by a new internal road network, with the principal new roads being from Abattoirs Road and potentially a single new access (left-in/left-out only) via Spencer Highway.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - bulk handling and storage facilities
 - industry
 - road transport
 - store
 - warehouse
 - waste reception, treatment and storage facilities (excluding landfill).

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 There should be no direct vehicular access to individual allotments fronting the Spencer Highway. Access should be co-ordinated via a new public road.
- 4 Development adjacent to the Spencer Highway should include substantial landscaping designed to enhance the appearance of land.
- 5 Land uses sited adjacent Spencer Highway and the northern boundary of the policy area should be designed and sited to incorporate suitable separation and/or incorporate management techniques that would minimise potential impacts on the nearest sensitive receivers.

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 compliance with Table PtPi/1 - Building setbacks from Road Boundaries](#) and [Table PtPi/2 - Off Street Vehicle Requirements](#):

- berth where located within the **Industry Policy Area 6**
- electricity sub-station, except where located within the **Industry Policy Area 6**
- gantry and loading structure where located within the **Industry Policy Area 6**
- light industry
- navigational aid structure where located within the **Industry Policy Area 6**
- public service depot, except where located within the **Industry Policy Area 6**
- telecommunications facility
- store
- warehouse
- wharf side facility where located within the **Industry Policy Area 6**.

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:

- (a) the use of land for industrial purposes within the 50 metre buffer area around the gas metre station shown on [Concept Plan Map PtPi/4 – North East Industrial Area](#) other than for landscaping or access ancillary to that use or in association with the control and distribution of natural gas
- (b) development within the 20 metre buffer area either side of the 132kV transmission line shown on [Concept Plan Map PtPi/5 – Policy Area 6 Industry Policy Area](#) other than for access ancillary to that use or in association with the control and distribution of electricity.

Form of development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dairy	
Dwelling	Except for a caretaker's residence.
Educational establishment	Except where: <ol style="list-style-type: none"> (a) ancillary to and in association with industrial development (b) located on the same allotment.
Horticulture	
Hospital	
Hotel	
Motel	
Nursing home	

Form of development	Exceptions
Office	Except where: (a) ancillary to and in association with industrial development or port related development, including customs operations (b) located on the same allotment.
Pre-school	
Place of worship	
Residential flat building	
Shop or group of shops	Except where: (a) the gross leasable area is greater than 80 square metres within the Industry Policy Area 6 (b) the gross leasable area is greater than 450 square metres elsewhere in the zone.
Stock sales yard	
Stock slaughter works	
Tourist accommodation	
Wrecking yard	
Waste reception, treatment, storage or disposal	Except where located within the Industry Policy Area 19 .

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
Within the Industry Policy Area 6 : (a) customs operation (b) navigational aid structure (c) office (d) store (e) telecommunications facility.	Bulk handling and storage facilities within the Industry Policy Area 19 . Waste reception, treatment, storage or disposal within the Industry Policy Area 19 .

Local Centre Zone

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

OBJECTIVES

- 1 A centre accommodating small-scale convenience shopping, office, medical and community facilities to serve the local community.
- 2 A centre characterised by traditional corner stores or small groups of shops located within easy walking distance of the population they serve.
- 3 A centre accommodating residential development in conjunction with non-residential development.
- 4 The co-ordination of development on adjoining sites.
- 5 Buildings should be no more than one storey, except where residential accommodation is being provided and then the buildings should not exceed two storeys.
- 6 The establishment and maintenance of a visual and acoustic buffer between development and land in the **Residential Zone**.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - community facility
 - consulting room
 - office
 - shop.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development comprising a variety of residential and non-residential uses should only be undertaken if such development does not prejudice the operation of existing or future non-residential activity within the zone.

Form and Character

- 4 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 5 Development generally should not exceed one storey.
- 6 Where residential accommodation is being provided, development may be two storeys provided the residential component occupies the second floor only.

Land Division

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

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 compliance with [Table PtPi/1 – Building Setbacks from Road Boundaries](#) and [Table PtPi/2 – Off Street Vehicle Parking](#):

- consulting rooms
- office
- shop.

Non-complying Development

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

Form of development	Exceptions
Bus depot	
Fuel depot	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Motel	
Nursing home	
Petrol filling station	
Place of worship	
Motor repair station	
Public service depot	
Residential flat building	Except where in conjunction with a non-residential development.
Road transport terminal	
Service trade premises	
Store	
Supported 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*.

Mixed Use Zone

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

OBJECTIVES

- 1 A functional and diverse zone accommodating a mix of commercial, community, light industrial, medium density residential, office, and small-scale shop land uses.
- 2 Development that minimises any adverse impacts upon the amenity of the locality within the zone.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone primarily accommodates a range of tourist accommodation uses, including hotels, camping sites, caravan park and cabins and also provides the opportunity for additional facilities such as motel accommodation in selected areas in order to cater for the tourist and travelling public. The zone should promote good design, with high visual amenity to improve the character and appearance of the areas located along zone interfaces and public roads particularly Warnertown and Port Germein Roads.

The character of the zone also reflects its close proximity to the waterfront by including a number of water-related activities along with appropriate commercial outlets that support those waterfront activities. In addition, small scale retailing, restaurants, services, retail showrooms and storage uses are supported provided the buildings are sited a minimum of 10 metres from the road boundary in order to provide an adequate interface between the adjoining zones and a suitable buffer to the public road.

The zone also accommodates pockets of residential properties. Dwellings and long-term accommodation should not lead to the displacement of existing tourist accommodation in high demand locations. Medium density residential development is appropriate on the north-western corner of Main Road and Three Chain Road. Circulation and movement within the existing caravan park should promote pedestrian friendly movements and promote low speed vehicle movement.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - community facility
 - motel
 - office
 - shop or group of shops where the gross leasable area is 250 square metres or less in the **Mixed Use Policy Area 7** and a gross leasable area is 150 square metres or less in **Mixed Use Policy Area 8**.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Development should be carried out in accordance with [Concept Plan Map PtPi/3 – Solomontown Centre](#) and [Concept Plan Map PtPi/6 – Solomontown Beach Development Area](#).
- 4 Development comprising of a motel or medium density residential development is envisaged on the north-western corner of Main Road and Three Chain Road.

- 5 Shopping facilities should only be provided to cater specifically to the needs of tourists and the traveling public, and may include a restaurant, courtyard cafe and souvenir shop.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 The bulk and scale of development should be compatible with adjoining land uses.
- 8 Car parking areas should be provided at the rear or side of premises.
- 9 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.
- 10 To enhance the appearance of the gateway to the township, development adjacent to Warnertown Road should include:
 - (a) larger than normal set-backs from road frontages
 - (b) the use of external walls, fences, landscaping, mounding in appropriate areas, and similar techniques to assist in noise attenuation; however all such external boundary walls are to be appropriately modulated in design and detailing and varied in set-back to provide visual interest and relief
 - (c) provide a visual buffer in the form of landscape plantings, attractive fencing, siting of buildings or other similar means between any car parking, service area, outdoor storage area or any other unattractive area and the adjacent tourist accommodation areas
 - (d) provide an attractive building façade which incorporates suitable sound attenuation measures and be constructed of masonry or other suitable materials in accordance with the zone provisions
 - (e) provide service or delivery vehicle access points to and from development to minimise the impact of vehicles on the tourist accommodation areas
 - (f) where appropriate, provide a service road to reduce the number of access points.
- 11 Development should reinforce the relationship between the adjoining recreation facilities with interconnecting walkways and direct visual connection, and encourage their use by the development and re-development of tourist facilities and activities.
- 12 Development of a motel and associated facilities adjacent to the northern side of Main Road should, present an attractive facade and focus to Main Road, as well as utilising the seaward and ranges vistas.
- 13 Having regard to the location and prominence of land with frontage to Main Road, buildings adjacent to that road should have a character and significance which complements and reinforces the status of the road as a primary means of entry to the centre of the city.
- 14 Buildings with frontage to Main Road should be sympathetic with existing buildings and infrastructure and not dominate the existing Main Street landscape.
- 15 Building development away from the frontage of Main Road should be single-storeyed, simple in design, features and finishes, with landscaping to blend with the adjoining open space.

Land Division

- 16 Land division should create allotments that vary in size and are suitable for a variety of commercial activities.

Mixed Use Policy Area 7

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

OBJECTIVES

- 1 Accommodation of tourists in, for example, a caravan park, cabins, cottages and a motel and of other facilities catering for tourists and travellers, including entertainment and recreational facilities.
- 2 A high standard of development which promotes good design, with high visual amenity to improve the character and appearance of the areas located along zone interfaces and public roads particularly Warnertown and Port Germein Roads.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Presently, a diverse mix of activities occur within the policy area. Whilst many of these activities are in keeping with the tourist accommodation and facilities that exist within the area (caravan park, two hotels and a cabin park), there are also a number of activities within the policy area, which are inconsistent with the intent for the policy area. These activities include pockets of residential uses, small scale industrial activities as well as the former Golden North site. Whilst such activities have operated for some time and have not resulted in significant land use conflicts, expansion of these activities should not be actively encouraged. The primary purpose for the policy area is to support a wide variety of tourist accommodation facilities.

The character of the policy area reflects its location close to the waterfront. Consequently, activities also include a number of water-related activities.

The policy area is also located in close proximity to public road fronts that are significant gateways to Port Pirie (ie Warnertown Road and Port Germein Road). These gateway locations present opportunities for a combination of tourist accommodation and appropriately designed commercial activities.

Appropriate commercial activities that may occur within these gateway locations include small scale retailing, restaurants, services, retail showrooms and storage uses exhibiting good design and high visual amenity that incorporate a suitable setback to the public road and landscaping.

Such activities could include service activities, showrooms, storage facilities and the like provided that buildings are sited a minimum of 10 metres from the road boundary in order to provide an adequate interface between the adjoining zones and a suitable buffer to the public road.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area, including but not limited to:
 - caravan park
 - entertainment and recreation facilities
 - hotel
 - motel.
- 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 policy area.
- 4 To enhance the appearance of the gateway to the township, development adjacent to Warnertown Road should include:
 - (a) larger than normal set-backs from road frontages
 - (b) the use of external walls, fences, landscaping, mounding in appropriate areas, and similar techniques to assist in noise attenuation; however all such external boundary walls are to be appropriately modulated in design and detailing and varied in set-back to provide visual interest and relief
 - (c) provide a visual buffer in the form of landscape plantings, attractive fencing, siting of buildings or other similar means between any car parking, service area, outdoor storage area or any other unattractive area and the adjacent tourist accommodation areas
 - (d) provide an attractive building façade which incorporates suitable sound attenuation measures and be constructed of masonry or other suitable materials in accordance with the zone provisions
 - (e) provide service or deliver vehicle access points to and from development to minimise the impact of vehicles on the tourist accommodation areas
 - (f) where appropriate, provide a service road to reduce the number of access points.
- 5 Medium density residential development may be appropriate in that part of the zone adjoining the **Mixed Use Policy Area 8**, on the north-western corner of Main Road and Three Chain Road.
- 6 Development should reinforce the relationship between the adjoining recreation facilities with interconnecting walkways and direct visual connection, and encourage their use by the development and re-development of tourist facilities and activities.
- 7 Development of motel and associated facilities adjacent to the northern side of Main Road should, whilst presenting an attractive facade and focus to Main Road, orient its main views and outlook towards Solomontown Beach.
- 8 Caravan and camping facilities should be located in the position shown on [Concept Plan Map PtPi/6 – Solomontown Beach Development Area](#) for those purposes.
- 9 Cottage and cabin-type tourist accommodation should only be established adjacent to or in association with the caravan and camping facilities.
- 10 Development should be undertaken in accordance with [Concept Plan Map PtPi/6 – Solomontown Beach Development Area](#) to ensure that existing residential uses of land may continue
- 11 Shopping facilities should only be provided to cater specifically to the needs of tourists, and may include a restaurant, courtyard cafe and souvenir shop, the shopping needs of the general community being serviced from nearby retail facilities in other zones.
- 12 Pedestrian and vehicular access ways should be provided in accordance with [Concept Plan Map PtPi/6 – Solomontown Beach Development Area](#) to ensure adequate segregation of pedestrian and vehicular movement.
- 13 Having regard to the location and prominence of land with frontage to Main Road, buildings adjacent to that road should have a character and significance which complements and reinforces the status of the road as a primary means of entry to the centre of the city.

- 14 Buildings with frontage to Main Road should have a maximum of two-storeys, consistent with the maximum height of the larger existing buildings along Main Road.
- 15 Building development with frontage to Main Road should reinforce the desirable townscape elements of the central area of the city relating to the composition of building facades, window design, built form, materials and colours.
- 16 Building development away from the frontage of Main Road should be single-storeyed, simple in design, features and finishes, with landscaping to blend with the adjoining open space in the **Mixed Use Policy Area 8**.
- 17 Open space should be grassed and driveways and car parking areas should be sealed.

Site Drainage

- 18 Site drainage should:
 - (a) include where practicable, scope for on-site stormwater detention, retention and use (including the collection and storing of water from roofs and communal car parks) in appropriate devices
 - (b) provide on-site infiltration where practicable, having regard to:
 - (i) the availability of unsealed areas or areas which are not built up
 - (ii) the capacity of soils to absorb water
 - (iii) the capacity of building footings on and adjacent to the site to withstand the likely effects of retained water
 - (iv) potential adverse impacts on groundwater
 - (c) allow convenient access to all components of the drainage system for maintenance purposes
 - (d) not cause damage or nuisance flows on the site or onto adjoining properties.
- 19 The storm drainage system should maximise the interception, retention and removal of water-borne physical, chemical and biological pollutants prior to their discharge to surface or underground receiving waters and dispose of them via on-site treatment or authorised disposal to a sewer or licensed waste depot by a licensed waste carrier.

Mixed Use Policy Area 8

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

OBJECTIVES

- 1 Accommodation of community and tourist beach and beachside recreation facilities with associated shelters, change rooms and kiosk, open spaces for passive and active recreation with landscaped parklands and a visual focus on the base of the Pier.
- 2 That portion of the policy area shown on [Concept Plan Map PtPi/3 – Solomontown Centre](#) as the Waterfront Area re- developed to provide public car parking areas, a boat ramp, boat storage, clubrooms and related recreational facilities and waterfront commercial services and a kiosk.
- 3 Co-ordinated use of access and egress points by neighbouring occupiers of land to minimise the number of such points on the frontages to roads.
- 4 Co-ordinated use of off-street parking areas by neighbouring occupiers of land to ensure the efficient use of such areas.
- 5 Development that contributes to the desired character of the policy area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - community and tourist beach and beachside facilities with associated shelters
 - change rooms and kiosk
 - open spaces for passive and active recreation.
- 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 policy area.
- 4 Development should primarily be non-residential clubs, cafes, restaurants, parking areas and recreation areas.
- 5 Development should provide extensive areas for passive and active recreation open space, including extensive grassed and landscaped spaces with associated change rooms, shelters, kiosk, emergency services room and play structures.
- 6 Development should reinforce recreational boating, aquatic activities and functions associated with the Port Pirie River.
- 7 Buildings adjacent to the waterfront should be appropriate in their design to their location and display the following characteristics:
 - (a) an outlook over the water and a public promenade
 - (b) use of external building materials in light tones that reflect 'seaside' colours and hues with features in vivid colour contrast

- (c) buildings adjacent to Main Road of one-storey
 - (d) no part of a building which might restrict public thoroughfare nearer than 5 metres to the water's edge
 - (e) building close to the boundary of Main Road, where adjacent buildings are close to that boundary, subject to the provision of landscaping where practicable along the frontage.
- 8 Buildings should be designed with simple roof forms and finishes to complement the character of existing buildings.
- 9 Advertisements should be incorporated as an integral part of the design of a building or alternatively should be on a wall or fascia of a parapet or canopy or suspended below a canopy.

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
Bank	
Consulting room	
Fuel depot within Mixed Use Policy Area 7	
General industry	
Horse keeping	
Horticulture	
Industry	
Intensive animal keeping	
Office within Mixed Use Policy Area 8	
Prescribed mining operations	
Road transport terminal	
Service trade premises within Mixed Use Policy Area 8	
Shop or group of shops	Except where (a) or (b) apply: (a) it is located within Mixed Use Policy Area 7 and the gross leasable area is 250 square metres or less (excluding a restaurant) (b) it is located within Mixed Use Policy Area 8 and the gross leasable area is 150 square metres or less.
Special industry	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	Except where 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*.

Neighbourhood Centre Zone

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

OBJECTIVES

- 1 A centre providing a range of shopping, community, business, and recreational facilities for the surrounding neighbourhood.
- 2 A centre that provides the main focus of business and community life outside a district centre, and provides for the more frequent and regularly recurring needs of a community.
- 3 A centre accommodating residential development in conjunction with non-residential development.
- 4 The establishment and maintenance of a visual and acoustic buffer between development and land in the **Residential Zone**.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bank
 - consulting room
 - library
 - office
 - place of worship
 - playing field
 - recreation area
 - restaurant
 - shop.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development comprising a variety of residential and non-residential uses should only be undertaken if such development does not prejudice the operation of existing or future non-residential activity within the zone.
- 4 Development should be carried out in accordance with [Concept Plan Map PtPi/3 – Solomontown Centre](#).

Form and Character

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

Land Division

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

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the compliance with [Table PtPi/1 – Building Setbacks from Road Boundaries](#) and [Table PtPi/2 – Off Street Vehicle Parking](#):

- consulting rooms
- office
- shop.

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
Fuel depot	
Hospital	
Industry	
Intensive animal keeping	
Major public service depot	
Motor repair station	
Nursing home	
Plant nursery	
Educational establishment	
Residential flat building	Except where in conjunction with a non-residential development.
Road transport terminal	
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*.

Primary Production Zone

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

OBJECTIVES

- 1 The long term continuation of primary production, including value adding activities associated with primary production.
- 2 Economically productive, efficient and environmentally sustainable primary production.
- 3 Allotments of a size and configuration that promote the efficient use of land for primary production.
- 4 Protection of primary production from encroachment by incompatible land uses and protection of scenic qualities of rural landscapes.
- 5 Wind farms and ancillary development located in the zone, accepting that this may need to be sited in visually prominent locations to take advantage of natural resources such as wind.
- 6 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone covers the greater majority of the Council area between the edge of the ranges to the north east and the coastal regions to the west, apart from the specialist zones associated with the existing townships. The natural character of the area is therefore predominantly gently undulating, open cleared rural land that includes the Broughton river system, the Clements Gap Conservation Park and isolated pockets of remnant vegetation.

The area is strategically located in relation to the major infrastructure networks providing transport linkages through the area, including National Highway 1 and the National Rail link. It also contains the alignment of the Morgan-Whyalla pipeline, major power transmission lines and a linkage to the natural gas pipeline network.

Agriculture production within the rural area contributes the most significant component to the local economy, principally in the form of broad acre cropping and livestock production together with diversification and value-adding. The central location and the nature of the land, the accessibility to primary produce sourced from the national transport routes as well as local and the region and the proximity to the range of transport networks, infrastructure and local employment services promotes the area to a wide range of value-adding activities associated with primary produce.

It is envisaged that the area will continue to accommodate agricultural activities as the dominant land uses and that selected value-adding activities will be developed to compliment and expand on the existing rural activities in the region. It is important that all future activity within the area will have regard to the maintenance of agricultural productivity, minimizing fragmentation of rural land, protection of natural resources, minimizing fire risk, protecting natural views and providing appropriate buffers to adjoining sensitive uses.

Wind farms and ancillary development are an envisage form of development within the zone. Such facilities may be of a large scale, comprise a number of components and require an extended and/or dispersed development pattern. 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 may be 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
 - farming
 - horticulture
 - intensive animal keeping
 - tourist accommodation (including through the diversification of existing farming activities and conversion of farm buildings)
 - solar and ancillary development
 - value-adding activities associated with primary production
 - wind farm 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 in the landscape
 - (b) closer to roads and not to be subject to the setback requirements of other forms of development.
- 4 Value adding agricultural industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site, and should be developed where:
 - (a) it has a direct relationship with primary production
 - (b) it is unlikely to limit or inhibit the use of adjoining land for primary production
 - (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality
 - (d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons
 - (e) the use would be inappropriate within a township
 - (f) the capacity of the infrastructure, including roads, is capable of supporting the use without detriment to existing users
 - (g) it is located more than 500 metres from a dwelling not on the subject property
 - (h) it is screened from public roads and adjacent land by existing vegetation or proposed landscaped buffers.

- 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 to 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 set back from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads
 - (b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.
- 7 Tourist accommodation should not be converted to dwellings and should be designed to preclude the conversion of buildings into dwellings such as through shared facilities, common utility services, grouped accommodation and/or shared parking.
- 8 A dwelling should only be developed if:
 - (a) there is a demonstrated connection with farming or other primary production
 - (b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone
 - (c) it is located more than 500 metres from an existing intensive animal keeping operation unless used in association with that activity
 - (d) it does not result in more than one dwelling per allotment.
- 9 Development on Sections 324, 331, 337 and 341, Hundred of Pirie (Hundred Plan 241000) in proximity to the **Airfield Zone** which could be unduly affected by noise, cause large assemblies of people, or create unsafe conditions by reason of the height of any building or structure should not be undertaken.

Form and Character

- 10 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 11 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.
- 12 Development should provide an access way of at least 3 metres wide that provides access for emergency vehicles to the rear of the allotment.
- 13 Development on land situated between National Highway 1 and **Landscape Protection Policy Area 10** should be designed and sited to ensure the natural view of the ranges is not impaired.

Land Division

- 14 For land not within a policy area, land division, including boundary realignments, should only occur where it:
 - (a) will promote economically productive, efficient and sustainable primary production and not create any allotment less than 40 hectares in area.
- 15 Land division involving boundary realignments should only occur where the number of resulting allotments of less than 40 hectares is not greater than the number that existed prior to the realignment.

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 complying criteria/conditions as outlined in the table below:

Form of development	Complying criteria / conditions
Farm building	the set-back distances prescribed in Table PtPi/1 – Building Setbacks from Road Boundaries
Farming	

Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Caravan park	
Community centre	
Consulting room	
Dwelling	Except where (a) or (b) applies: <ul style="list-style-type: none"> (a) where a detached dwelling on an allotment which was created after 29 August 2002 (b) where the dwelling is to be erected on an allotment which is 40 hectares or more in area.
Educational establishment	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Motor repair station	
More than one dwelling on an allotment	
Nursing home	

Form of Development	Exceptions
Office	Except where and is ancillary to and in association with one of the following land uses: (a) primary production (b) tourism development.
Petrol filling station	
Place of worship	
Pre-school	
Primary school	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except for a shop that is: (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.
Stadium	
Store	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
	<p>Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) where the base of all wind turbines is located at least 2000 metres from:</p> <ul style="list-style-type: none"> (a) an existing dwelling or tourist accommodation that is not associated with the wind farm (b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists (c) the boundaries of any Airfield, Airport, Centre, Community, Fringe, Historic Conservation, Home Industry, Living, Mixed Use, Residential, Settlement, Tourist, Township or Urban Zone, Policy Area or Precinct or any Heritage Area (including within the area of an adjoining Development Plan). <p>Wind monitoring mast and ancillary development.</p>

Regional Centre Zone

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

OBJECTIVES

- 1 A centre representing the primary focus for business and commercial services for the region providing a full range of shopping, administrative, cultural, community, entertainment, education, religious and recreational facilities, and public and private office development.
- 2 A centre providing a focus for public transport interchanges and networks.
- 3 Development of a visually and functionally cohesive and integrated regional centre.
- 4 A centre accommodating medium to high density residential development in conjunction with non-residential development
- 5 That portion of the zone east of Ellen Street shown as the 'Community Area' on [Concept Plan Map PtPi/1 – Regional Centre](#), developed for cultural, community, tourist and public administration purposes.
- 6 That portion of the zone west of Ellen Street and Main Road shown as the 'Retail Core Area' on [Concept Plan Map PtPi/1 – Regional Centre](#), developed as the comprehensive major focus of retail and business services in the council area.
- 7 That portion of the zone west of Florence Street shown as the 'Fringe Area' on [Concept Plan Map PtPi/1 – Regional Centre](#), developed for offices, public administration, retail showrooms, service trade premises, clubs and religious facilities.
- 8 That portion of the zone shown as the 'Retail/Commercial Area' on [Concept Plan Map PtPi/2 – Regional Centre](#), developed for a mix of retail, commercial and business uses that are complementary to the role of the Retail Core and each other in scale and form.
- 9 Retention and enhancement of the two-storeyed curvilinear western façade extending along Ellen Street and also along Jubilee Place.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bank
 - bulky goods outlets
 - civic centre
 - consulting room
 - department store
 - emergency services facility
 - entertainment facility
 - health facility
 - hospital
 - hotel
 - indoor games centre
 - library
 - motel
 - office

- place of worship
 - playing field
 - primary school
 - public transport terminal
 - residential flat building in conjunction with non-residential development
 - restaurant
 - shop
 - supermarket
 - swimming pool.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development comprising a variety of medium to high density residential (including affordable housing) and non-residential uses should only be developed if it does not prejudice the operation of existing or future non-residential activity within the zone.

Form and Character

- 4 Development should be designed and sited to promote linkages between the various developments within the centre and adjoining main roads.
- 5 Facilities within the centre should be sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the region.
- 6 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 7 Dwellings should only be located at upper levels of buildings and in conjunction with an envisaged non-residential use located at ground level.
- 8 No building development should exceed two storeys in height above natural surface level.
- 9 Buildings located on the south side of Mary Elie Street should incorporate a 10 metre setback from the property boundary.
- 10 Buildings on Ellen Street and Alexander Street should be built to the allotment boundary.
- 11 Buildings located on the edges of the zone to address the street frontages (Ellen Street, George Street, Gertrude Street and Mary Elie Street).
- 12 Landscaping within the zone should be designed, planted and maintained in a manner that does not impact on the safe operation of train movements, notably by minimising impact on critical sightlines. The landscape design should be determined in consultation with the Rail Operator.
- 13 Advertising on buildings should not cover more than 15 per cent of a single wall face (this includes multi-tenanted buildings).
- 14 Use of feature lighting consistent with a heritage theme should be used to highlight key buildings of historical significance.
- 15 Development should conserve and maintain building elements such as facades and verandas that contribute to and enhance existing attractive townscapes and the integrity of building form.
- 16 Verandas and balconies should be retained or introduced to building facades, particularly in Ellen Street and Alexander Street.
- 17 Development should conserve and maintain building elements such as facades and verandas that contribute to and enhance existing attractive townscapes and the integrity of building form.

- 18 Development within 300 metres of the grain storage silos on Ellen Street that specialises in the preparation and/or consumption of food products should incorporate adequate protection from dust emissions.
- 19 Buildings associated with bulky goods outlets should:
- (a) present an attractive façade as appropriate.
 - (b) reduce their mass through the use of façade articulation and detailing measured from the floor level of the building, verandas and eaves.
 - (c) avoid unarticulated walls of greater than 30 metres in length.
 - (d) be designed:
 - (i) to enhance and emphasise entry points
 - (ii) and setback from site boundaries in a manner that avoids adverse overshadowing and visual intrusion on adjoining residential properties
 - (iii) to incorporate structural elements to provide shelter for pedestrians and to provide visual relief for continuous wall lengths
 - (iv) to be set back from public roads at a distance equal to or greater than the height of the building (measured from the finished floor level of that building)
 - (e) incorporate structural elements to provide shelter for pedestrians and to provide visual relief for continuous wall lengths
 - (f) ensure building heights do not exceed 9 metres when measured from finished floor level, except for entry statements and architectural/sculptural elements.
- 20 Bulky goods outlets should have a gross leasable area greater than 500 square metres for each individual tenancy and should primarily accommodate a bulky goods outlet or a service trade premises that only comprise indoor displays.
- 21 Landscaping associated with bulky goods outlets should:
- (a) be provided to screen, shade and enhance the appearance of the car parking areas by avoiding long rows of parking through the use of planting strips and/or islands.
 - (b) use locally indigenous plant species or other plant species with low supplementary water requirements
 - (c) not create a hazard by restricting sightlines for vehicles, pedestrians or cyclist.
- 22 Individual premises within the area should generally be accessed via internal service roads.
- 23 Storage and delivery areas associated with bulky goods outlets should:
- (a) be located amongst groups of buildings
 - (b) be located away from public areas
 - (c) be well screened and their use shared by the occupants of the various buildings in the group
 - (d) parking associated with development should make provision for onsite manoeuvring and parking for vehicles with trailers.

- 24 Within the 'Community Area' shown on [Concept Plan Map PtPi/1 – Regional Centre](#):
- (a) buildings should abut the boundary of Ellen Street and, except where vehicular and pedestrian access to parking areas behind a building exists or is to be provided, should abut the side boundaries of the sites concerned in order to enclose the façade along Ellen Street
 - (b) car parking areas, where provided, should be integrated with the layout and use of land adjacent to the wharf
 - (c) provision should be made for shared use of pedestrian and vehicular access points and access ways linked to car parking areas in accordance with [Concept Plan Map PtPi/1 – Regional Centre](#)
 - (d) the materials and finishes of a building should complement the character of buildings of heritage value in the area.
- 25 Within the 'Retail Core Area' as shown on [Concept Plan Map PtPi/1 – Regional Centre](#):
- (a) buildings should abut the boundaries of roads (other than to the south of Mary Elie Street), except where there is, or should be, provision for vehicular and pedestrian access to a parking area behind a building, where they should abut the side boundaries of the sites concerned in order to enclose the facades to roads
 - (b) where practicable, premises for retail use should be designed in relation to off-street car parking areas to promote use of such areas
 - (c) where practicable, development should involve integration of use of the unbuilt-upon land at the rear of buildings with the use of adjacent land for the purposes of parking and service access
 - (d) provision should be made for shared use of pedestrian and vehicular access points and access ways, including arcades, linked to car parking areas in accordance with the general location of primary vehicular access points and off-street car parking areas shown on [Concept Plan Map PtPi/1 – Regional Centre](#) with access only for pedestrians being provided to Ellen Street and Jubilee Place
 - (e) the materials and finishes of a building, and the provision of a veranda on the road frontage of all buildings, should complement the character of buildings of heritage value in the area
 - (f) landscaping should be established to enhance the frontage of land to a road
 - (g) retail development on land south of Mary Elie Street, should comprise shops, including specialty shops
 - (h) on land south of Mary Elie Street, development should be complementary to, compatible and integrated with uses of land elsewhere in the 'Retail Core Area'
 - (i) on land south of Mary Elie Street, provision should be made for safe, convenient and efficient movement by pedestrians and cyclists to and from that part of the area to the north at points across the railway line.
- 26 Within the 'Fringe Area' as shown on [Concept Plan Map PtPi/1 – Regional Centre](#):
- (a) a building should be set-back from a road and the side boundaries of the site of that building to an extent consistent with the distances that buildings in the vicinity are setback respectively from road and side boundaries
 - (b) building development should not result in a massing of buildings or the construction of unduly bulky buildings

- (c) development should result in the improvement of conditions on land, the efficient utilisation of land or the adaptation or conversion of existing buildings or redevelopment of existing sites and should not involve the aggregation of numerous allotments
 - (d) development should involve the conservation and adaptation for uses, appropriate in the area, of a building, including a dwelling, constructed in the 19th or early 20th Centuries that contribute notably to the historic character of the zone
 - (e) premises used for retail purposes, servicing, warehousing and storage should be upgraded or re-developed for offices, public administration, retail showrooms, service trade premises, clubs and religious facilities
 - (f) provision should be made for shared use of pedestrian walkways and vehicular access points linked to car parking areas in accordance with the general location of primary vehicular access points and off-street car parking areas shown on [Concept Plan Map PtPi/1 – Regional Centre](#)
 - (g) the materials and finishes of a building should complement the character of buildings in the area constructed in the 19th or early 20th Centuries
 - (h) the scale and form of building development should complement the character of adjacent buildings constructed in the 19th or early 20th Centuries.
- 27 Within the ‘Retail/Commercial Area’ as shown on [Concept Plan Map PtPi/1 – Regional Centre](#):
- (a) development should incorporate a range of uses including community, consulting room, local office, and shops, integrated where appropriate with adjoining sites in terms of appearance, access and shared parking
 - (b) the intensity, floor size, scale and height of development should be relatively low and provide for an appropriate transition to uses in the adjacent **Neighbourhood Centre Zone**
 - (c) development should be complimentary to and not detract from the role and function of the Retail Core area
 - (d) development should promote pedestrian linkages with neighbouring land uses to the north and south, and with the waterfront redevelopment area to the east
 - (e) where practicable, premises for retail use should be designed in relation to off-street car parking areas to promote use of such areas
 - (f) provision should be made for shared use of pedestrian and vehicular access points and access ways
 - (g) the materials and finishes of a building should complement the character of buildings of heritage value in the area
 - (h) landscaping should be established to enhance the frontage of land to main roads.

Land Division

- 28 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.

Regional Centre Policy Area 9

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

- 1 A policy area primarily accommodating major and minor public and private facilities of an institutional, educational or recreational kind and for public health.
- 2 Establishment and retention of substantial landscaping and a predominant character of parklands, gardens and open space.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - institutional, educational or recreational facilities.
- 2 Where appropriate, development should provide public facilities, including toilets, infant changing facilities for parents, seating, telephones and sheltered waiting areas for passengers of public transport.
- 3 There should be no display of an advertisement unless it is essential for the purposes of identification of a site, land use or premises, or for directional information or temporary notice of a public event.

PROCEDURAL MATTERS

Complying Development

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

In addition, within **Area 1 Port Pirie of the Historic Conservation Area**, the following forms of development are designated as complying subject to the conditions contained in [Table PtPi/2 – Off Street Vehicle Parking](#):

- a change of use to a consulting room
- a change of use to an office
- a change of use to a shop.

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
Caravan park	
Dwelling	Except where either applies: (a) located above a non-residential development (b) alteration or extensions to an existing dwelling.
Fuel depot	
Horticulture	
Industry	
Intensive animal keeping	
Public service depot	
Residential flat building	Except where in conjunction with a non-residential development.
Road transport terminal	
Service trade premises	Except where it only comprises of indoor displays or are primarily for the sale, rental or display of building materials, landscaping materials, sheds, domestic garages or outbuildings.
Stock sales yard	
Stock slaughter works	
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, **however limit the extent of development in response to the physical environment and/or infrastructure requirements.**
- 3 **Conserve and improve the residential character through well designed development and landscaping.**

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:
 - 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 **and located in areas close to services, transport and community facilities and shopping, whilst being** 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 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.
- 7 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metres
Minimum setback from rear boundary	1 metres
Minimum setback from a rear boundary that is a secondary boundary to a public road	4 metres
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	8 metres
Minimum area of private open space	60 square metres with a minimum depth of 4 metres
Minimum number of on-site car parking spaces (one of which should be covered)	2

- 8 Up to 6 metres of side walls of a single storey dwelling may be located on one side boundary of a site, provided that the set-back on the other side is at least 1 metre and the gradient of the site is less than 10 per cent.
- 9 Residential development on allotments that interface with an adjoining **Primary Production Zone** should be located at least 40 meters from the zone boundary specifically designed to minimise potential chemical spray drift.
- 10 Sheds, garages, carports and similar outbuildings, whether freestanding or not should be designed within the following parameters:

Parameter	Value
Maximum floor area	72 square metres or 10 per cent of the site area, whichever is the greater.
Maximum wall height (from natural ground level)	3 metres or no higher than the wall height of the associated dwelling if this dwelling wall height is greater than 3 metres
Minimum setback from side and rear boundaries in accordance with the following:	600 mm for 2.4 metres outbuilding wall height 1000 mm for 2.7 metres outbuilding wall height 1200 mm for 3 metres or greater outbuilding wall height
Minimum setback from a primary road or public open space area	No closer than the dwelling with which it is associated
Minimum setback from a secondary road boundary (setback distance excludes eaves)	3 metres

- 11 A dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area other than for affordable housing (square metres)	Minimum frontage (metres)
Detached	450 minimum	15 metres and minimum depth of 25 metres
Semi-detached	400 minimum	10 metres and minimum depth of 25 metres
Row dwelling	300 minimum	10 metres and minimum depth of 25 metres

Affordable Housing

- 12 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 13 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area, excluding **Residential Policy Area 10**.

Land Division

- 14 Unless for the purpose of dividing an existing or approved dwelling development, land division should not create a vacant allotment with an area less than 450 square metres, or less than 1200 square metres where not connected to a community wastewater management system.
- 15 Battle-axe allotments should not be created unless:
- the land cannot otherwise be satisfactorily and efficiently developed for the purpose for which it is zoned, and no alternative access to a road or services can be made available
 - the access strip of land is not less than five metres wide or longer than 50 metres
 - provide 1 metre wide of landscaping on one side of the driveway/access way
 - be single storey and designed to maintain the privacy of adjoining properties.

Site Contamination

- 16 Development on the following allotments should not occur until the land has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use:
- Allotment 92 File Plan 178335 (CT 5913/317)
 - Allotment 898 File Plan 189030 (CT 5913/316)
 - Allotment 896 File Plan 189028 (CT 5586/896)
 - Allotment 852 File Plan 188984 (CT 5586/580)
 - Allotment 897 File Plan 189029 (CT 5690/606).

Residential Policy Area 10

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

- 1 A vegetated buffer zone between existing residential development and the adjacent **Industry Zone**.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development exists in the policy area:
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling.

Form and Character

- 2 To reduce the risk to health from high levels of lead contamination:
 - (a) there should be no increase in the number of dwellings
 - (b) existing dwellings and land should be rehabilitated.

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 complying criteria / conditions as outlined in the table below.

Form of Development	Complying criteria / Conditions
Domestic outbuilding	Excluding Area 2 Crystal Brook of the Historic Conservation Area .
Detached dwelling	Where located within the 'Excluded Area from Bushfire Protection Planning Provisions' shown on <i>Bushfire Protection Area BPA Maps PtPi/1 to PtPi/13</i> and excluding Area 2 Crystal Brook of the Historic Conservation Area .
Recreation area	Excluding Area 2 Crystal Brook of the Historic Conservation Area .
Semi-detached dwelling	Where located within the 'Excluded Area from Bushfire Protection Planning Provisions' shown on <i>Bushfire Protection Area BPA Maps PtPi/1 to PtPi/13</i> and excluding Area 2 Crystal Brook of the Historic Conservation Area .

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 on a site of a previously approved non-residential use.
Amusement machine centre	
Bank	
Camping area	
Crematorium	
Dairy	
Dwelling within Residential Policy Area 10	Except for the alteration of an existing building for its existing use as a dwelling.
Farming	
Fuel depot	
Horse keeping	Except on land bounded by Esmond Road, Kitchener Terrace, Anzac Road and Lamm Street.
Horticulture	
Hospital	
Hotel	
Industry	
Indoor recreation centre	

Form of Development	Exceptions
Intensive animal keeping	
Land division where the minimum allotment size is less than 1200 square metres where the site is unable to be connected to a community waste water disposal system	
Motor repair station	
Office	
Petrol filling station	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 250 square metres or less.
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*.

Rural Landscape Protection Zone

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

OBJECTIVES

- 1 Preservation of the natural and rural character and scenic, scientific, and heritage features of the zone whilst accommodating established pastoral, agricultural and forestry activities.
- 2 Low-intensity rural activities (cropping and grazing) on large land holdings together with public/private open space and where structures are located and designed in such a way as to:
 - (a) preserve and enhance the natural character or assist in the re-establishment of a natural character in the zone
 - (b) limit the visual intrusion of development in the zone, particularly when viewed from public spaces, and in particular National Highway 1 and/or Scenic Drive
 - (c) not create, either in themselves, or in association with other developments, a potential demand for the provision of services at a cost to the community
 - (d) prevent the loss of life and property resulting from bushfires.
- 3 Tourist facilities, attractions, and accommodation that are secondary to farming and blend with the natural environment.
- 4 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 activity.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The western slopes of the southern Flinders Ranges are an important natural asset to both the agricultural and tourism industries. Development which is undertaken in this zone should be small scale and be sited unobtrusively so as to blend with and preserve the character and amenity of the locality and be landscaped with the use of local endemic species to screen development from public view.

Furthermore, development should not only preserve but should also enhance the natural character of the zone or assist in the re-establishment of a natural character. The term "natural character" refers to the natural topography, native vegetation and colours, such as greens and browns of non-reflective earthen tones, normally associated with a natural landscape.

The natural character of the established agricultural areas refers to the open character of the land in those areas of the zone where cropping and grazing currently predominates.

The Heysen Trail passes through the zone and the southern section of the Mount Remarkable National Park is situated within the northern portion of the zone and consist a large area of intact native vegetation.

The extent of native vegetation and open grassland, the steep slopes and the difficulty of access combine to make this zone a high fire risk area. It is important that development incorporates fire protection measures to minimise the fire risk. While vegetation management is an important part of minimising the fire risk, the destruction of existing native vegetation and failure to provide landscaping as to screen buildings and improve the amenity of the zone are not considered acceptable fire protection measures.

The Ranges Zone is not a residential zone and so services provided in an urban area will not be provided in this zone. Accordingly, development should not be undertaken if it is likely, in itself or in association with other development, to create a potential demand for such services. Because of their soils and rainfall, the South Flinders Ranges feature an intensive pattern of traditional land uses.

Activities and projects by State and local agencies which are considered necessary in this zone should be located, sited, constructed and maintained to promote the objectives for the zone and complement the principles of development control relating to this zone.

Tourist facilities are appropriate provided they are of a small-scale and/or located within existing dwellings.

The conservation of the scenic, scientific and heritage, features of the environment is intended as the paramount objective when assessing future development proposals in the Ranges Zone. There has been a long-standing, harmonious, marriage between conservation and other rural uses in this part of the Ranges which is intended to continue and not be put at risk by new forms of development.

Ongoing primary production, particularly cropping and grazing are an integral component of this environment and worthy of protection from competing or adverse land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - low intensity farming and grazing
 - recreation and tourist infrastructure for the interpretation and appreciation of the natural features of the zone
 - supplementation of existing farming activities through small scale tourist accommodation:
 - within an existing building, or
 - in the form of farm stay, guesthouse, rural or nature retreat or bed and breakfast accommodation as an integral part of a group of farm buildings.
- 2 Development listed as non-complying is generally inappropriate.
- 3 A shop should:
 - (a) be ancillary to primary production or processing uses, or tourist accommodation or other tourist development
 - (b) be located on the same site as the primary use
 - (c) have a gross leasable area that does not exceed 20 square metres.

Form and Character

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

- 6 Re-vegetation and screen planting proposed as part of development should use locally indigenous native species.
- 7 Development should not be undertaken unless:
 - (a) it is associated with a low intensity agricultural activity, a public open space area or a private use of an open character
 - (b) together with associated native landscaping, it preserves and enhances the natural character of the zone or assists in the re-establishment of a natural character.
- 8 Exotic forest plantations should not be developed where they would alter the character, or significance, of natural landscapes.
- 9 Pipelines and transmission lines should not be routed through the **Rural Landscape Protection Zone** unless no practical alternative exists.
- 10 Borrow pits should be unobtrusively sited to retain the scenic amenity and natural qualities of the zone.
- 11 Mining operations should not be undertaken unless the deposits are of such State or National significance that their utilisation may over-ride all other considerations.
- 12 If developed, mining operations should be subject to stringent safeguards to protect the landscape and other natural features of the environment.
- 13 Tourist accommodation should be confined to existing dwellings in the nature of a farm stay or bed and breakfast accommodation, be located within the Mount Remarkable National Park or, if outside the National Park be sited within 100 metres of the Heysen Trail.
- 14 Tourist accommodation located on private land within 100 metres of the Heysen Trail should be in the form of hiker's huts only with limited services accommodating no more than 4 persons and subject to the following design criteria:
 - (a) be simple in form and scale
 - (b) generally be rectangular in shape with hipped or gable roof treatments, with verandas to front and rear elevations
 - (c) be constructed of materials comprising local stone, timber, galvanized iron, cfc sheeting or rendered cfc sheeting
 - (d) not have floor area exceeding 40 square metres and a maximum height of 4.5 metres from natural ground level
 - (e) be developed utilising solar or alternative means of power, rainwater tanks and avoiding where possible the use of septic tanks for effluent disposal
 - (f) be sited unobtrusively so as to blend with and enhance the character and amenity of the locality and be landscaped with the use of local endemic species to screen development from public view
 - (g) be finished in colours, such as greens and browns of non-reflective earthen tones, normally associated with the local natural landscape
 - (h) there should be no more than one new tourist accommodation facility per allotment.
- 15 Access tracks and vegetation clearance around buildings should be kept to the minimum necessary for efficient bushfire management.
- 16 Advertisements should be excluded from the zone other than not more than one sign of less than 1 square metre in area that:

- (a) identifies a property or an activity on the property on which the sign is located
- (b) provides directions for public, community or tourist facilities.

Land Division

17 Land division should not be undertaken except where:

- (a) it will facilitate the retention of native vegetation on a single allotment and provided no additional allotments are created
- (b) where the division is to rationalise existing boundaries so as to improve the agricultural efficiency and productivity of the property, provided that there is no increase in the number of allotments and the proposed use of the new allotments is consistent with the purpose of the zone.

Landscape Protection Policy Area 11

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

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, **with grazing continuing as the preferred rural use, where appropriate.**
- 2 Provision of opportunities for the public to experience and appreciate the significance of the native vegetation and original remnant natural habitat of the area through low impact recreational activities and interpretive facilities.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area is of high environmental value and includes outstanding scenery, which includes the southern portion of the Mount Remarkable National Park known as the Napperby Block. The area also includes large tracts of well-vegetated grazing lands on the steep western hills overlooking, and clearly visible from, National Highway 1. There should be no further vegetation clearance and development should be limited, particularly in those areas visible from a publicly accessible place.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - directional, identification and/or interpretative advertisements and/or advertising hoardings for conservation management and tourist information purpose
 - small-scale facility associated with the interpretation and appreciation of natural and cultural heritage such as public amenities, remote shelters or huts.
 - structures for conservation management purpose.
- 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 use the following measures to avoid impacting detrimentally on the natural environment, processes and/or conservation qualities of land in the policy area:
 - (c) minimising the extent of earthworks
 - (d) minimising the extent of vehicle access servicing that development
 - (e) minimising the extent of locally indigenous vegetation removal
 - (f) being sited in an unobtrusive manner preferably below hilltops or prominent ridgelines
 - (g) screening the visual impact by planting locally indigenous species having due regard to bushfire risk

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- (h) utilising external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.
- 5 Where public access is necessary in the zone, the construction of recreational trails and appropriate fencing such as post and wire should be provided to control the movement of the public whilst minimising the impact on biodiversity.
- 6 Signage should only be installed where it is relevant to the conservation values and promotion of the objectives of the zone, and should be:
 - (a) restricted to those needed for direction, identification and interpretation
 - (b) discrete in design, colour and of a size of no more than 1 square metres.
- 7 The natural character and conservation of the scenic, scientific and heritage, features of the policy area should be retained and the area kept free of development that is not a necessary part of conservation or pastoral activities.
- 8 Borrow pits should not occur within the policy area.

Land Division

- 9 Boundary realignments should not occur unless to assist in the management of native vegetation.

Landscape Protection Policy Area 12

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

OBJECTIVES

- 1 Preservation of the natural and rural character and scenic and heritage features of the ranges whilst accommodating established pastoral, agricultural and forestry activities within the policy area.
- 2 Low intensity rural activities on large land holdings.
- 3 Tourist facilities, attractions, and accommodation that are secondary to farming and blend with the natural environment.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This area has generally been cleared for farming, mainly for cropping and grazing purposes in the past, however the significant areas of native vegetation that remain in place throughout the policy area should be preserved for their amenity, conservation and scenic value.

Low intensity farming activities such as cropping and grazing activities are appropriate in previously cleared areas where buildings and structures associated with the farming activities on the land can be effectively screened from adjoining roads or public vantage points, either through the use of terrain to hide the development or with intensive landscaping using endemic species.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - low intensity farming and grazing
 - recreation and tourist infrastructure for the interpretation and appreciation of the natural features of the zone
 - supplementation of existing farming activities through small scale tourist accommodation:
 - within an existing building, or
 - in the form of farm stay, guesthouse, rural or nature retreat or bed and breakfast accommodation as an integral part of a group of farm buildings.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 A shop in the policy area should have a gross leasable area that does not exceed 20 square metres.
- 4 The excavation and/or filling of land should:
 - (a) be no greater than 1.5 metres from natural ground level
 - (b) only be undertaken in order to reduce the visual impact of buildings or structures or to construct water storage facilities for use on the allotment

- (c) result in stable scree slopes that are covered with topsoil and landscaped so as to preserve and enhance or assist in the re-establishment of, the natural character of the locality.

Land Division

- 5 Land division should not be undertaken except where:
 - (a) it will facilitate the retention of native vegetation on a single allotment provided no additional allotments are created
 - (b) the division is to realign existing boundaries (ie does not increase the number of allotments) so as to improve the agricultural efficiency and productivity of the property, and the proposed use of the new allotments is consistent with the purpose of the policy area.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Except for one sign of less than a square metre in area that: <ul style="list-style-type: none"> (a) identifies a property or an activity on the property on which the sign is located (b) provides directions for public, community or tourist facilities.
Airfield	
Bank	
Caravan park	
Community centre	
Consulting room	
Dwelling	Except where in association with farming activities.
Educational establishment	
Fuel depot	
General industry	
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves (a) and (b): <ul style="list-style-type: none"> (a) at least 500 metres from all of the following: <ul style="list-style-type: none"> (i) a national park (ii) a conservation park (iii) a wilderness protection area (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area (b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.
Hospital	
Hotel	
Indoor recreation centre	
Land division	Except where it involves boundary rationalisation, where the number of resulting allotments is not more than the number that existed prior to rationalisation or community title division intended solely for the purposes of development for agricultural purposes.
Light industry	
Motel	
Motor repair station	

Form of Development	Exceptions
Nursing home	
Office	Except where associated with primary production or tourism development.
Petrol filling station	
Place of worship	
Primary school	
Pre-school	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 20 square metres.
Stock slaughter works	
Store	
Tourist accommodation	Except where it is consistent with the principles of development control within the zone associated with tourist accommodation.
Warehouse	
Waste reception, treatment, storage or disposal	
Wrecking yard	

Public Notification

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

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 A pleasant rural - residential character as derived from allotments of sufficient size to support mixed small-scale rural activities, landscaping and dwellings.
- 3 Land developed and managed to avoid degradation of land through over intensive use.

DESIRED CHARACTER

The semi-rural character of the zone should be reinforced and strengthened through the design and siting of buildings and homesteads, open style fencing and appropriate landscaping to compliment the changing landscape.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - detached dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - dwelling addition
 - farming
 - farm building
 - stable.
- 2 Development listed as non-complying is generally inappropriate.
- 3 There should be no more than one dwelling per allotment.
- 4 The keeping of animals should be ancillary to and in association with the residential use of the land.
- 5 The keeping of horses should only be undertaken if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.
- 6 Home based industry or other businesses may occur in this zone where such industry is complementary to the rural use of land and does not interfere with the residential function or rural and semi-rural character of the zone.
- 7 Home based industry may be those activities which are complementary to the rural use of land include mettwurst smoking, storage, craft production, leadlight framing, woodcarving, furniture restoration, french polishing, pottery making, needlework and jam production.

- 8 Industry development should not be undertaken unless:
- (a) the development is carried out in a building on the same site as a dwelling occupied by a person who carries on the industry
 - (b) the allotment has an area greater than 4 hectares
 - (c) the building or that portion of the building used for the industry not occupy a floor area in excess of 100 square metres
 - (d) the building (other than road access) is set-back from public roads a minimum of 100 metres
 - (e) the building (other than road access) is set-back from property boundaries a minimum of 50 metres
 - (f) the total number of persons involved in the industry be limited to two with at least one of these persons residing continuously in the building or on the premises used for carrying on the industry
 - (g) the industry not involve the operation of more than one commercial vehicle from the premises
 - (h) the area for external roofed or unroofed storage of materials be limited to 20 square metres
 - (i) the primary components and ingredients used to create industry products are derived from the land, that is derived from the surrounding rural locality
 - (j) it does not involve the servicing, repair or restoration of vehicles or vehicle parts; the carrying out of manufacturing activities at the scale of general, light and service industry; or the retail sale of goods from the land
 - (k) goods or materials used or produced by the industry are not exposed to view from any adjacent premises or from any public place
 - (l) the industry does not require the provision of any service main of a greater capacity than that available in the locality
 - (m) the industry does not require the use of three phase power or an electric motor which exceeds 0.4 kilowatts
 - (n) the industry only operates between the hours of 8.00 am and 6.00 pm, Monday to Friday
 - (o) provision is made for the off-street parking of any vehicle involved in the industry and any employee's vehicle
 - (p) no outdoor advertising is associated with the industry
 - (q) buildings and structures, including refuse and storage areas, is screened from view from public roads by dense planting of trees and shrubs, mounding and/or screen fencing.

Form and Character

- 9 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	20 metres
Minimum setback from secondary road frontage	20 metres
Minimum setback from side boundaries	10 metres
Minimum setback from rear boundary	10 metres

Parameter	Value
Maximum site coverage	10 per cent
Maximum building height (from natural ground level)	8 metres
Minimum number of on-site car parking spaces (One of which should be covered)	2

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

Parameter	Value
Maximum floor area	135 square metres
Maximum wall height (from natural ground level)	3.6 metres
Minimum setback from side and rear boundaries	10 metres
Minimum setback from a primary road or public open space area	20 metres

- 11 Development should be screened with suitable vegetation to ensure that the open and rural character and amenity of the zone is maintained and enhanced.
- 12 Rural living activities should be of a scale and intensity compatible with the rural living/residential development in and adjacent to the **Rural Living Zone** and **Residential Zone** in particular.
- 13 Residential developments on allotments that interface with an adjoining **Primary Production Zone** should be located at least 40 metres from the zone boundary specifically designed to minimise potential chemical spray drift.

Land Division

- 14 Land should only be divided where allotments created are not less than the minimum areas specified in each policy area.

Rural Living Policy Area 13

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

OBJECTIVES

- 1 A policy area accommodating rural living on existing allotments with provision for low intensity animal keeping.
- 2 No additional allotments.

DESIRED CHARACTER

The policy area includes the existing rural living settlement of Bungama, located east of Port Pirie and the Napperby Creek Estate. This policy area contains allotments of varying sizes, which should primarily accommodate rural living and associated low intensity animal keeping on existing allotments.

The policy area is also located on the western side of the National highway and the township of Warnertown and provides for rural living and associated low intensity animal keeping on existing allotments.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - dwelling addition
 - stable.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should primarily be detached dwellings with ancillary rural living activities.

Land Division

- 4 No additional allotments should be created wholly or partly within the policy area.

Rural Living Policy Area 14

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

OBJECTIVES

- 1 A policy area primarily accommodating detached dwellings in association with a range of low intensity, semi-rural and rural activities.

DESIRED CHARACTER

The policy area is located east of Port Pirie and on the fringes of the township of Crystal Brook. This policy area provides for detached dwellings and a range of rural activities and ancillary rural activities.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - dwelling addition
 - stable.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should primarily be detached dwellings with ancillary rural living activities, which do not interfere with the residential function or the rural and semi-rural character.

Land Division

- 4 Land division should create allotments that have an area of not less than 2 hectares.

Rural Living Policy Area 15

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

OBJECTIVES

- 1 A policy area adjacent to and north of the country township of Napperby for rural living on a range of allotment sizes with provision for low intensity animal keeping.

DESIRED CHARACTER

The policy area is located adjacent to and north and south of the country township of Napperby and includes part of the Nelshaby area. This policy area is to provide for rural living and associated low intensity animal keeping on existing allotments.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - dwelling addition
 - stable.

Form and Character

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

Land Division

- 3 Land division should create allotments that have an area of not less than 1 hectare.
- 4 Battle-axe shaped allotments should not be created in policy area.

Rural Living Policy Area 16

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

OBJECTIVES

- 1 A policy area accommodating rural living on smaller allotments.

DESIRED CHARACTER

The policy area is located within two areas to the south of the city of Port Pirie, one adjacent to the airport and one adjacent to Three Chain Road.

This policy area provides for country living on smaller allotments and provides an attractive transition between the urban area of Port Pirie and the rural region.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - dwelling addition.
- 2 Animal keeping should not occur within this policy area.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Buildings should be setback a minimum of 25 metres from the primary road frontage.
- 5 The setback area between a dwelling and the primary street property boundary should be appropriately landscaped with local indigenous vegetation.

Land Division

- 6 Land division should create allotments that have an area of not less than 5000 square metres (0.5 hectares).

Rural Living Policy Area 17

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

OBJECTIVES

- 1 Development comprising detached dwellings and ancillary horse keeping activities.
- 2 Residential development where adequate levels of servicing is provided.

DESIRED CHARACTER

The policy area is located on the south western edge of the City of Port Pirie.

The intent of the policy area is to provide for rural living and associated low intensity animal keeping on existing allotments, with limitations on new development and land division. Council does not wish to encourage any further division of land in this part of the city in order to manage the orderly and efficient provision of services within the city.

Development of new buildings will be subject to achieving key performance criteria specifically relating to Australian Height Datum (AHD) requirements. The provision of adequate services and infrastructure to the allotments within the policy area will also determine whether the allotment is suitable to accommodate any new development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - dwelling addition
 - stable.
- 2 Development should primarily be detached dwellings with ancillary rural living activities.
- 3 Intensive animal keeping should not occur within the policy area.

Form and Character

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

Land Division

- 5 No additional allotments should be created wholly or partly within the policy area.

Rural Living Policy Area 18

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

OBJECTIVES

- 1 A policy area for rural living on larger allotments with the provision for low intensity animal keeping.

DESIRED CHARACTER

The policy area is located to the south east of the City of Port Pirie in an area north of the township of Koolunga and the western end of the Nelshaby area.

This policy area provides for rural living and associated low intensity animal keeping on larger allotments.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - dwelling addition
 - stable.

Form and Character

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

Land Division

- 3 Land division should create allotments that have an area of not less than 4 hectares.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and / or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Amusement machine centre	
Crematorium	
Caravan park	
Community centre	
Consulting room	
Dairy	
Dwelling	Except where either of the following applies: <ul style="list-style-type: none"> (a) a habitable dwelling already exists on the allotment (b) where the allotment is provided with water and electricity by the applicant or developer.
Fuel depot	
Home based industry	Except home based industry involving activities which are complementary to the rural use of land include mettwurst smoking, storage, craft production, leadlight framing, woodcarving, furniture restoration, french polishing, pottery making, needlework and jam production.
Hotel	
Intensive animal keeping	
Land division within Rural Living Policy Area 13 or within Rural Living Policy Area 17	
Light industry	
Landfill	
Major public service depot	

Form of development	Exceptions
Motor repair station	
Office	
Petrol filling station	
Place of worship	
Prescribed mining operation	
Residential flat building	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	
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*.

Town Centre Zone

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

OBJECTIVES

- 1 A centre accommodating a wide range of retail, office, **business**, administrative, community, **tourist**, cultural and entertainment facilities to serve residents of the town and the surrounding rural community.
- 2 Conservation and upgrading of buildings of historic character.
- 3 Rationalisation of vehicular access, car parking and major pedestrian movement paths to provide a safer, more efficient and more attractive environment.
- 4 **Development which reinforces and enhances the character of the zone and contributes to its tourism appeal.**

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulky goods outlet
 - café
 - consulting room
 - cultural centre
 - entertainment facility
 - fitness studio
 - hotel
 - meeting room
 - office
 - restaurant
 - shop
 - tourist facility.
- 2 Development listed as non-complying is generally inappropriate.
- 3 A dwelling should be established only where it is associated with and ancillary to an existing, or part of a proposed use envisaged for the zone.

Form and Character

- 4 **Development should complement and reinforce the existing pattern of built form within the zone.**
- 5 **Dwellings should be predominantly single storey with two storey structures in suitable locations.**

PROCEDURAL MATTERS

Complying Development

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

In addition, within **Area 2 Crystal Brook of the Historic Conservation Area**, the following forms of development are designated as complying subject to the conditions contained in [Table PtPi/2 – Off Street Vehicle Parking](#):

- a change of use to a consulting room
- a change of use to an office
- a change of use to a shop.

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
Caravan park	
Dairy	
Dwelling	Except a dwelling that complies with all of the following: <ul style="list-style-type: none"> (a) ancillary to and in association with a non-residential development (b) located on the same allotment as the non-residential development (c) located outside Area 2 Crystal Brook of the Historic Conservation Area.
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Light industry	
Public service depot	
Residential flat building	
Road transport terminal	
Special industry	
Stadium	
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*.

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.

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

Form and Character

- 6 No development should exceed two storeys in height and should be harmoniously integrated with adjacent development in terms of scale, siting, design and appearance.

- 7 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metres
Minimum setback from rear boundary	1 metres
Maximum site coverage	40 per cent
Maximum building height (from natural ground level)	8 metres
Minimum area of private open space	60 square metres
Minimum number of on-site car parking spaces (One of which should be covered)	2

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

Parameter	Value
Maximum floor area	72 square metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	600 millimetres for 2.4 metres outbuilding wall height 1000 millimetres for 2.7 metres outbuilding wall height 1200 millimetres for 3 metres or greater outbuilding wall height
Minimum setback from a public road	No closer than the dwelling it is associated with
Minimum setback from secondary road frontage	3 metres

- 9 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 (square metres)	Minimum frontage (metres)
Detached	800 minimum	15
Semi-detached	500 minimum	15
Group dwelling	450 minimum	15
Residential flat building	450 average	15
Row dwelling	450 minimum	15

- 10 Tourism in the form of boutique (small scale and specialised) hotels, small to medium scale owner-operated guest housing, small to medium scale serviced apartments and bed and breakfasts should be low-scale and compatible with the character and amenity of the 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 complying criteria / conditions as outlined in the table below:

Form of development	Complying criteria / Conditions
Detached dwelling Domestic outbuilding	(a) dwelling site areas complying with the principles of development control within the zone (b) no building of more than one storey in height being erected (c) building set-back complying with the principles of development control within the zone (d) the external walls of any building, or of any addition or alteration to a building, being principally composed of masonry, brick, stone, timber or rendered masonry (e) no building being of a transportable or relocatable nature, or elevated on posts, or lacking a solid brick, stone or concrete block base upon the perimeter footings enclosing the space between the floor of the building and the ground surface.

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
Commercial forestry	
Crematorium	
Dairy	
Farming	
Farm building	
Fuel depot	
General industry	
More than one dwelling	
Horse keeping	
Horticulture	
Intensive animal keeping	
Prescribed mining operations	
Road transport terminal	
Shop or group of shops	Except where the gross leasable area is 250 square metres or less.
Special industry	

Form of development	Exceptions
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 PtPi/1 - Building Setbacks from Road Boundaries

Road boundary	Setback distance from road boundary (metres)
Primary and secondary arterial roads within the Landscape Protection Policy Area 11 of the Rural Landscape Protection Zone, Primary Production Zone and Rural Living Zone .	20 metres
All other roads in the Commercial Zone, Community Zone, Deferred Urban Zone, Industry Zone, Primary Production Zone, Residential Zone, Rural Living Zone, Town Centre Zone , and Township Zone .	6 metres

Table PtPi/2 - Off Street Vehicle Parking

Form of development	Minimum Number of Car Parking Spaces Required
Aged persons' home	1 car parking space per 10 residents plus 1 car parking space per 2 staff plus 1 car parking space per 5 residents (for visitors).
Bank	1 car parking space per 15 square metres of total floor area.
Billiard saloon	1 car parking space per 15 square metres of total floor area.
Boarding - guest house, hostel	1 car parking space per 3 beds.
Bowling club	20 car parking spaces per bowling green.
Community centre, clubroom, gymnasium, hall, bowling alley, amusement centre	1 car parking space per 15 square metres of total floor area.
Consulting rooms	2 for each surgery.
Detached dwelling	10 car parking spaces per dwelling, at least one of which to be roofed.
Dwelling (as cabins available for rent)	1 car parking space per dwelling.
Funeral parlour	1 car parking space per 7 chapel seats plus provision for vehicles operated by parlour.
General, light, service, special industry, motor repair station	1 car parking space per 75 square metres of total floor area or 1 car parking space per 2 employees (whichever provides the larger parking area).
Guest house	1 car parking space per 3 beds.
Hospital, nursing home	1 car parking space per 2 beds plus 1 car parking space per 2 staff.
Hotel	1 car parking space per 2 square metres of bar floor area plus 1 car parking space per 10 square metres of lounge bar or beer garden floor area; or 1 car parking space per 3 guest rooms (whichever provides the larger parking area).
Meeting hall	1 car parking space per 7 seats.
Motel	1 car parking space per room or residential unit plus 1 car parking space per 10 square metres of total floor area of restaurant (if provided).
Multiple dwelling, residential flat building	1 roofed car parking space per dwelling unit plus 1 car parking space per 2 dwelling units for visitor parking.
Nursing home	1 car parking space per 3 beds.
Office	1 car parking space per 25 square metres of total floor area with a minimum of 2 car parking spaces.
Place of worship	1 car parking space per 5 seats.
Restaurant	1 car parking space per 6 seats.
Semi-detached dwelling and row dwelling	2 car parking spaces per dwelling, at least one of which to be roofed.

Form of development	Minimum Number of Car Parking Spaces Required
Service station	10 car parking spaces per station for customer and employee use.
Shop (excluding restaurant)	1 car parking space per 15 square metres of floor area.
Showroom	1 car parking space per 150 square metres of total floor area.
Store, warehouse	1 car parking space per 75 square metres of total floor area or 1 car parking space per 3 employees (whichever provides the larger parking area).
Squash/tennis courts	3 car parking space per court.
Theatre	1 car parking space per 5 seats.

Table PtPi/3 - Contributory Items

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
Adelaide Square CRYSTAL BROOK	Memorial Rotunda		13598
Bowman Street (Cnr Adelaide Square) CRYSTAL BROOK	Former Bank		13600
Bowman Street Median strip, Adelaide Square CRYSTAL BROOK	War Memorial		13599
26, 28, 30 Bowman Street CRYSTAL BROOK	Shops - Wardle Co, Pharmacy, Hairdresser		13601
41-43 Bowman Street CRYSTAL BROOK	Former Crystal Press Printers		13602
42 Bowman Street CRYSTAL BROOK	Email Service Centre Appliance Store		13603
44 Bowman Street CRYSTAL BROOK	Kandy's Antiques Shop		13604
47 Bowman Street CRYSTAL BROOK	'Peppertree Hairdressing'		13605
48 Bowman Street CRYSTAL BROOK	CWA Rooms		17610
50 Bowman Street CRYSTAL BROOK	Westfarmers Dalgety Shop		13606
Railway Terrace CRYSTAL BROOK	Post Office		13607
54-58 Ellen Street PORT PIRIE	Pelham's Buildings		13608
62 Ellen Street PORT PIRIE	Shops		13609
72 Ellen Street PORT PIRIE	Flinders Arcade		13610
88 Ellen Street PORT PIRIE	Former Carmody's Sewing Centre		13611
96 Ellen Street PORT PIRIE	Portside Tavern		13612
126 Ellen Street PORT PIRIE	House and Leisure Shop		17611

Table PtPi/4 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Bowman Street CRYSTAL BROOK	Institute			CT 333/194	c d	13542
Bowman Street CRYSTAL BROOK	Kupsch Bakery			CT 1480/87	d	13543
Bowman Street CRYSTAL BROOK	Shops			CT 5609/919 CT 5566/752	d	13541
Bowman Park 3km NE of Crystal Brook CRYSTAL BROOK	Stables				a d	13540
Cnr. Bowman Street and Brandis Street CRYSTAL BROOK	Royal Hotel			CT 5191/48	c d f	13545
Cnr. Bowman Street and Brandis Street CRYSTAL BROOK	Former Savings Bank of South Australia			CT 814/20	d	13544
Brandis Street CRYSTAL BROOK	National Trust Museum			CT 4308/54	d	13547
Cnr. Brandis Street and Bowman Street CRYSTAL BROOK	The Bowman Street facade of the shops			CT 3859/102	d	13546
31 Brandis Street CRYSTAL BROOK	RSSAILA Hall			CT 1525/122	c	13548
58 Brandis Street CRYSTAL BROOK	Church of St Silas			CT 514/138	c d	13549
Cnr. Edmund Terrace and Eyre Road CRYSTAL BROOK	The original front entrance of the Hospital building, incl the Dutch Gable and roofline of the gable and portico, to the depth of the front veranda			CT 1559/163	c d	13550
41-49 Eyre Road CRYSTAL BROOK	SA Water Storage Sheds and Workshop	A204	T240601	CT 204/53 CT 222/43 CT 5061/9	d	13551
51 Eyre Road and Adelaide Square CRYSTAL BROOK	Uniting Church and hall (excluding entrance porch)			CT 5187/274 CT 5207/535	c d	13539

Port Pirie Regional Council
Table Section
Table PtPi/4 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Cnr. Higgins Road and Eyre Extension Road CRYSTAL BROOK	Holy Trinity Catholic Church			CT 5663/717	c d	13552
Cnr. Mitchell Street and Huddlestone Road CRYSTAL BROOK	Primary School			CT 1764/30	c d	13553
Cnr. Mitchell Street and Bowman Street CRYSTAL BROOK	Freemasons' Hall			CT 5660/839	c d	13554
47 Railway Terrace CRYSTAL BROOK	Hotel			CT 5125/182	c f	13555
Cnr. Younghusband Terrace and Eyre Road CRYSTAL BROOK	Centenary Memorial			CT 5125/182	e	13556
Merriton to Clements Gap Road MERRITON	Old Merriton Road Bridge					17606
Nelshaby to Napperby Road NELSHABY	Nelshaby Reservoir				a c	13557
Cnr. David Street and Florence Street PORT PIRIE	St Paul's Anglican Church			CT 608/38	d	13558
Ellen Street PORT PIRIE	Menswear Shops					17607
40 Ellen Street PORT PIRIE	International Hotel and Assembly Room			CT 5139/361	a d	13559
70 Ellen Street PORT PIRIE	Former Bank Building			CT 5136/284	a d	13560
97 Ellen Street PORT PIRIE	Library				d	13561
106 Ellen Street PORT PIRIE	Shop; (excluding the shopfronts at ground level, below front veranda)			CT 5658/615	d	13562
85-89 Florence Street PORT PIRIE	The Florence Street facade of the Esklund Building; (excluding the verandah and shopfronts below the veranda)			CT 5283/240	d	13563
114-116 Florence Street PORT PIRIE	Former Uniting Church			CT 5538/62	c d f	13564
10 Gertrude Street PORT PIRIE	Masonic Hall			CT 640/141	c d	13565

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
107 Gertrude Street PORT PIRIE	St Mark's Catholic Cathedral			CT 5658/646	c d	13566
111 Gertrude Street PORT PIRIE	The external form of Jervois House only; (excluding the rear of the building)			CT 640/139	d	13567
Cnr. Memorial Drive and Gertrude Street PORT PIRIE	Memorial Gates				d e	13613
Memorial Park , off Norman Street PORT PIRIE	John Pirie Anchor			CR 5628/894	e	13569
Between Norman Street and Mary Elle Street PORT PIRIE	Grandstand				d e	13571
19 Norman Street PORT PIRIE	Geddes Memorial Hall			CT 5538/61	d	13570
Off Magor Road PORT PIRIE SOUTH	11 Inland Aircraft Fuel Depot			CT 5397/667	a	13568
Cnr. of Goode Road and The Terrace PORT PIRIE WEST	Kindergarten (Former School)			CT 236/176	c d	13573
73 Goode Road PORT PIRIE WEST	House			CT 4133/827	d	13572
Cnr. Moppett Road and Fourth Street PORT PIRIE WEST	Risdon Hotel			CT 5703/175	d f	13574
158-190 The Terrace PORT PIRIE WEST	Federal Hotel			CT 5632/190	d f	13575
Barr Street REDHILL	Former Anglican Church			CT 349/24	c d e	13576
Barr Street REDHILL	Soldiers Memorial Institute				c	13577
Bowman Street REDHILL	Monument, Mortimer Park			CT 1220/123	e	13581
Bowman Street REDHILL	Eureka Hotel and Stables			CT 5276/510	c d f	13580
Bowman Street REDHILL	Currency Cottage			CT 5372/91 CT 5372/90	d	13579
Bowman Street REDHILL	Antique Shop and Residence			CT 396/136	d	13578

Port Pirie Regional Council
Table Section
Table PtPi/4 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Bowman Street REDHILL	Museum (Former Council Chambers), Mortimer Park			CT 1220/125	c d f	13582
Bowman Street REDHILL	Former Wadell's Store			CT 5352/995 CT 5352/604 CT 5352/996	a	13585
Bowman Street REDHILL	Redhill Hotel			CT 1662/59	d f	13584
Bowman Street REDHILL	Post Office and General Store			CT 5371/898	d	13583
Broughton Park River Terrace REDHILL	Broughton River Bridge				d f	13586
Ellis Street REDHILL	Uniting Church, 'Little Glory' Church and Memorial Hall			CT 1082/136	c d	13587
Ellis Street REDHILL	Former Police Cells			CT 5270/600	a	13588
Government Road REDHILL	Silos					17609
South Terrace REDHILL	Former Primary School (Redhill Manor)			CT 5565/340	c	13589
380 The Terrace RISDON PARK	House			CT 5064/643	d	13590
390 The Terrace RISDON PARK	Risdon Park Uniting Church building only; (excluding rear hall)			CT 5691/695	a c d	13591
Church Circle SOLOMONTOWN	Seventh Day Adventist Church			CT 5695/975	d f	13592
26-28 Geddes Road SOLOMONTOWN	St Anthony's Catholic Church			CT 5660/782	c d	13593
20 Main Road SOLOMONTOWN	Newcastle Hotel			CT 5131/680 CT 5130/880	d	13594
56-58 Main Road SOLOMONTOWN	Former Rohrsheim's Building			CT 5176/504	d	13595
East Terrace WARNERTOWN	Institute			CT 5668/285	c	13596
Gervase Road WARNERTOWN	Former Church			CT 308/250	d	13597

Table PtPi/5 - 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
1 Alexander Street PORT PIRIE	Barrier Chambers Offices	A142	T241001	CR 5758/178		10978
32 Ellen Street PORT PIRIE	Former Adelaide Steamship Company Building	A589	F184671	CT 5436/481	a b g	11538
64 - 68 Ellen Street PORT PIRIE	Dwelling (former Sampson's Butcher Shop)	A553	F184635	CT 5852/27		10990
69-71 Ellen Street PORT PIRIE	National Trust Museum (former Port Pirie Customs House)	A26	T241001	CR 5758/176		10147
73-77 Ellen Street PORT PIRIE	National Trust Museum (former Port Pirie Railway Station)	A401	D75081	CT 6019/859		10229
79-81 Ellen Street PORT PIRIE	Port Pirie Post Office	A186	F189128	CT 5768/74	a	11566
85 Ellen Street PORT PIRIE	Development Board Building (former Port Pirie Courthouse, later Customs House)	A134	T241001	CT 5633/971		10148
94 Ellen Street PORT PIRIE	Sample Rooms, rear of Jubilee (former Royal Exchange) Hotel	A1	F133436	CT 5261/929		14525
134 Ellen Street PORT PIRIE	Family Hotel	A514	F184596	CT 5843/598		10149
32 Florence Street PORT PIRIE	Dwelling ('Carn Brae')	A567	F184649	CT 5397/880		10150
50-52 Florence Street PORT PIRIE	Waterside Workers' Federation (former Amalgamated Workers' Association) Building	A522	F184604	CT 5442/945		11540
105 Gertrude Street PORT PIRIE	Good Samaritan Catholic Convent School	A113	T241001	CT 5659/889		10991
Memorial Drive PORT PIRIE	Second World War Memorial Gates	S1076	H241000	CR 5758/760	e	19047
5 Norman Street PORT PIRIE	Former AMP [Australian Mutual Provident Society] Port Pirie Office Building	A508	F184590	CT 5409/742	a g	10988
Redhill to Yacka Road REDHILL	Redhill Geological Site	S828	H210800	CR 5758/714	b c	19048

Note: This table is an extract from the South Australian Heritage Register established under Section 13 (1) of the *Heritage Places Act 1993*. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.

Mapping Section

Map Reference Tables

Spatial Extent Maps

Bushfire Risk Maps

Concept Plan Maps

Map Reference Tables

Index Maps

Map Reference

[Council Index Map](#)

[Enlargement Index Map](#)

Zone Maps

Zone Name	Map Numbers
Airfield Zone	PtPi/10, PtPi/11, PtPi/12
Bulk Handling Zone	PtPi/5, PtPi/9, PtPi/26, PtPi/30
Coastal Conservation Zone	PtPi/1, PtPi/2, PtPi/3, PtPi/4, PtPi/5, PtPi/6, PtPi/7, PtPi/13, PtPi/14, PrPi/21, PtPi/22, PtPi/23, PtPi/24, PtPi/25
Commercial Zone	PtPi/3, PtPi/5, PtPi/6, PtPi/8, PtPi/9, PtPi/13, PtPi/14, PtPi/30
Community Zone	PtPi/3, PtPi/4, PtPi/5, PtPi/7, PtPi/8, PtPi/11, PtPi/26, PtPi/27, PtPi/28, PtPi/29, PtPi/30, PtPi/31
Deferred Urban Zone	PtPi/10, PtPi/11, PtPi/26, PtPi/28, PtPi/29
Industry Zone	PtPi/2, PtPi/3, PtPi/5, PtPi/6, PtPi/8, PtPi/9, PtPi/11, PtPi/14, PtPi/27, PtPi/28, PtPi/29, PtPi/32
Local Centre Zone	PtPi/4, PtPi/7
Mixed Use Zone	PtPi/5, PtPi/6
Neighbourhood Centre Zone	PtPi/5
Primary Production Zone	PtPi/1, PtPi/6, PtPi/7, PtPi/8, PtPi/9, PtPi/10, PtPi/11, PtPi/12, PtPi/13, PtPi/14, PtPi/15, PtPi/16, PtPi/17, PtPi/18, PtPi/19, PtPi/20, PtPi/21, PtPi/22, PtPi/23, PtPi/24, PtPi/25, PtPi/26, PtPi/27, PtPi/28, PtPi/29, PtPi/30, PtPi/31, PtPi/32
Regional Centre Zone	PtPi/3, PtPi/5
Residential Zone	PtPi/2, PtPi/3, PtPi/4, PtPi/5, PtPi/6, PtPi/7, PtPi/8, PtPi/9, PtPi/10, PtPi/11, PtPi/21, PtPi/26, PtPi/27, PtPi/28, PtPi/29
Rural Landscape Protection Zone	PtPi/15, PtPi/16, PtPi/18, PtPi/19, PtPi/20
Rural Living Zone	PtPi/4, PtPi/6, PtPi/7, PtPi/8, PtPi/9, PtPi/10, PtPi/11, PtPi/14, PtPi/15, PtPi/16, PtPi/17, PtPi/21, PtPi/26, PtPi/27, PtPi/29, PtPi/31
Town Centre Zone	PtPi/26, PtPi/27
Township Zone	PtPi/16, PtPi/17, PtPi/30, PtPi/31

Policy Area Maps

Policy Area Name	Map Numbers
Commercial Policy Area 1	PtPi/5, PtPi/6, PtPi/8, PtPi/9
Commercial Policy Area 2	PtPi/3, PtPi/5, PtPi/14
Commercial Policy Area 3	PtPi/13
Industry Policy Area 4	PtPi/2, PtPi/3
Industry Policy Area 5	PtPi/5, PtPi/8
Industry Policy Area 6	PtPi/3, PtPi/5
Mixed Use Policy Area 7	PtPi/5, PtPi/6
Mixed Use Policy Area 8	PtPi/5, PtPi/6
Regional Centre Policy Area 9	PtPi/3, PtPi/5
Residential Policy Area 10	PtPi/2, PtPi/3
Landscape Protection Policy Area 11	PtPi/15, PtPi/16, PtPi/18, PtPi/19
Landscape Protection Policy Area 12	PtPi/19, PtPi/20
Rural Living Policy Area 13	PtPi/14, PtPi/16, PtPi/17
Rural Living Policy Area 14	PtPi/14, PtPi/26, PtPi/27, PtPi/29
Rural Living Policy Area 15	PtPi/15, PtPi/16
Rural Living Policy Area 16	PtPi/10, PtPi/11
Rural Living Policy Area 17	PtPi/4, PtPi/7, PtPi/21
Rural Living Policy Area 18	PtPi/6, PtPi/8, PtPi/9, PtPi/15, PtPi/31
Industry Policy Area 19	PtPi/11, PtPi/32

Historic Conservation Area Maps

Area Name	shown within Overlay Maps - Heritage
Historic Conservation Area	PtPi/5, PtPi/26, PtPi/27
Area 1 Port Pirie	PtPi/5
Area 2 Crystal Brook	PtPi/26, PtPi/27

Overlay Maps

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

Issue	Map Numbers
Development Constraints	PtPi/1, PtPi/2, PtPi/3, PtPi/4, PtPi/5, PtPi/6, PtPi/7, PtPi/8, PtPi/9, PtPi/13, PtPi/14, PtPi/15, PtPi/16, PtPi/17, PtPi/18, PtPi/19, PtPi/20, PtPi/21, PtPi/23, PtPi/24, PtPi/25, PtPi/28, PtPi/31
Heritage	PtPi/1, PtPi/4, PtPi/5, PtPi/6, PtPi/8, PtPi/15, PtPi/17, PtPi/26, PtPi/27, PtPi/30
Natural Resources	PtPi/1, PtPi/2, PtPi/3, PtPi/4, PtPi/5, PtPi/6, PtPi/7, PtPi/9, PtPi/13, PtPi/14, PtPi/21, PtPi/22, PtPi/23, PtPi/24, PtPi/25

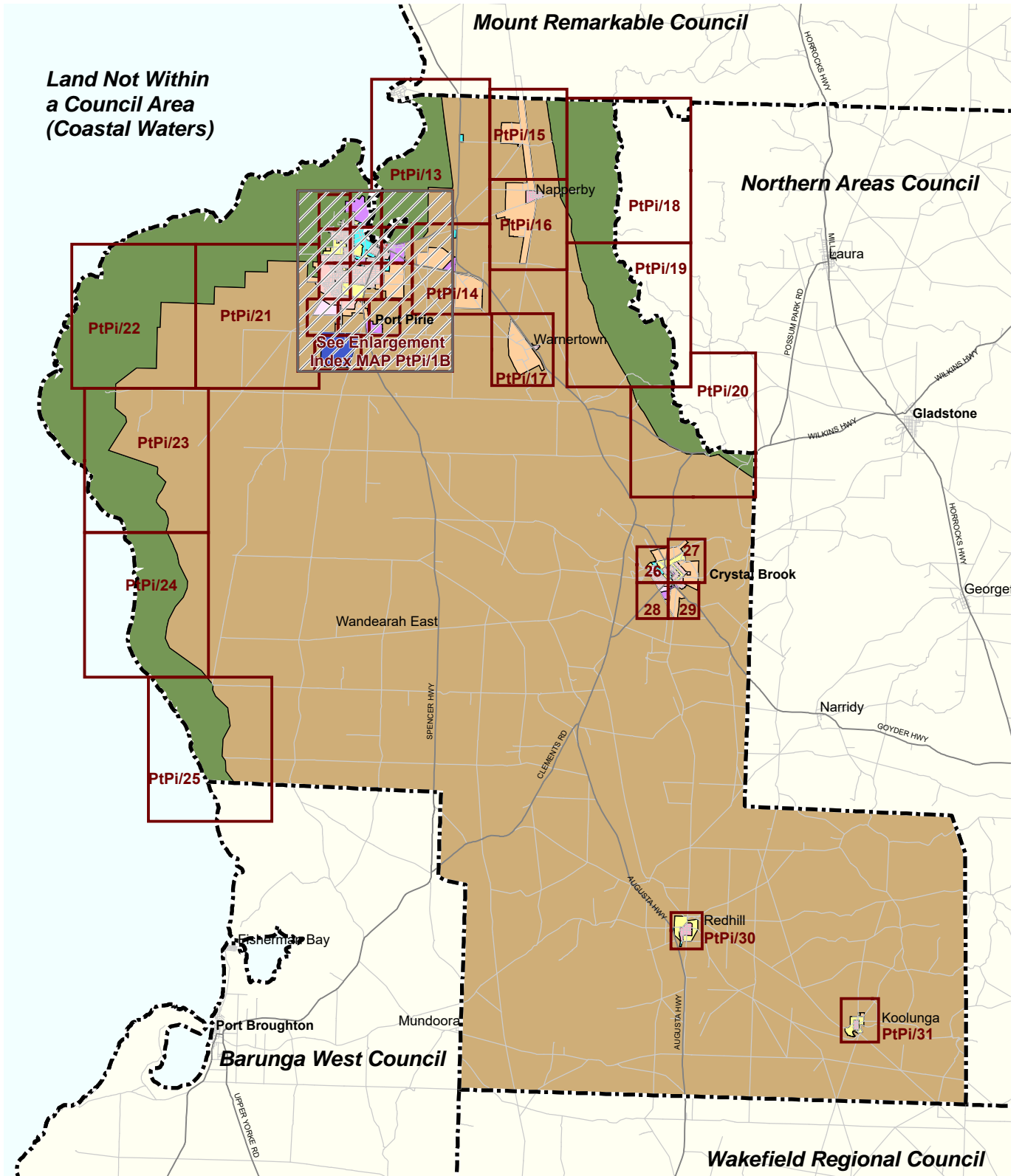
Bushfire Protection Overlay Maps

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

Concept Plan Maps

Concept Plan Title	Map Numbers
Regional Centre	Concept Plan Map PtPi/1
Regional Centre	Concept Plan Map PtPi/2
Solomontown Centre	Concept Plan Map PtPi/3
North East Industrial Area	Concept Plan Map PtPi/4
Policy Area 6 Industry Policy Area	Concept Plan Map PtPi/5
Solomontown Beach Development Area	Concept Plan Map PtPi/5
Augusta Highway Development Area	Concept Plan Map PtPi/7

Spatial Extent Maps

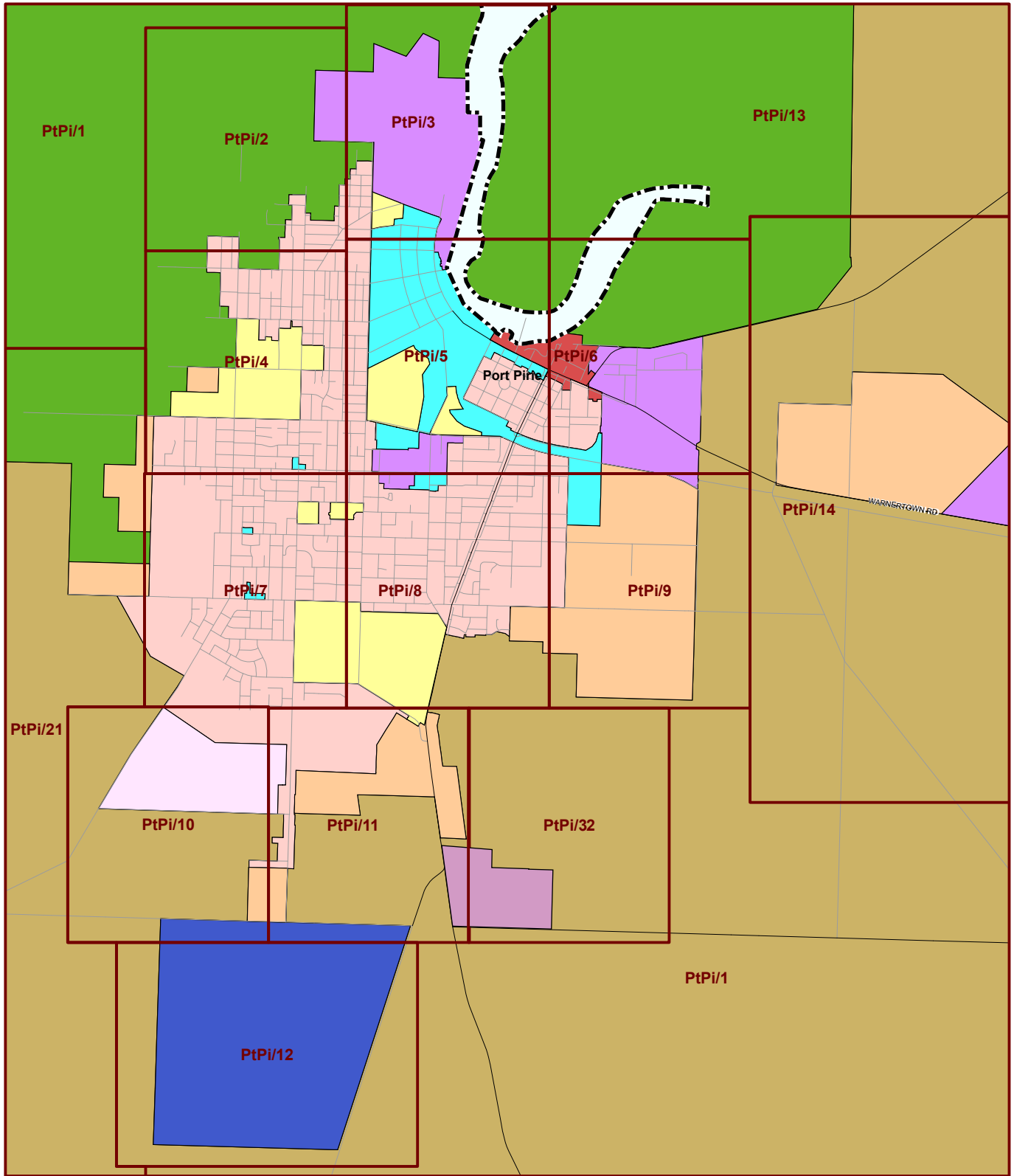


For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps PtPi/1 to Map PtPi/32 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the 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

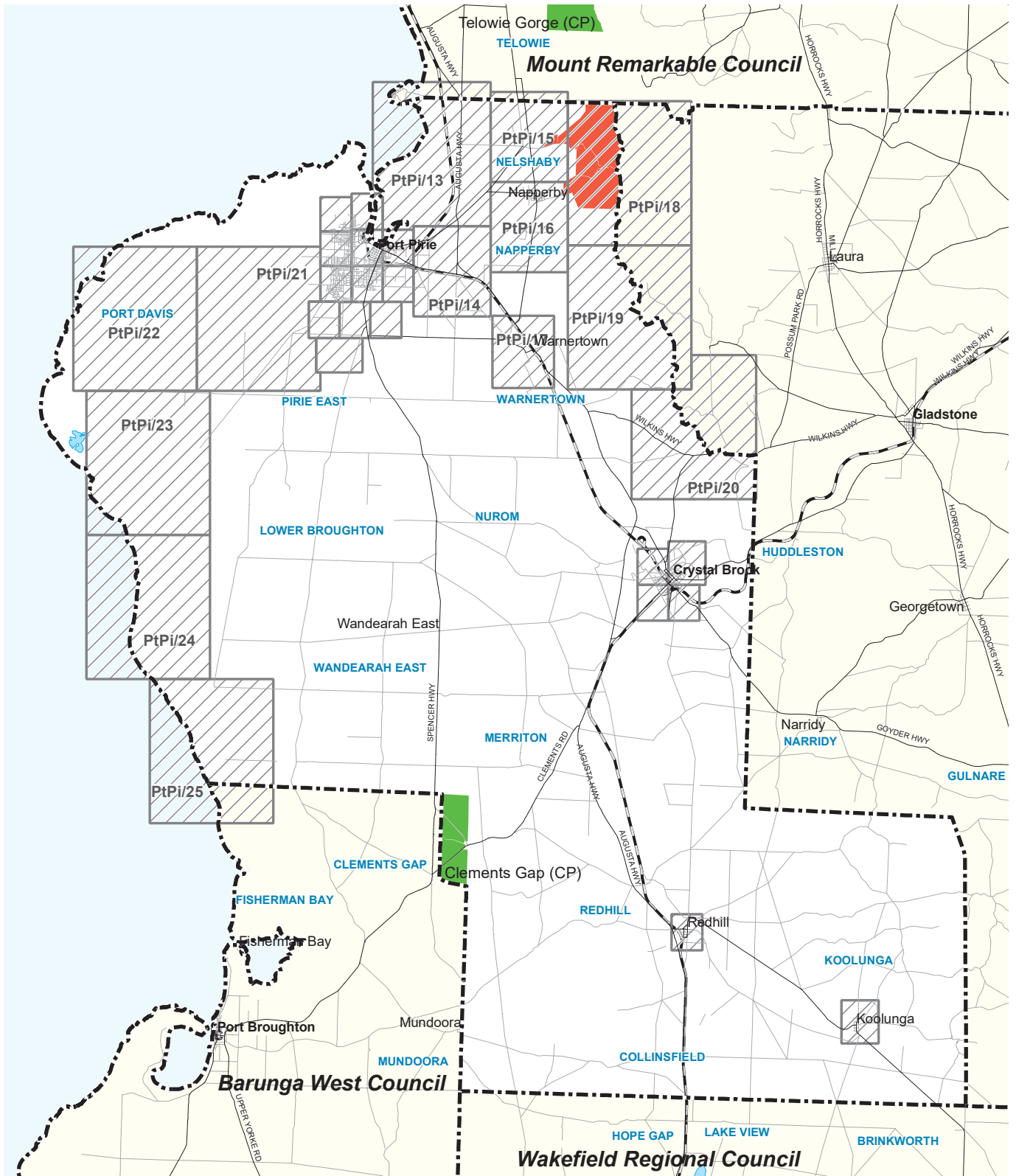
 Enlargement Index









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 PtPi/1 to Map PtPi/32 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.

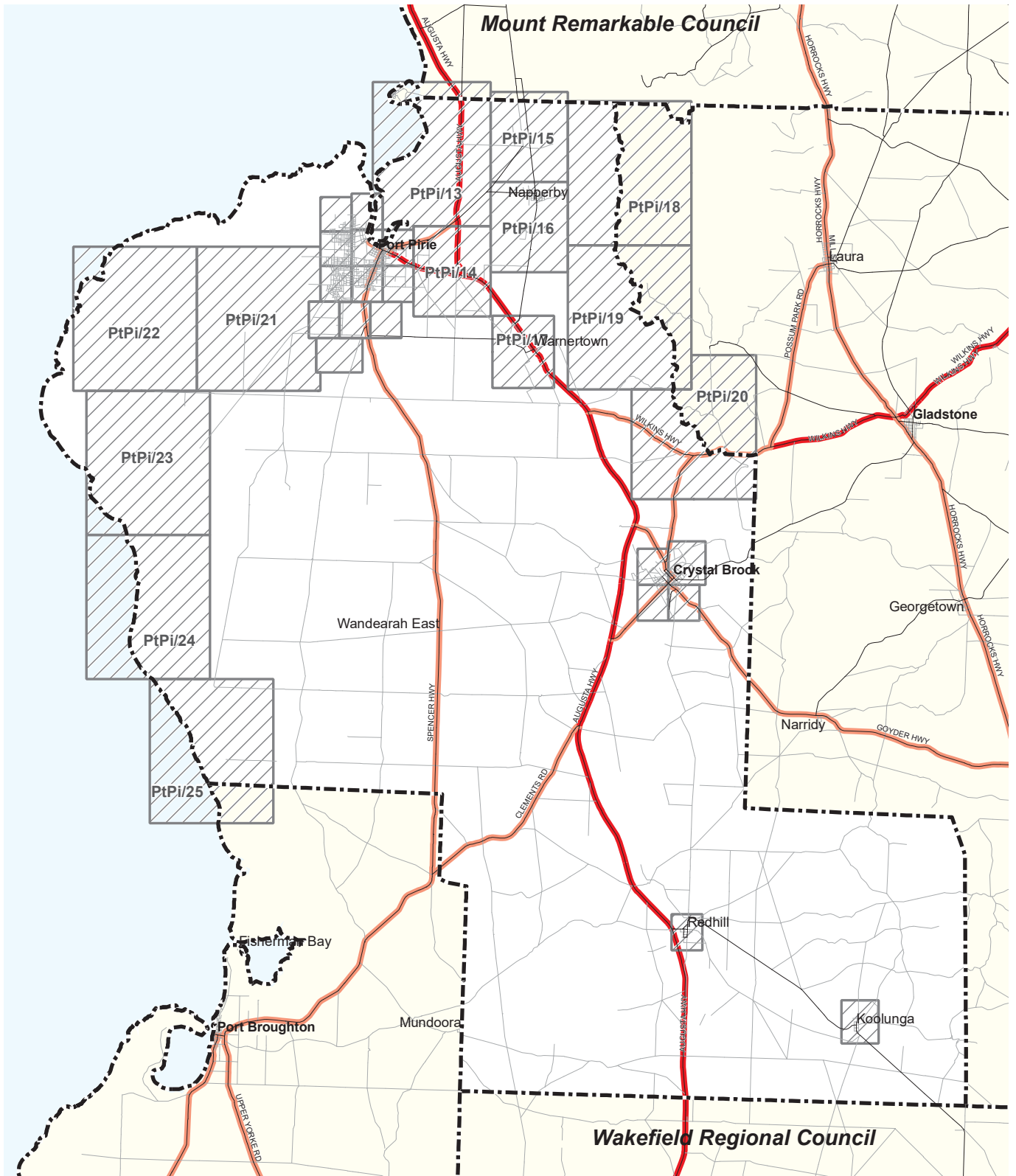


PORT PIRIE Enlargement Index Map



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

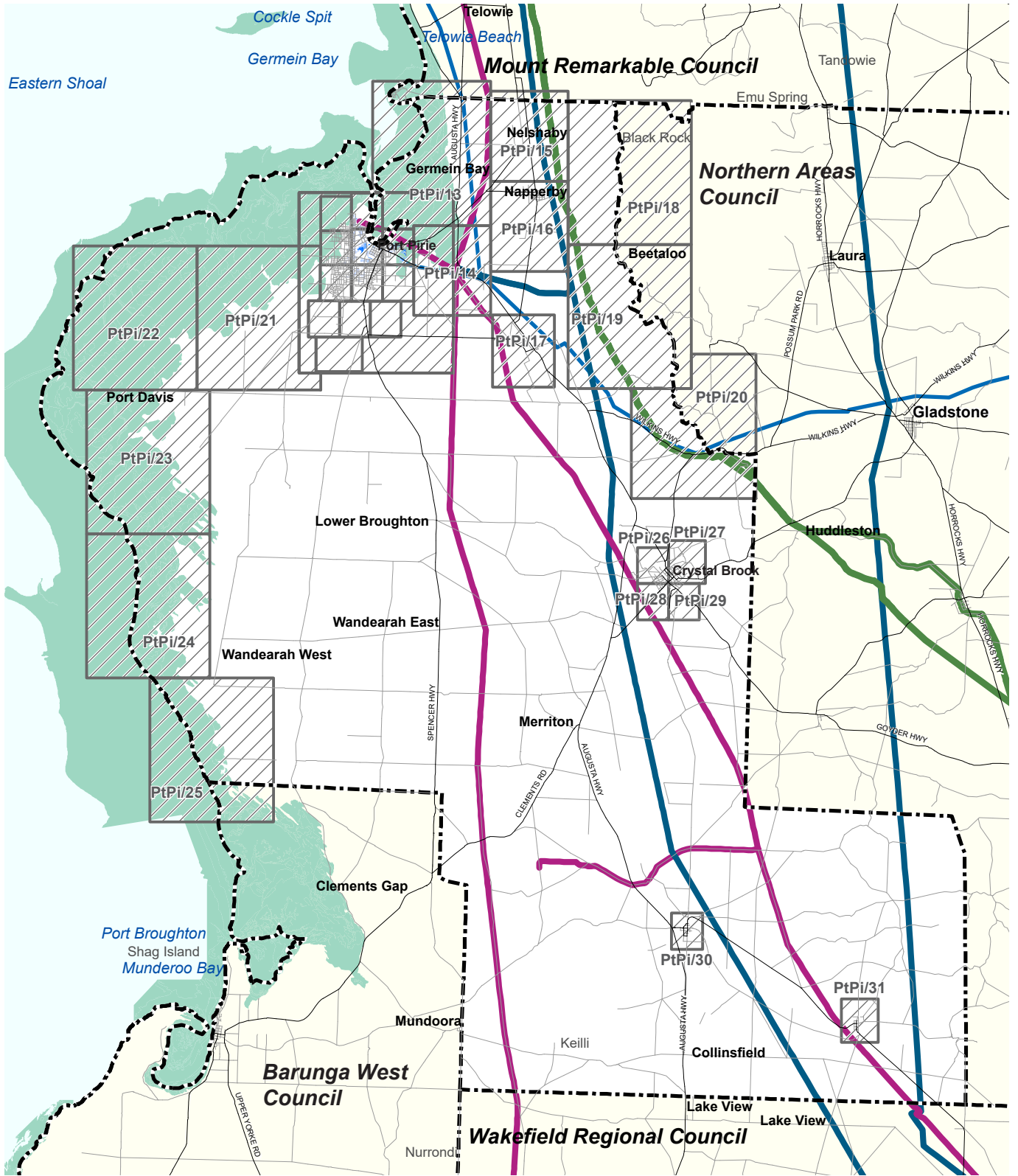
Location Map PtPi/1



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

Overlay Map PtPi/1

TRANSPORT



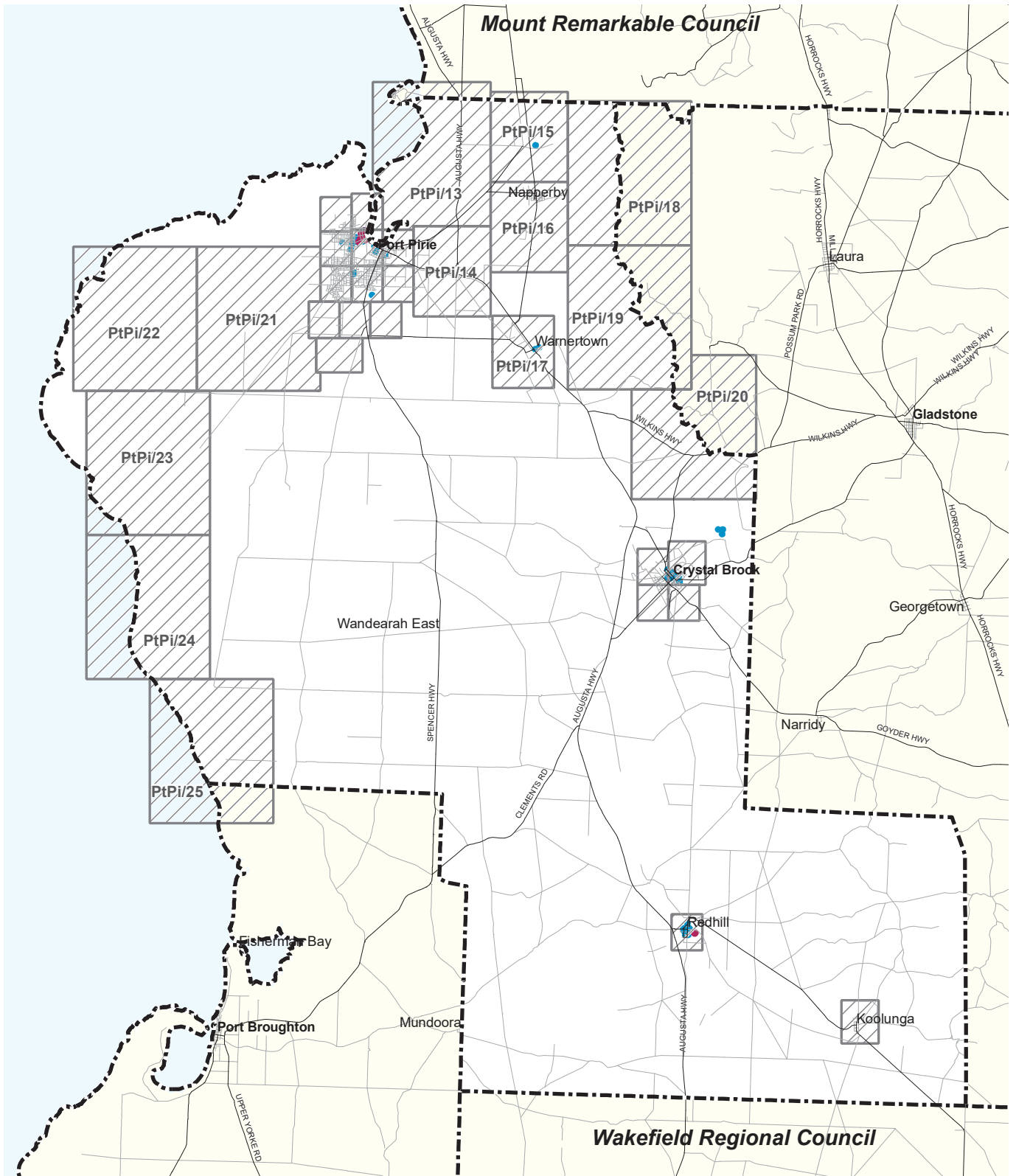
Floodplain Area - Flood Risk Categories

- High Flood Risk (>0.6m depth)
- Medium Flood Risk (>0.3m to 0.6m depth)
- Low Flood Risk (Zero to 0.3m depth)
- Coastal Acid Sulfate Soils
- Morgan - Whyalla Pipeline
- Epic Energy SA Pty Ltd
- 132kV
- 275kV
- Development Plan Boundary



Overlay Map PtPi/1

DEVELOPMENT CONSTRAINTS



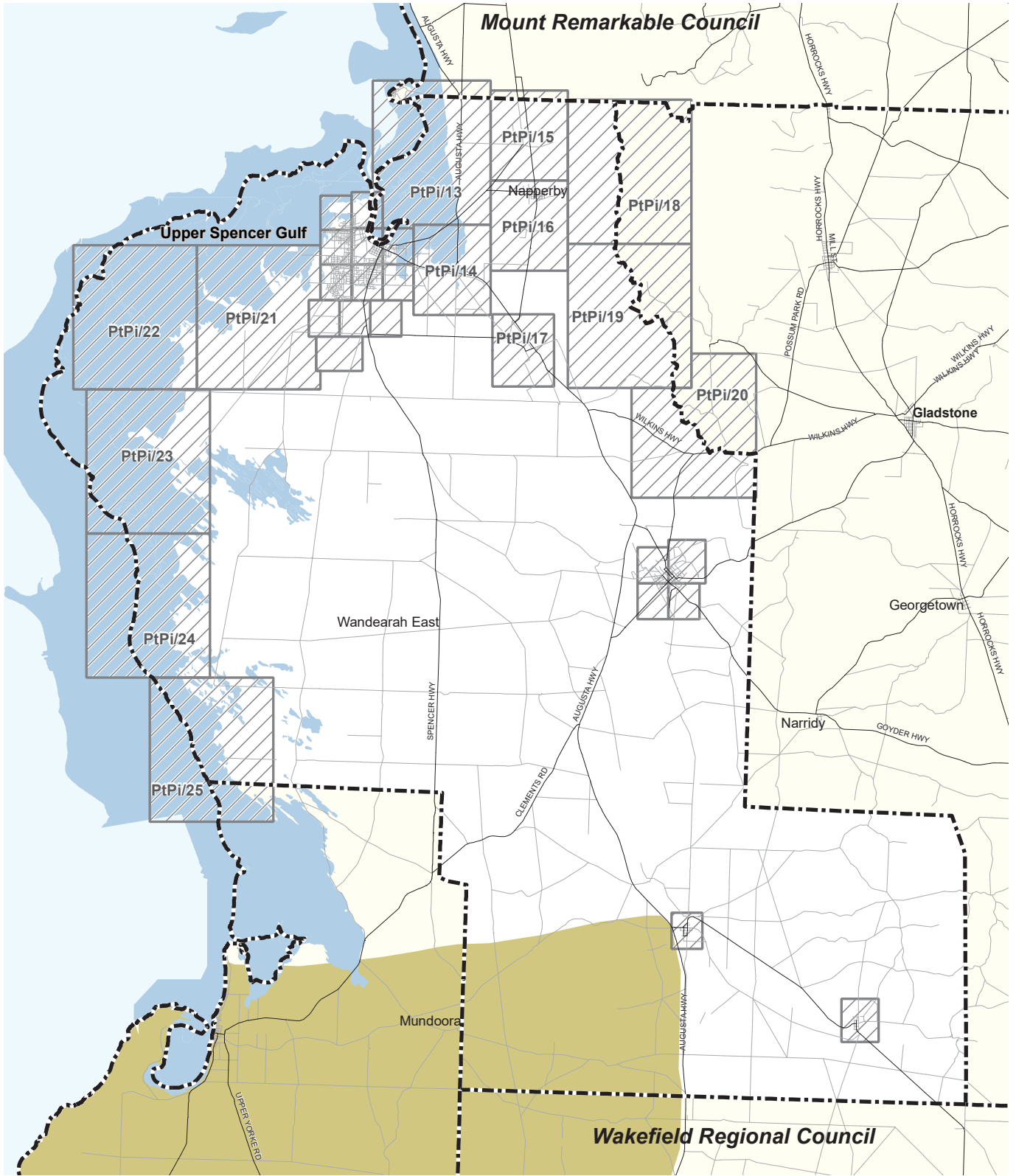
Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory items please refer to the relevant tables within this document.



Overlay Map PtPi/1

HERITAGE

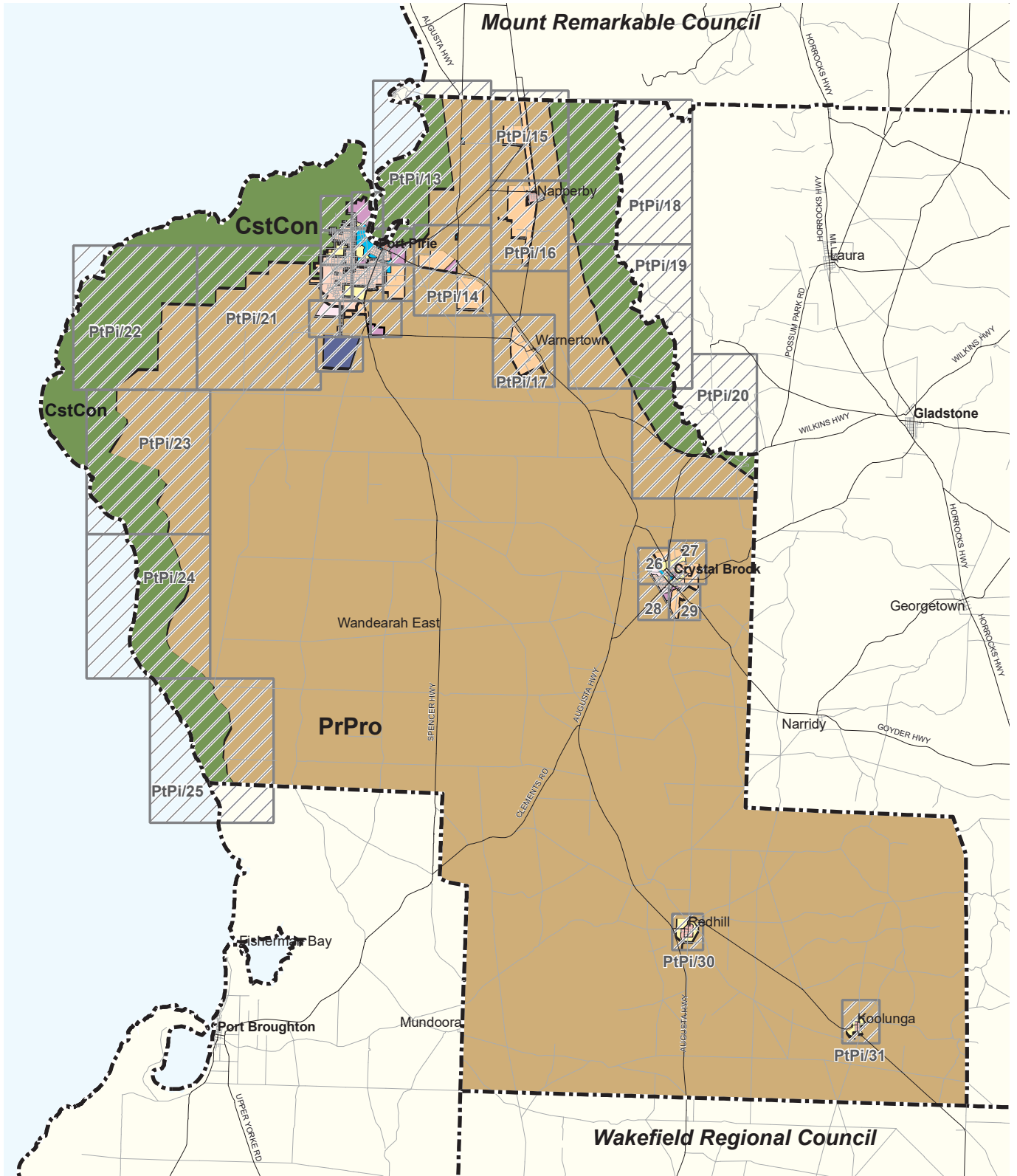
- State heritage place
- Local heritage place
- Development Plan Boundary



- Wetlands of National Importance
- Indigenous Land Use Agreements
- Development Plan Boundary

Overlay Map PtPi/1

NATURAL RESOURCES



See enlargement map for accurate representation.



- Zones**
- CstCon Coastal Conservation
 - PrPro Primary Production

- Zone Boundary
- Development Plan Boundary

Zone Map PtPi/1

MAP PtPi/1 Adjoins



MAP PtPi/4 Adjoins

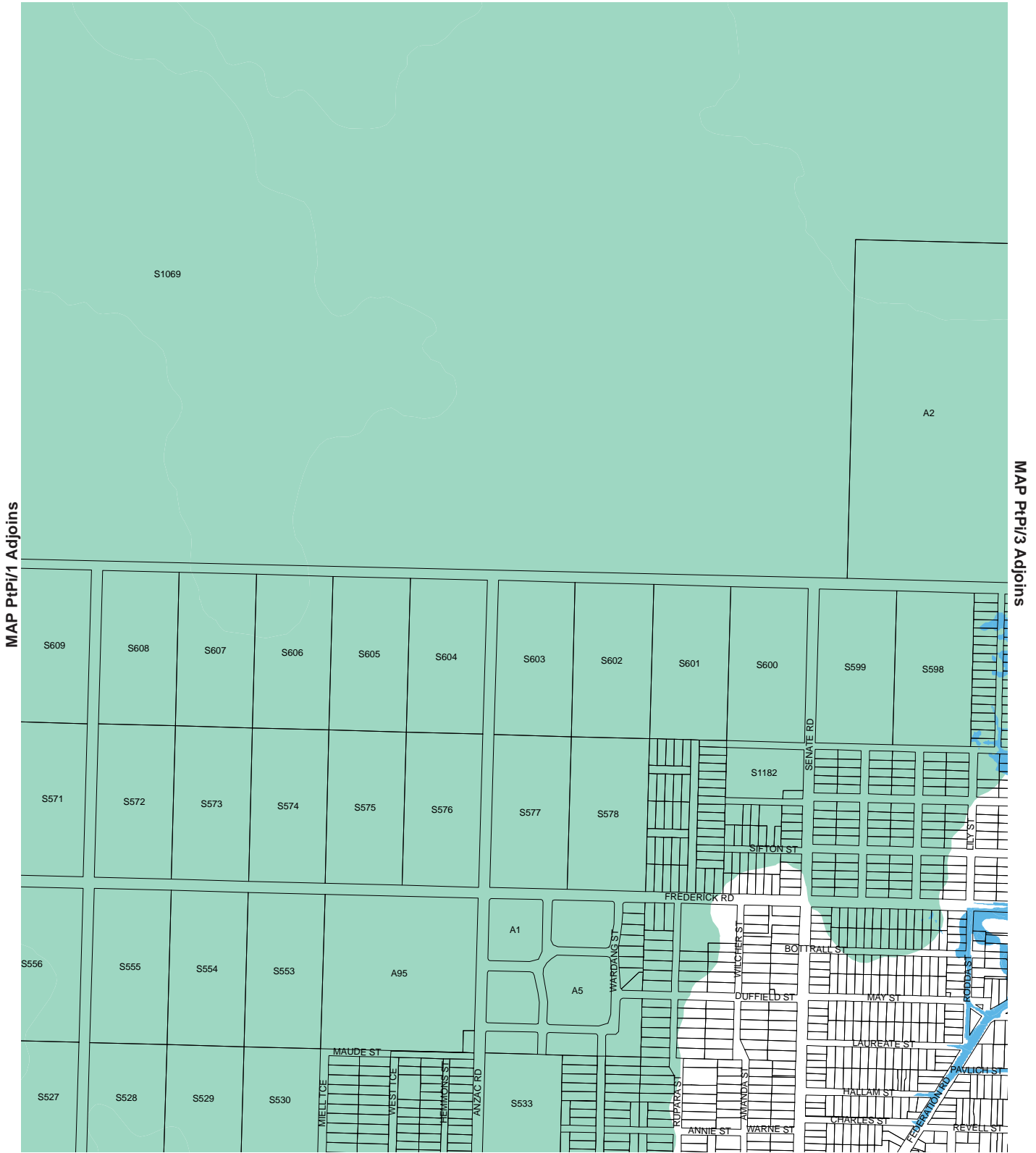


PORT PIRIE

Location Map PtPi/2

 Local Reserves

MAP PtPi/1 Adjoins



Disclaimer

These maps have been prepared on the basis of survey, hydraulic and hydrologic modelling undertaken in 2013 to protect against the risk of flooding during a 1:100 year ARI flood event to the relatively flat areas which drain via an underground drainage network either directly to the Port Pirie River (Spencer Gulf) or to four detention basins that are either pumped or drain to the Port Pirie River.

A Levee bank has been constructed to protect the township from seawater intrusion during extreme tidal events (a 100 year ARI sea flood event together with an allowance of 0.3 of a metre for sea level rise to the year 2050). The levee will need to be maintained to provide ongoing protection and increased in height to address further sea level rise. The risk of the failure of the levee should be taken into account.

These maps are only intended to be used as a policy tool for planning purposes and in broad scale flood risk management, and should not be relied on for any other purpose. They do not purport to illustrate actual inundation patterns, which will depend on the size and nature of a particular flood event and other circumstances pertaining to the relevant place and at the relevant time.

Floodplain Area - Flood Risk Categories

- High Flood Risk (>0.6m depth)
- Medium Flood Risk (>0.3m to 0.6m depth)
- Low Flood Risk (Zero to 0.3m depth)
- Coastal Acid Sulfate Soils

Overlay Map PtPi/2

DEVELOPMENT CONSTRAINTS

MAP PtPi/1 Adjoins

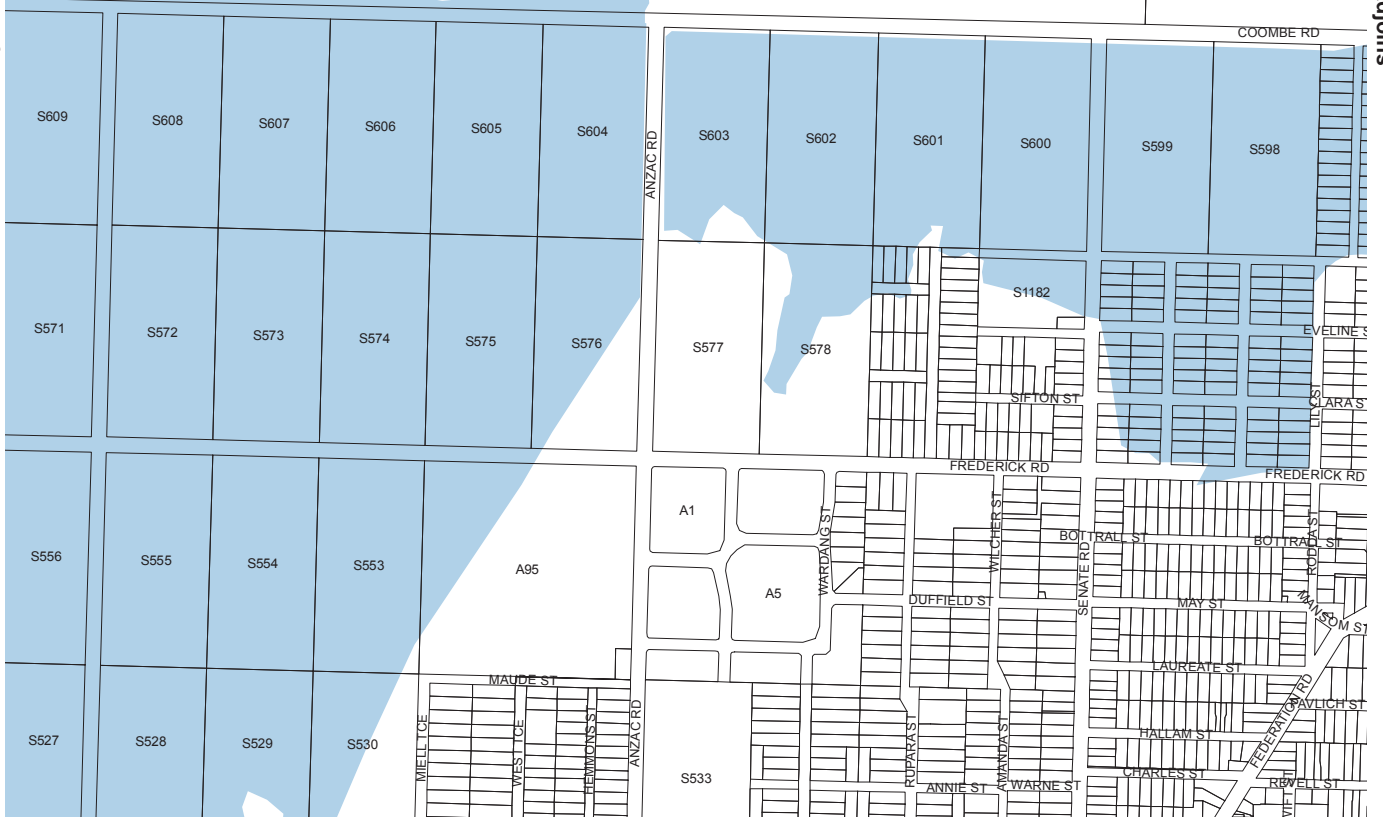
Upper Spencer Gulf

S1069

A2

MAP PtPi/1 Adjoins

MAP PtPi/3 Adjoins




MAP PtPi/4 Adjoins



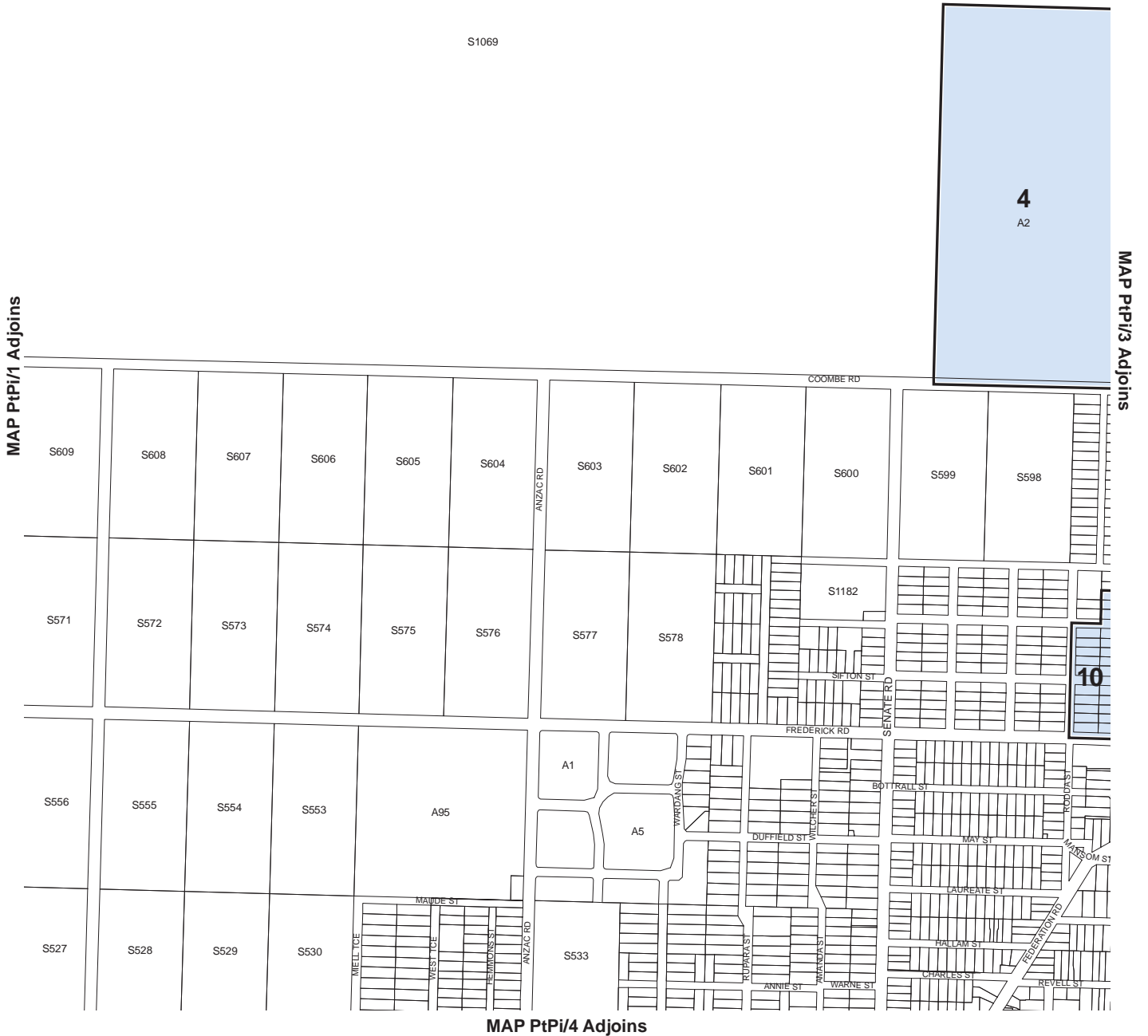
PORT PIRIE

Overlay Map PtPi/2 NATURAL RESOURCES

 Wetlands of National Importance

MAP PtPi/1 Adjoins

S1069



MAP PtPi/4 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Policy Area**
 10 Residential Policy Area 10
 4 Industry Policy Area 4



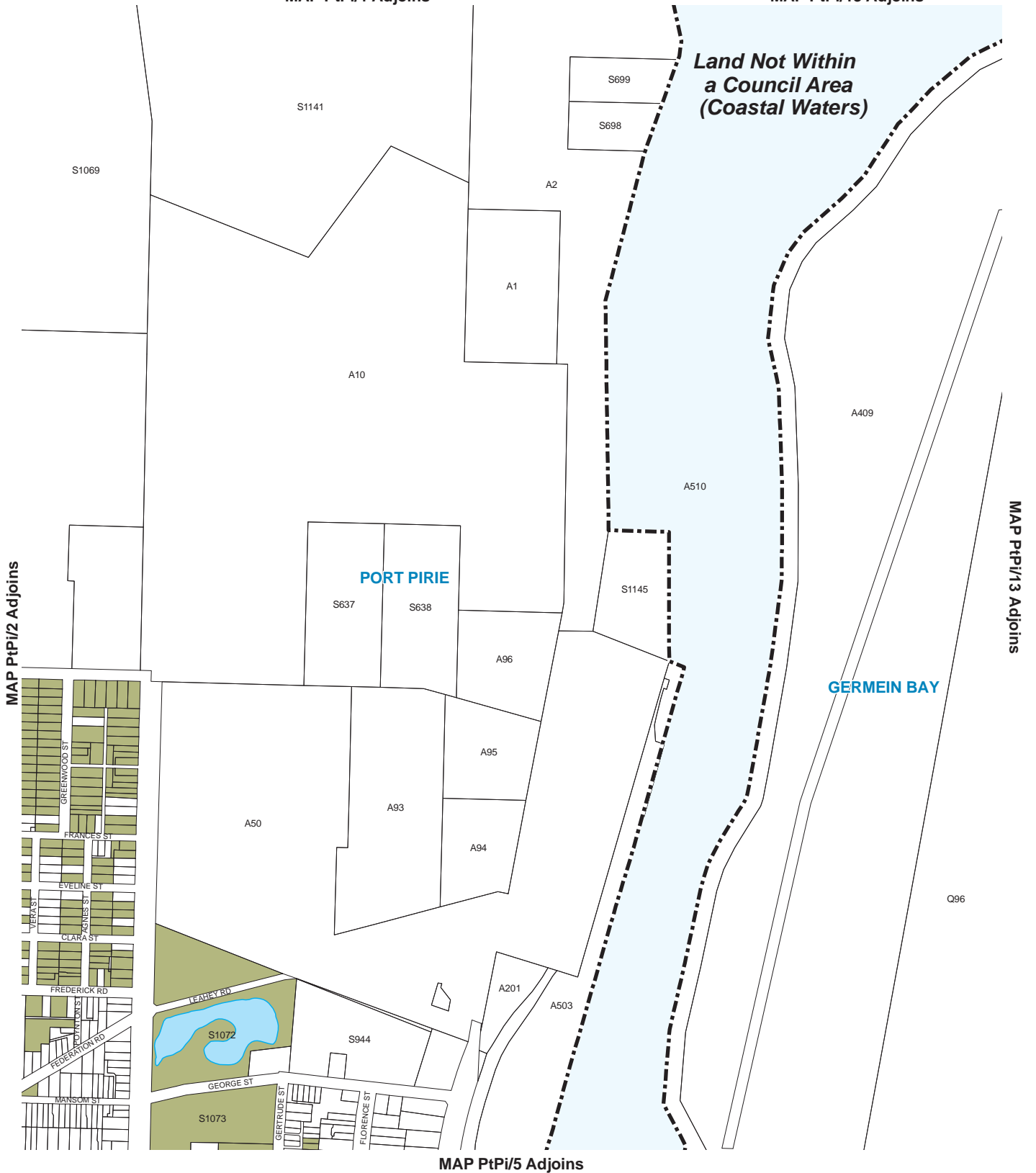
PORT PIRIE

Policy Area Map PtPi/2

 Policy Area Boundary

MAP PtPi/1 Adjoins

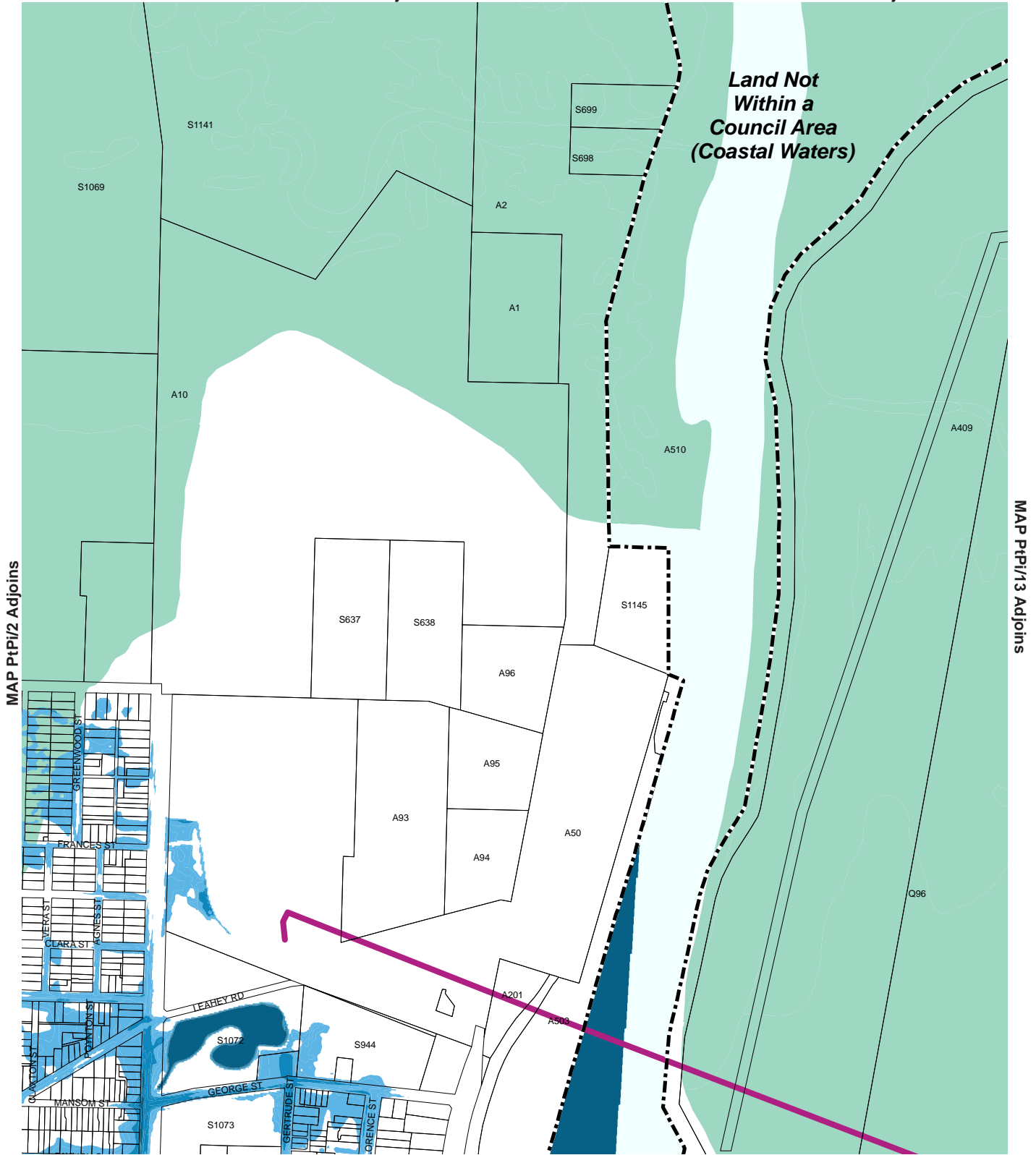
MAP PtPi/13 Adjoins



PORT PIRIE

Location Map PtPi/3

- Local Reserves
- Waterbodies
- Development Plan Boundary



MAP PtPi/2 Adjoins

MAP PtPi/13 Adjoins

MAP PtPi/5 Adjoins







Disclaimer

These maps have been prepared on the basis of survey, hydraulic and hydrologic modelling undertaken in 2013 to protect against the risk of flooding during a 1:100 year ARI flood event to the relatively flat areas which drain via an underground drainage network either directly to the Port Pirie River (Spencer Gulf) or to four detention basins that are either pumped or drain to the Port Pirie River.

A Levee bank has been constructed to protect the township from seawater intrusion during extreme tidal events (a 100 year ARI sea flood event together with an allowance of 0.3 of a metre for sea level rise to the year 2050). The levee will need to be maintained to provide ongoing protection and increased in height to address further sea level rise. The risk of the failure of the levee should be taken into account.

These maps are only intended to be used as a policy tool for planning purposes and in broad scale flood risk management, and the should not be relied on for any other purpose. They do not purport to illustrate actual inundation patterns, which will depend on the size and nature of a particular flood event and other circumstances pertaining to the relevant place and at the relevant time.

Floodplain Area - Flood Risk Categories

-  High Flood Risk (>0.6m depth)
-  Medium Flood Risk (>0.3m to 0.6m depth)
-  Low Flood Risk (Zero to 0.3m depth)
-  132kV
-  Coastal Acid Sulfate Soils
-  Development Plan Boundary



PORT PIRIE

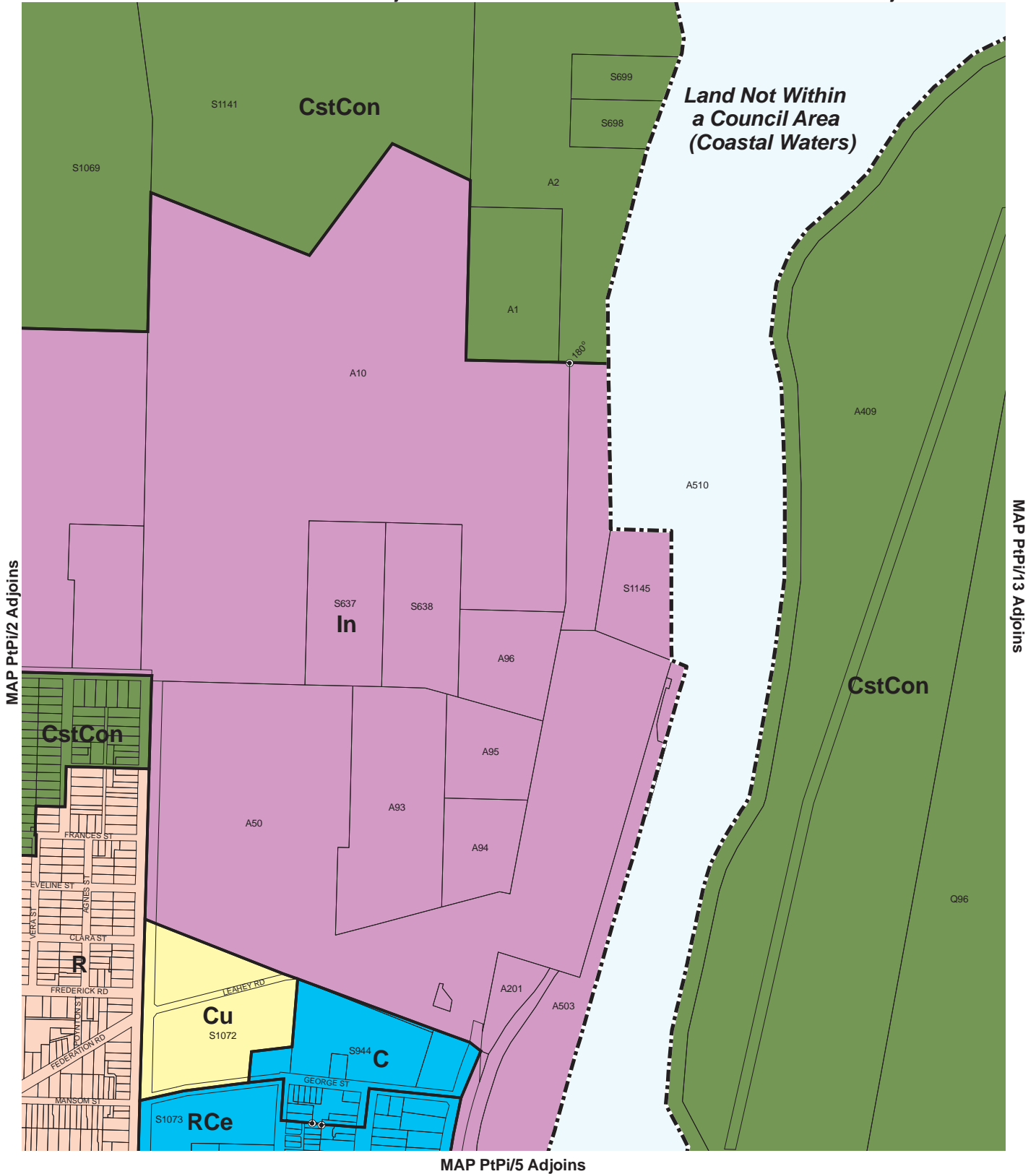
Overlay Map PtPi/3 DEVELOPMENT CONSTRAINTS

PORT PIRIE REGIONAL COUNCIL

Consolidated - 14 November 2019

MAP PtPi/1 Adjoins

MAP PtPi/13 Adjoins



Lamberts Conformal Conic Projection, GDA94



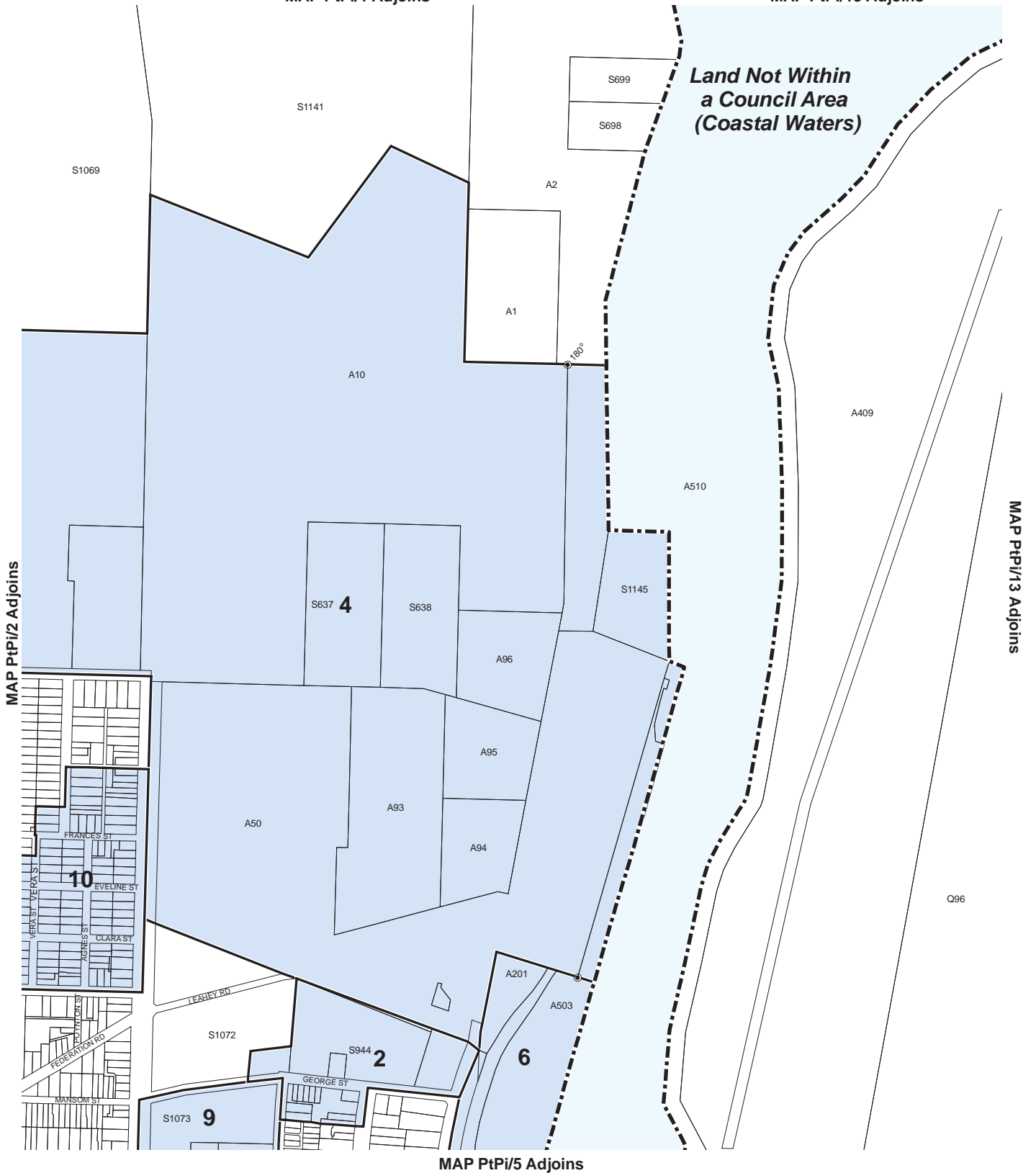
- Zones**
- CstCon Coastal Conservation
 - C Commercial
 - Cu Community
 - In Industry
 - RCe Regional Centre
 - R Residential
 - Zone Boundary
 - Development Plan Boundary

PORT PIRIE

Zone Map PtPi/3

MAP PtPi/1 Adjoins

MAP PtPi/13 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 10 Residential Policy Area 10
- 2 Commercial Policy Area 2
- 4 Industry Policy Area 4
- 6 Industry Policy Area 6
- 9 Regional Centre Policy Area 9

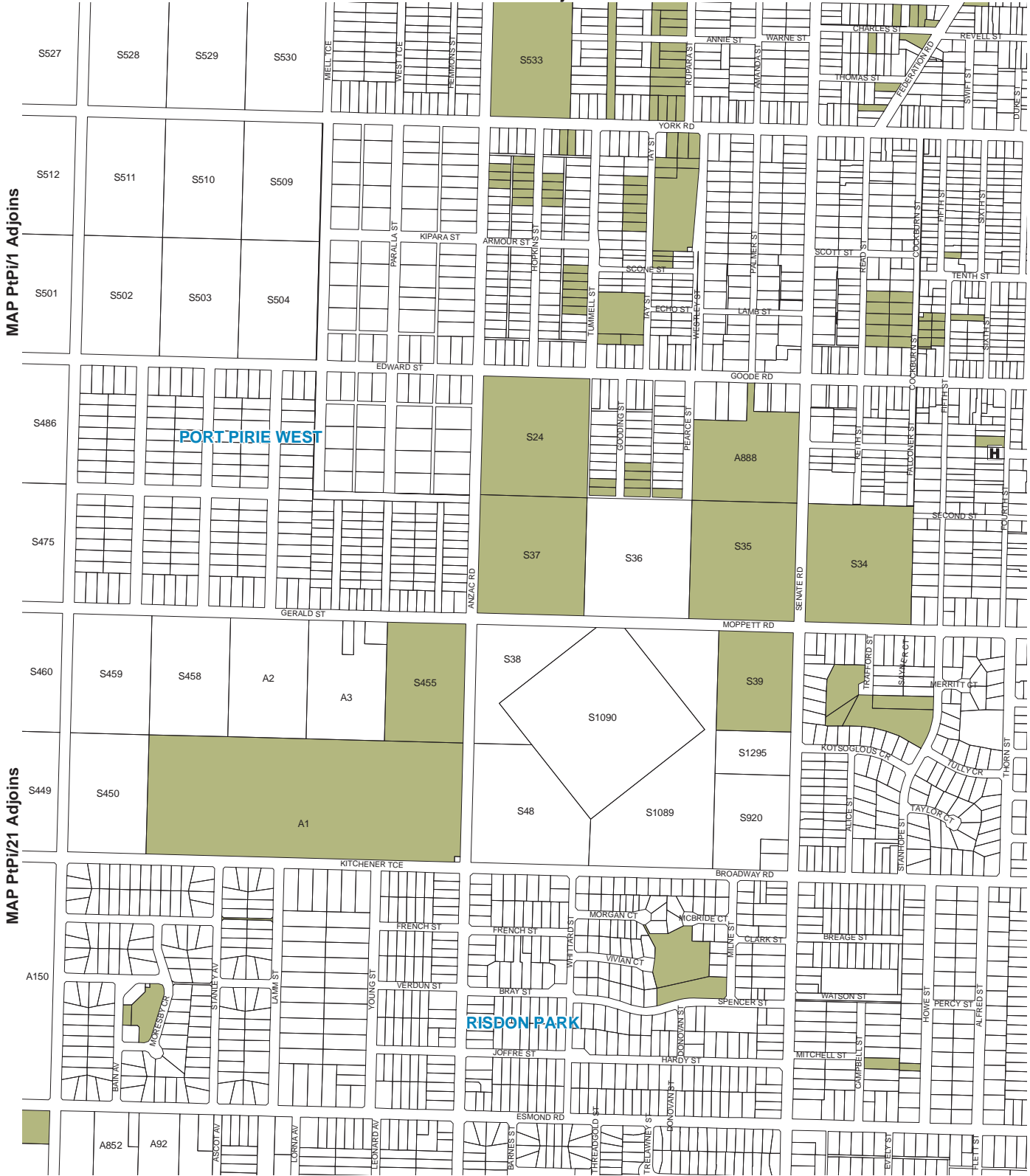


PORT PIRIE

Policy Area Map PtPi/3

- Policy Area Boundary
- Development Plan Boundary

MAP PtPi/2 Adjoins



MAP PtPi/5 Adjoins

MAP PtPi/1 Adjoins

MAP PtPi/21 Adjoins



MAP PtPi/7 Adjoins



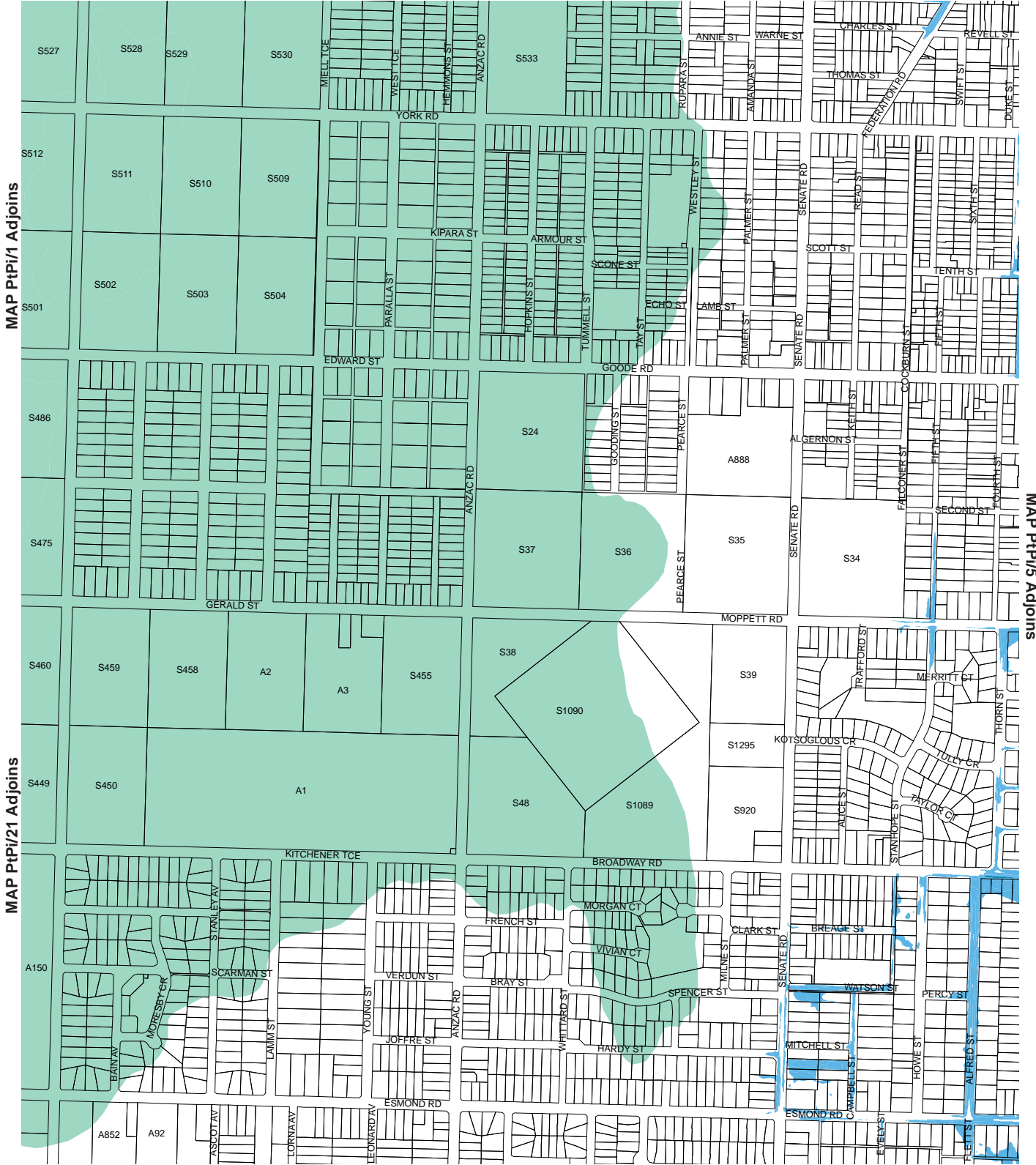
0 500m

PORT PIRIE

Location Map PtPi/4

-  Other Health Services
-  Local Reserves

MAP PtPi/2 Adjoints



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Floodplain Area - Flood Risk Categories

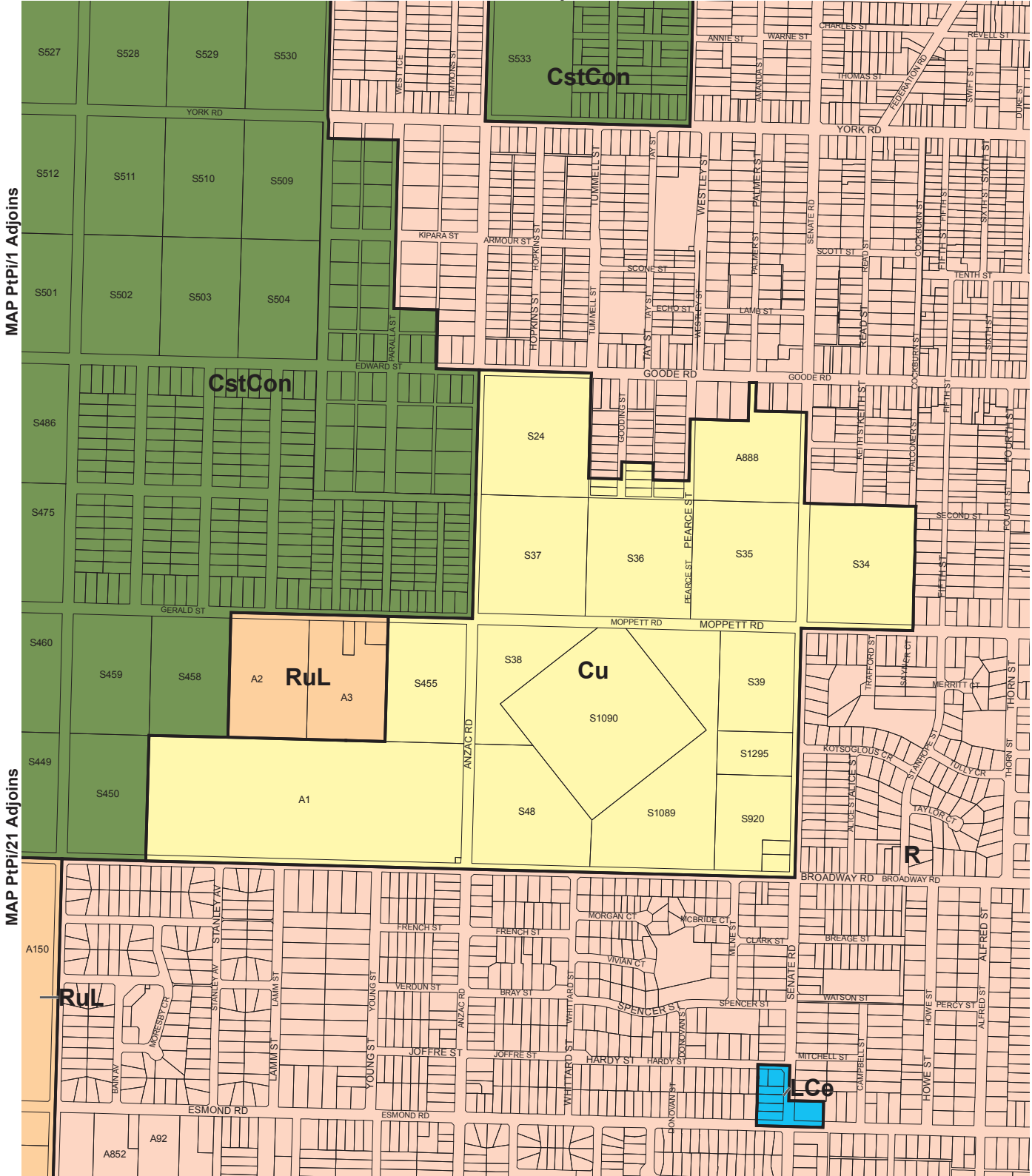
- High Flood Risk (>0.6m depth)
- Medium Flood Risk (>0.3m to 0.6m depth)
- Low Flood Risk (Zero to 0.3m depth)
- Coastal Acid Sulfate Soils



PORT PIRIE

Overlay Map PtPi/4 DEVELOPMENT CONSTRAINTS

MAP PtPi/2 Adjoins



MAP PtPi/7 Adjoins

Lamberts Conformal Conic Projection, GDA94

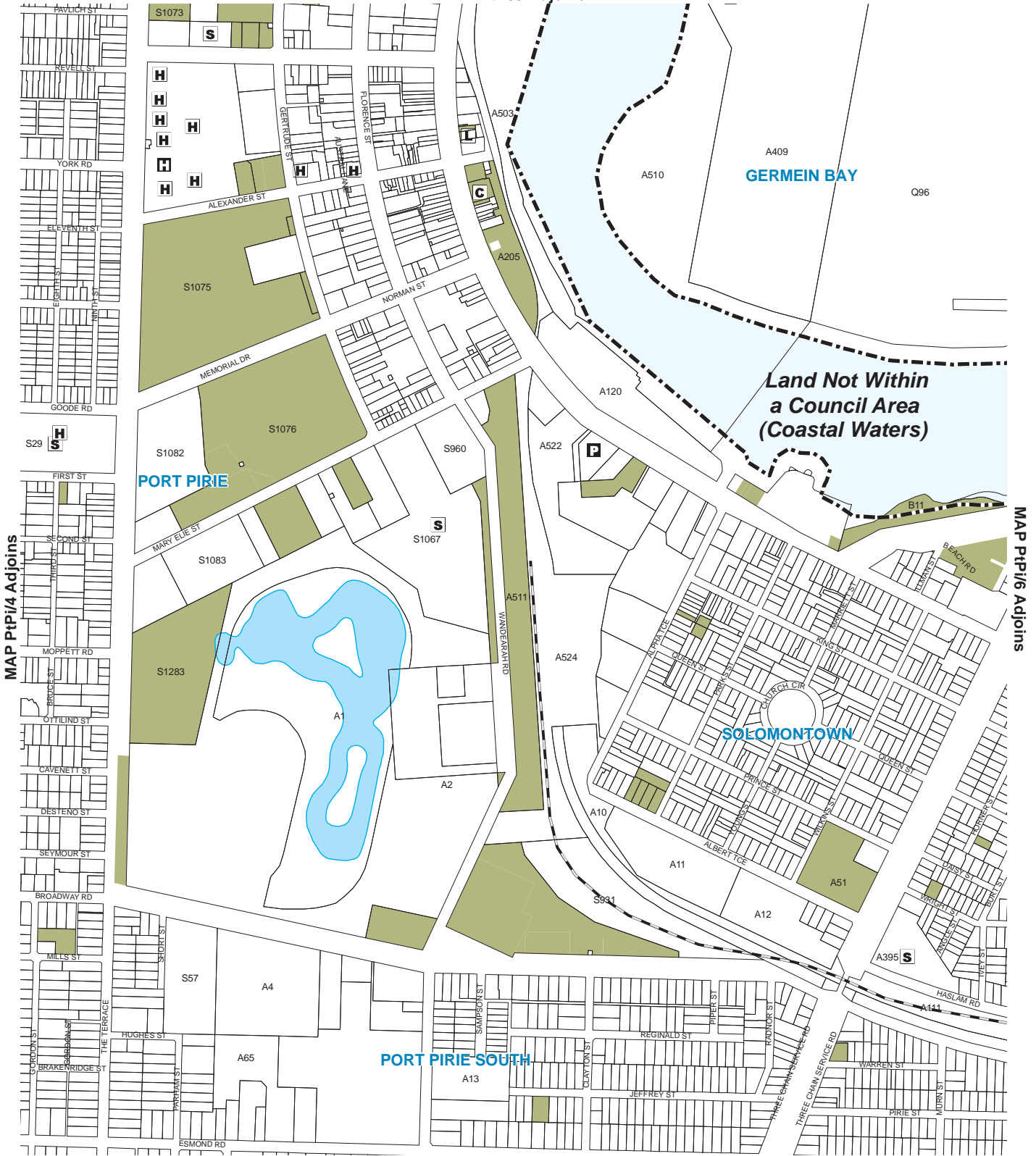


- Zones**
- CstCon Coastal Conservation
 - Cu Community
 - LCe Local Centre
 - R Residential
 - RuL Rural Living
 - Zone Boundary

PORT PIRIE

Zone Map PtPi/4

MAP PtPi/3 Adjoins



MAP PtPi/8 Adjoins

- S** School
- L** Public Library
- C** Council Office
- H** Other Health Services
- H** Hospital
- P** Police Station

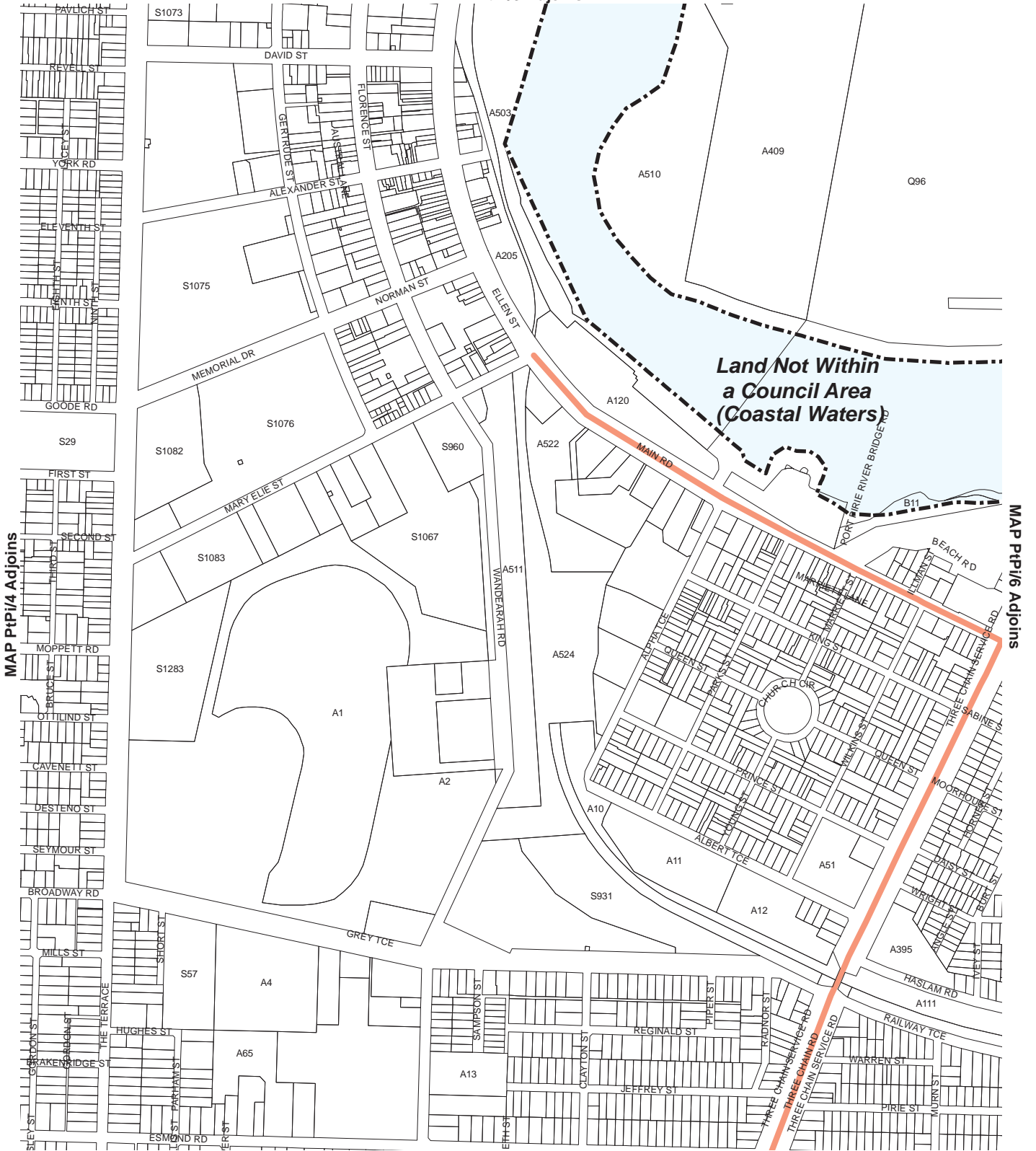
- Railways
- Local Reserves
- Waterbodies
- Development Plan Boundary



PORT PIRIE

Location Map PtPi/5

MAP PtPi/3 Adjoins



MAP PtPi/4 Adjoins

MAP PtPi/6 Adjoins



MAP PtPi/8 Adjoins



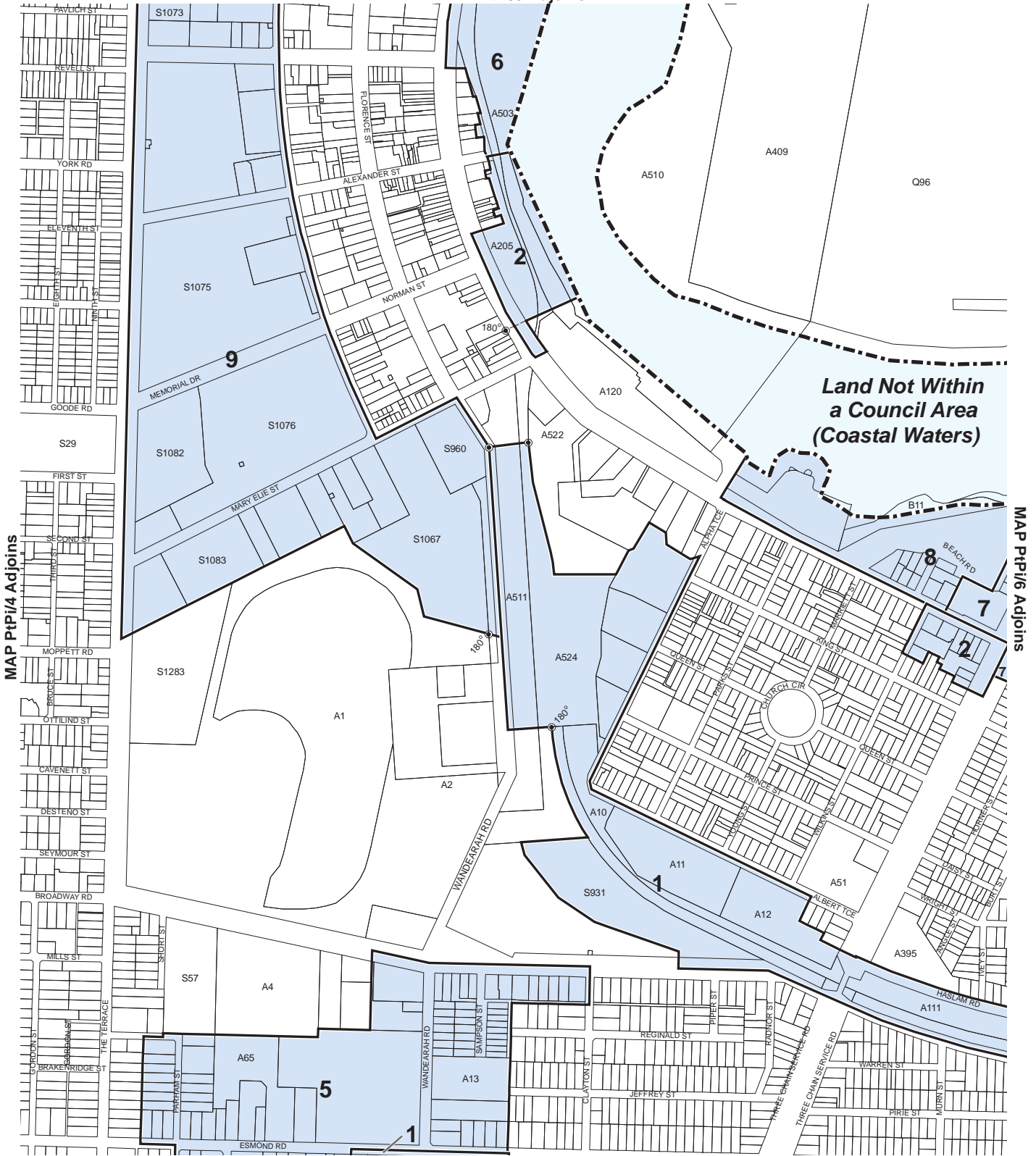
PORT PIRIE

Overlay Map PtPi/5 TRANSPORT

PORT PIRIE REGIONAL COUNCIL
Consolidated - 14 November 2019

-  Secondary Arterial Roads
-  Development Plan Boundary

MAP PtPi/3 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 1 Commercial Policy Area 1
- 2 Commercial Policy Area 2
- 5 Industry Policy Area 5
- 6 Industry Policy Area 6
- 7 Mixed Use Policy Area 7
- 8 Mixed Use Policy Area 8
- 9 Regional Centre Policy Area 9



PORT PIRIE

Policy Area Map PtPi/5

- Policy Area Boundary
- Development Plan Boundary

MAP PtPi/13 Adjoins

Land Not Within
a Council Area
(Coastal Waters)

Q96

GERMEIN BAY

A2

A1

A100

SOLOMONTOWN

MAP PtPi/5 Adjoins

MAP PtPi/14 Adjoins

COONAMIA

PORT PIRIE SOUTH



MAP PtPi/9 Adjoins



0 500m

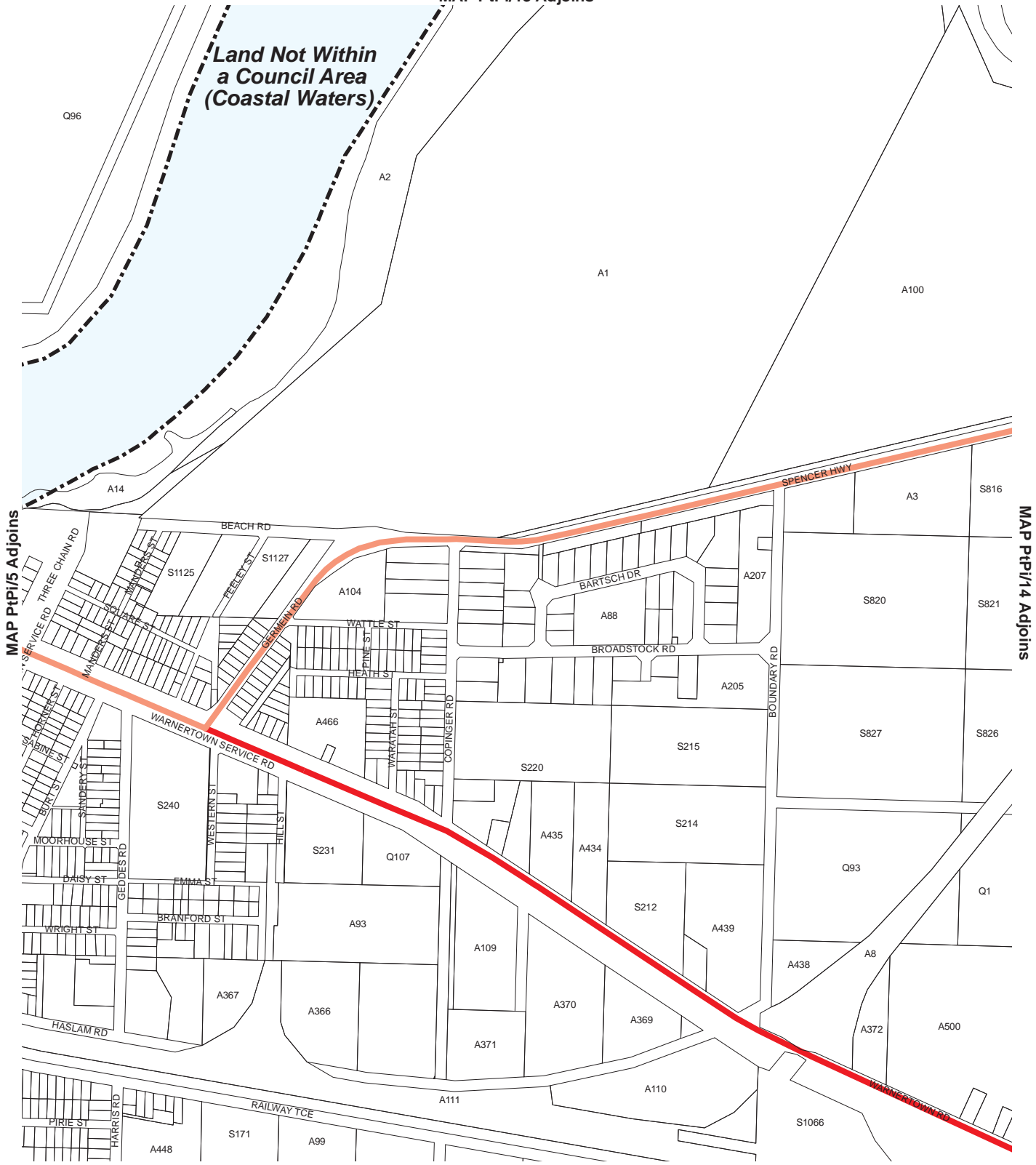
PORT PIRIE

Location Map PtPi/6

-  Railways
-  Local Reserves
-  Development Plan Boundary

MAP PtPi/13 Adjoins

Land Not Within
a Council Area
(Coastal Waters)



MAP PtPi/5 Adjoins

MAP PtPi/14 Adjoins

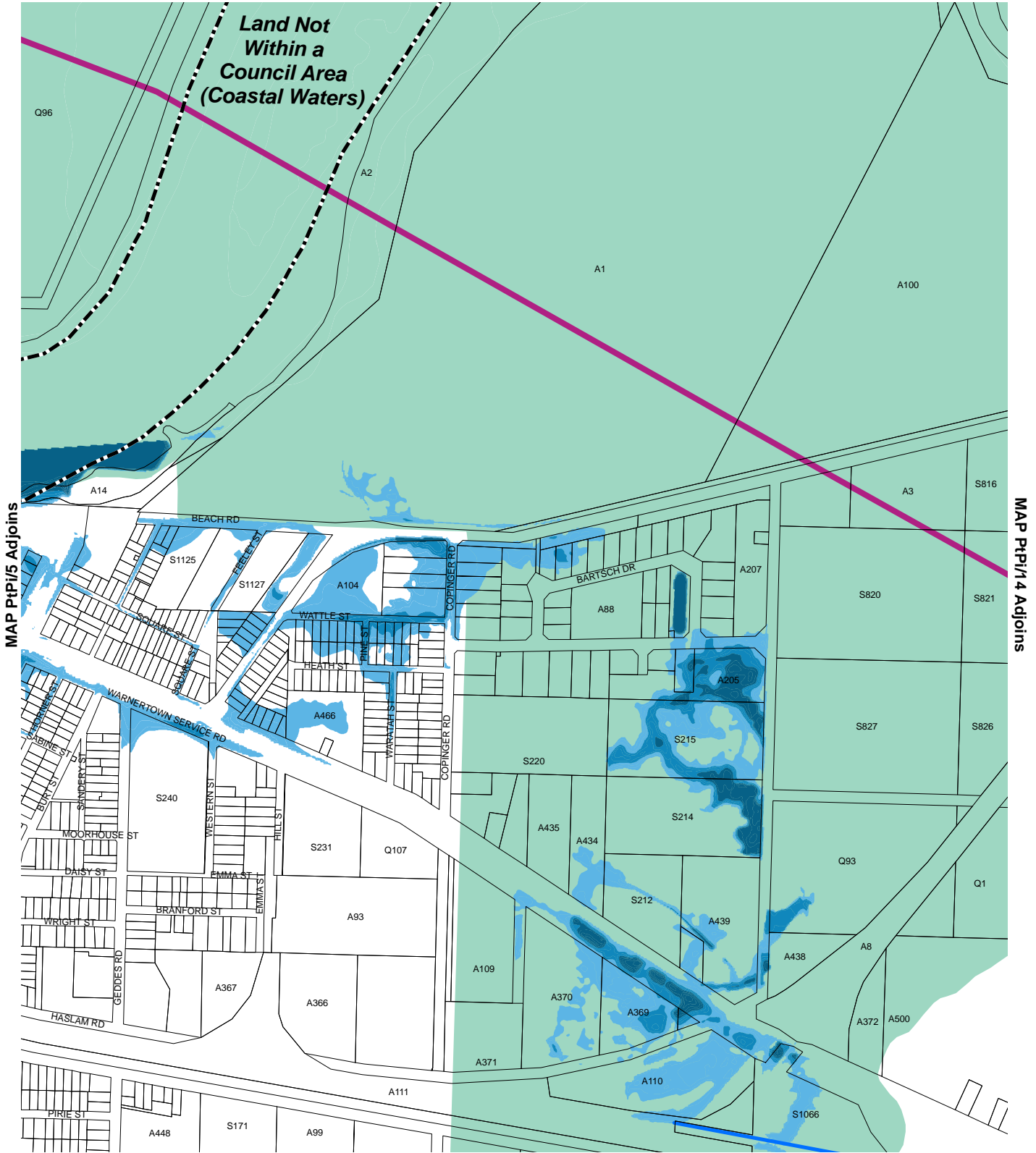
MAP PtPi/9 Adjoins



PORT PIRIE

Overlay Map PtPi/6 TRANSPORT

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



Disclaimer

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Floodplain Area - Flood Risk Categories

- High Flood Risk (>0.6m depth)
- Medium Flood Risk (>0.3m to 0.6m depth)
- Low Flood Risk (Zero to 0.3m depth)
- 132kV
- Epic Energy SA Pty Ltd
- Coastal Acid Sulfate Soils
- Development Plan Boundary

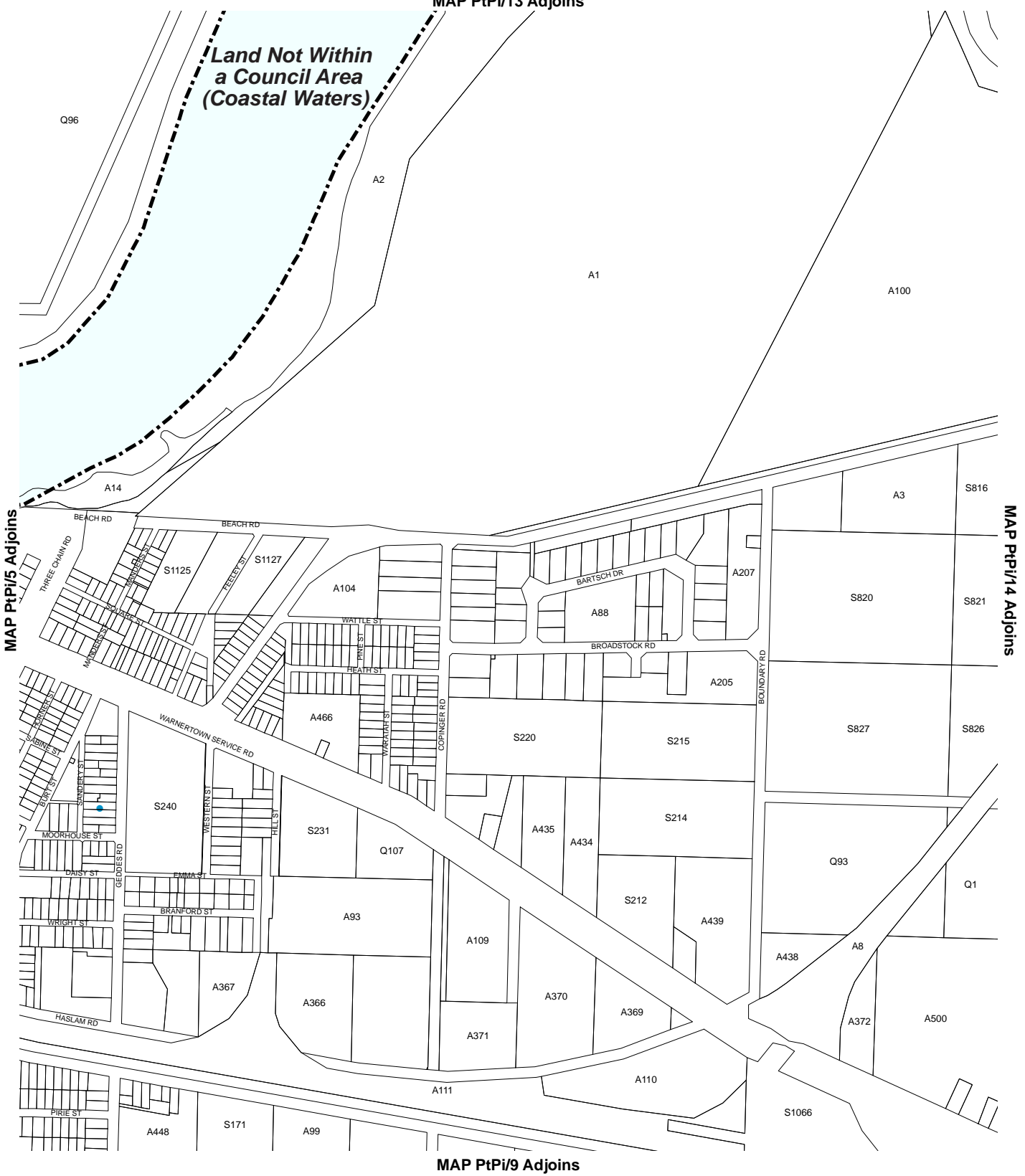


PORT PIRIE

Overlay Map PtPi/6 DEVELOPMENT CONSTRAINTS

MAP PtPi/13 Adjoins

Land Not Within
a Council Area
(Coastal Waters)



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



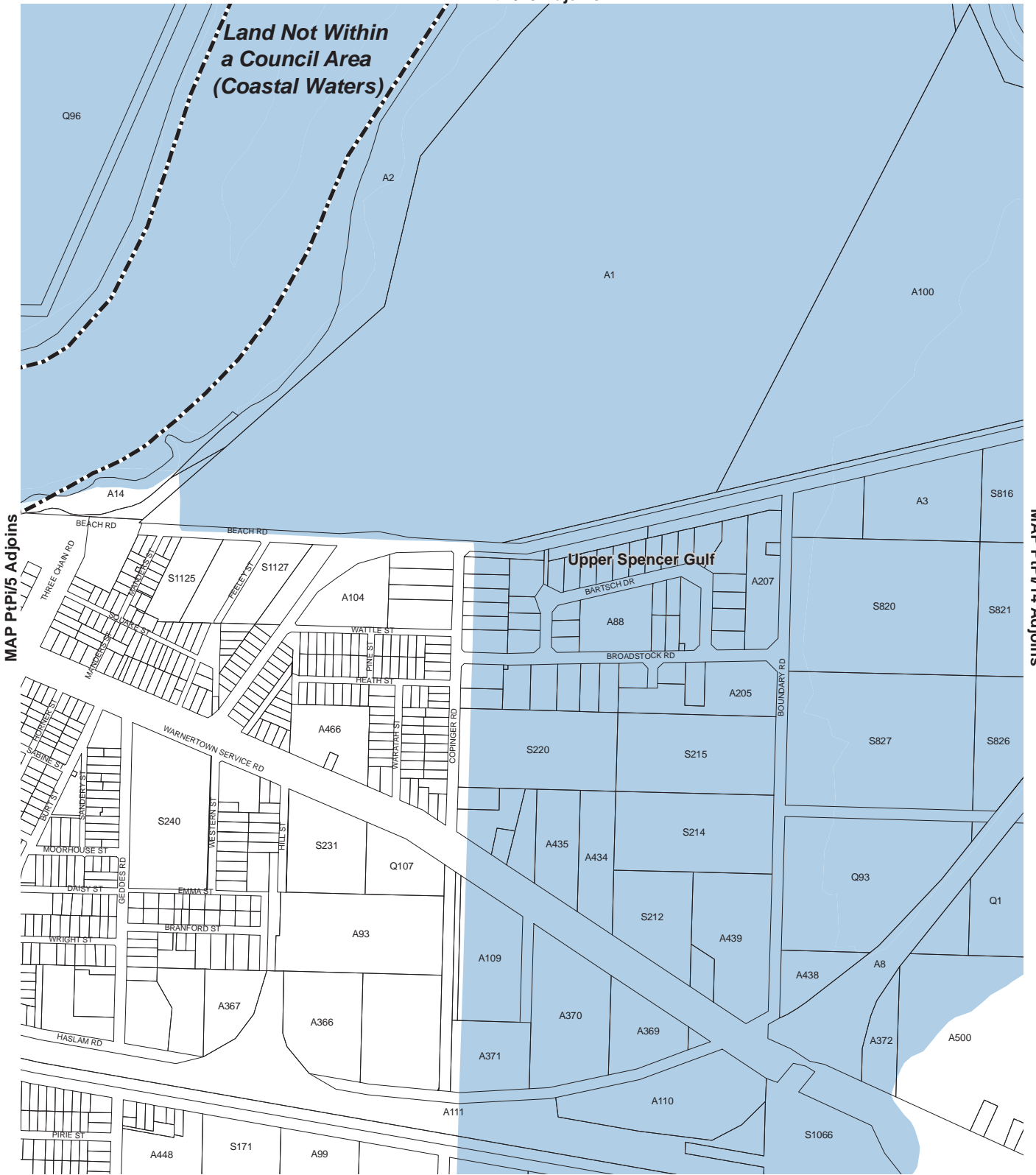
PORT PIRIE

Overlay Map PtPi/6 HERITAGE

- Local heritage place
- Development Plan Boundary

MAP PtPi/13 Adjoins

Land Not Within
a Council Area
(Coastal Waters)



MAP PtPi/9 Adjoins



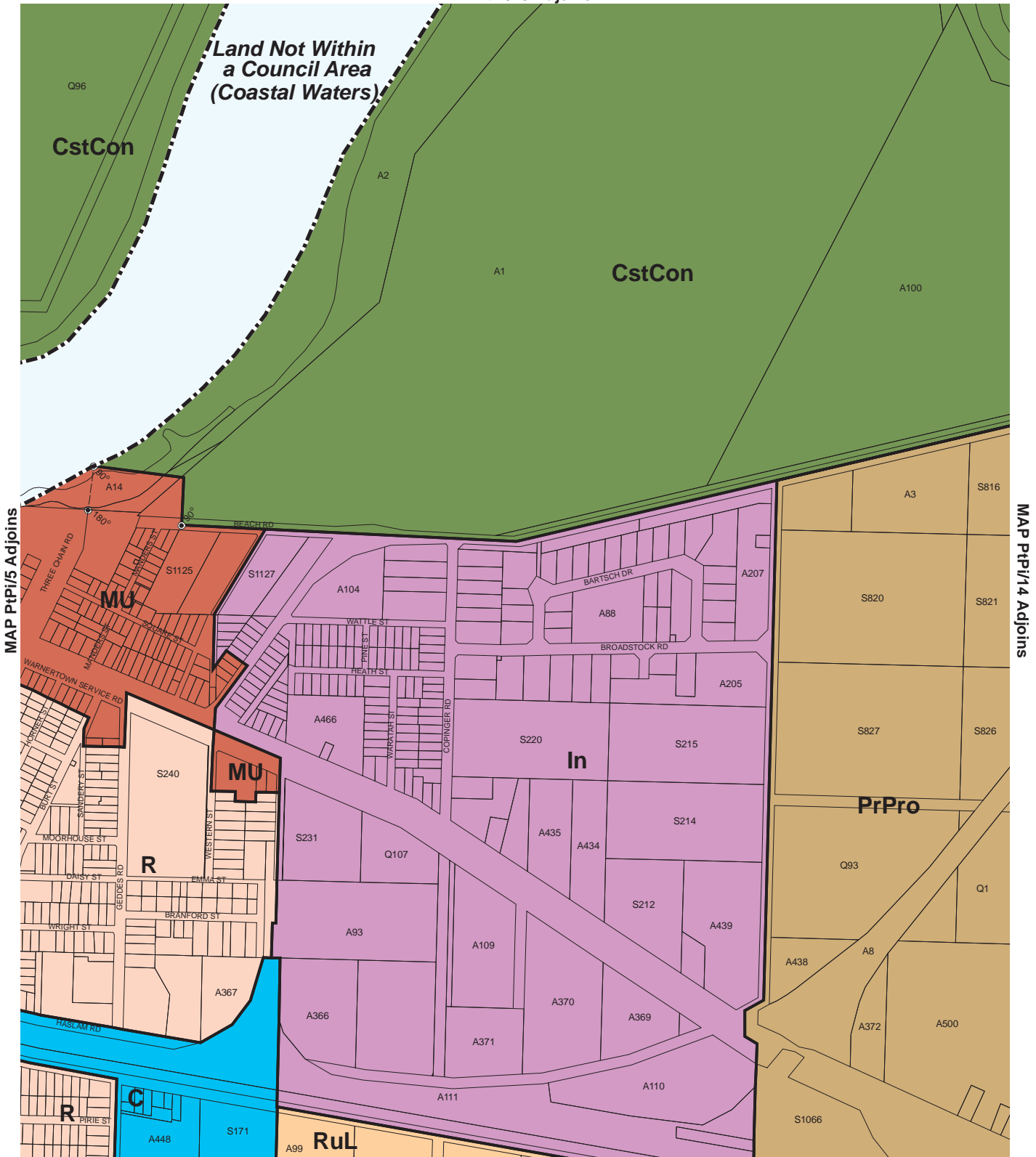
PORT PIRIE

Overlay Map PtPi/6 NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary

MAP PtPi/13 Adjoins

Land Not Within
a Council Area
(Coastal Waters)



MAP PtPi/9 Adjoins

Lamberts Conformal Conic Projection, GDA94

Zones

- CstCon Coastal Conservation
- C Commercial
- In Industry
- MU Mixed Use
- PrPro Primary Production
- R Residential
- RuL Rural Living
- Zone Boundary
- Development Plan Boundary

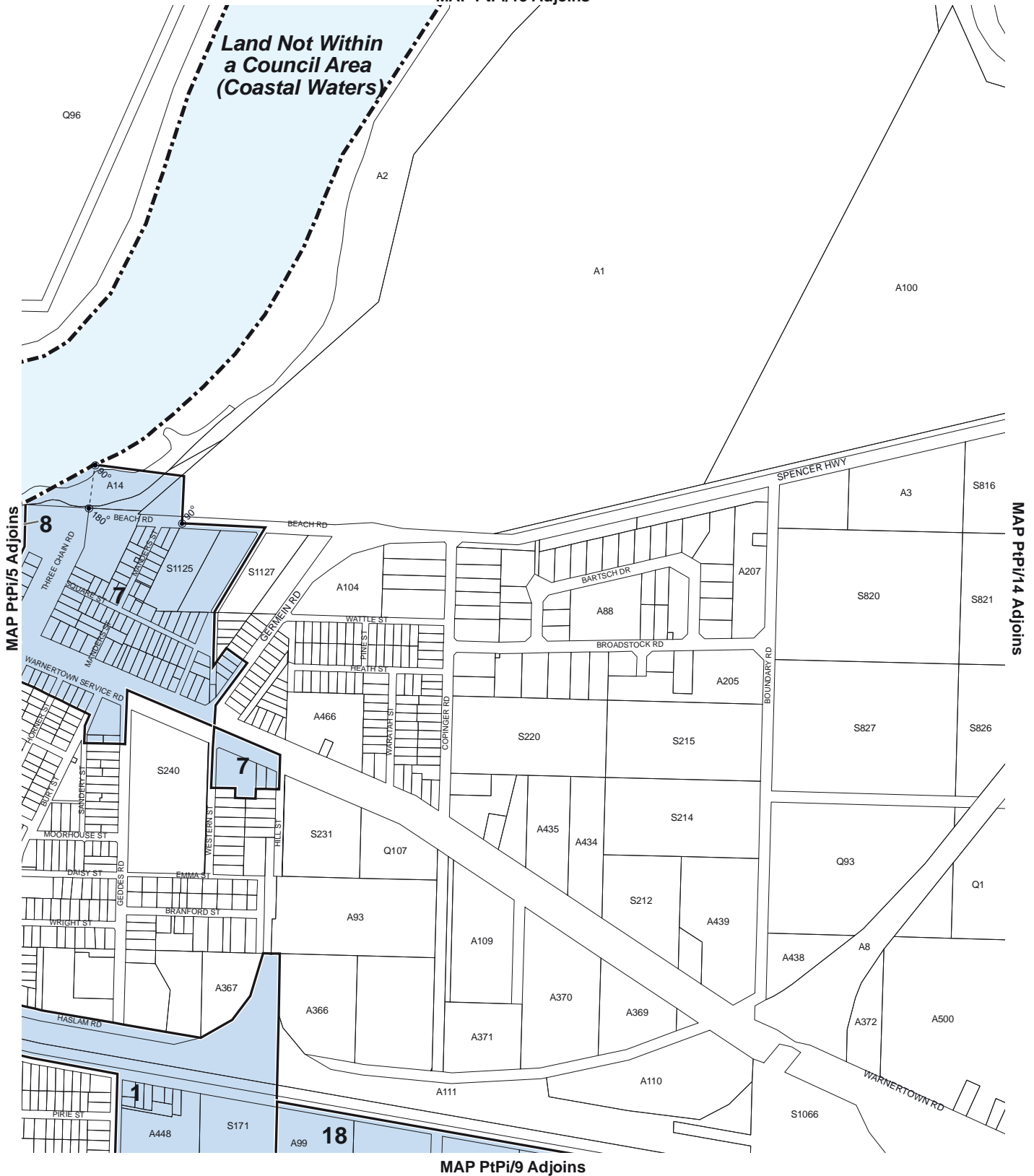


PORT PIRIE

Zone Map PtPi/6

MAP PtPi/13 Adjoins

Land Not Within
a Council Area
(Coastal Waters)



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 1 Commercial Policy Area 1
- 18 Rural Living Policy Area 18
- 7 Mixed Use Policy Area 7
- 8 Mixed Use Policy Area 8



PORT PIRIE

Policy Area Map PtPi/6

- Policy Area Boundary
- Development Plan Boundary

MAP PtPi/4 Adjoins



MAP PtPi/21 Adjoins

MAP PtPi/8 Adjoins

MAP PtPi/10 Adjoins

MAP PtPi/11 Adjoins



PORT PIRIE

Location Map PtPi/7

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

MAP PtPi/4 Adjoins



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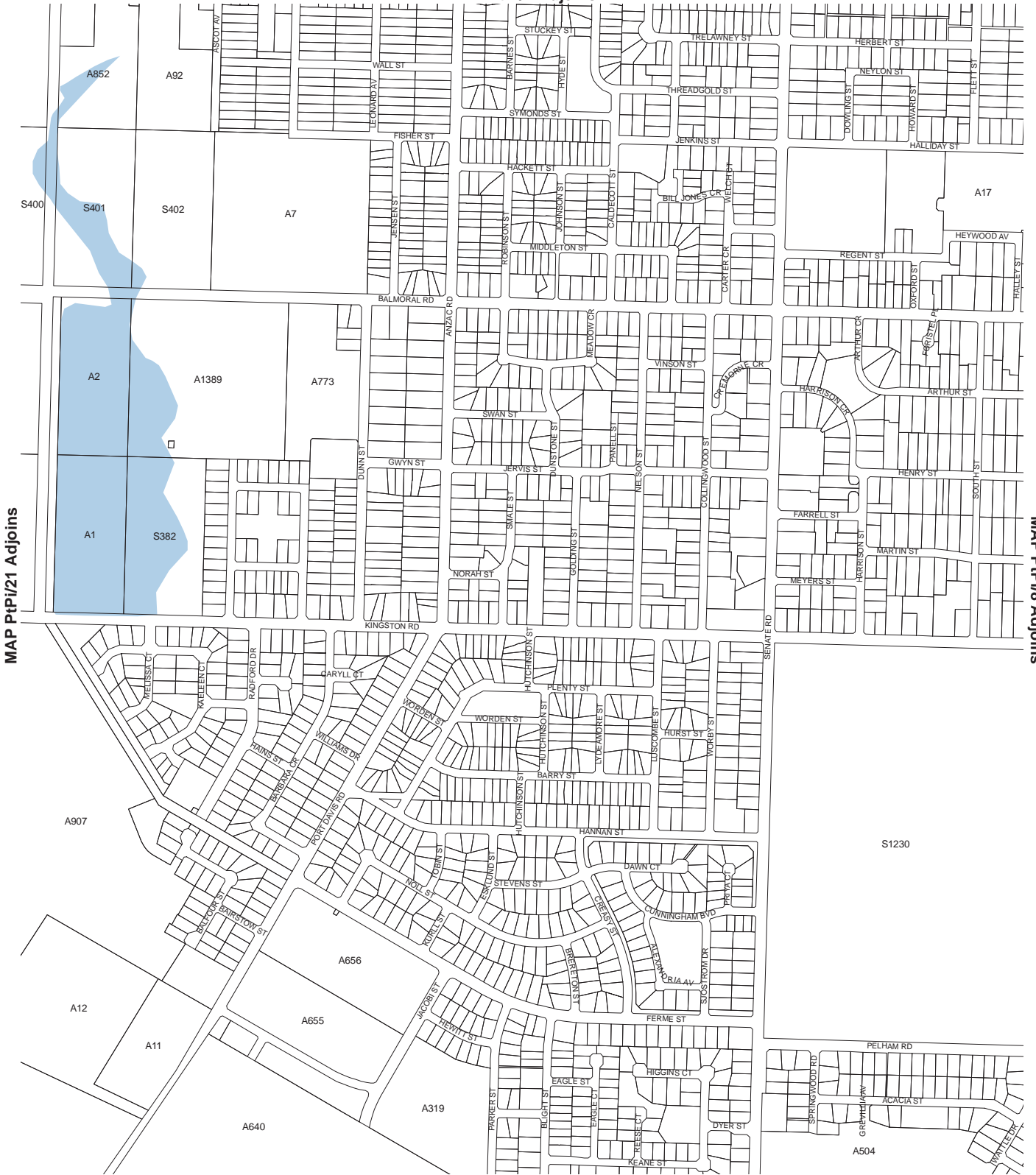
-  High Flood Risk (>0.6m depth)
-  Medium Flood Risk (>0.3m to 0.6m depth)
-  Low Flood Risk (Zero to 0.3m depth)
-  Coastal Acid Sulfate Soils



PORT PIRIE

Overlay Map PtPi/7 DEVELOPMENT CONSTRAINTS

MAP PtPi/4 Adjoins



MAP PtPi/21 Adjoins

MAP PtPi/8 Adjoins

MAP PtPi/10 Adjoins

MAP PtPi/11 Adjoins

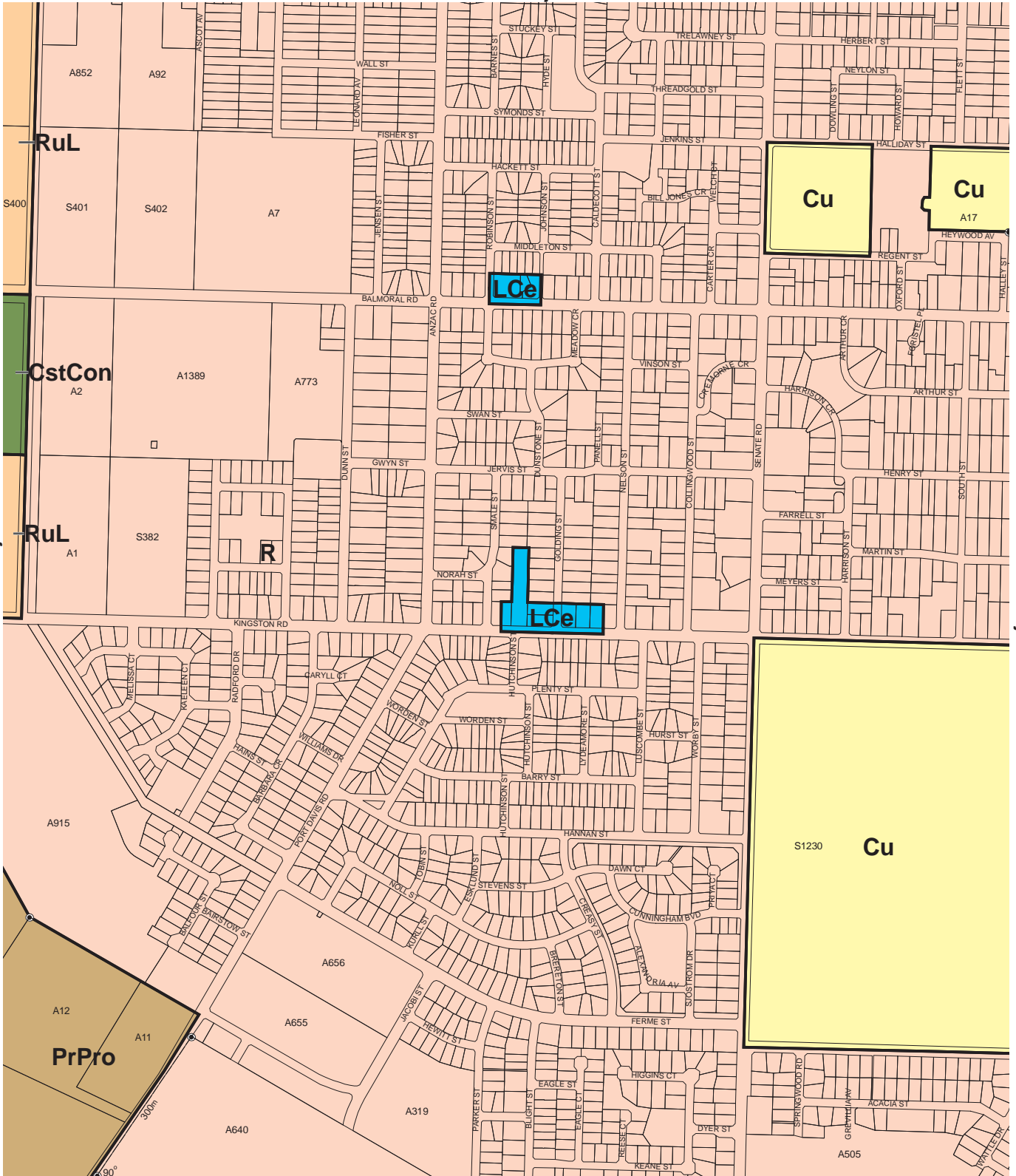


0 500m

PORT PIRIE

Overlay Map PtPi/7 NATURAL RESOURCES

MAP PtPi/4 Adjoins



Lamberts Conformal Conic Projection, GDA94



- Zones**
- CstCon Coastal Conservation
 - Cu Community
 - LCe Local Centre
 - PrPro Primary Production
 - R Residential
 - RuL Rural Living
 - Zone Boundary

PORT PIRIE

Zone Map PtPi/7

MAP PtPi/4 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area
17 Rural Living Policy Area 17



PORT PIRIE

Policy Area Map PtPi/7

 Policy Area Boundary

MAP PtPi/5 Adjoins

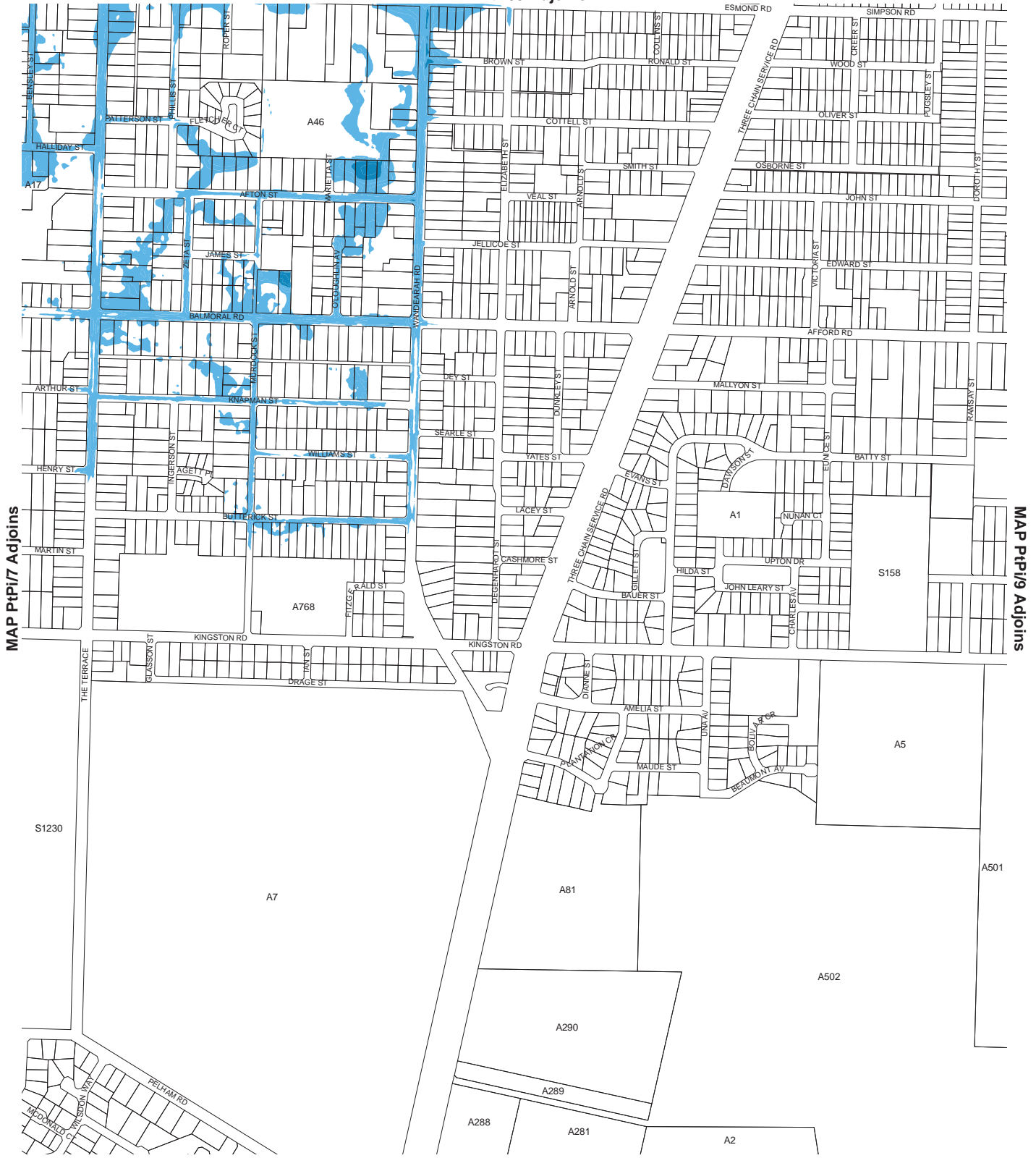


Location Map PtPi/8

PORT PIRIE

- S School
- Local Reserves

MAP PtPi/5 Adjoins



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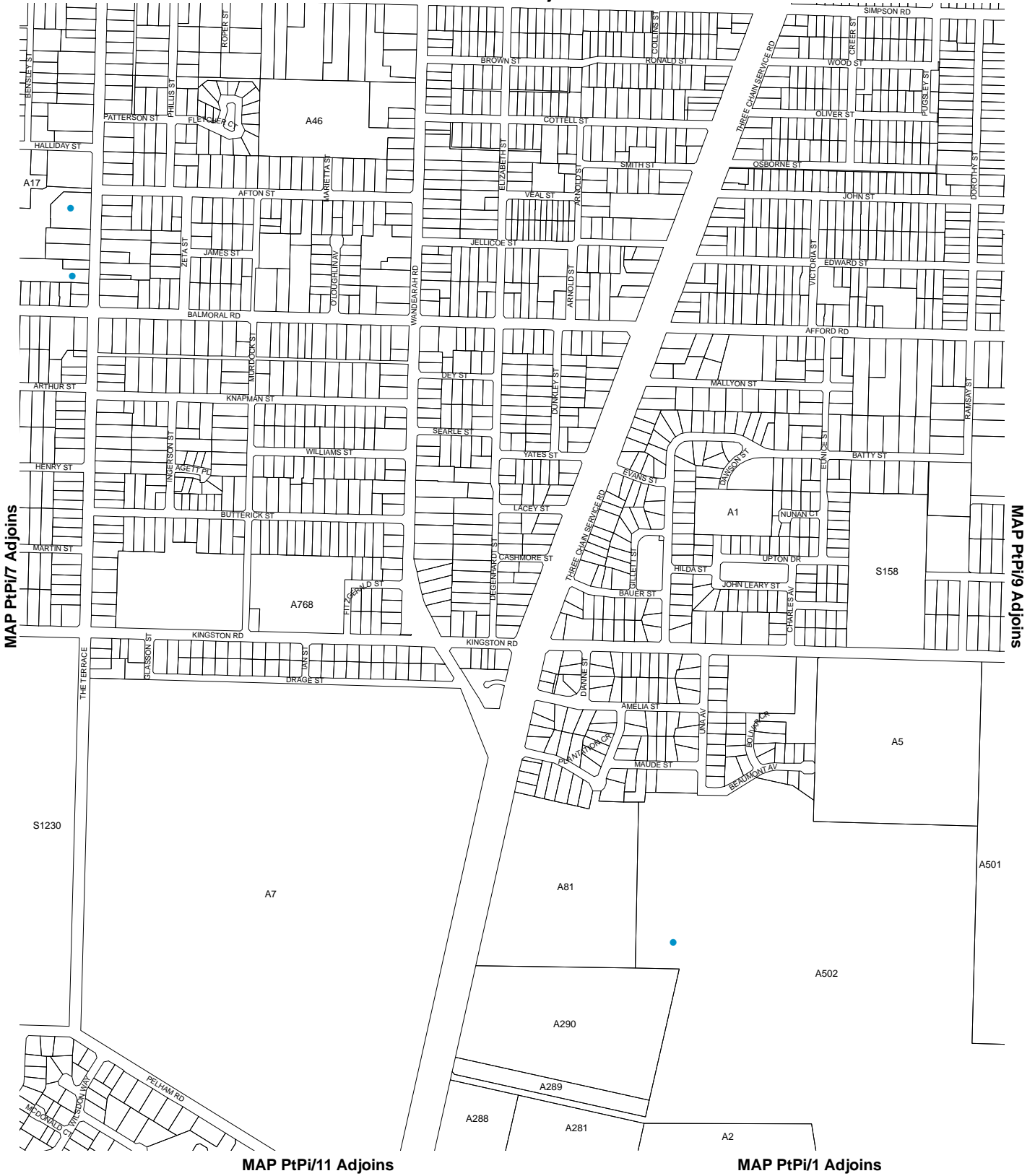
MAP PtPi/1 Adjoins



PORT PIRIE

Overlay Map PtPi/8 DEVELOPMENT CONSTRAINTS

MAP PtPi/5 Adjoins



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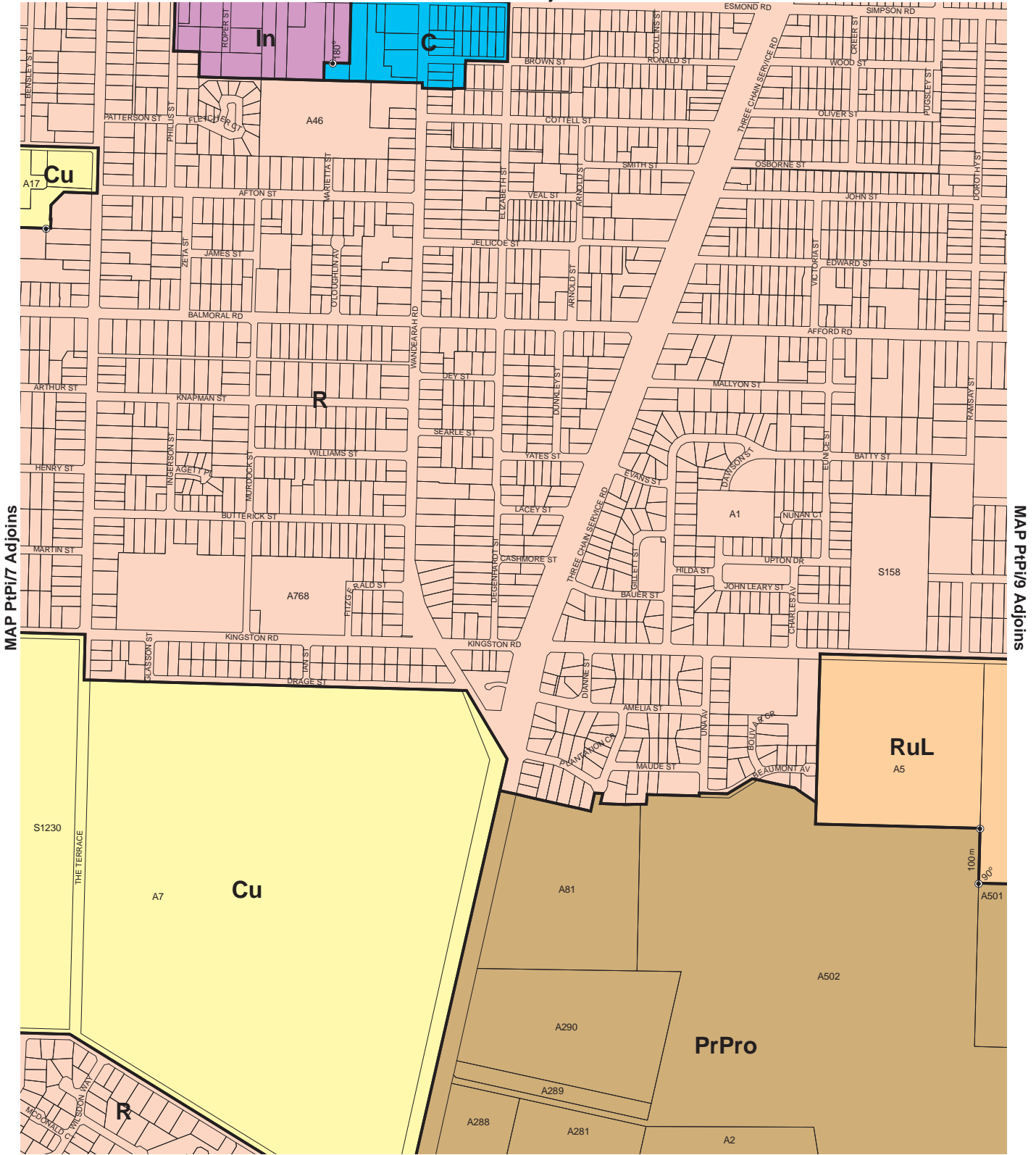


PORT PIRIE

Overlay Map PtPi/8 HERITAGE

• Local heritage place

MAP PtPi/5 Adjoins



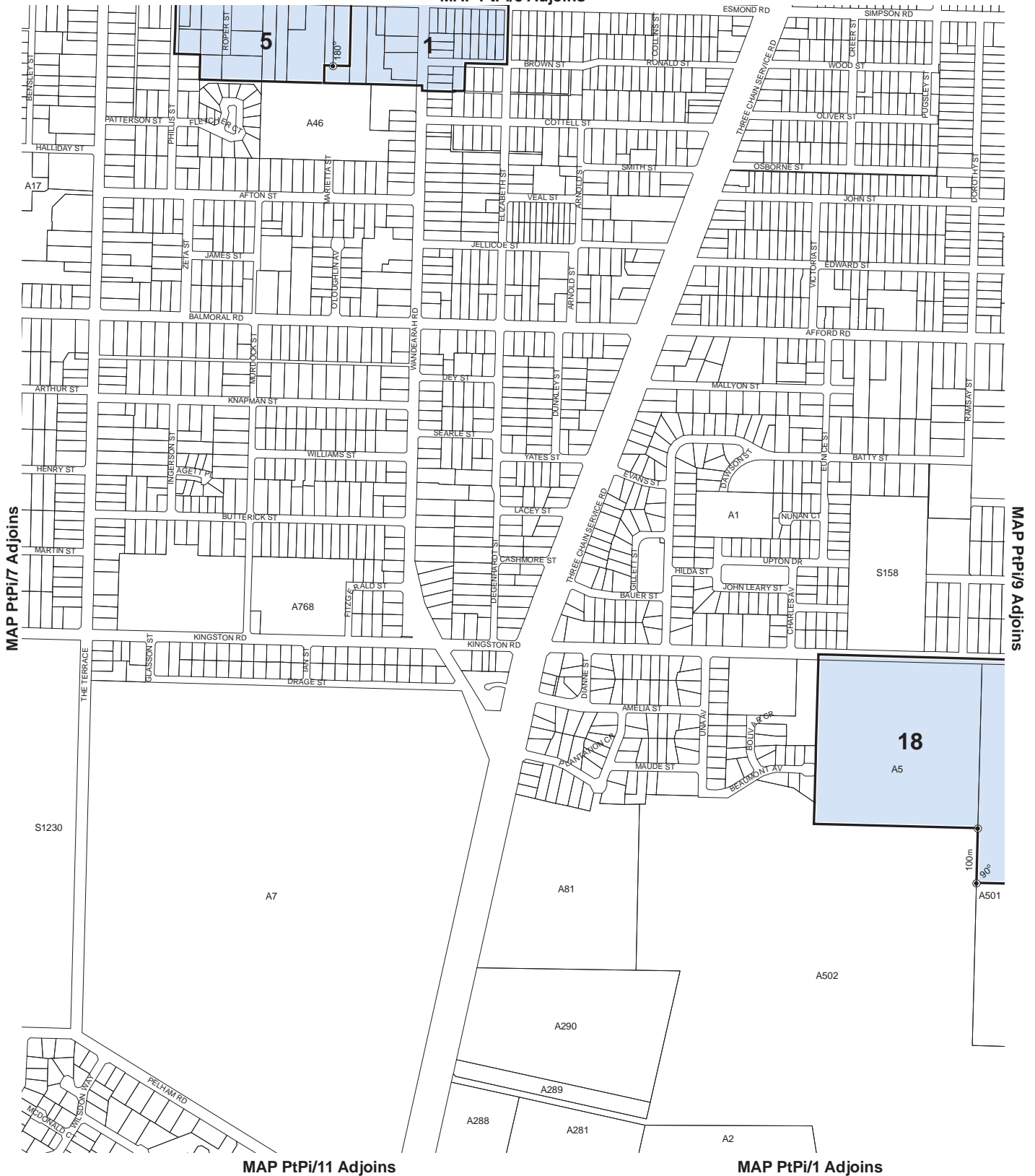
Lamberts Conformal Conic Projection, GDA94

- Zones**
- Commercial
 - Community
 - Industry
 - Primary Production
 - Residential
 - Rural Living
 - Zone Boundary



PORT PIRIE
Zone Map PtPi/8

MAP PtPi/5 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 1 Commercial Policy Area 1
 - 18 Rural Living Policy Area 18
 - 5 Industry Policy Area 5



PORT PIRIE

Policy Area Map PtPi/8

Policy Area Boundary

MAP PtPi/6 Adjoins



MAP PtPi/1 Adjoins

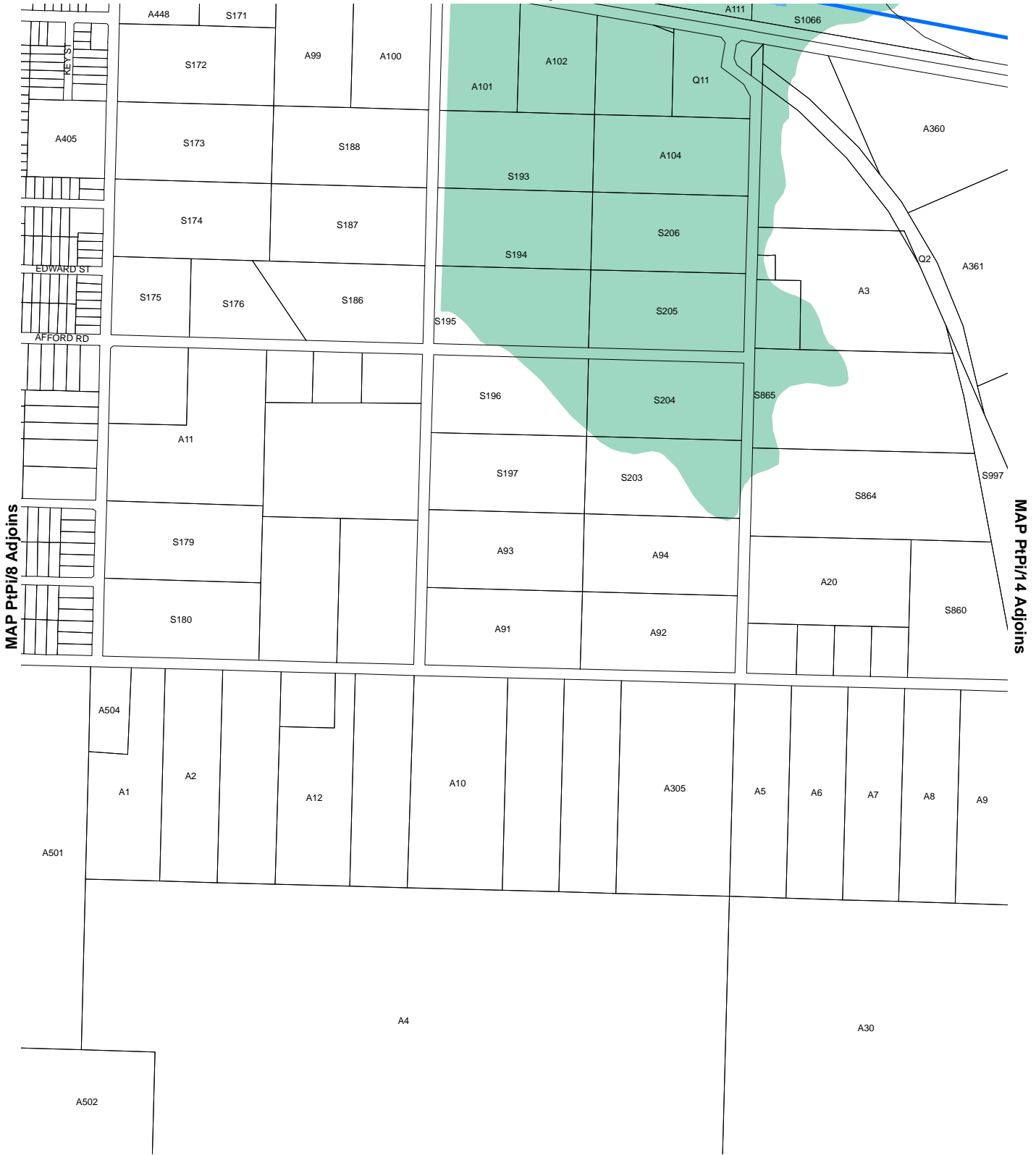


PORT PIRIE

Location Map PtPi/9

- Railways
- Local Reserves

MAP PtPi/6 Adjoins



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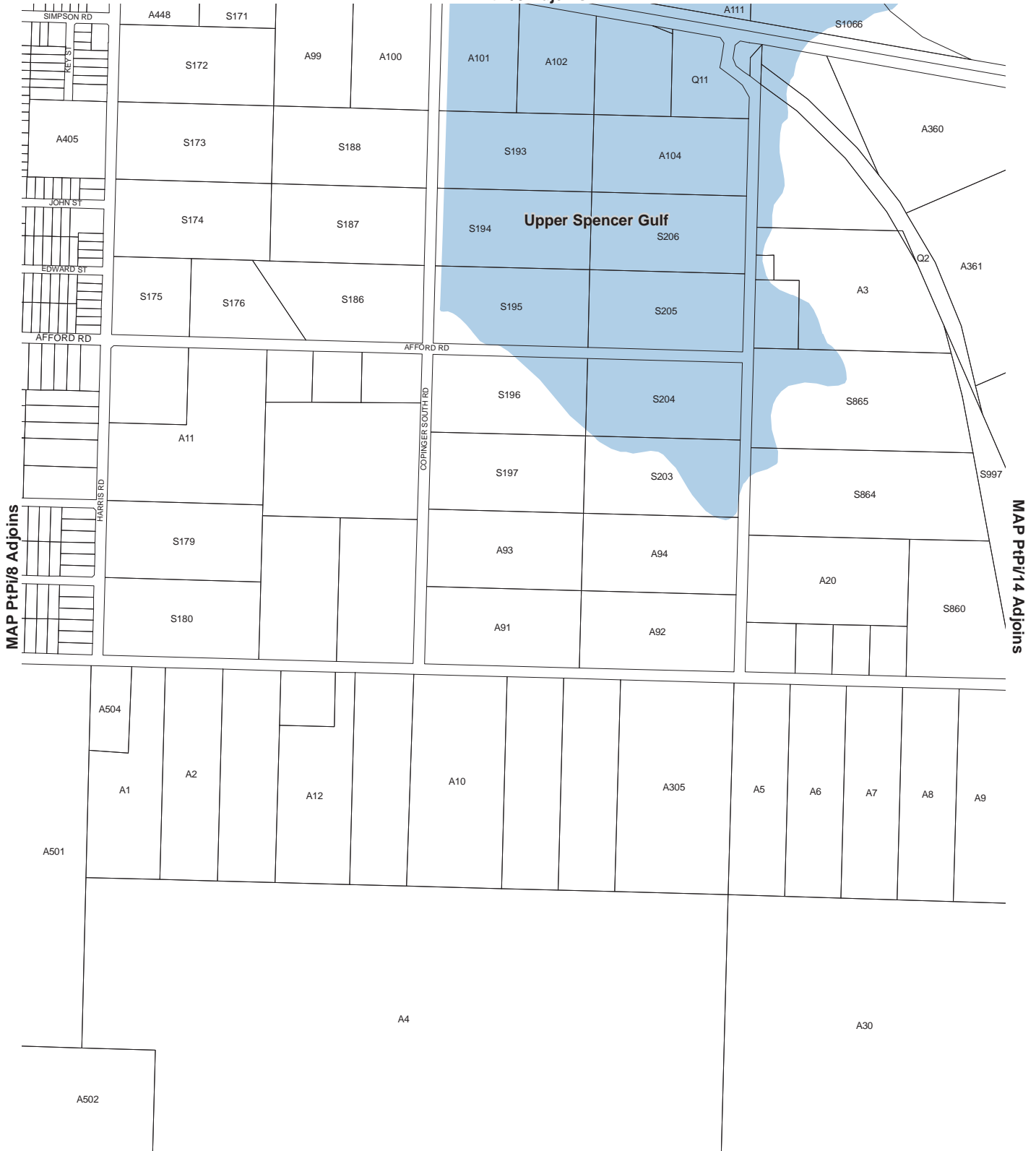
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-  Low Flood Risk (Zero to 0.3m depth)
-  Epic Energy SA Pty Ltd
-  Coastal Acid Sulfate Soils

Overlay Map PtPi/9 DEVELOPMENT CONSTRAINTS

MAP PtPi/6 Adjoins




MAP PtPi/1 Adjoins

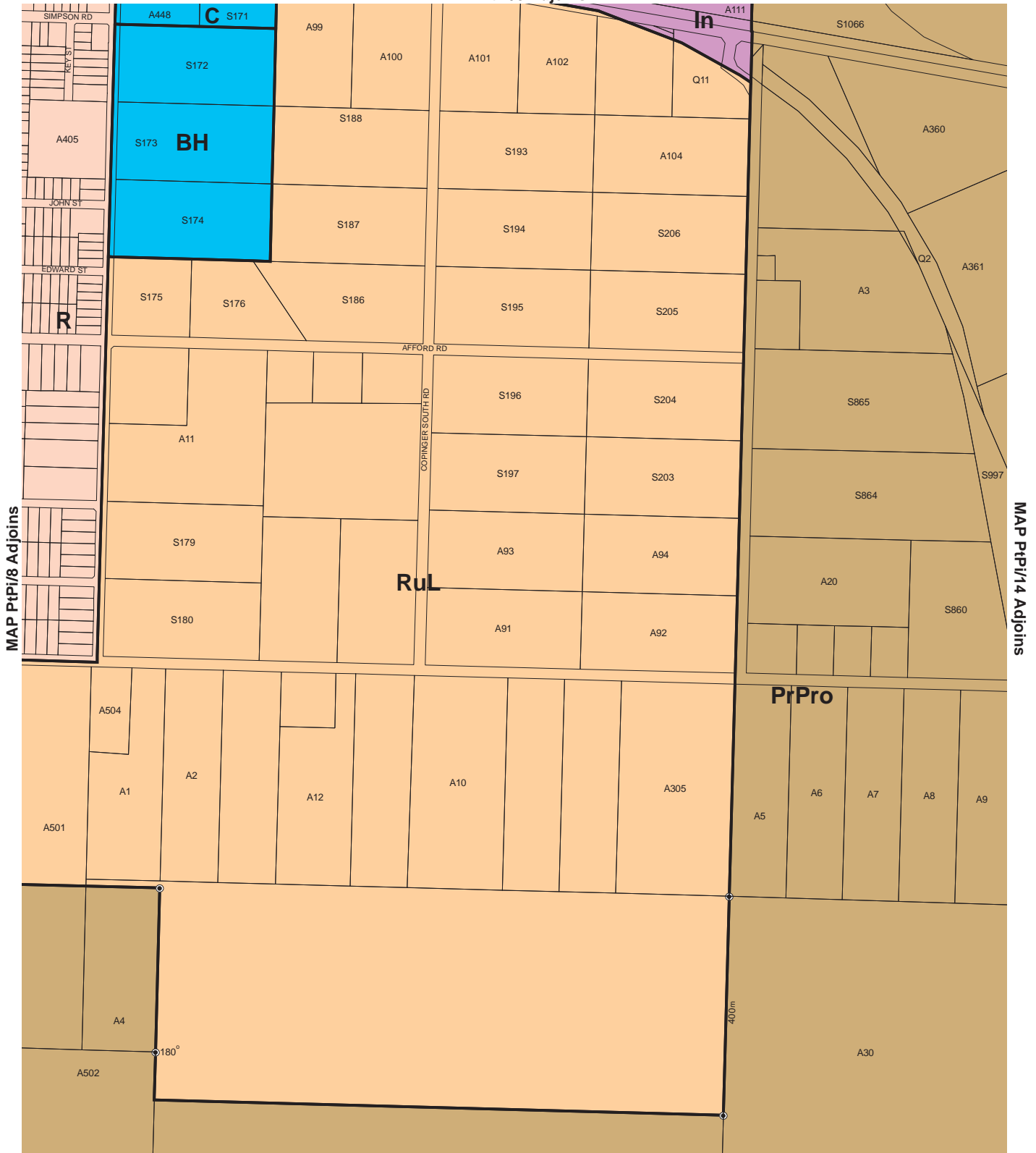


PORT PIRIE

Overlay Map PtPi/9 NATURAL RESOURCES

 Wetlands of National Importance

MAP PtPi/6 Adjoins



MAP PtPi/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

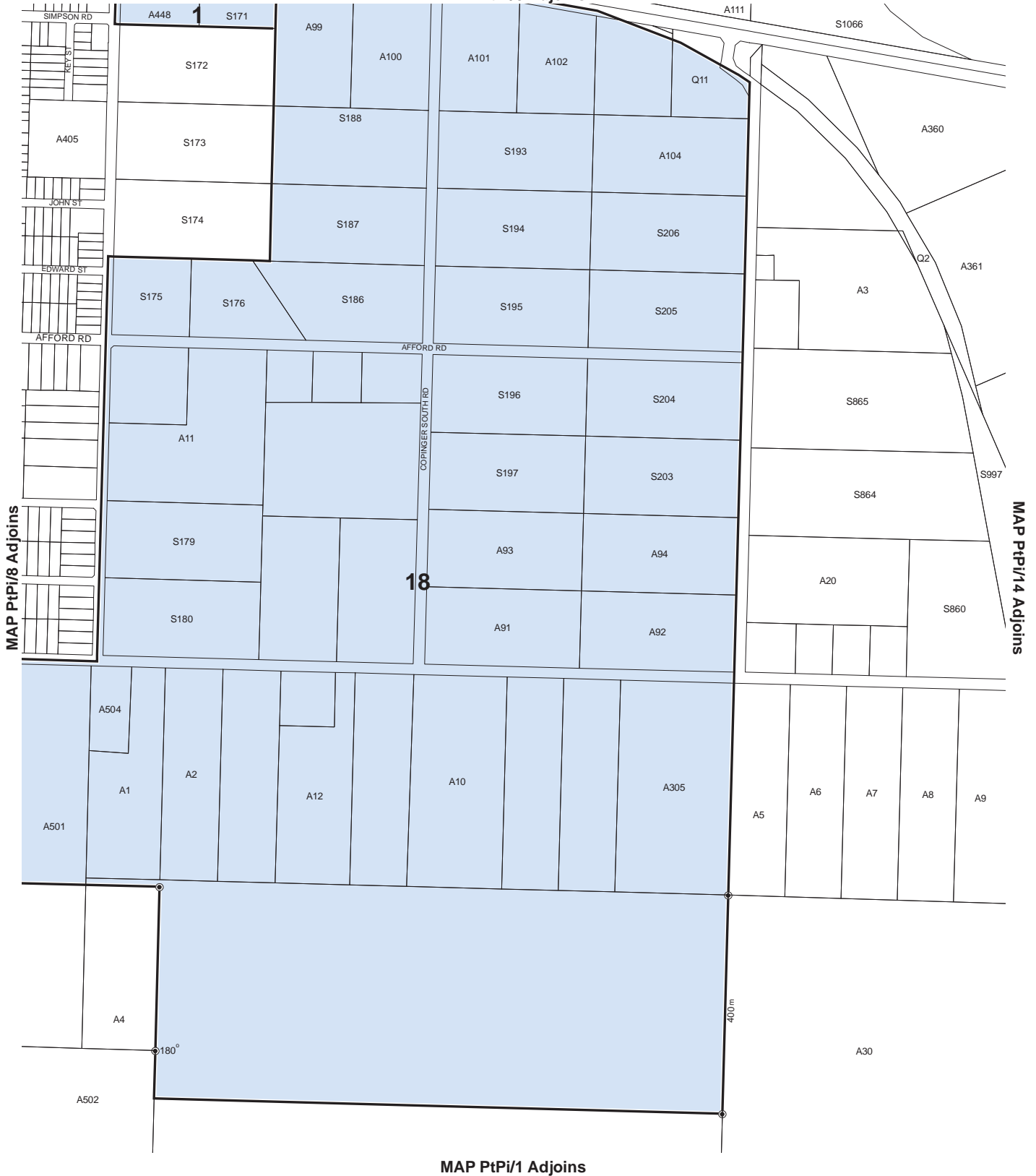


- Zones**
- BH** Bulk Handling
 - C** Commercial
 - In** Industry
 - PrPro** Primary Production
 - R** Residential
 - RuL** Rural Living
 - Zone Boundary

PORT PIRIE

Zone Map PtPi/9

MAP PtPi/6 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 1 Commercial Policy Area 1
- 18 Rural Living Policy Area 18




PORT PIRIE

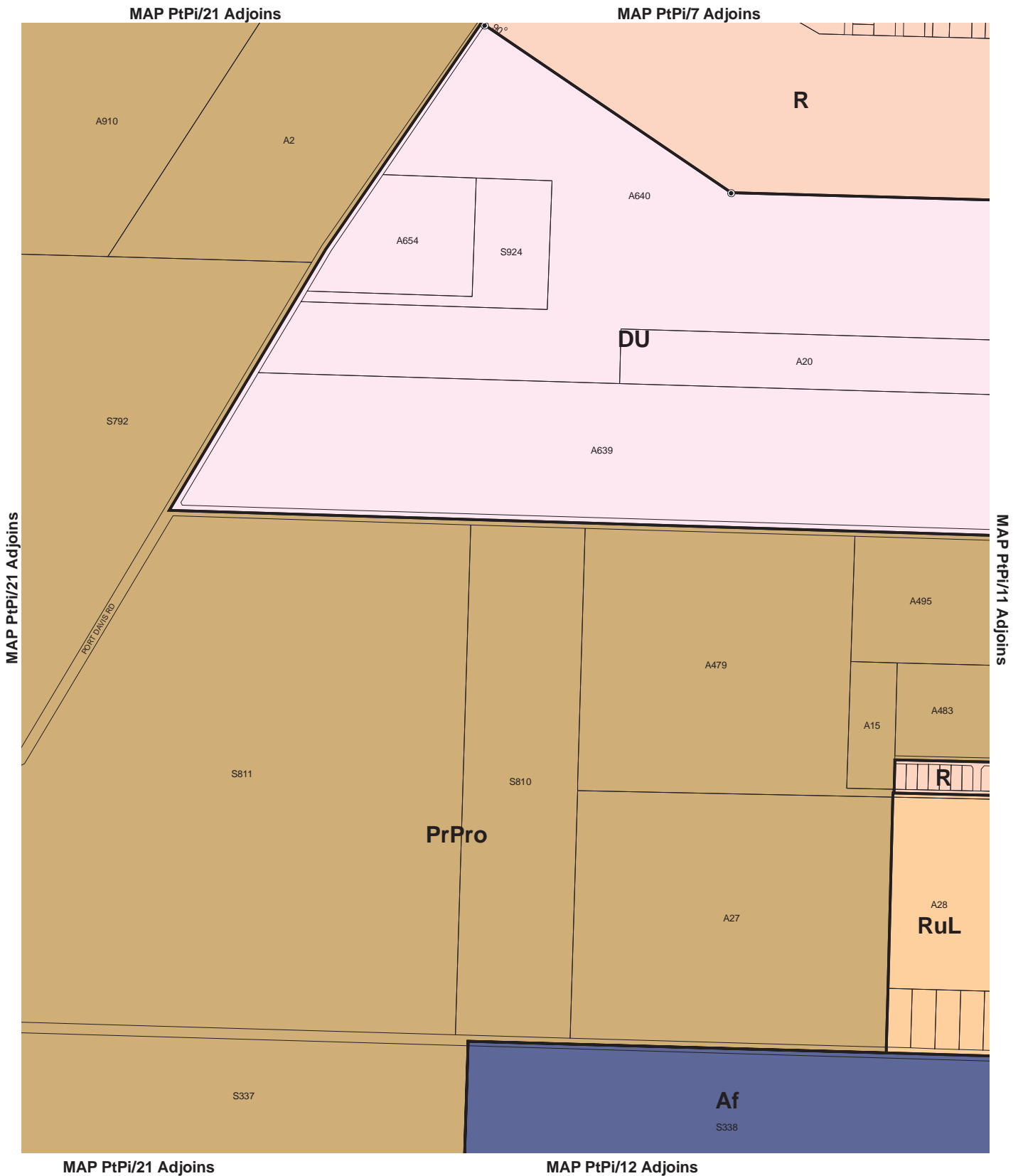
Policy Area Map PtPi/9

Policy Area Boundary



 Local Reserves

Location Map PtPi/10



Lamberts Conformal Conic Projection, GDA94



PORT PIRIE

Zone Map PtPi/10

- Zones**
- Af Airfield
 - DU Deferred Urban
 - PrPro Primary Production
 - R Residential
 - RuL Rural Living
 - Zone Boundary



Lamberts Conformal Conic Projection, GDA94
Policy Area
16 Rural Living Policy Area 16

 Policy Area Boundary

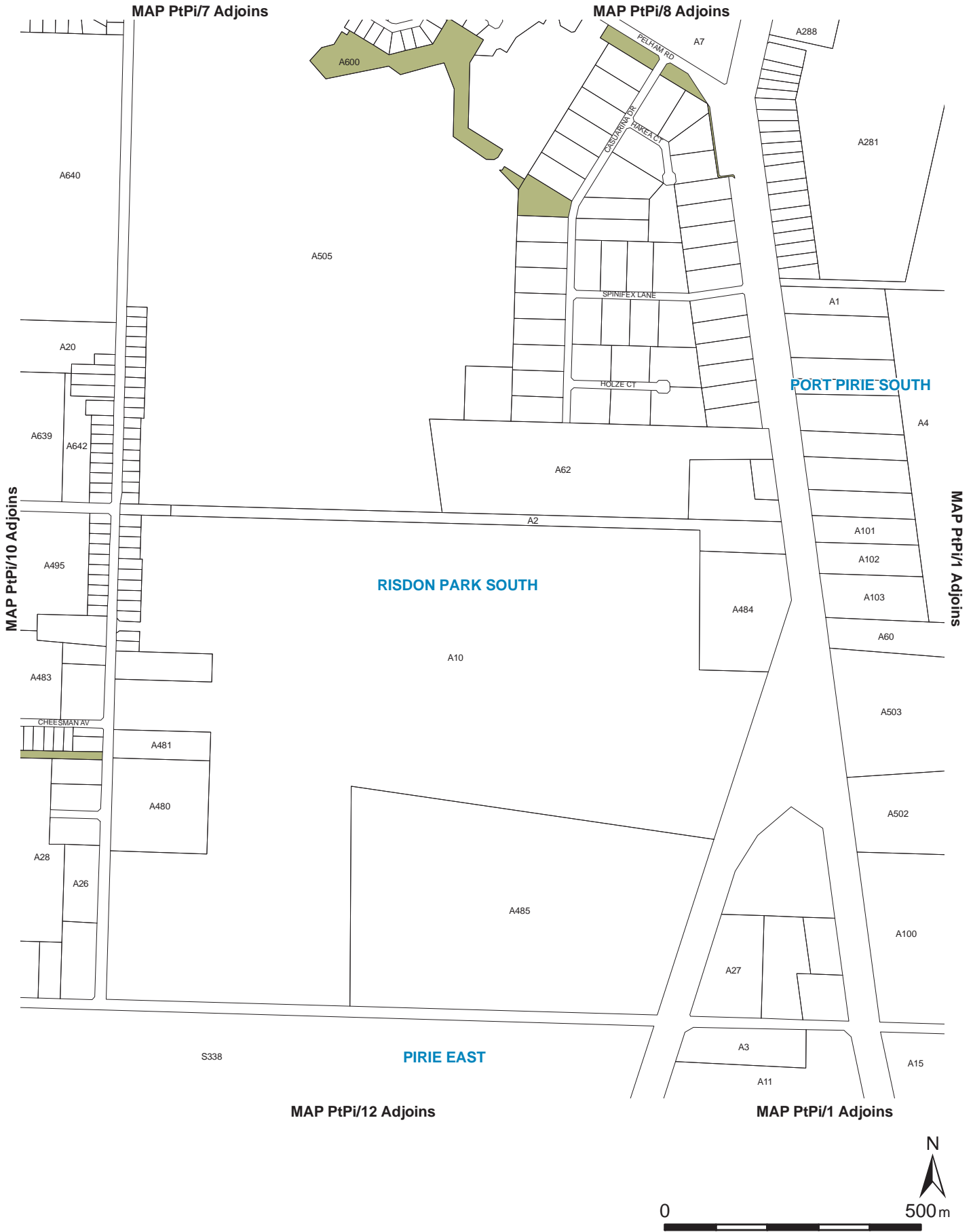
MAP PtPi/21 Adjoins

MAP PtPi/12 Adjoins


0 500m

PORT PIRIE

Policy Area Map PtPi/10



Location Map PtPi/11

 Local Reserves

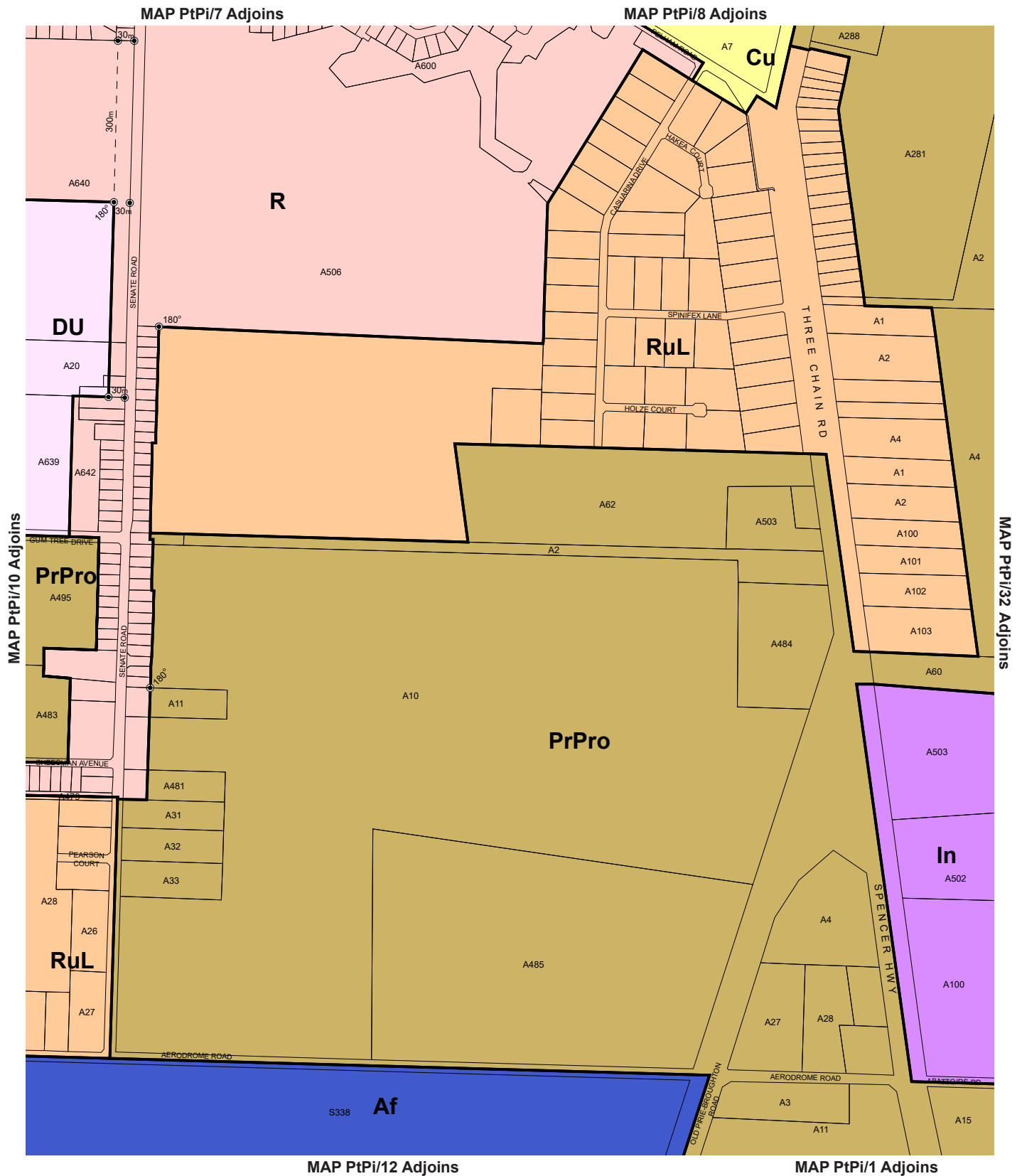


PORT PIRIE

Overlay Map PtPi/11

TRANSPORT

Secondary Arterial Roads



Lamberts Conformal Conic Projection, GDA94

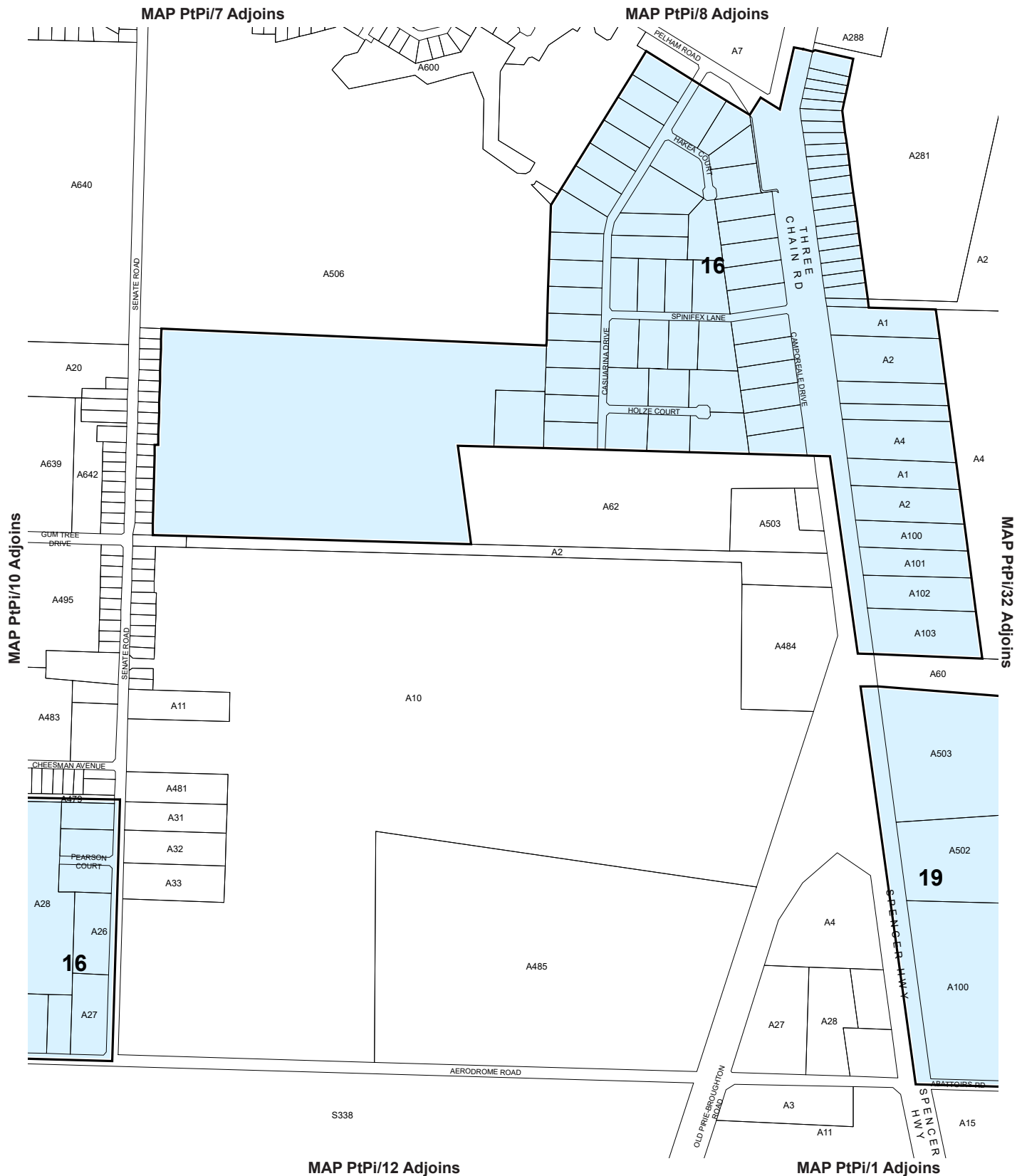


Zones

Af	Airfield
Cu	Community
DU	Deferred Urban
In	Industry
PrPro	Primary Production
R	Residential
RuL	Rural Living
	Zone Boundary

PORT PIRIE

Zone Map PtPi/11



Lamberts Conformal Conic Projection, GDA94

Policy Area

16 Rural Living Policy Area 16

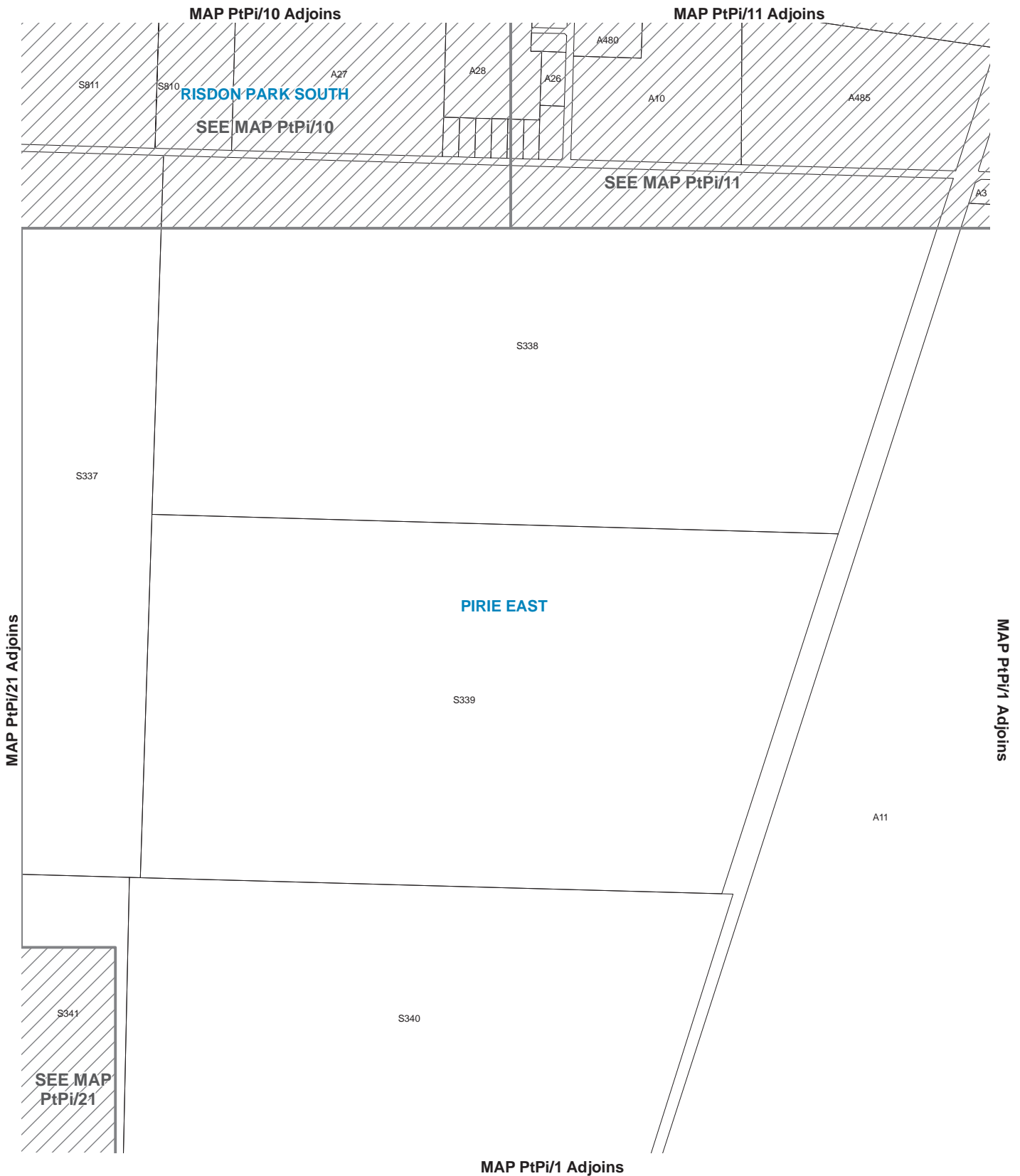
19 Industry Policy Area 19



PORT PIRIE

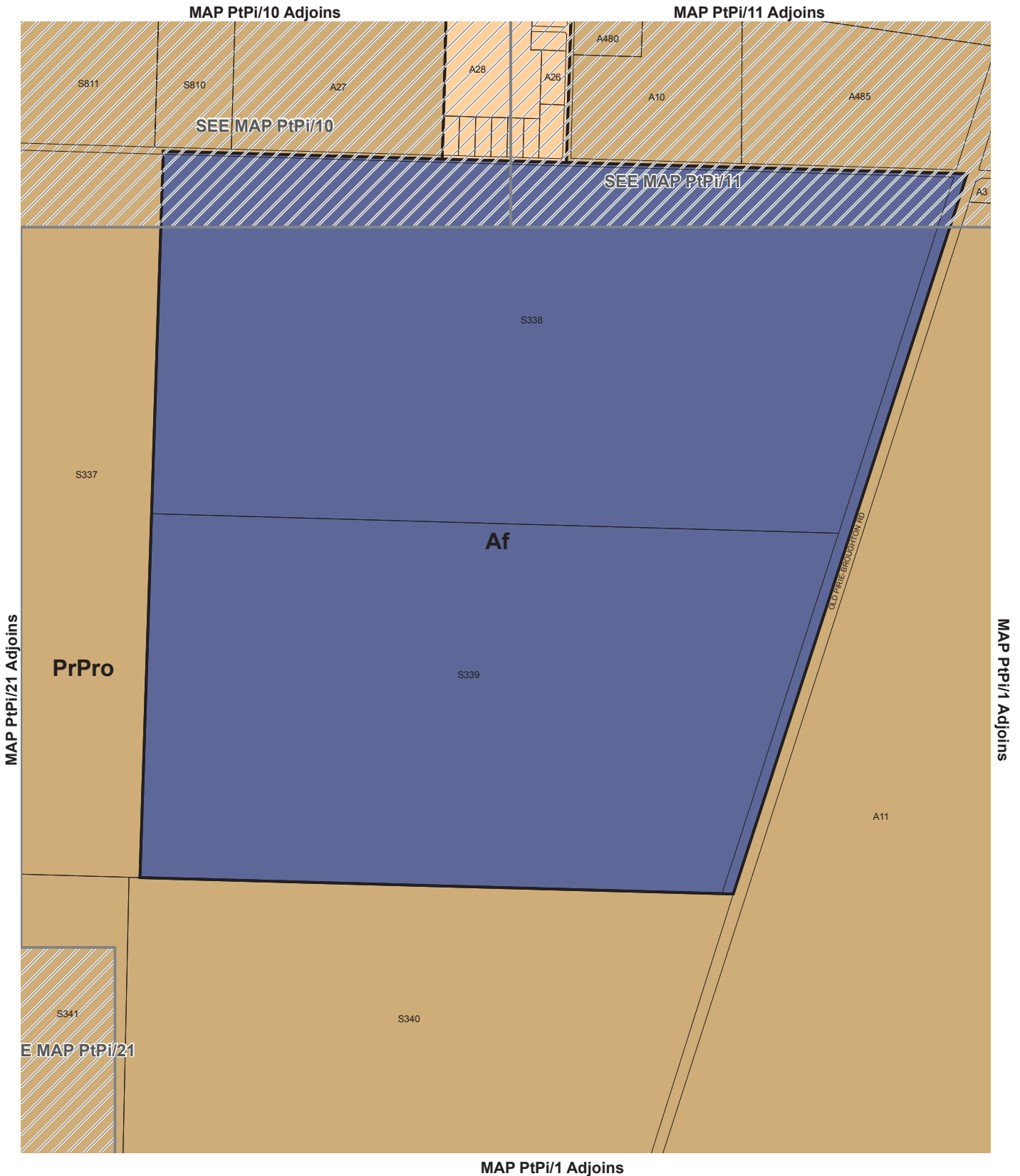
Policy Area Map PtPi/11

 Policy Area Boundary



PORT PIRIE

Location Map PtPi/12



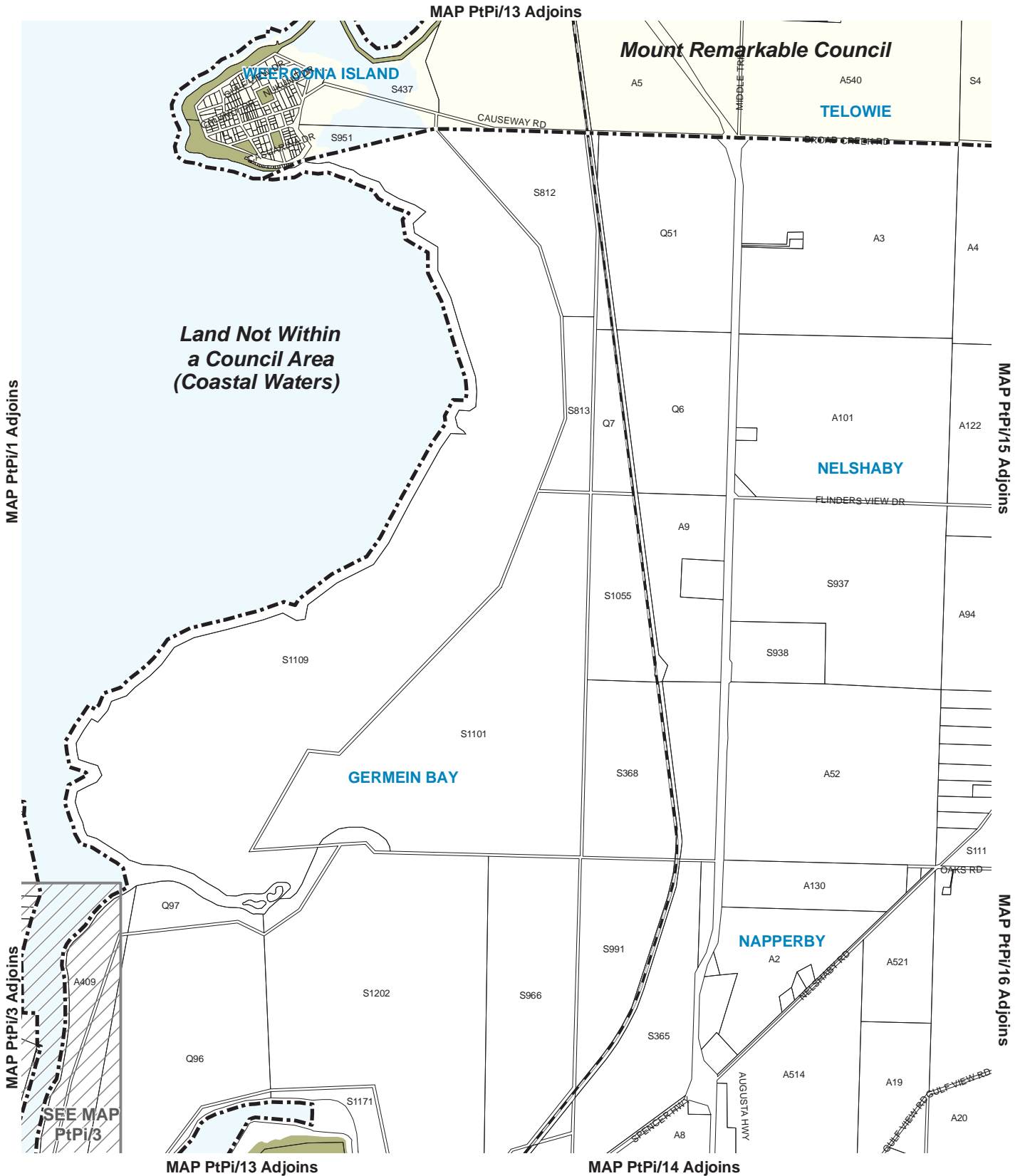
See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94



PORT PIRIE

Zone Map PtPi/12

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



Location Map PtPi/13

- Railways
- Local Reserves
- Development Plan Boundary

MAP PtPi/13 Adjoins

Mount Remarkable Council

Land Not Within
a Council Area
(Coastal Waters)

MAP PtPi/1 Adjoins

MAP PtPi/15 Adjoins

MAP PtPi/3 Adjoins

MAP PtPi/16 Adjoins

MAP PtPi/13 Adjoins

MAP PtPi/14 Adjoins



Overlay Map PtPi/13

TRANSPORT

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

MAP PtPi/13 Adjoins

Mount Remarkable Council

Land Not Within a Council Area (Coastal Waters)

MAP PtPi/1 Adjoins

MAP PtPi/15 Adjoins

MAP PtPi/3 Adjoins

MAP PtPi/6 Adjoins

MAP PtPi/13 Adjoins

MAP PtPi/14 Adjoins



- Coastal Acid Sulfate Soils
- Epic Energy SA Pty Ltd
- 132kV
- Development Plan Boundary

Overlay Map PtPi/13

DEVELOPMENT CONSTRAINTS

MAP PtPi/13 Adjoins

Mount Remarkable Council

Port Flinders

Land Not Within a Council Area (Coastal Waters)

MAP PtPi/1 Adjoins

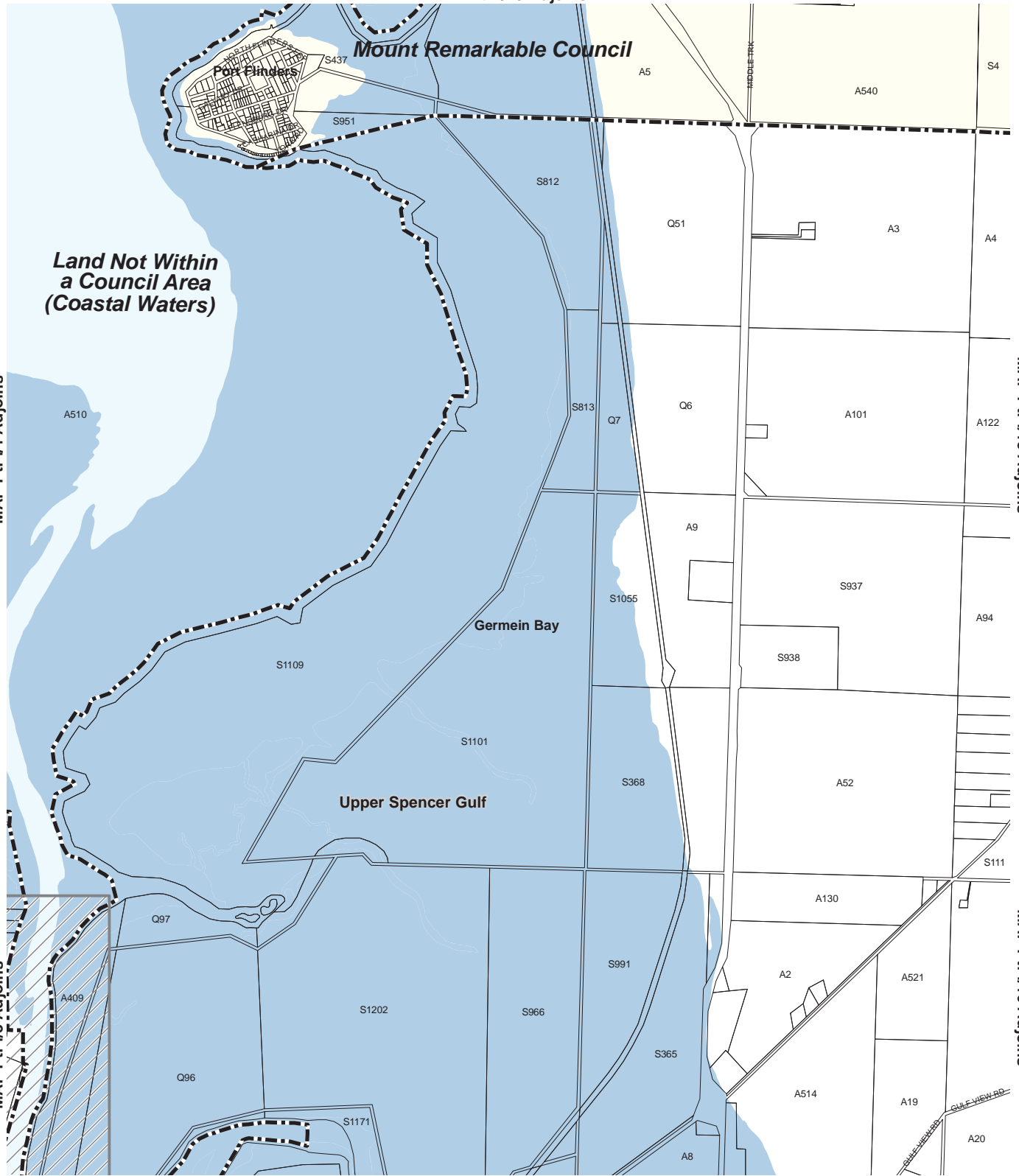
MAP PtPi/15 Adjoins

MAP PtPi/3 Adjoins

MAP PtPi/6 Adjoins

MAP PtPi/13 Adjoins

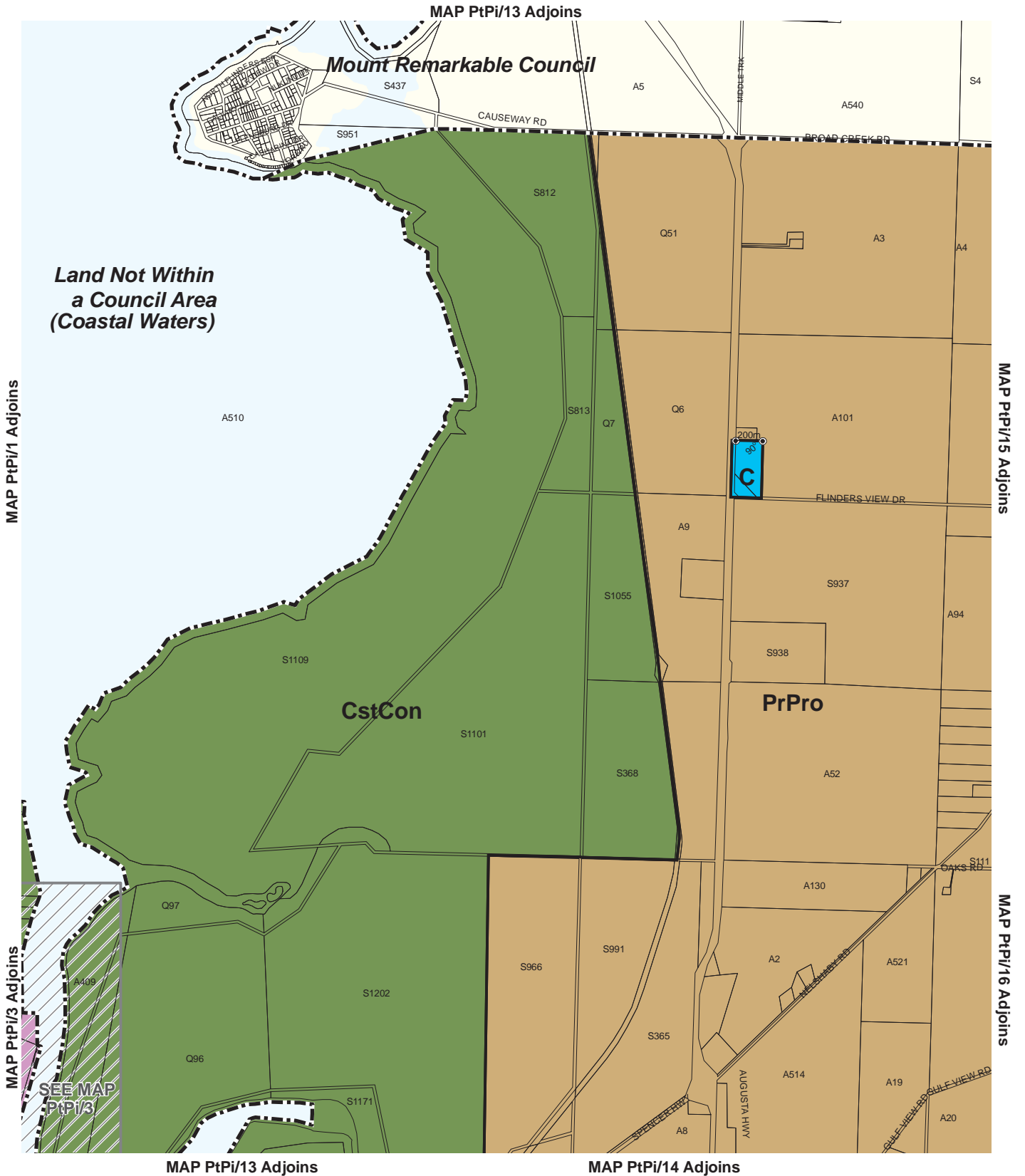
MAP PtPi/14 Adjoins



Overlay Map PtPi/13

NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary



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

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

Zone Map PtPi/13

MAP PtPi/13 Adjoins

Mount Remarkable Council

Land Not Within a Council Area (Coastal Waters)

MAP PtPi/1 Adjoins

MAP PtPi/15 Adjoins

MAP PtPi/3 Adjoins

MAP PtPi/16 Adjoins

MAP PtPi/13 Adjoins

MAP PtPi/14 Adjoins

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

Policy Area
3 Commercial Policy Area 3



Policy Area Map PtPi/13

- Policy Area Boundary
- Development Plan Boundary

MAP PtPi/13 Adjoins



MAP PtPi/1 Adjoins



Location Map PtPi/14



 Railways

MAP PtPi/13 Adjoins

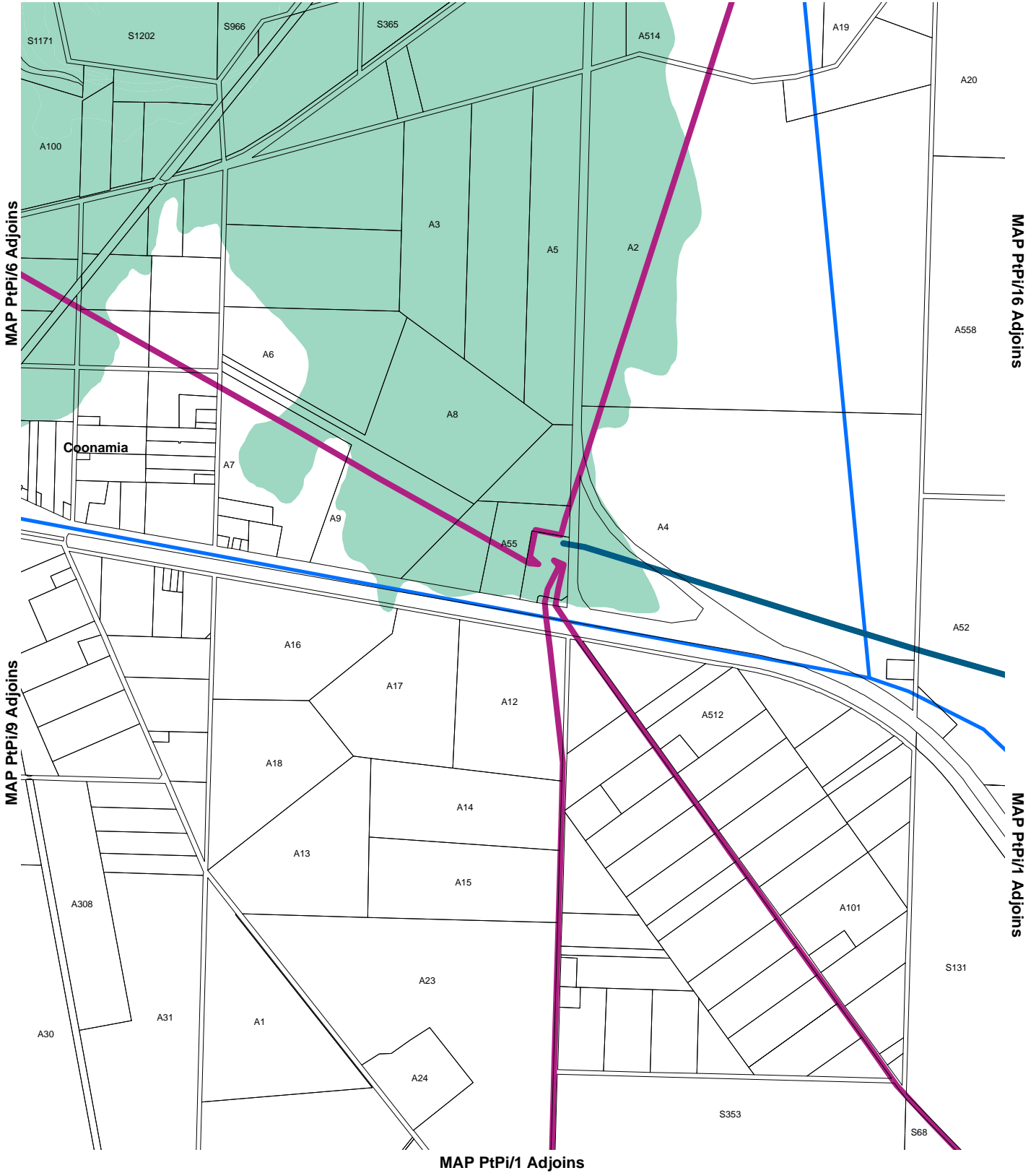


Overlay Map PtPi/14 TRANSPORT





PORT PIRIE REGIONAL COUNCIL
Consolidated - 14 November 2019

-  Primary Arterial Roads
-  Secondary Arterial Roads

MAP PtPi/13 Adjoins



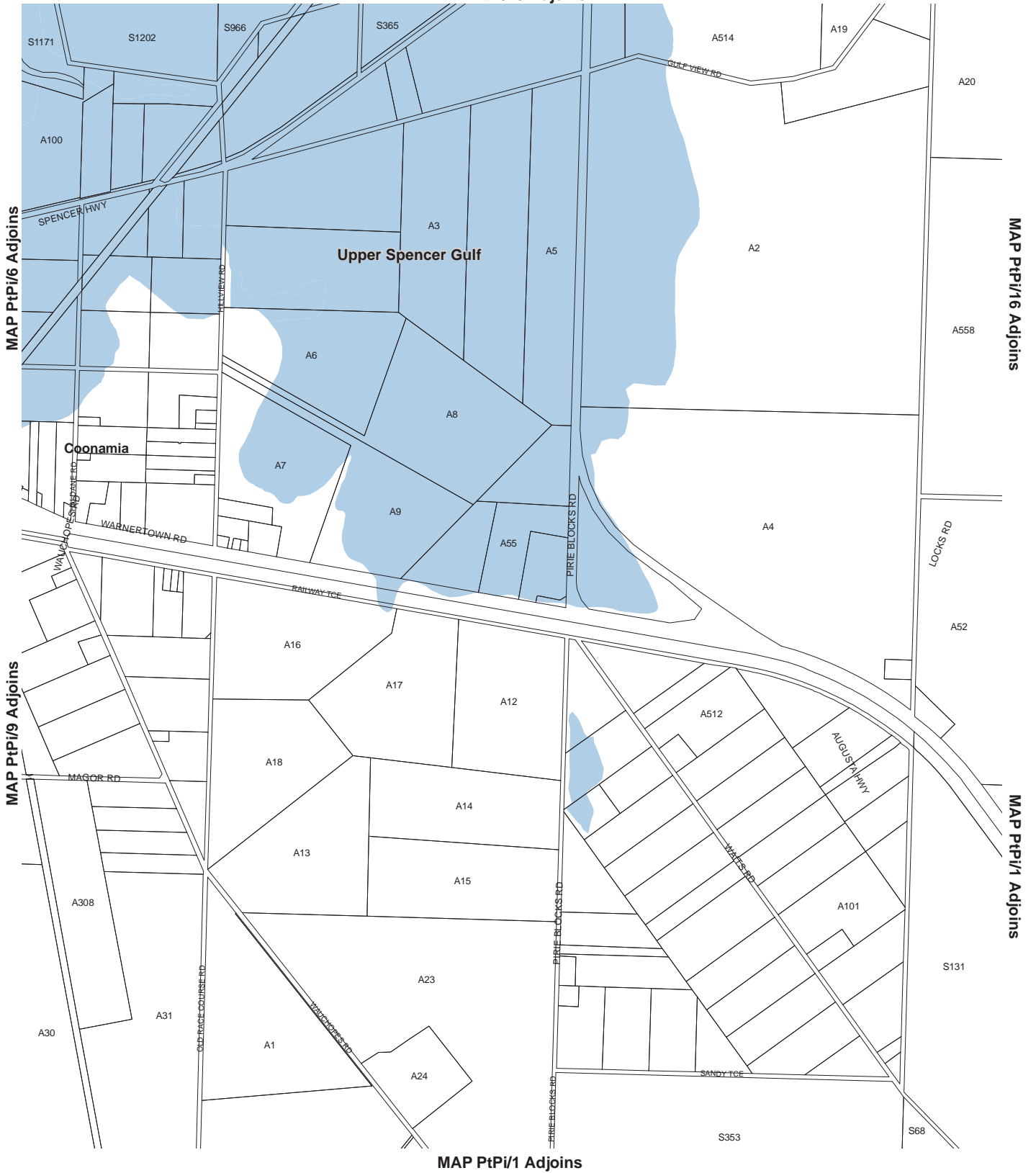
0 1,000m

-  Epic Energy SA Pty Ltd
-  132kV
-  275kV
-  Coastal Acid Sulfate Soils

Overlay Map PtPi/14

DEVELOPMENT CONSTRAINTS

MAP PtPi/13 Adjoins

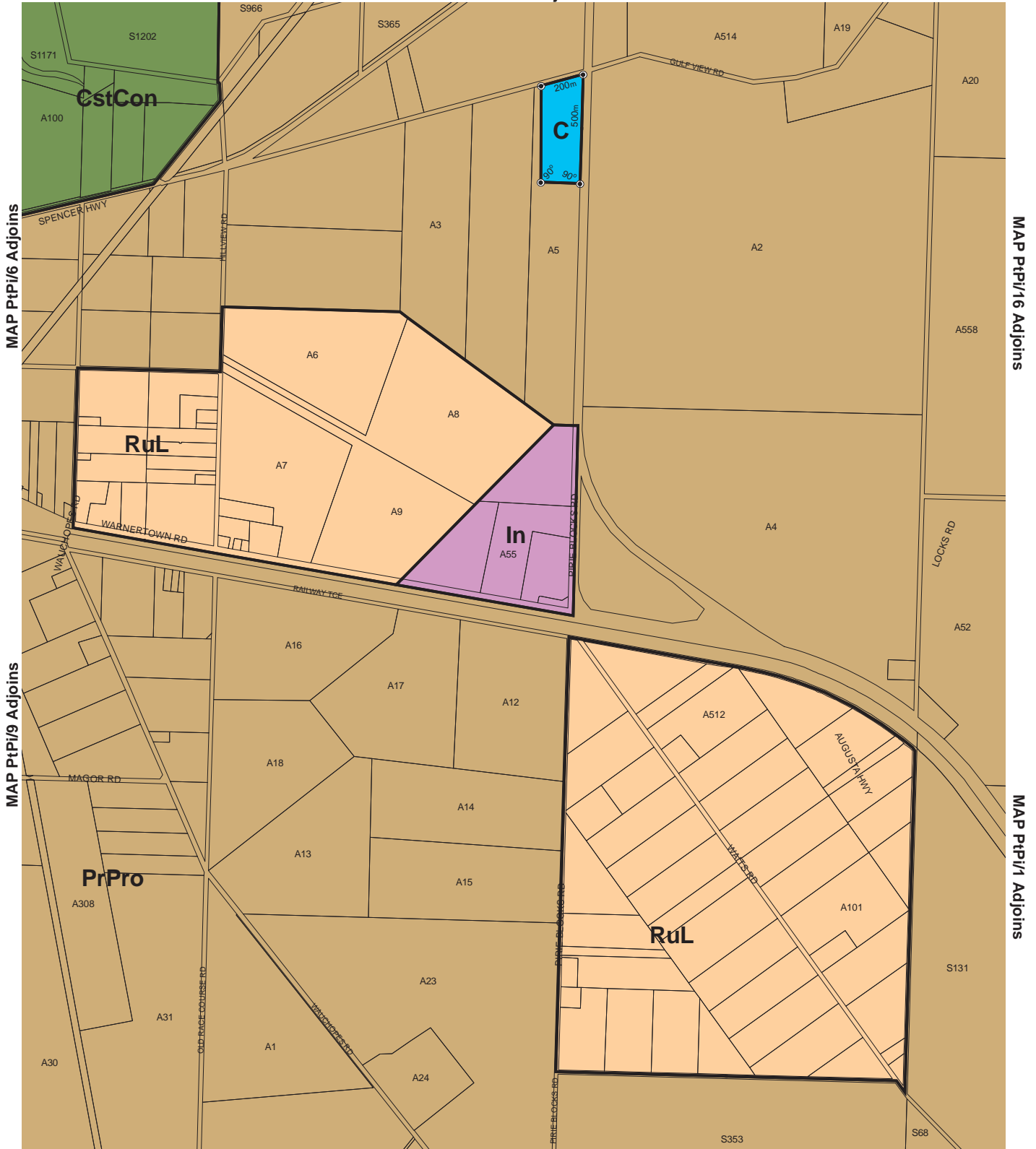


Overlay Map PtPi/14

NATURAL RESOURCES

Wetlands of National Importance

MAP PtPi/13 Adjoins



MAP PtPi/1 Adjoins

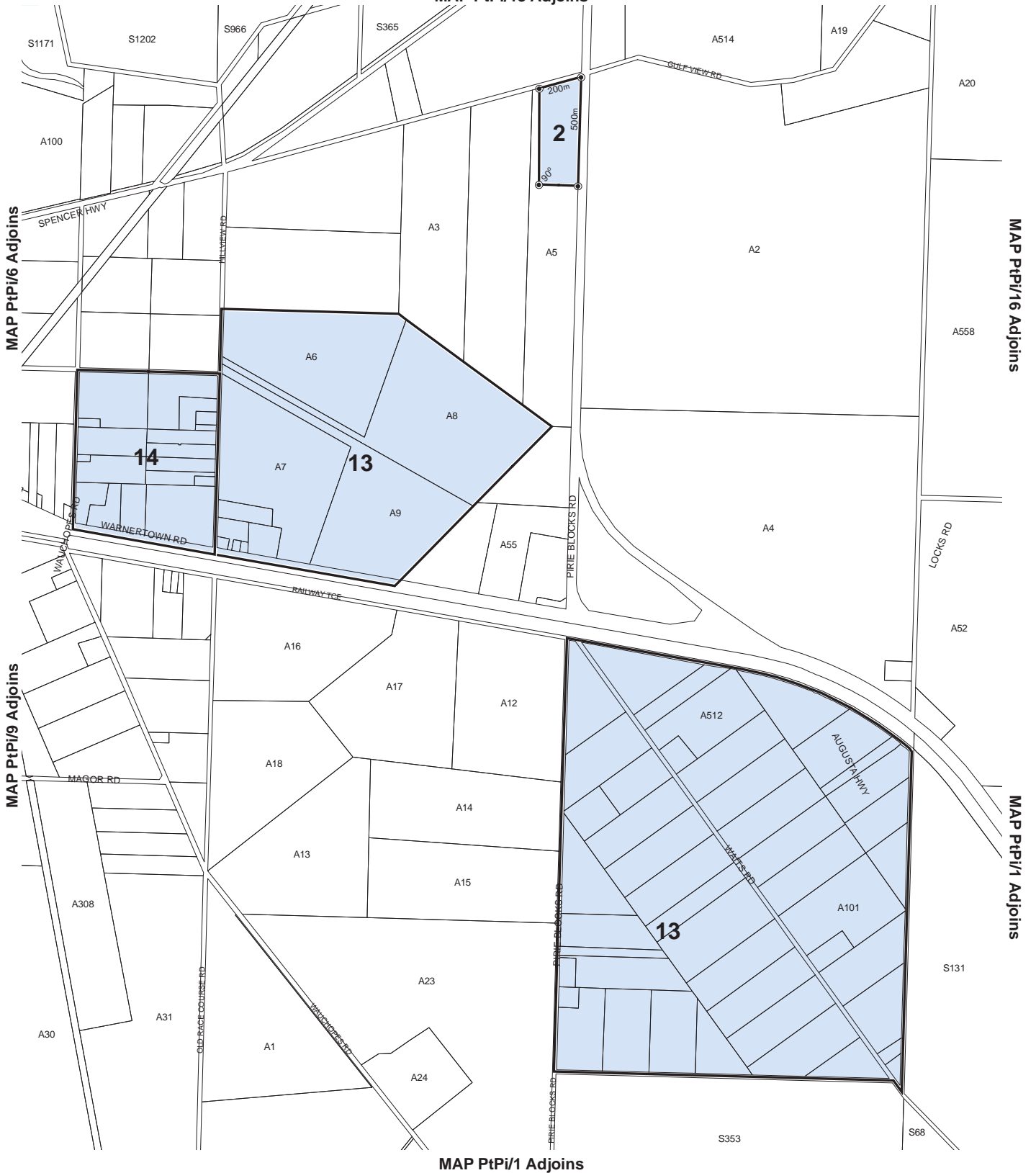
Lamberts Conformal Conic Projection, GDA94



- Zones**
- CstCon Coastal Conservation
 - C Commercial
 - In Industry
 - PrPro Primary Production
 - RuL Rural Living
 - Zone Boundary

Zone Map PtPi/14

MAP PtPi/13 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Policy Area**
 13 Rural Living Policy Area 13
 14 Rural Living Policy Area 14
 2 Commercial Policy Area 2



Policy Area Map PtPi/14

 Policy Area Boundary

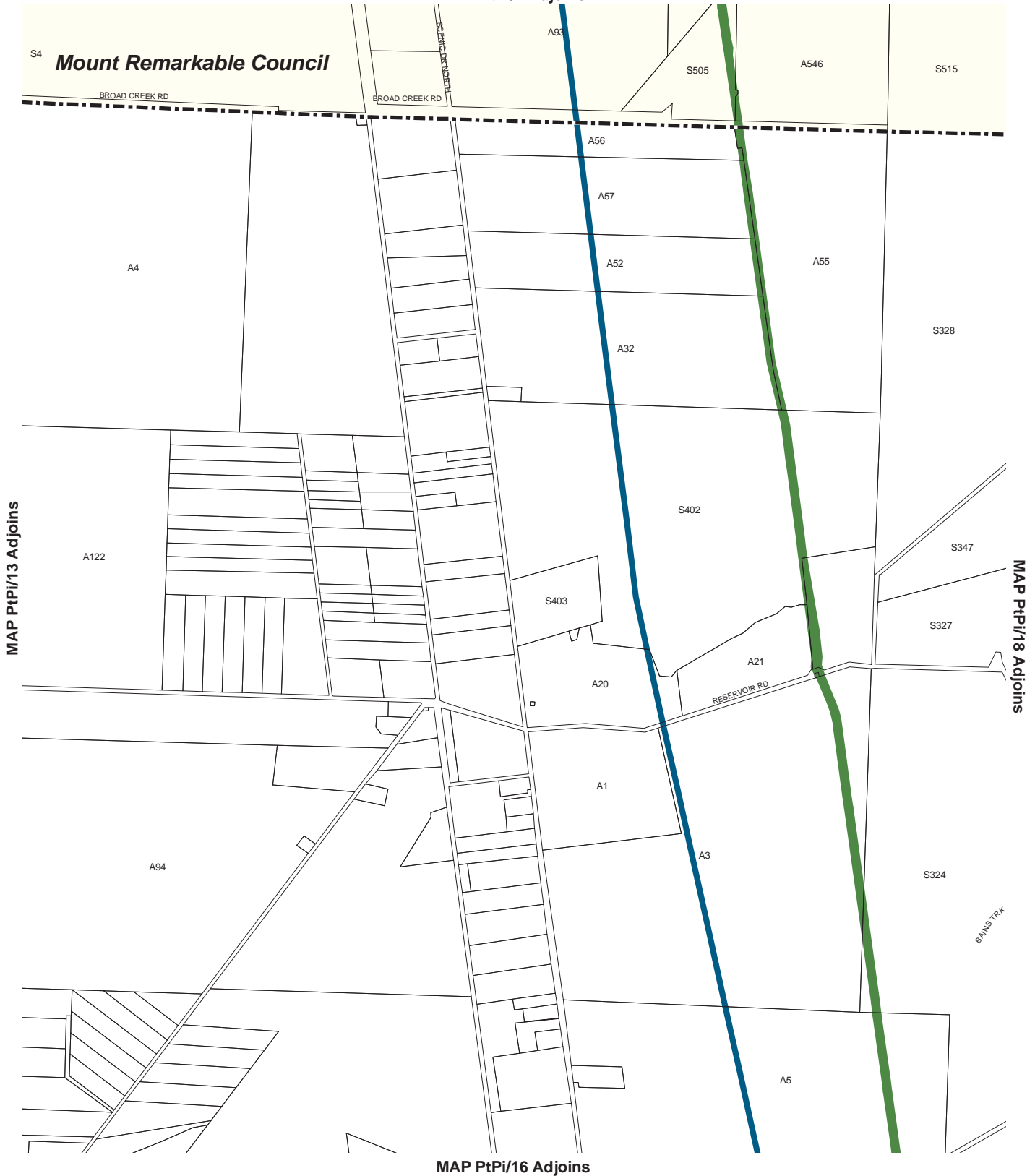
MAP PtPi/1 Adjoins



Location Map PtPi/15

- Local Reserves
- National Park
- Development Plan Boundary

MAP PtPi/1 Adjoins

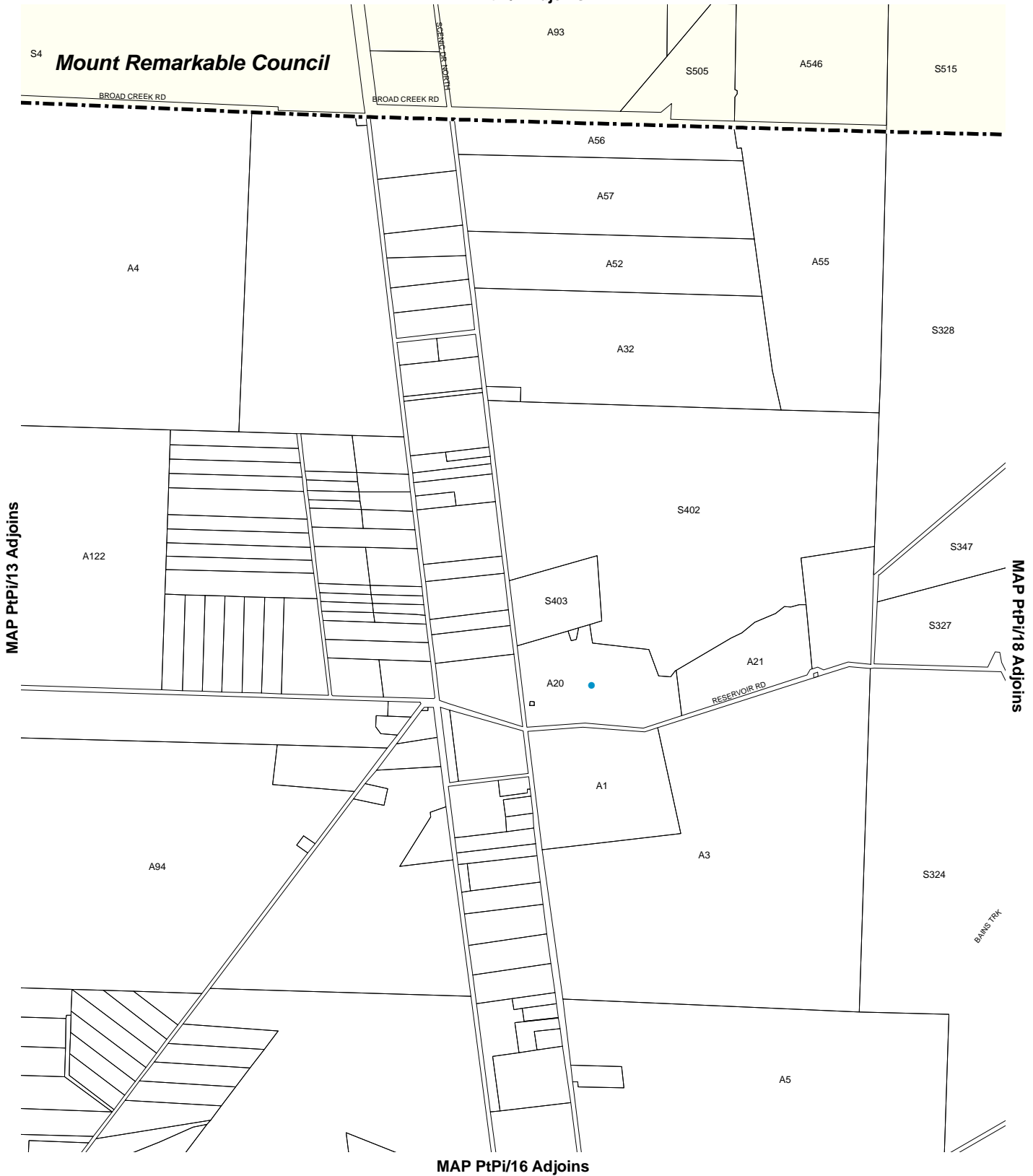


Overlay Map PtPi/15

DEVELOPMENT CONSTRAINTS

- Morgan - Whyalla Pipeline
- 275kV
- - - - - Development Plan Boundary

MAP PtPi/1 Adjoins



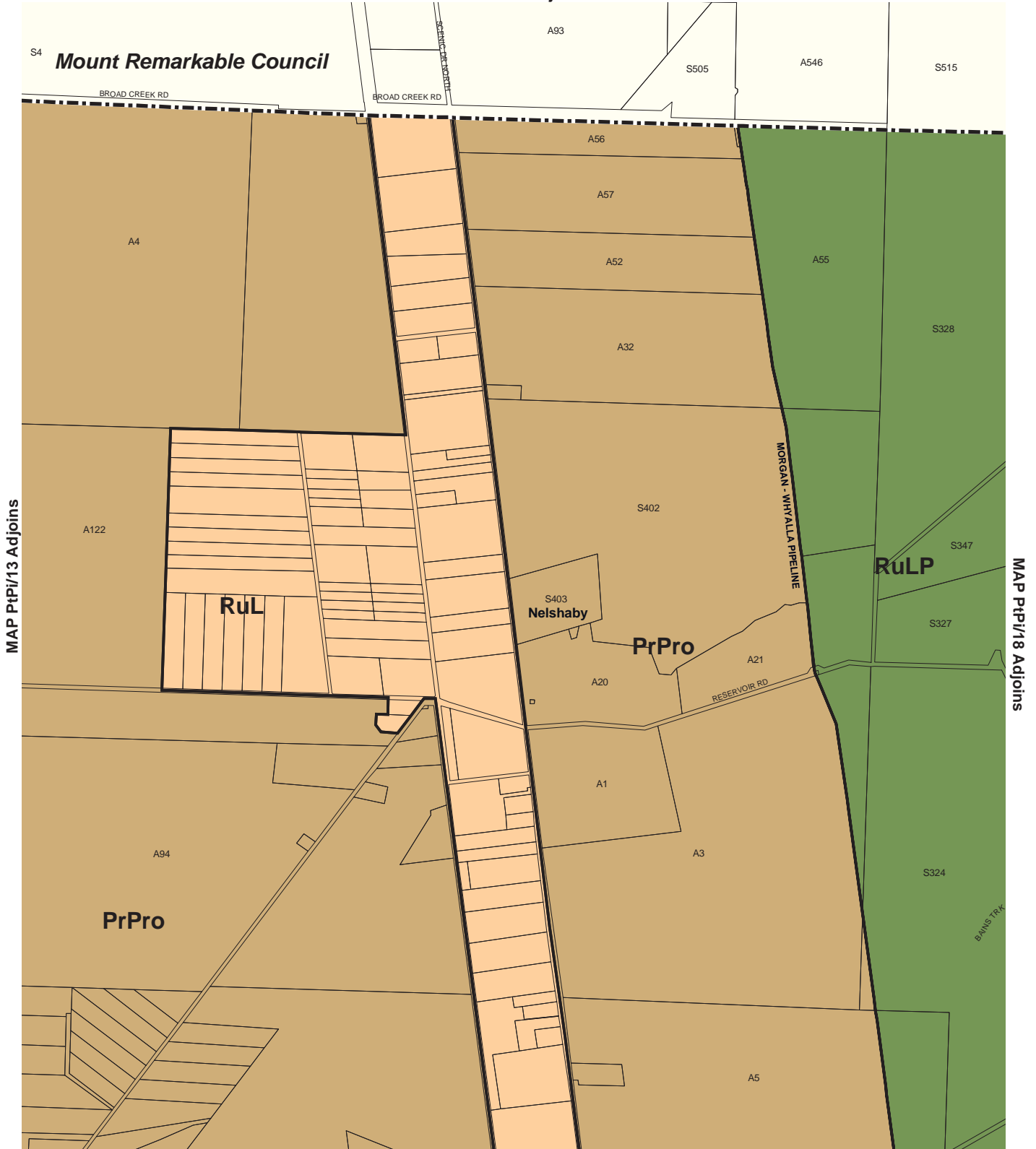
Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory
 Items please refer to the relevant tables within this document.



Overlay Map PtPi/15 HERITAGE

- Local heritage place
- Development Plan Boundary

MAP PtPi/1 Adjoins



MAP PtPi/16 Adjoins

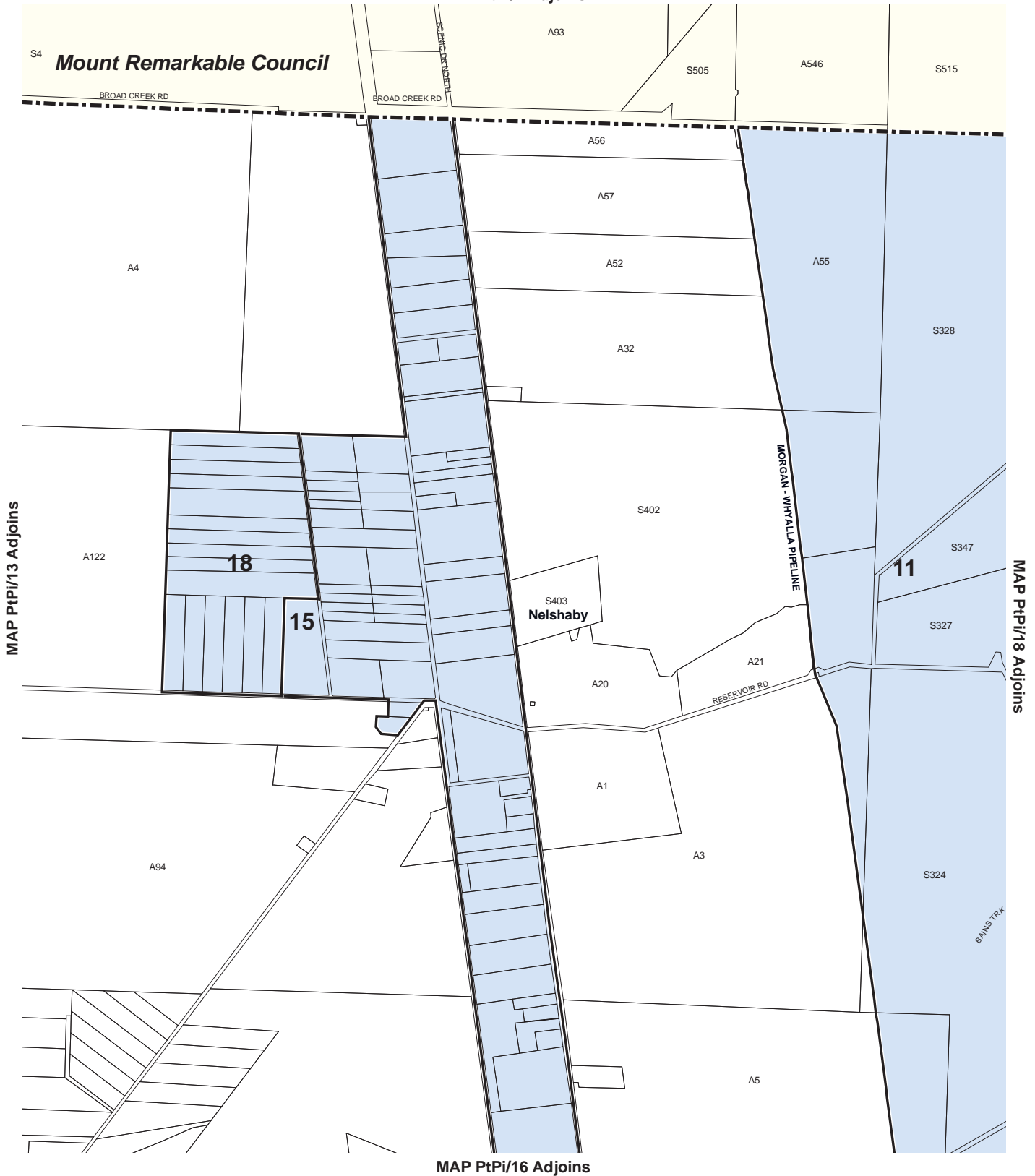
Lamberts Conformal Conic Projection, GDA94



- Zones**
- PrPro Primary Production
 - RuLP Rural Landscape Protection
 - RuL Rural Living
 - Zone Boundary
 - Development Plan Boundary

Zone Map PtPi/15

MAP PtPi/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 11 Landscape Protection Policy Area 11
- 15 Rural Living Policy Area 15
- 18 Rural Living Policy Area 18



Policy Area Map PtPi/15

- Policy Area Boundary
- Development Plan Boundary

MAP PtPi/15 Adjoins



MAP PtPi/1 Adjoins



0 1,000m

NAPPERBY

Overlay Map PtPi/16

DEVELOPMENT CONSTRAINTS

- Morgan - Whyalla Pipeline
- 275kV

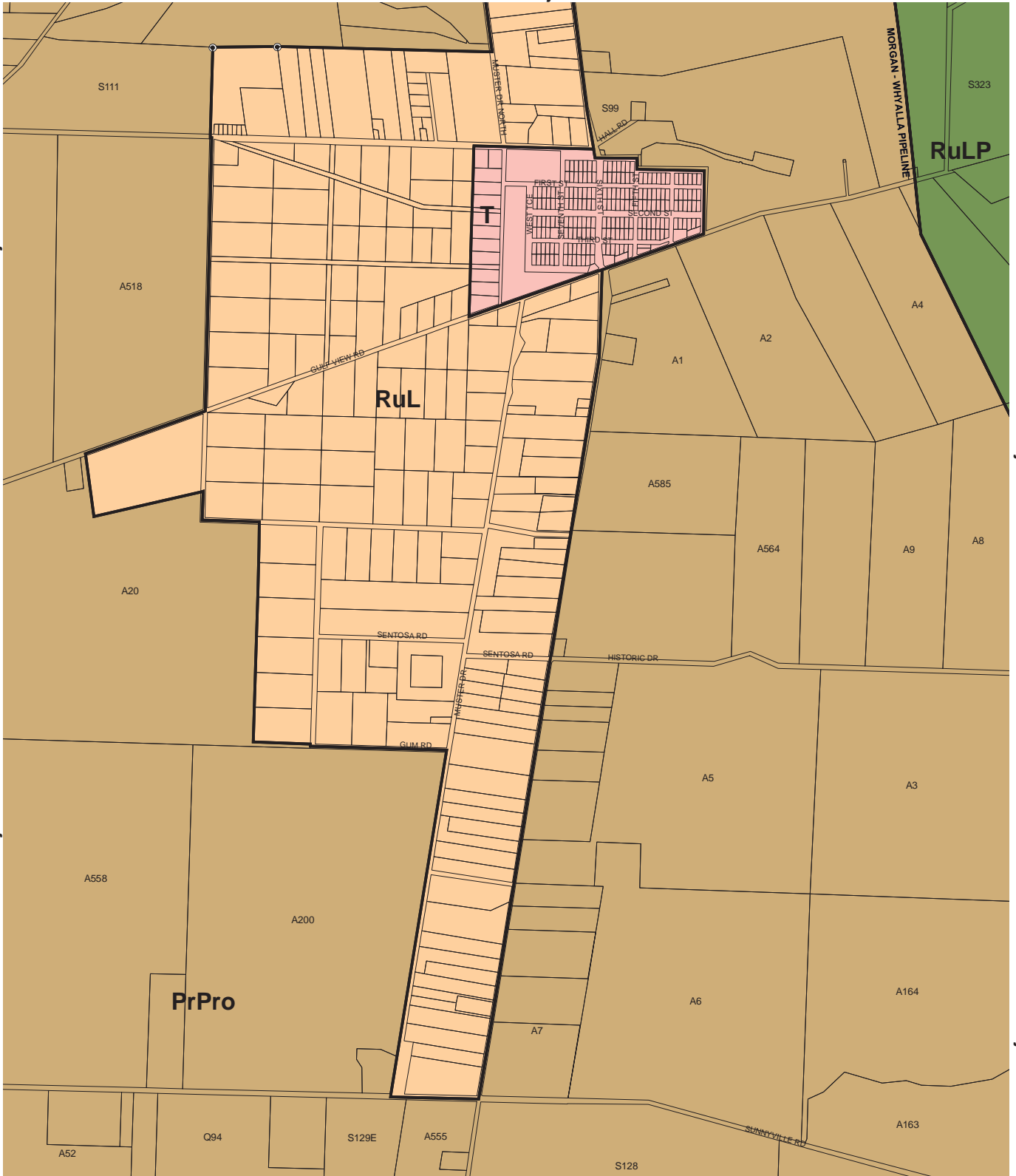
MAP PtPi/15 Adjoins

MAP PtPi/13 Adjoins

MAP PtPi/14 Adjoins

MAP PtPi/18 Adjoins

MAP PtPi/19 Adjoins



MAP PtPi/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

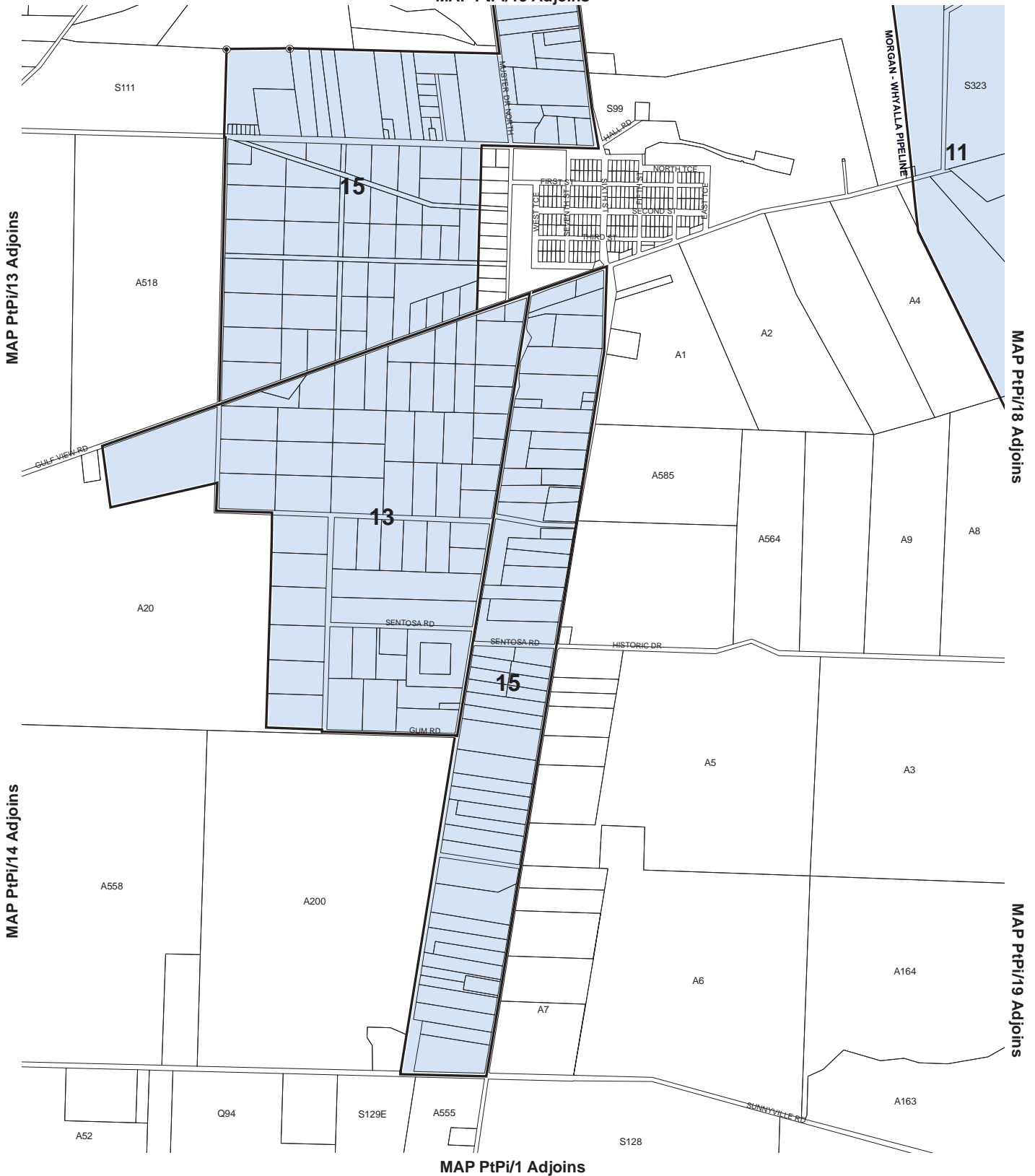


NAPPERBY

Zone Map PtPi/16

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

MAP PtPi/15 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 11 Landscape Protection Policy Area 11
- 13 Rural Living Policy Area 13
- 15 Rural Living Policy Area 15



NAPPERBY

Policy Area Map PtPi/16

 Policy Area Boundary

MAP PtPi/1 Adjoins



MAP PtPi/1 Adjoins

MAP PtPi/1 Adjoins

MAP PtPi/1 Adjoins



Location Map PtPi/17

-  Railways
-  Local Reserves

MAP PtPi/1 Adjoins




MAP PtPi/1 Adjoins

MAP PtPi/1 Adjoins

MAP PtPi/1 Adjoins



Overlay Map PtPi/17 TRANSPORT

 Primary Arterial Roads

MAP PtPi/1 Adjoins





MAP PtPi/1 Adjoins

MAP PtPi/1 Adjoins

MAP PtPi/1 Adjoins

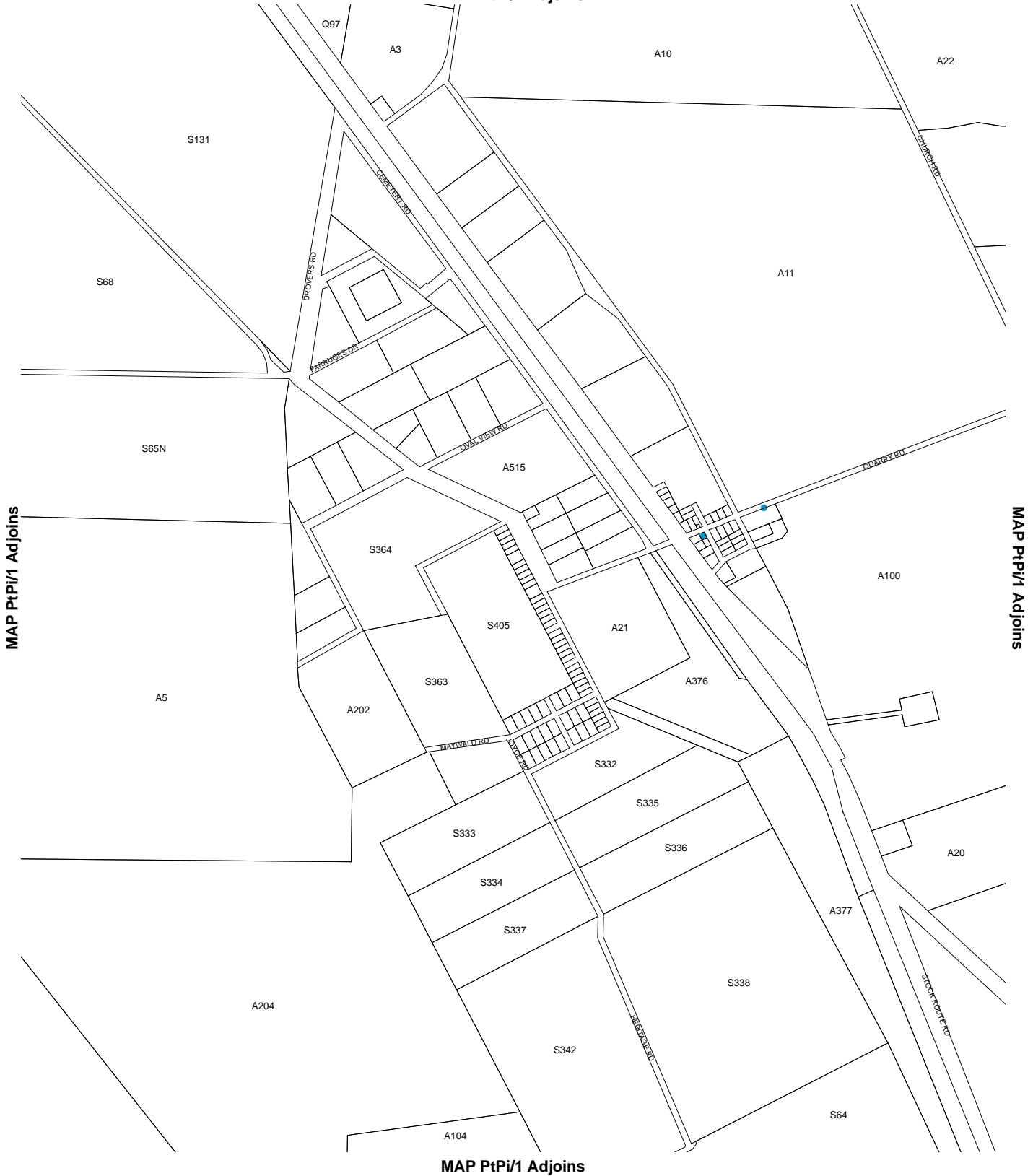


 Epic Energy SA Pty Ltd
 132kV

Overlay Map PtPi/17

DEVELOPMENT CONSTRAINTS

MAP PtPi/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.

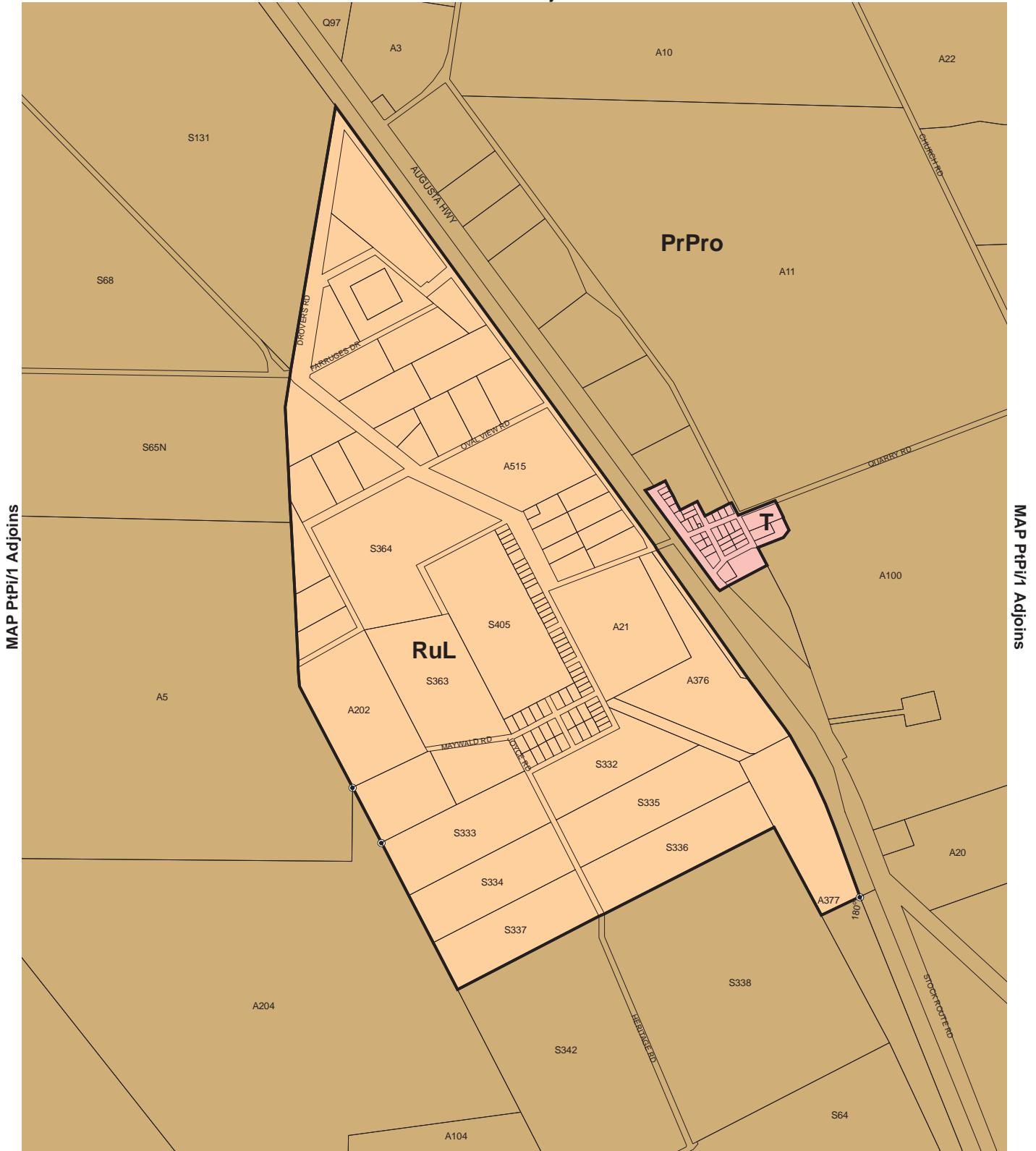


Overlay Map PtPi/17

HERITAGE

• Local heritage place

MAP PtPi/1 Adjoins



MAP PtPi/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

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

Zone Map PtPi/17

MAP PtPi/1 Adjoins



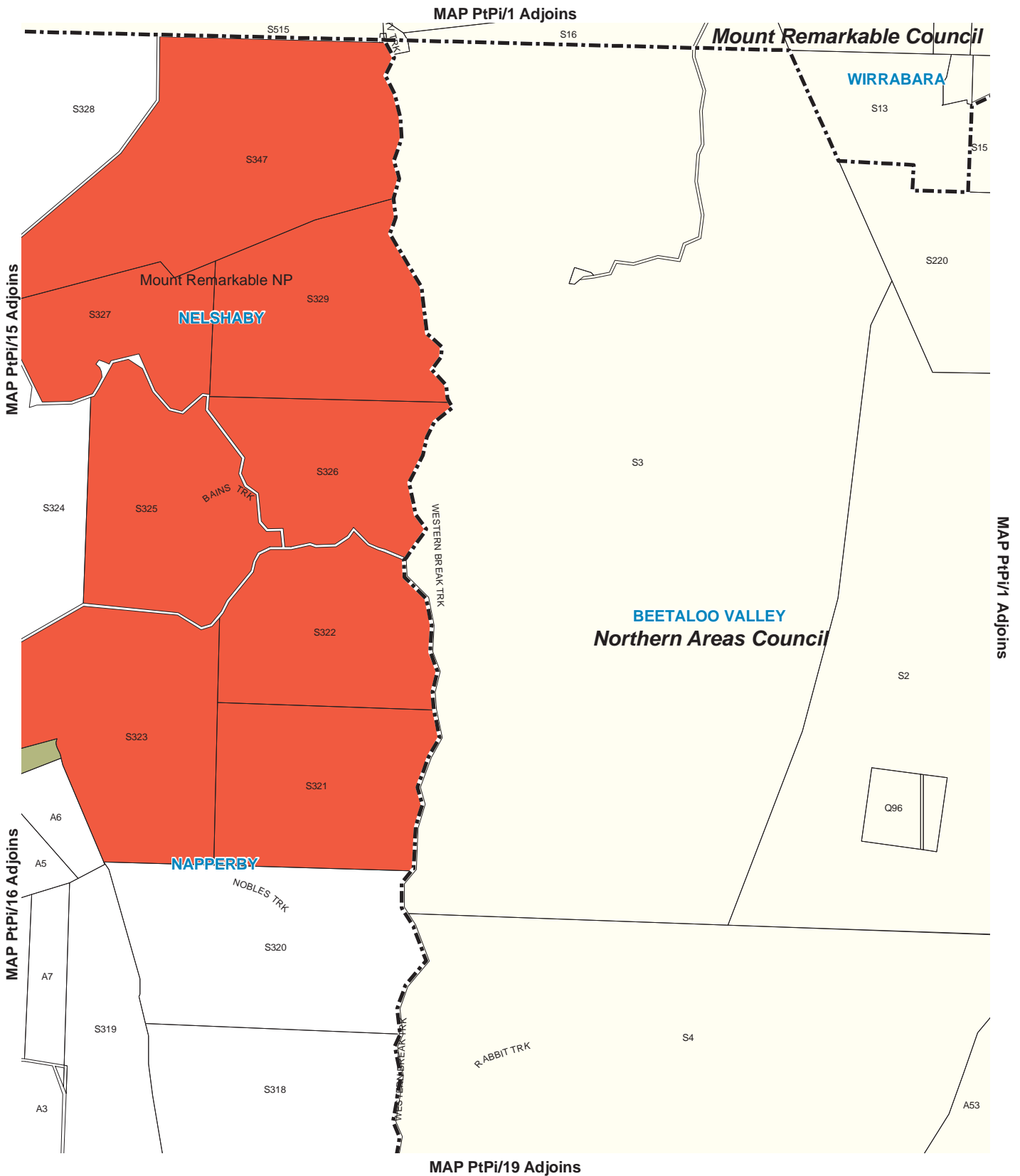
Lamberts Conformal Conic Projection, GDA94

Policy Area
13 Rural Living Policy Area 13



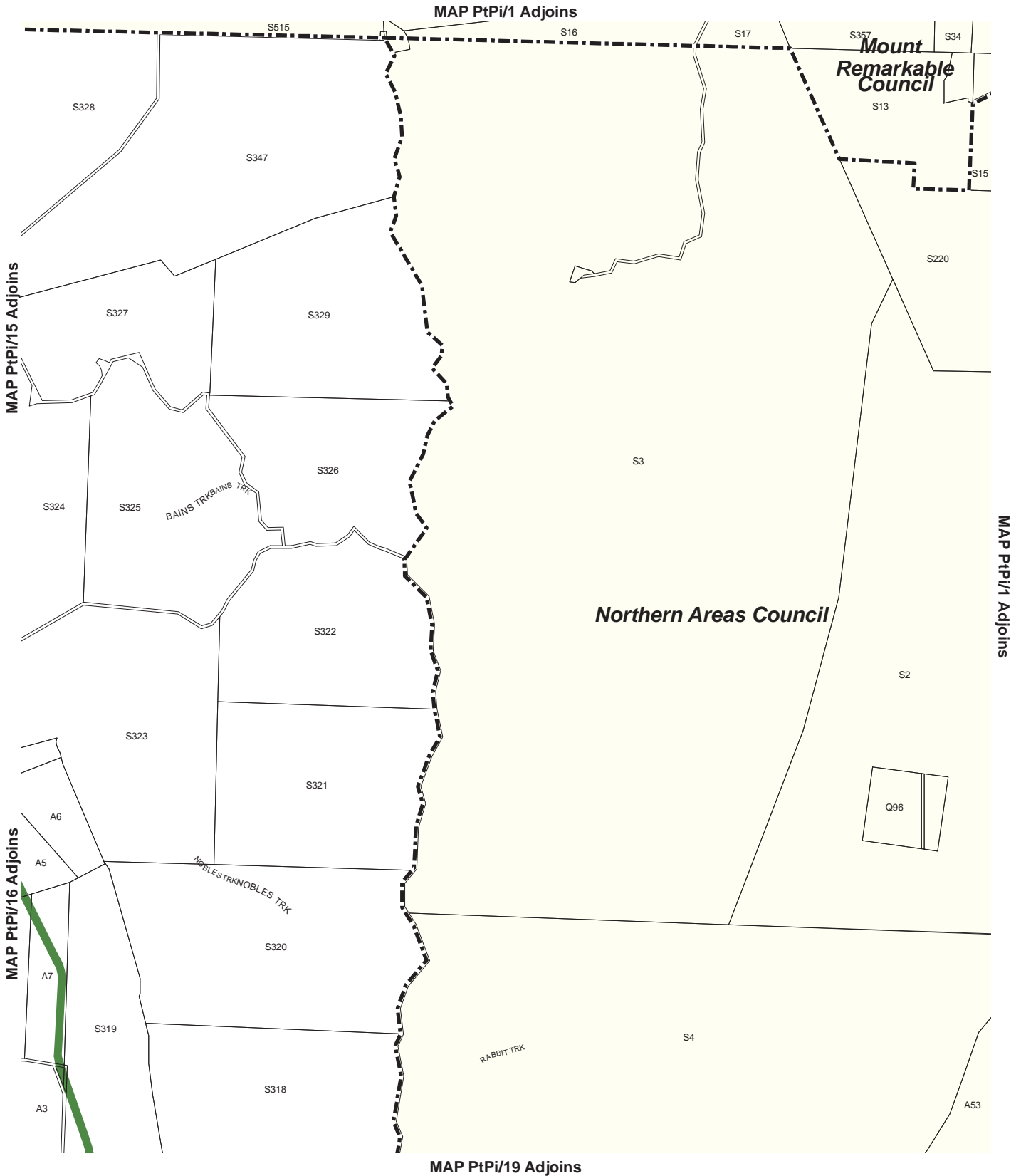
Policy Area Map PtPi/17

 Policy Area Boundary



Location Map PtPi/18

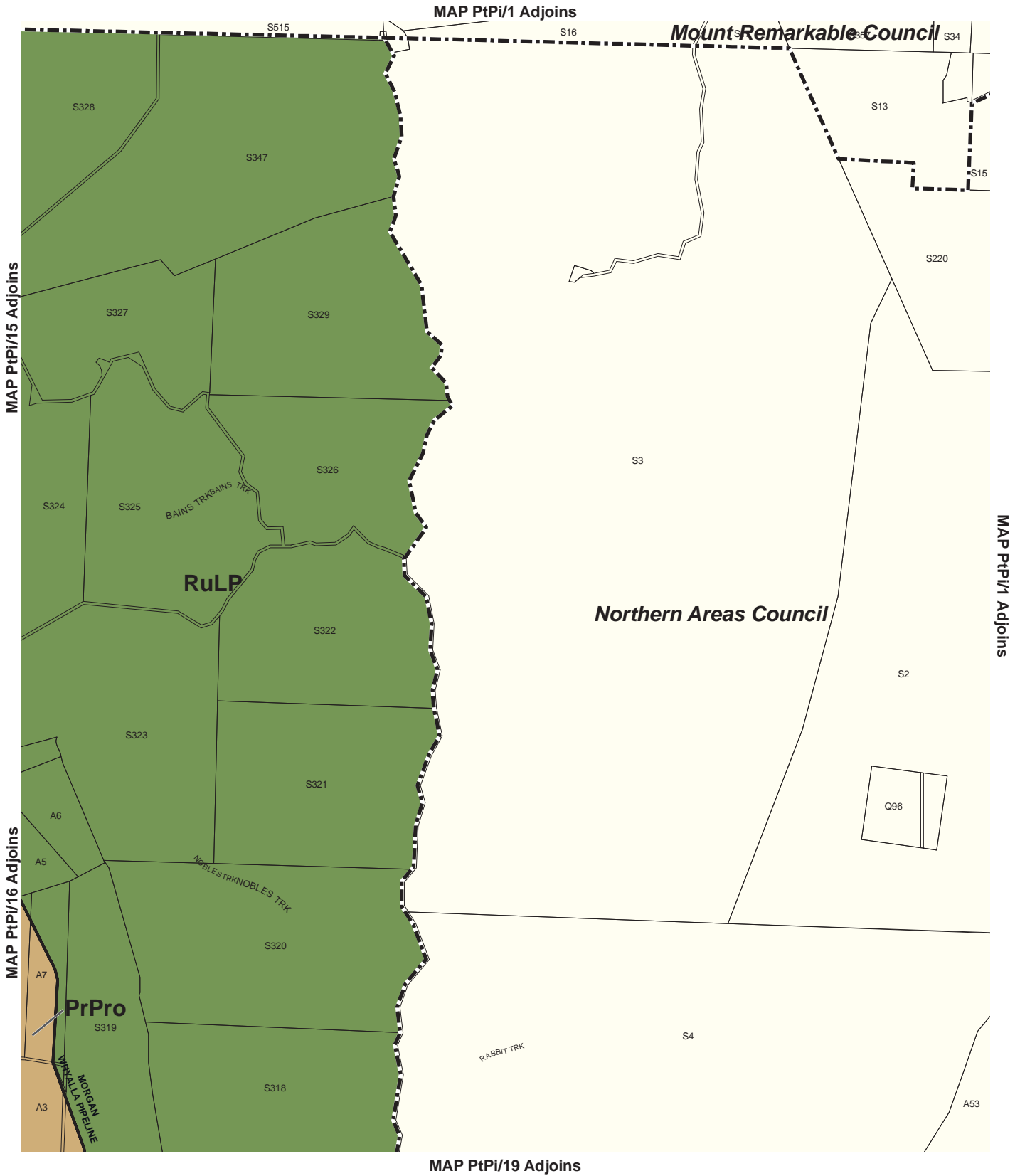
- Local Reserves
- National Park
- Development Plan Boundary



Overlay Map PtPi/18

DEVELOPMENT CONSTRAINTS

- Morgan - Whyalla Pipeline
- Development Plan Boundary

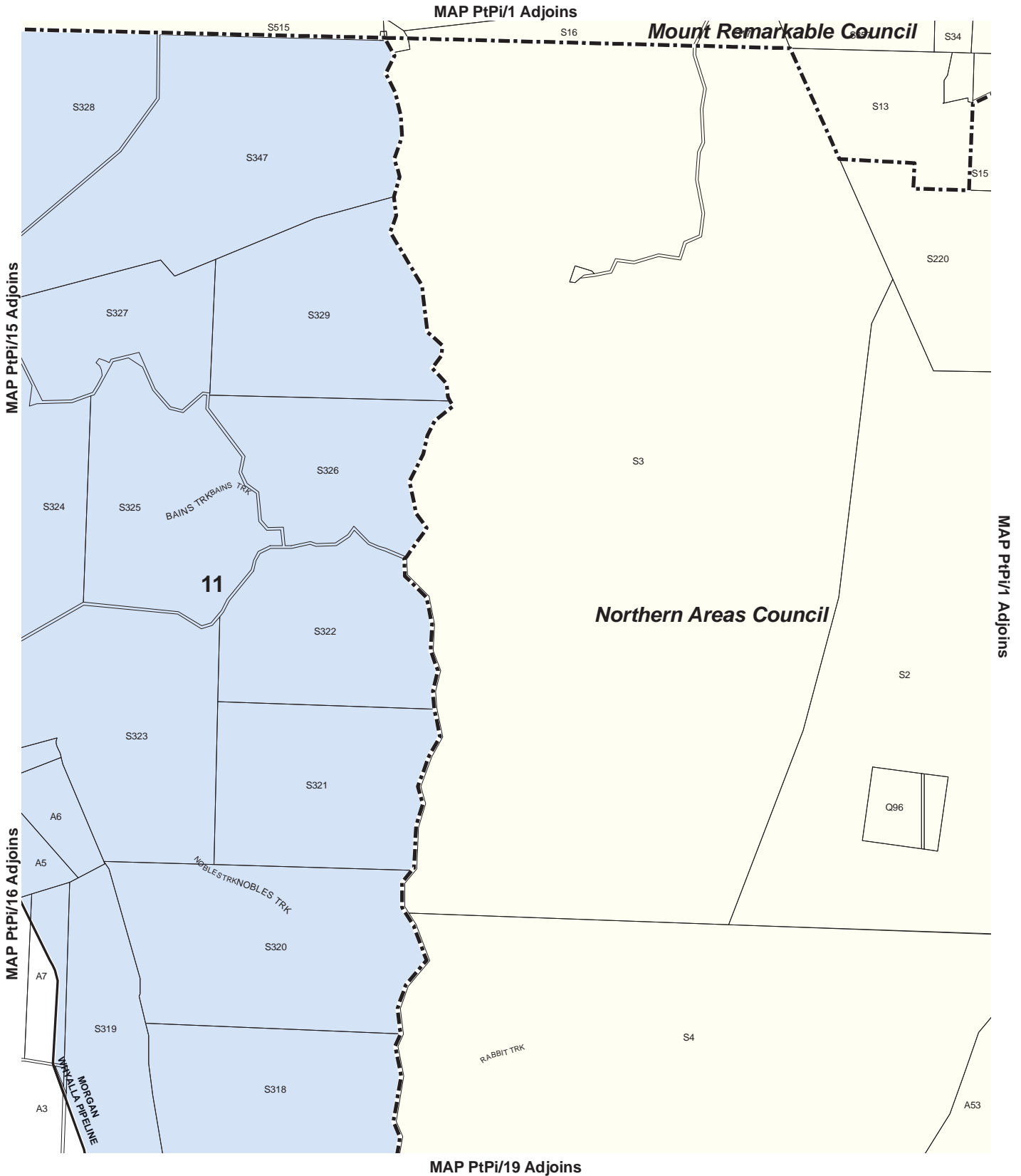


Lamberts Conformal Conic Projection, GDA94



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

Zone Map PtPi/18



Lamberts Conformal Conic Projection, GDA94

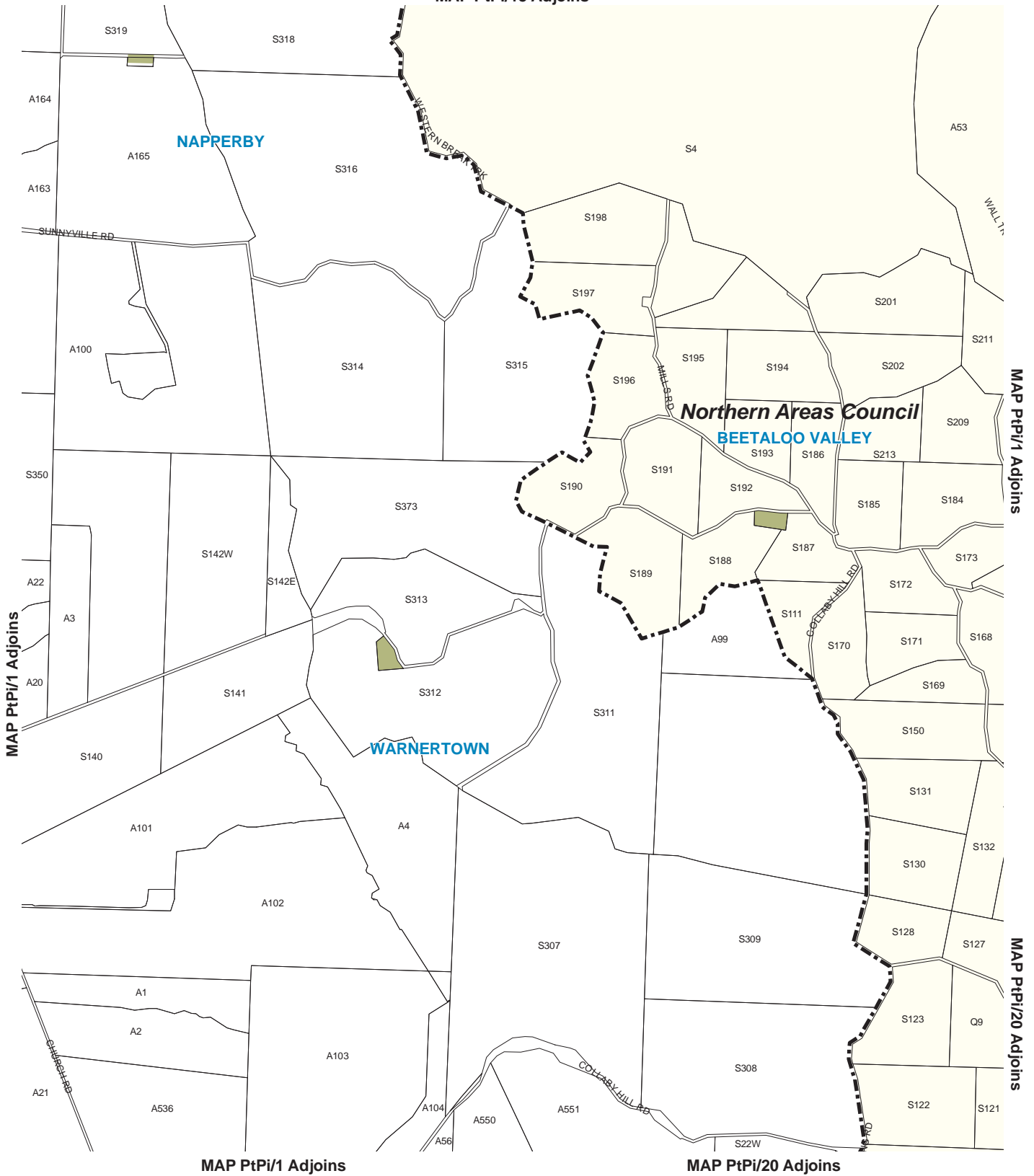
Policy Area
11 Landscape Protection Policy Area 11





Policy Area Map PtPi/18

- Policy Area Boundary
- Development Plan Boundary

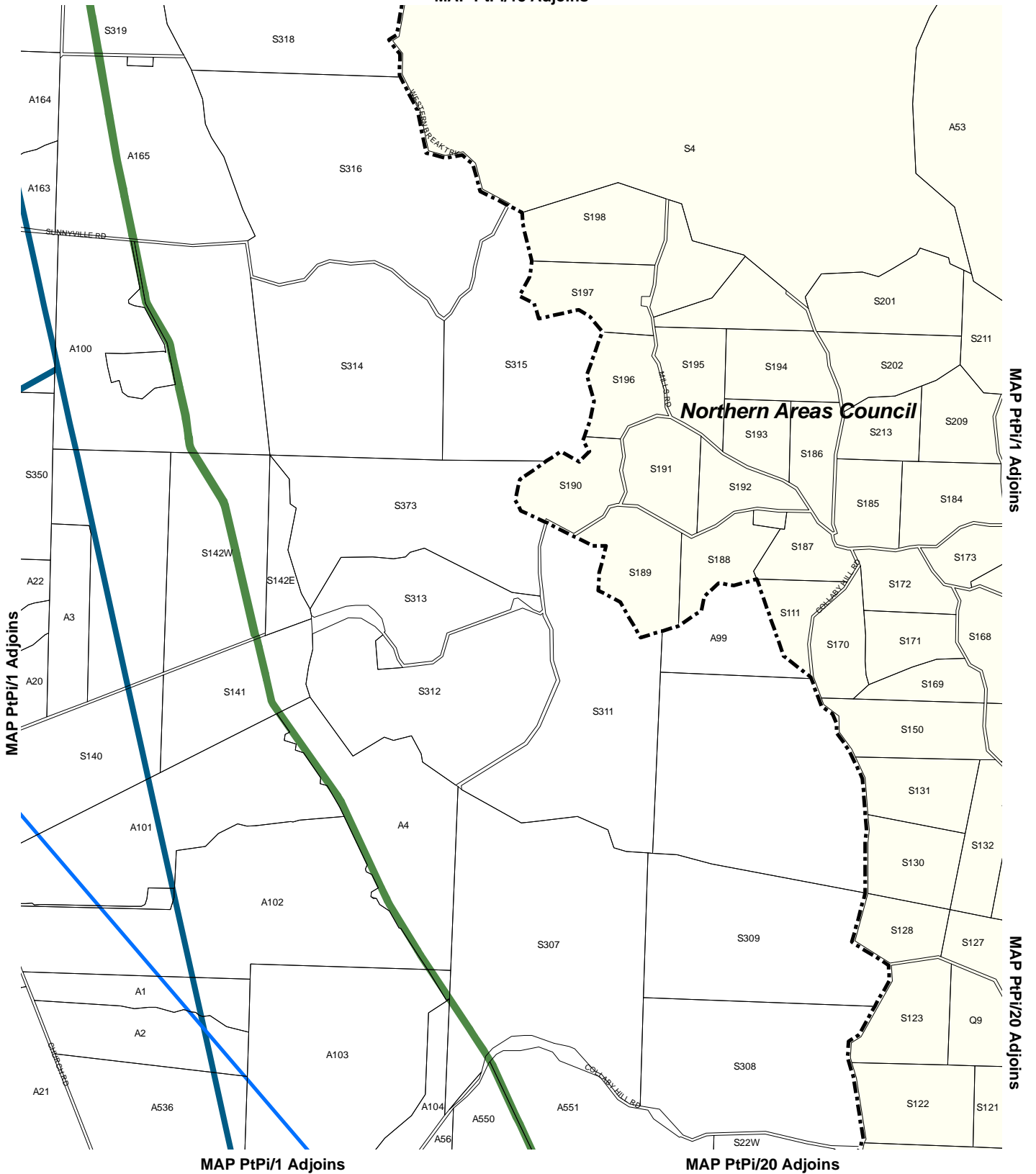
MAP PtPi/18 Adjoins



Location Map PtPi/19

-  Local Reserves
-  Development Plan Boundary

MAP PtPi/18 Adjoins

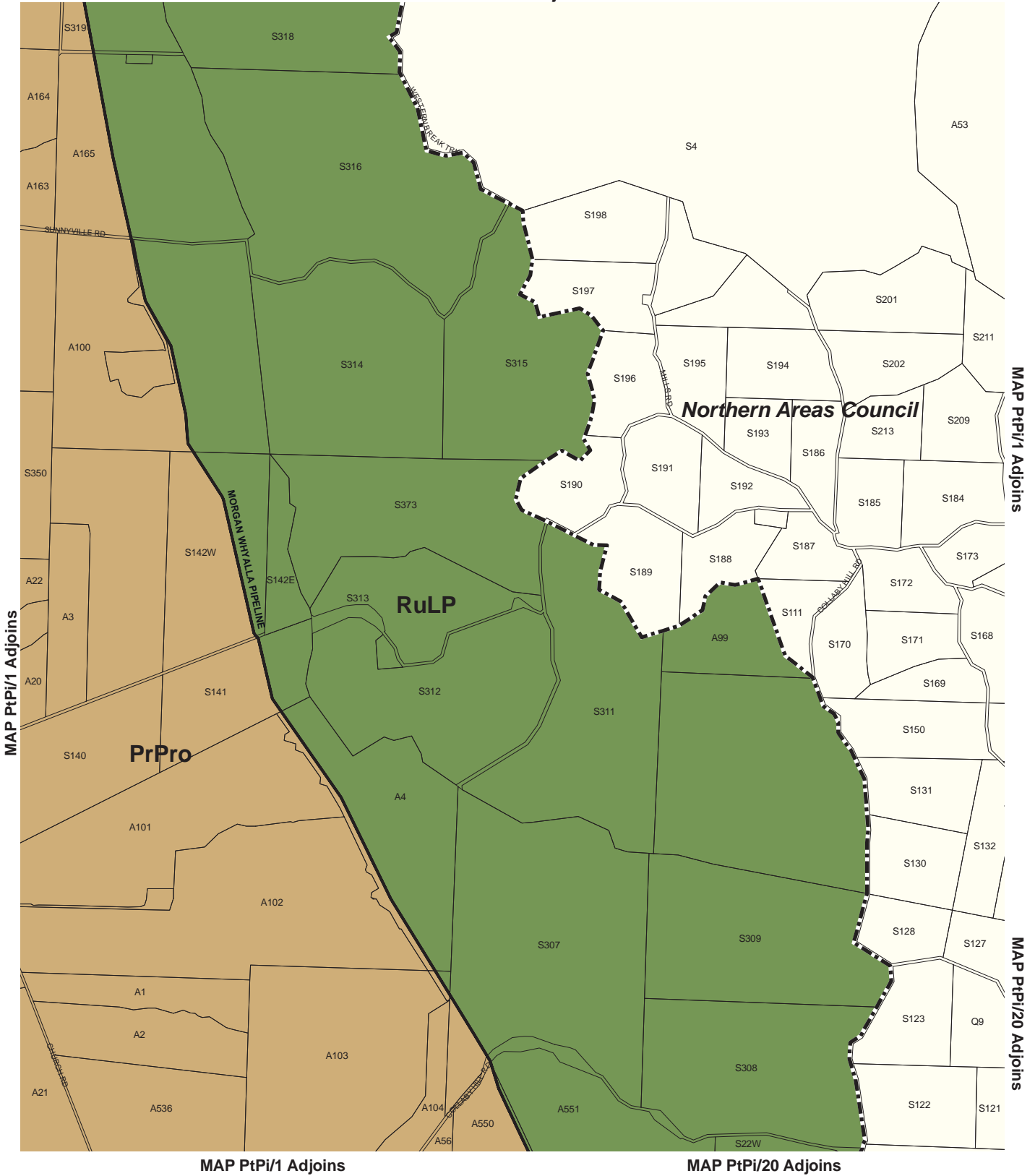


- Epic Energy SA Pty Ltd
- Morgan - Whyalla Pipeline
- 275kV
- Development Plan Boundary

Overlay Map PtPi/19

DEVELOPMENT CONSTRAINTS

MAP PtPi/18 Adjoins



MAP PtPi/1 Adjoins

MAP PtPi/20 Adjoins

Lamberts Conformal Conic Projection, GDA94

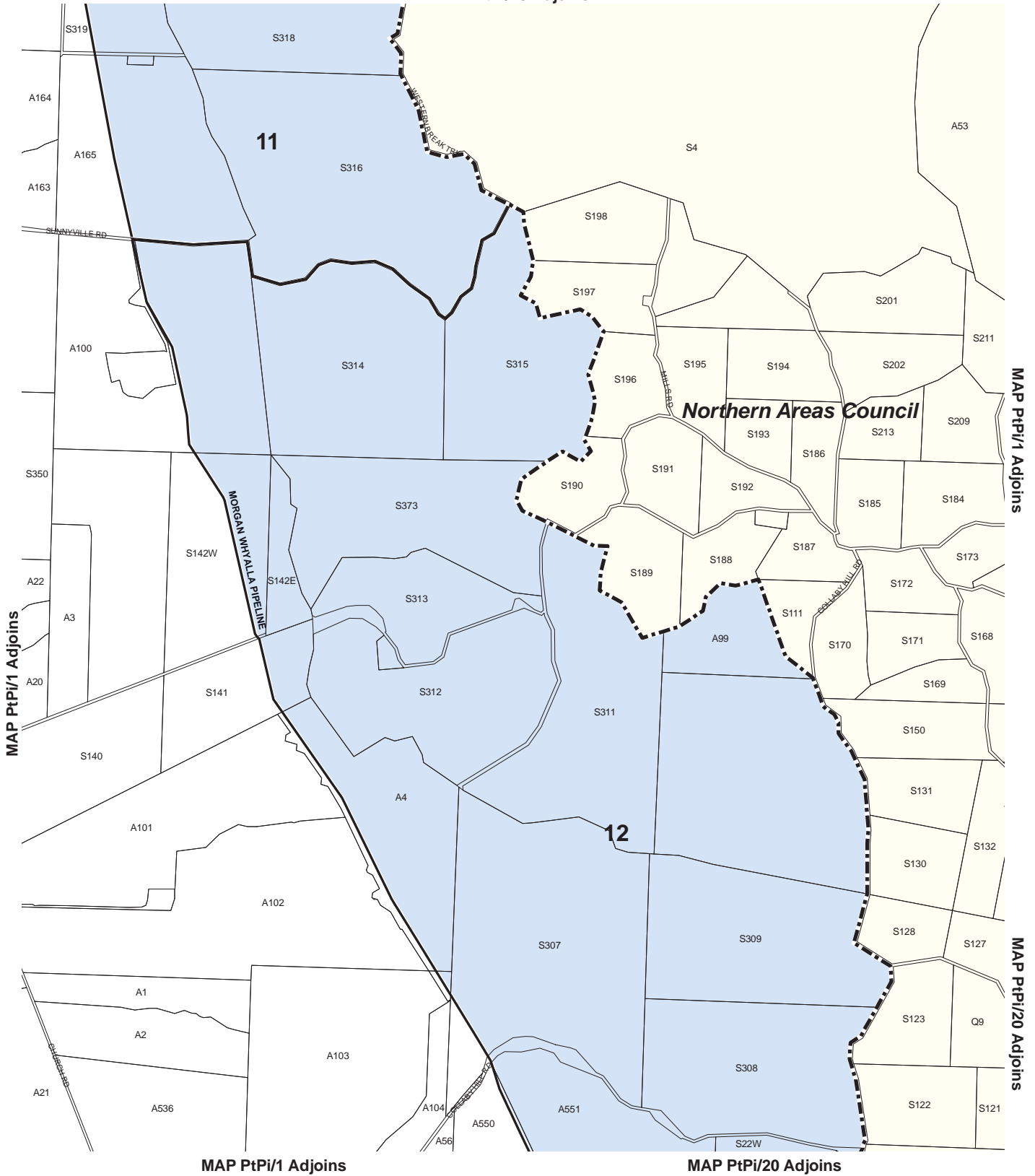


Zones

- PrPro Primary Production
- RuLP Rural Landscape Protection
- Zone Boundary
- Development Plan Boundary

Zone Map PtPi/19

MAP PtPi/18 Adjoins



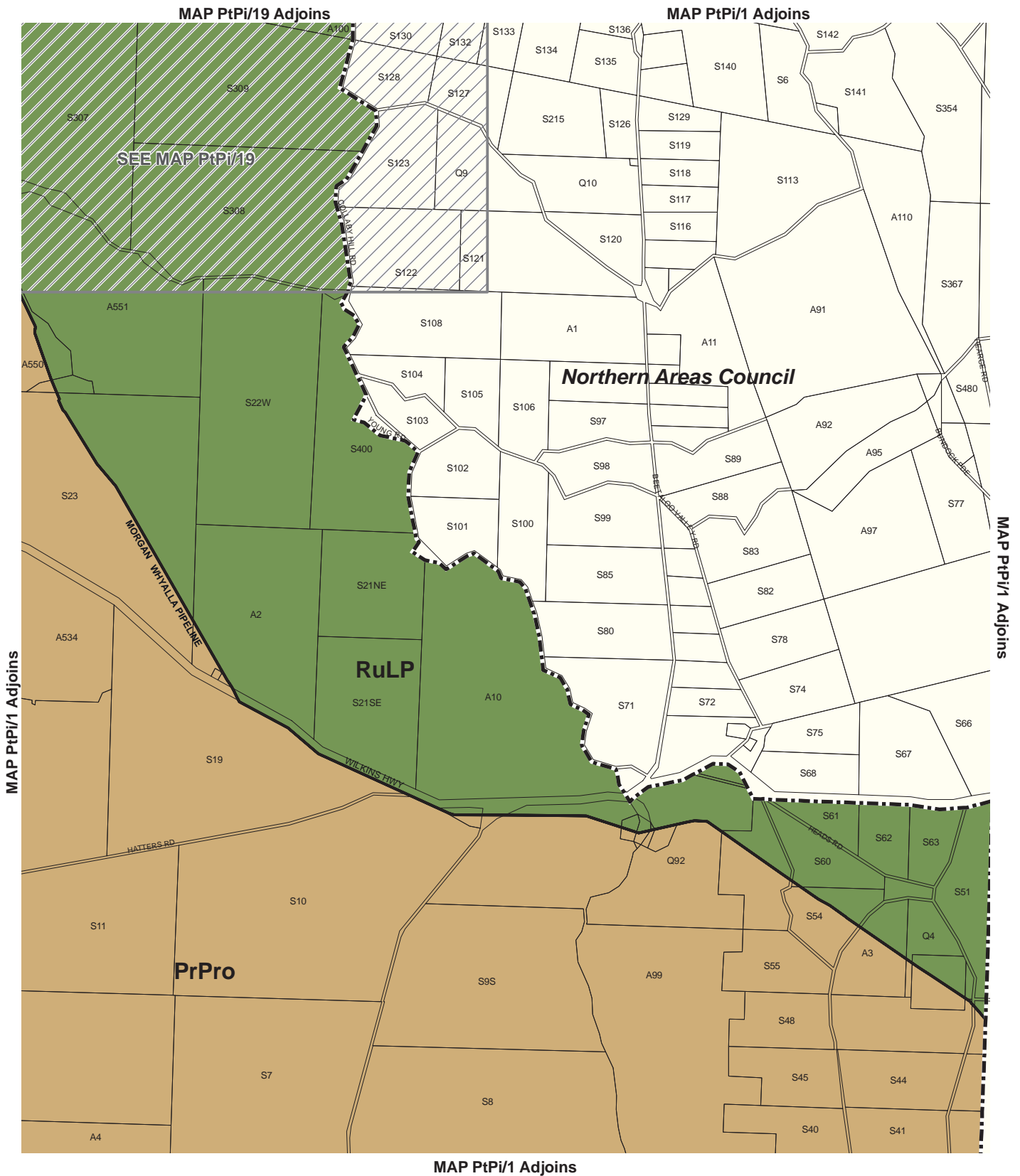
Lamberts Conformal Conic Projection, GDA94

- Policy Area**
 11 Landscape Protection Policy Area 11
 12 Landscape Protection Policy Area 12



Policy Area Map PtPi/19

- Policy Area Boundary
- Development Plan Boundary

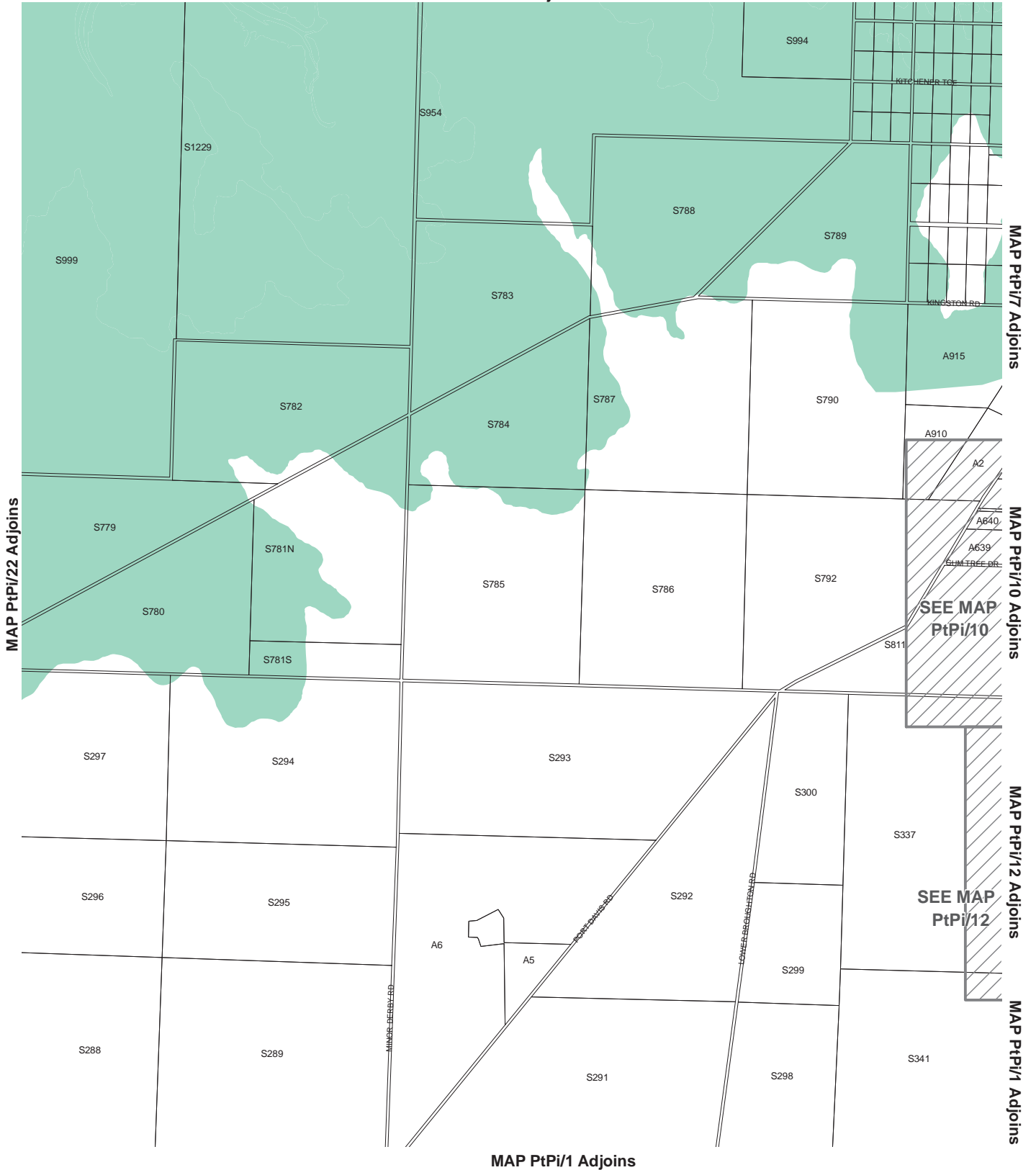


See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94

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

Zone Map PtPi/20


MAP PtPi/1 Adjoins



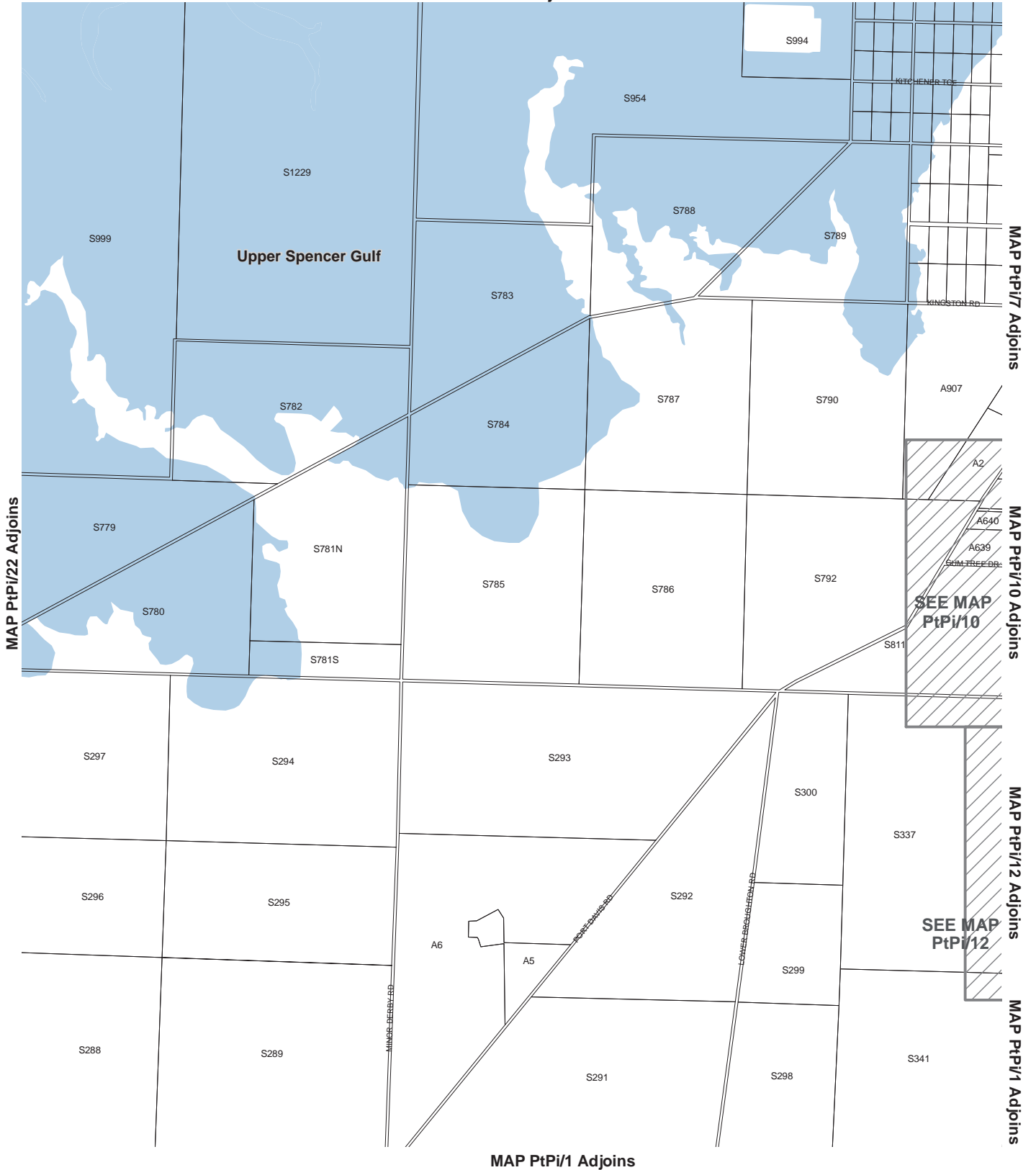
MAP PtPi/1 Adjoins



Overlay Map PtPi/21 DEVELOPMENT CONSTRAINTS

 Coastal Acid Sulfate Soils

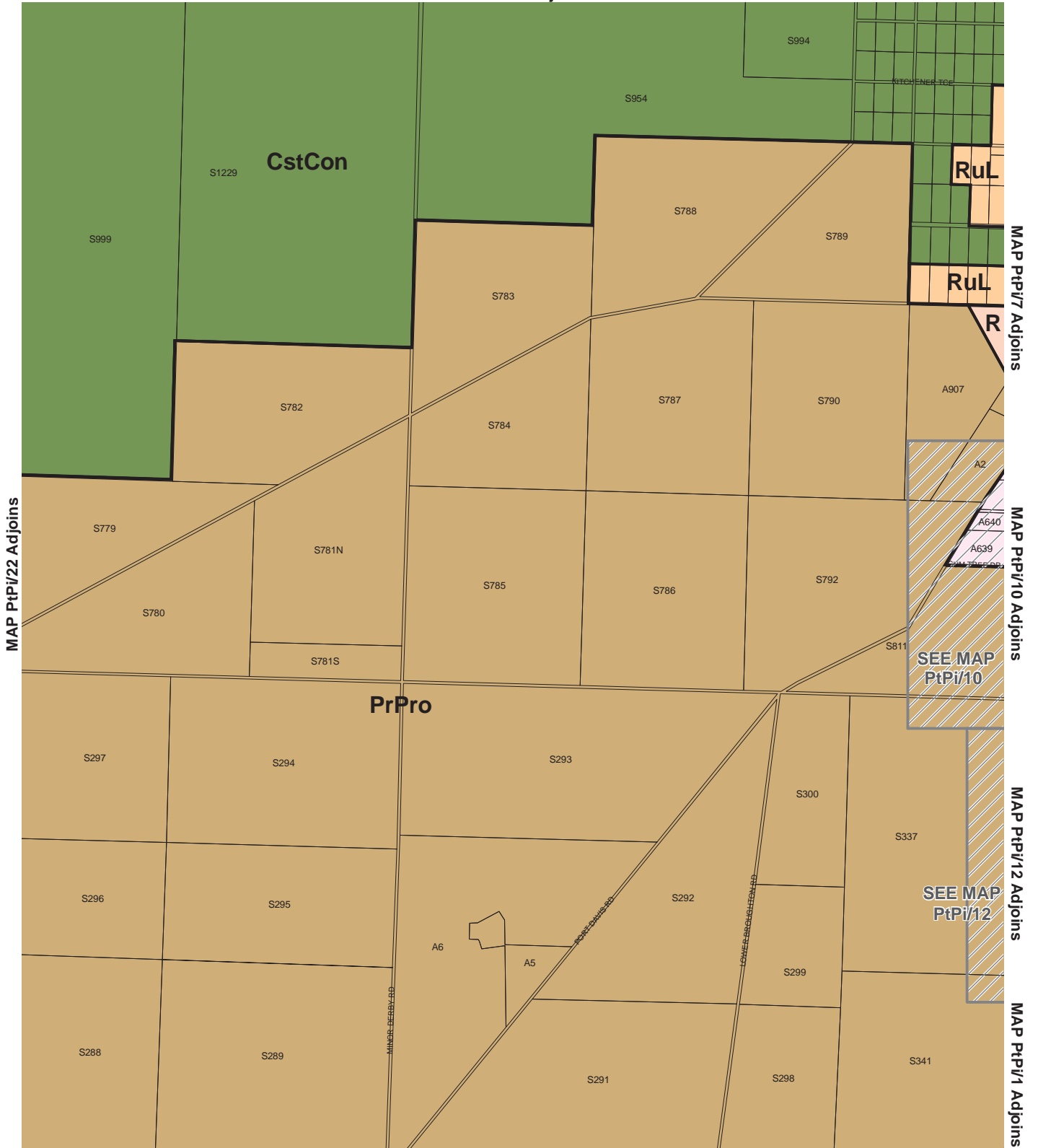
MAP PtPi/1 Adjoins



Overlay Map PtPi/21

NATURAL RESOURCES

MAP PtPi/1 Adjoins



MAP PtPi/1 Adjoins

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



Zones

- CstCon Coastal Conservation
- PrPro Primary Production
- R Residential
- RuL Rural Living
- Zone Boundary

Zone Map PtPi/21

MAP PtPi/1 Adjoins



MAP PtPi/1 Adjoins

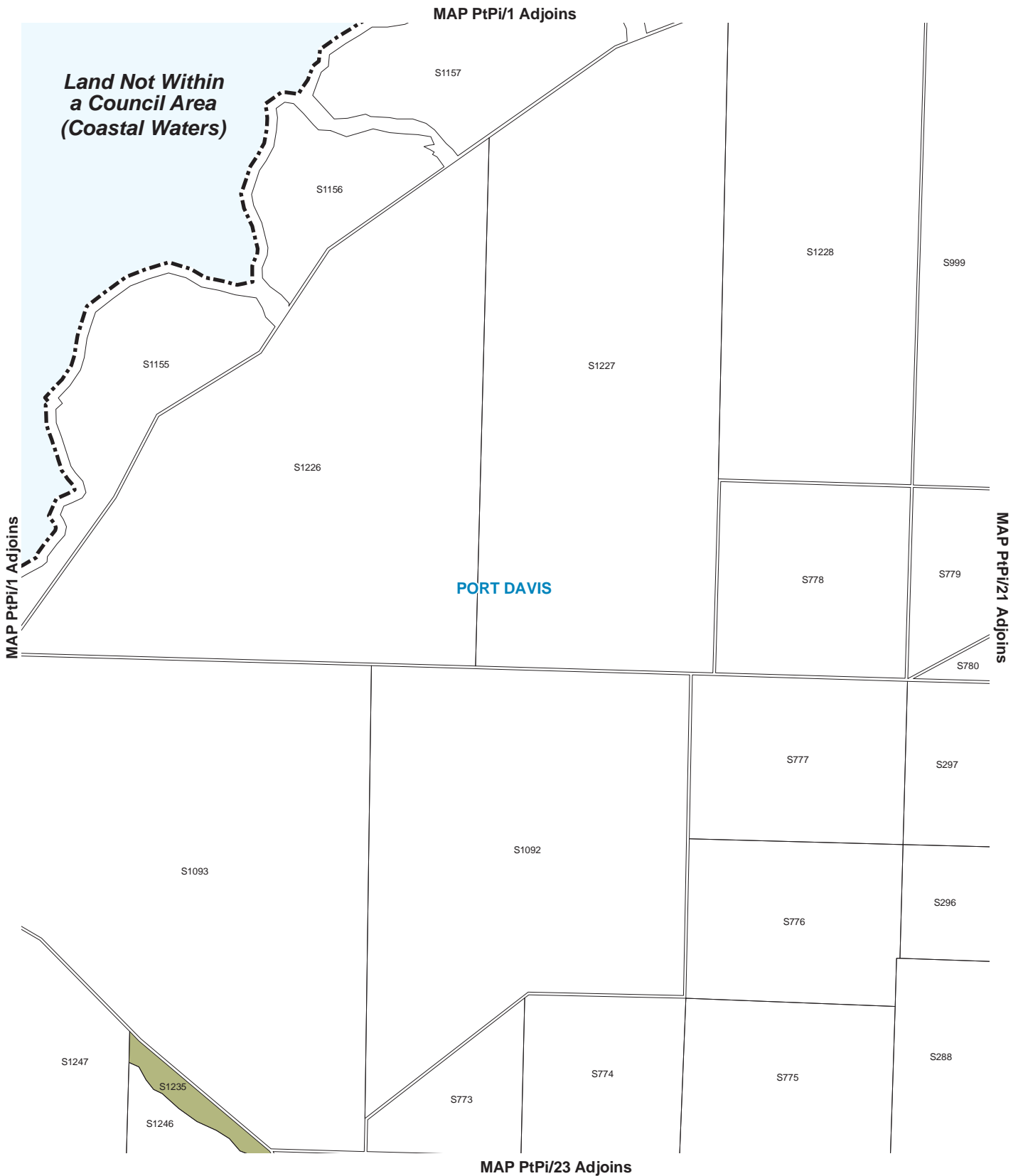
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Policy Area
17 Rural Living Policy Area 17



Policy Area Map PtPi/21

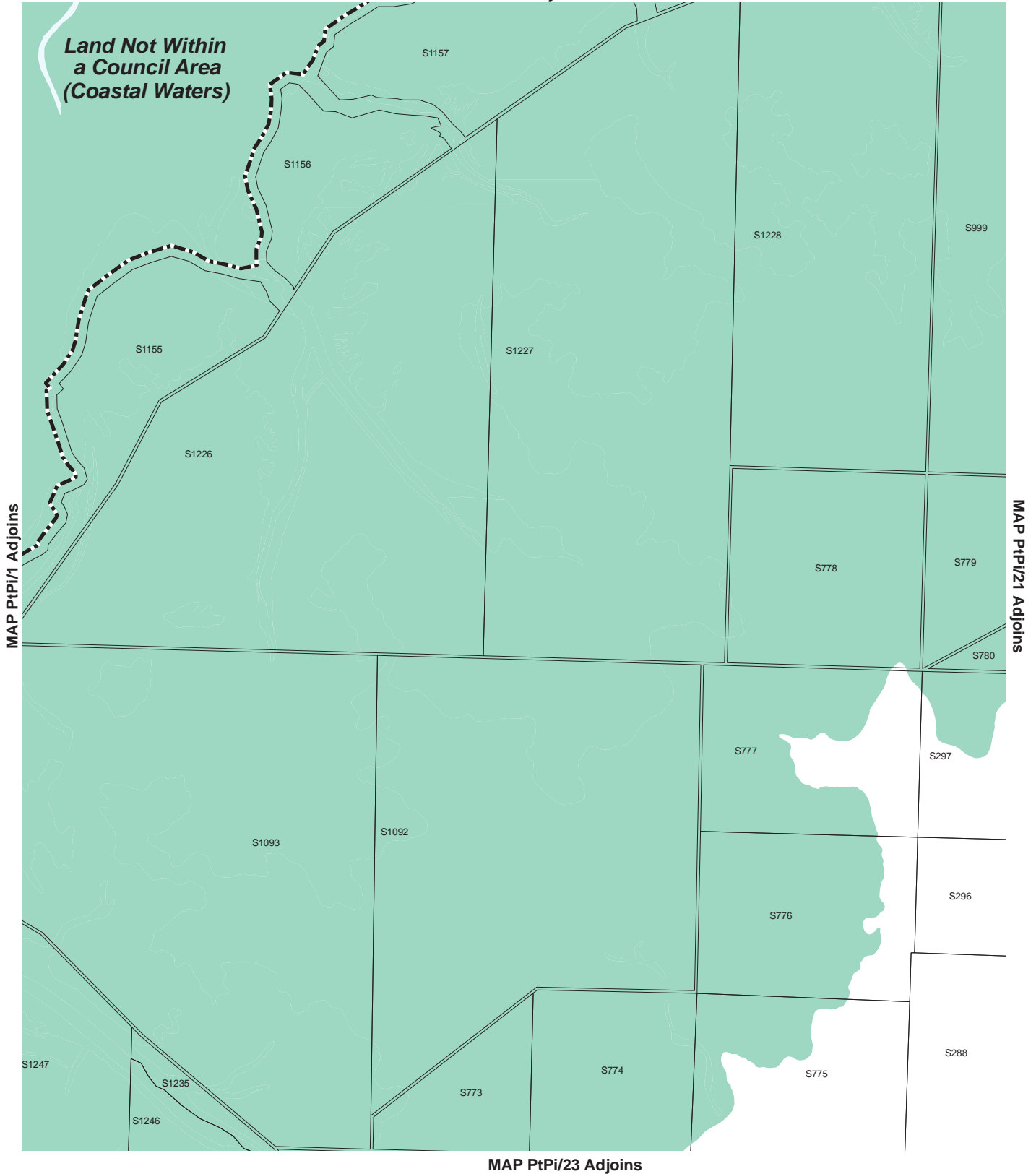
 Policy Area Boundary



Location Map PtPi/22

- Local Reserves
- Development Plan Boundary

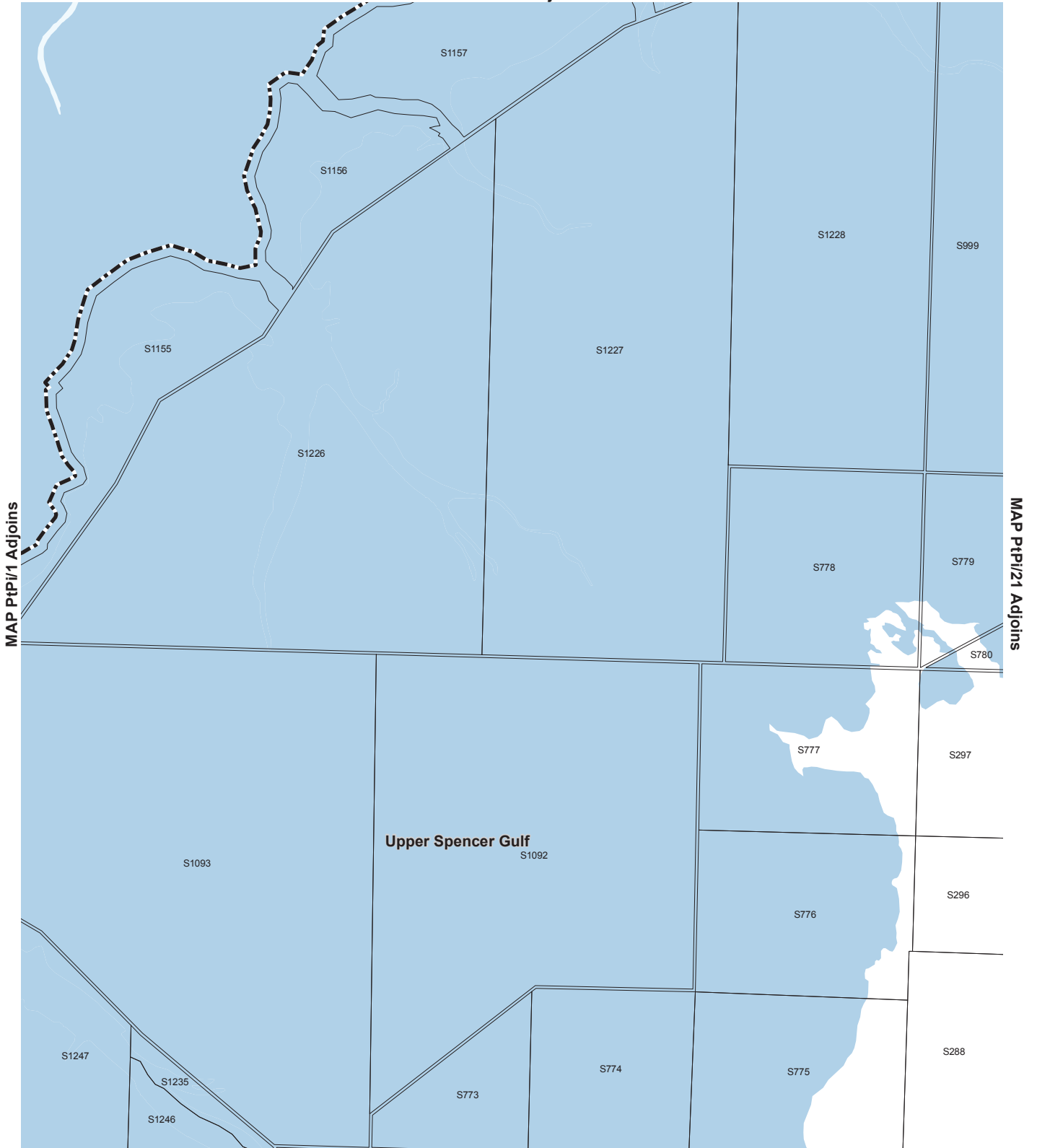
MAP PtPi/1 Adjoins



Overlay Map PtPi/22 DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

MAP PtPi/1 Adjoins



MAP PtPi/23 Adjoins

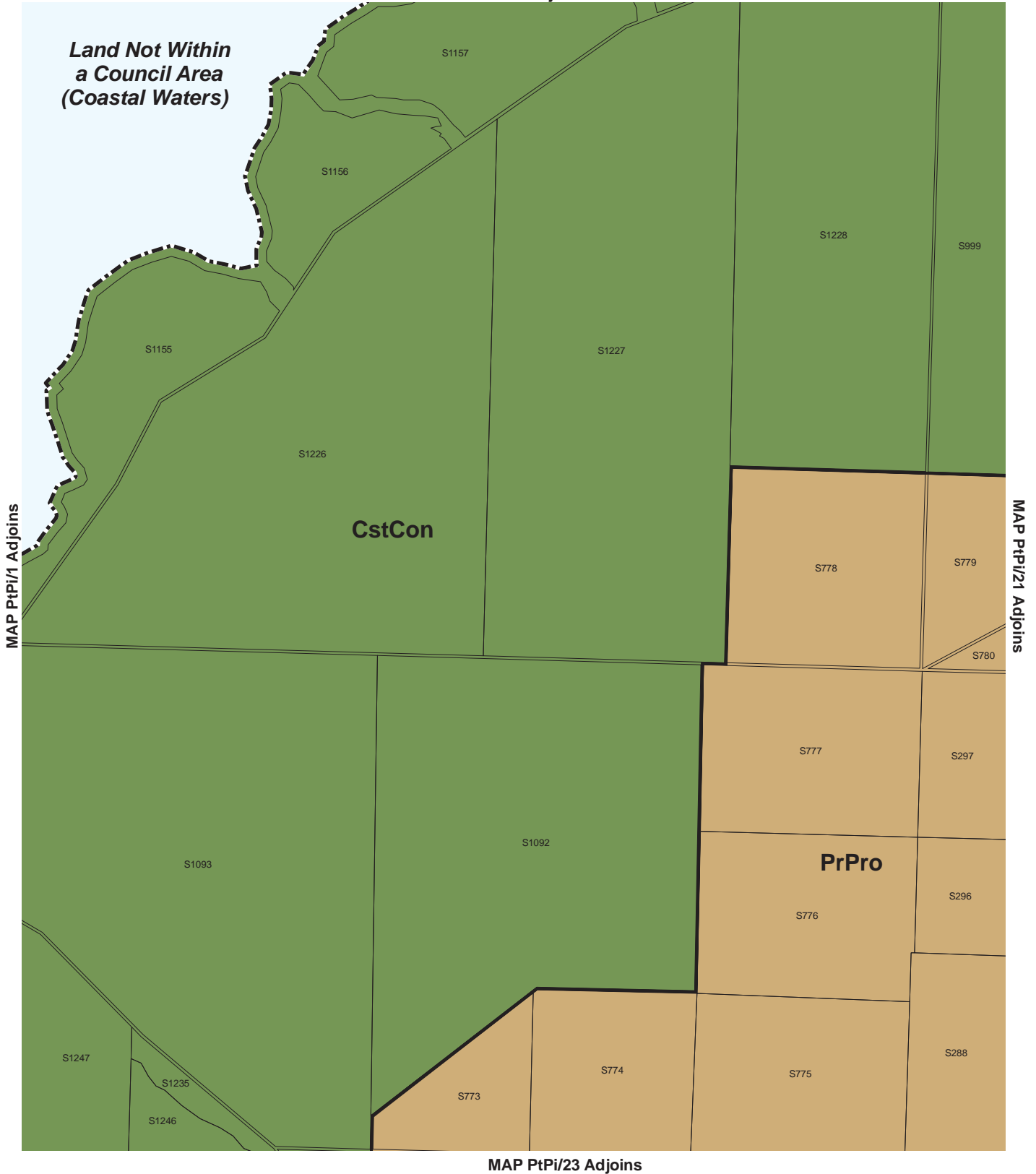


Overlay Map PtPi/22 NATURAL RESOURCES

PORT PIRIE REGIONAL COUNCIL
Consolidated - 14 November 2019

-  Wetlands of National Importance
-  Development Plan Boundary

MAP PtPi/1 Adjoins

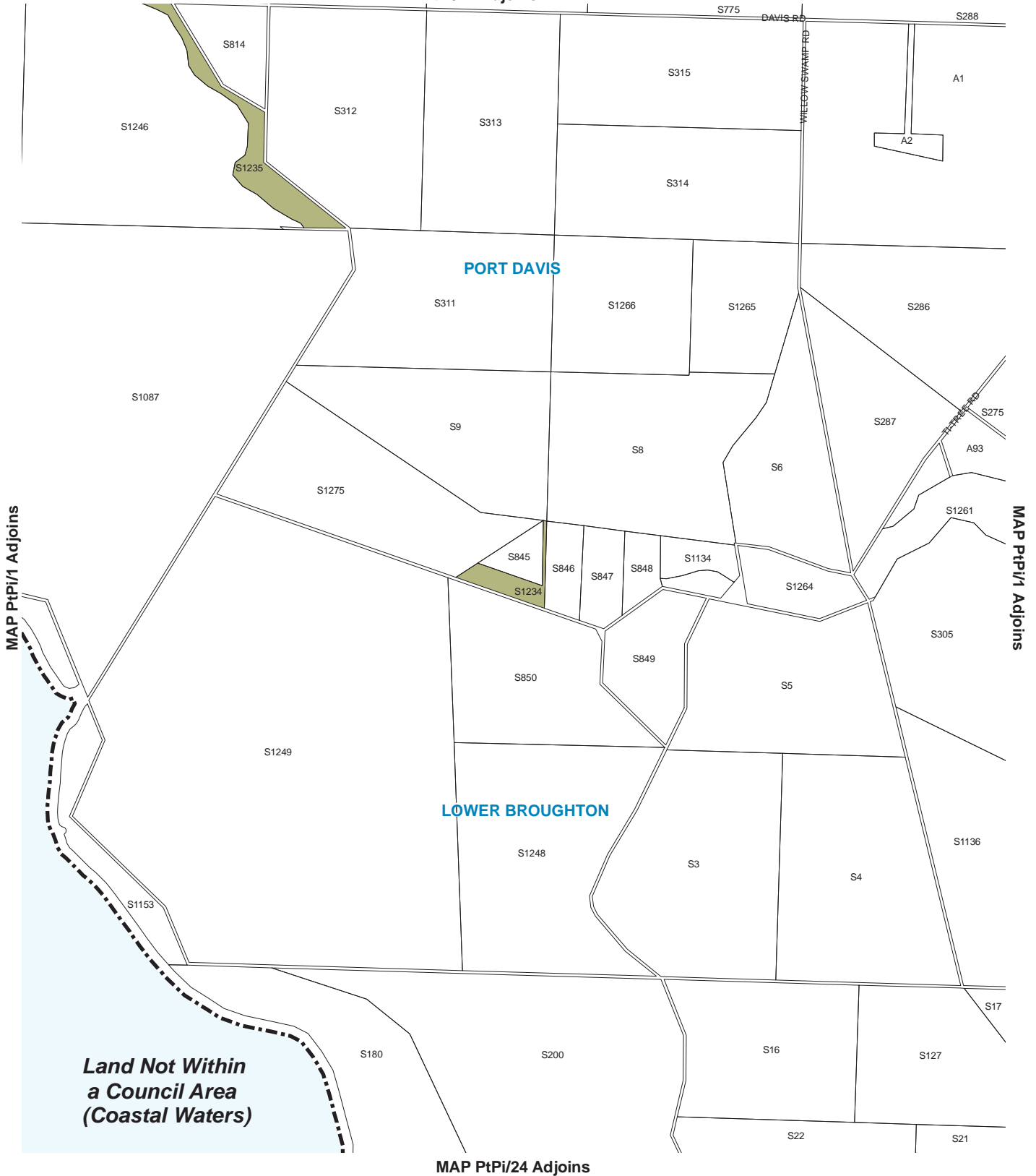


Lamberts Conformal Conic Projection, GDA94

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

Zone Map PtPi/22

MAP PtPi/22 Adjoins



Land Not Within a Council Area (Coastal Waters)

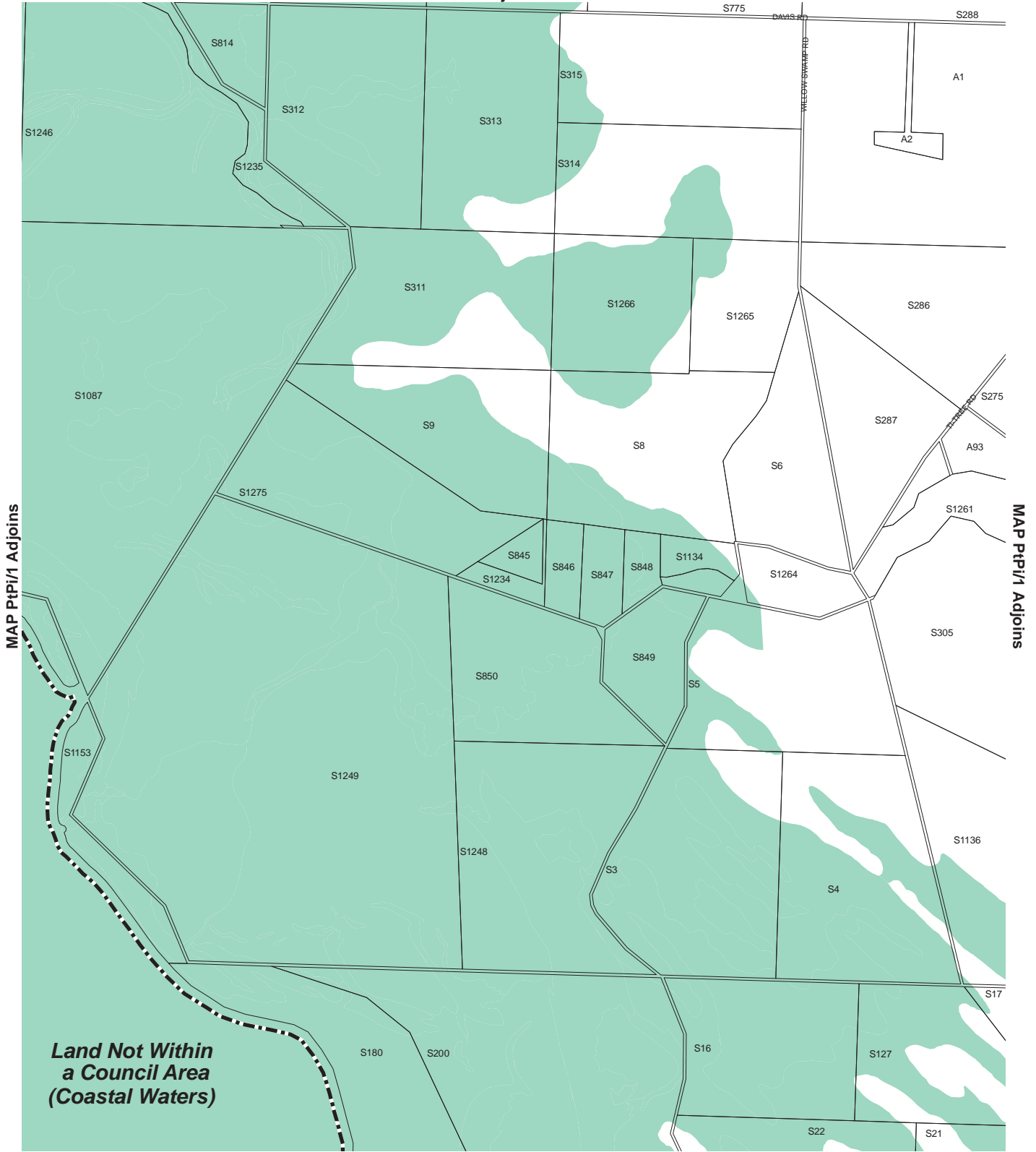
MAP PtPi/24 Adjoins



Location Map PtPi/23

- Local Reserves
- Development Plan Boundary

MAP PtPi/22 Adjoins



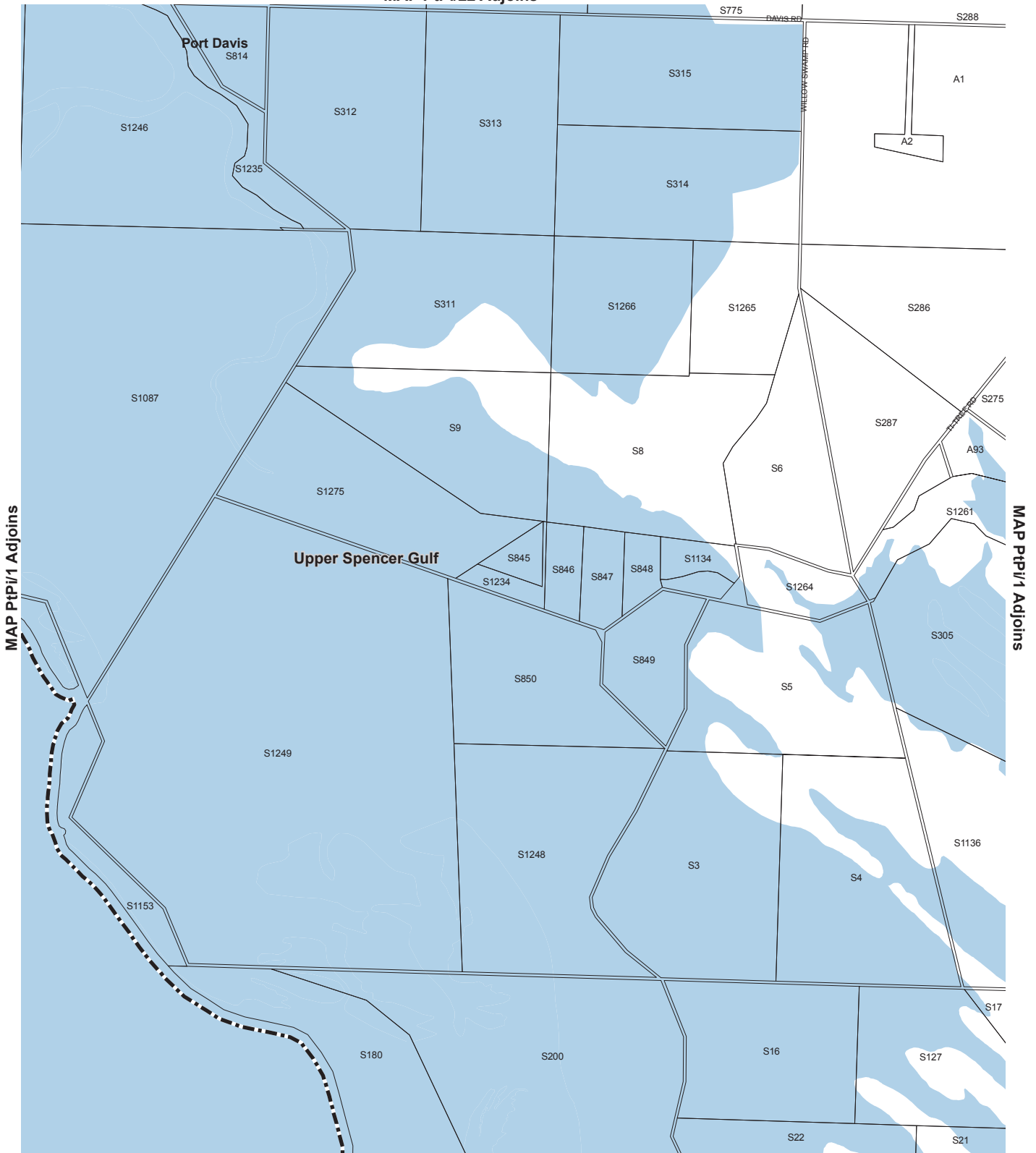
MAP PtPi/24 Adjoins



Overlay Map PtPi/23 DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

MAP PtPi/22 Adjoins



MAP PtPi/24 Adjoins

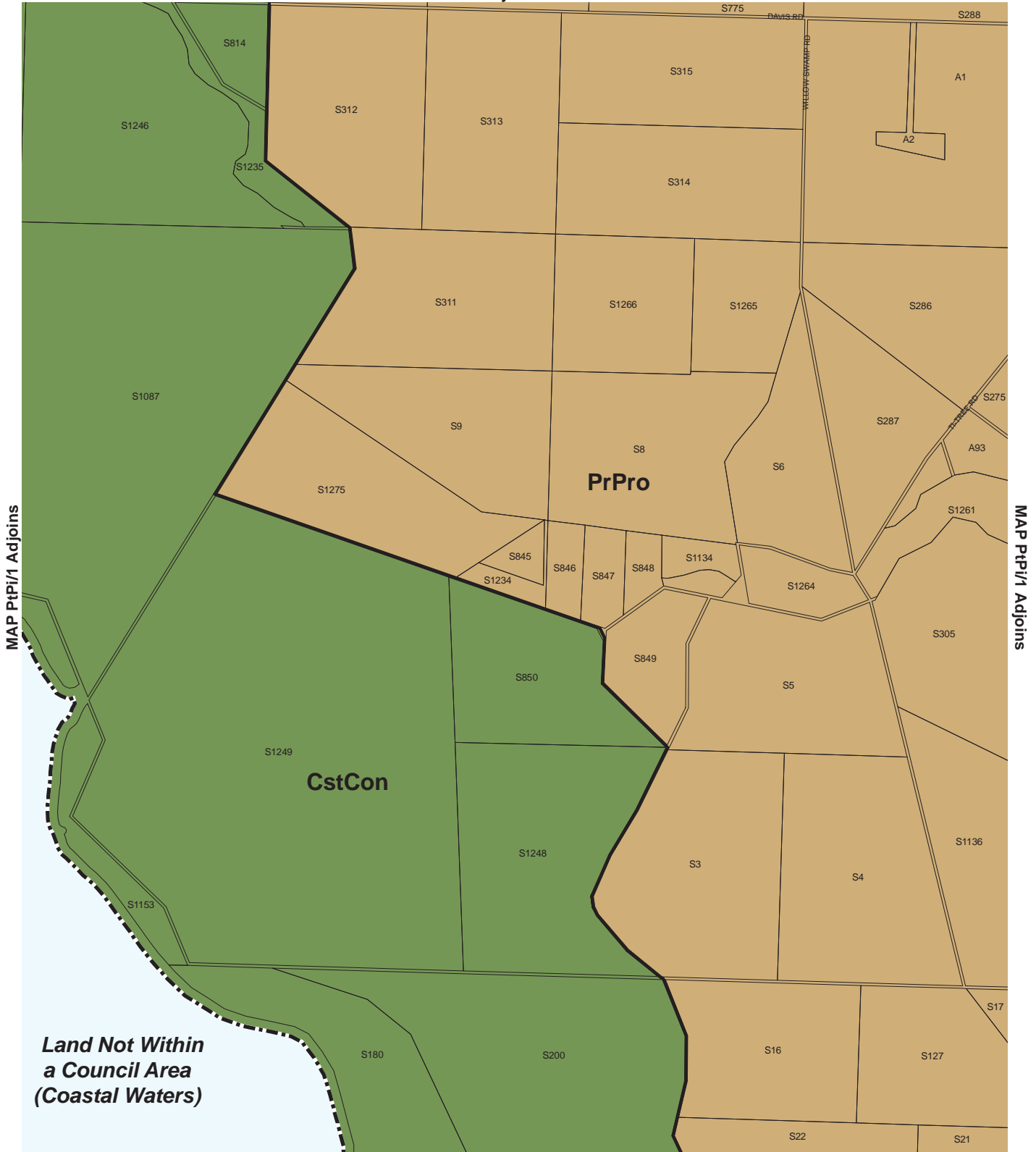


Overlay Map PtPi/23

NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary

MAP PtPi/22 Adjoins



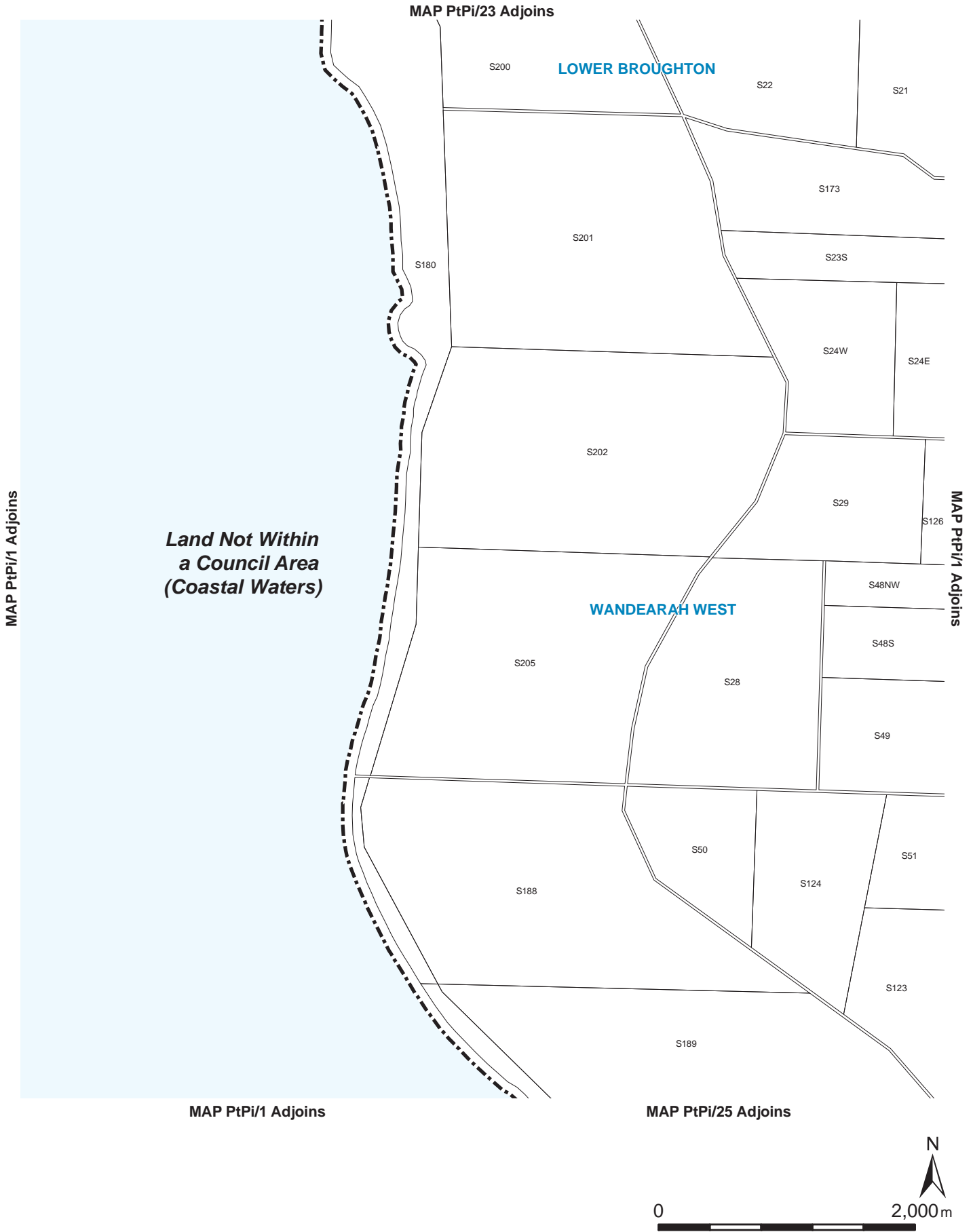
MAP PtPi/24 Adjoins

Lamberts Conformal Conic Projection, GDA94



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

Zone Map PtPi/23

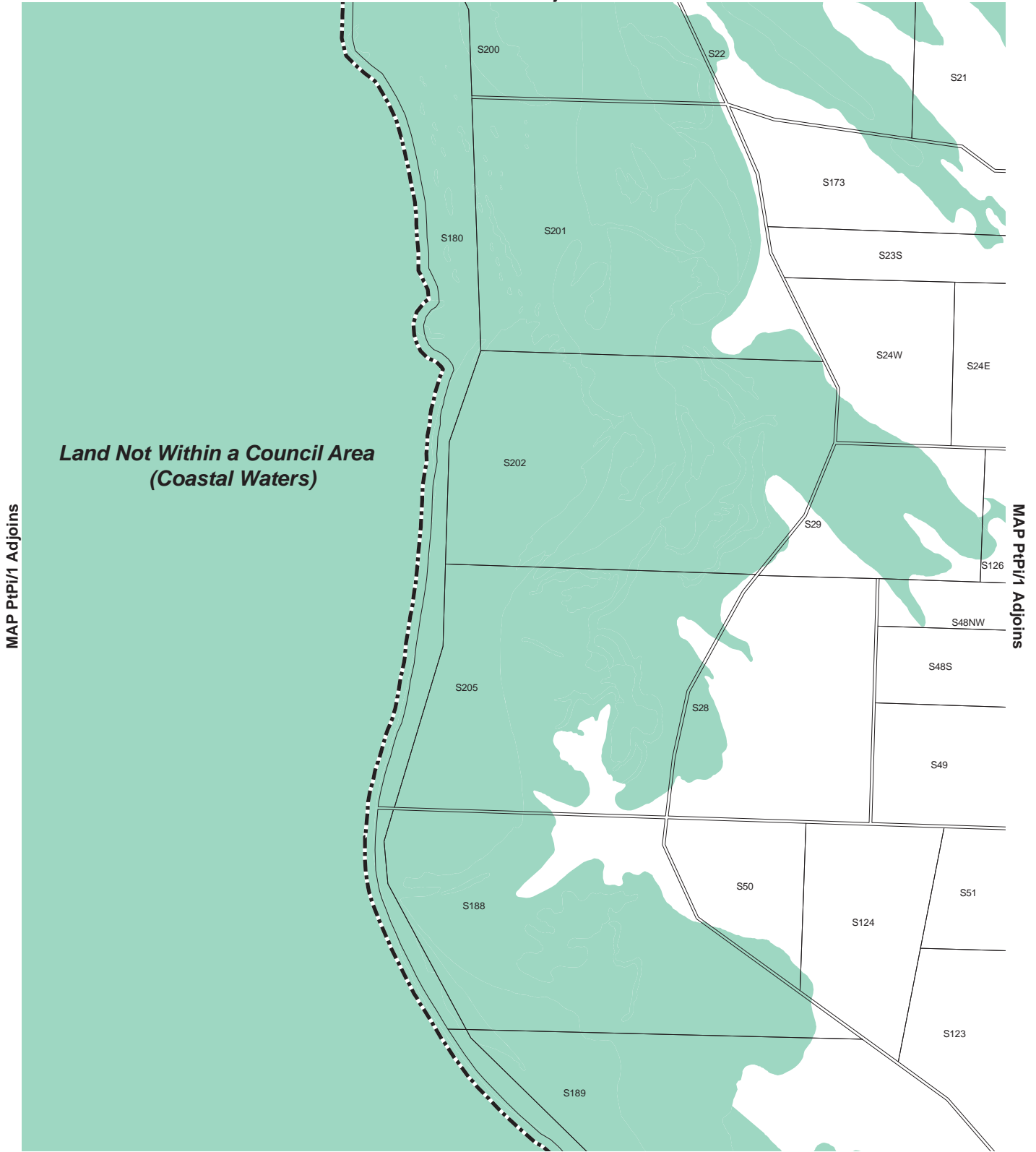


*Land Not Within
a Council Area
(Coastal Waters)*

Location Map PtPi/24

----- Development Plan Boundary

MAP PtPi/23 Adjoins



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

MAP PtPi/1 Adjoins

MAP PtPi/1 Adjoins

MAP PtPi/1 Adjoins

MAP PtPi/25 Adjoins



Overlay Map PtPi/24 DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

MAP PtPi/23 Adjoins

Land Not Within
a Council Area
(Coastal Waters)

MAP PtPi/1 Adjoins

Upper Spencer Gulf

MAP PtPi/1 Adjoins

Woods Point

MAP PtPi/1 Adjoins

MAP PtPi/25 Adjoins



Overlay Map PtPi/24

NATURAL RESOURCES

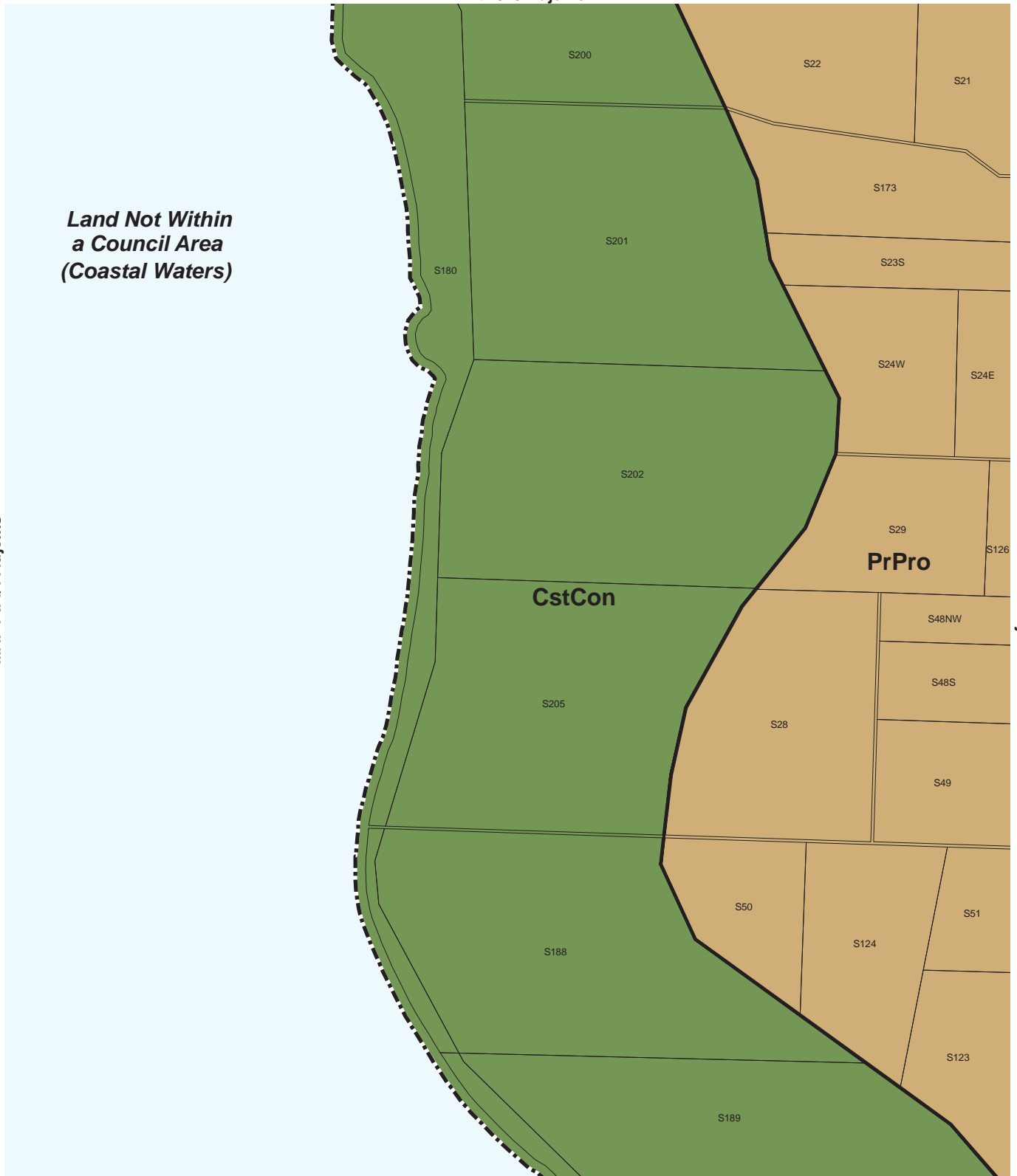
- Wetlands of National Importance
- Development Plan Boundary

MAP PtPi/23 Adjoins

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

MAP PtPi/1 Adjoins

MAP PtPi/1 Adjoins



MAP PtPi/1 Adjoins

MAP PtPi/25 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

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

Zone Map PtPi/24

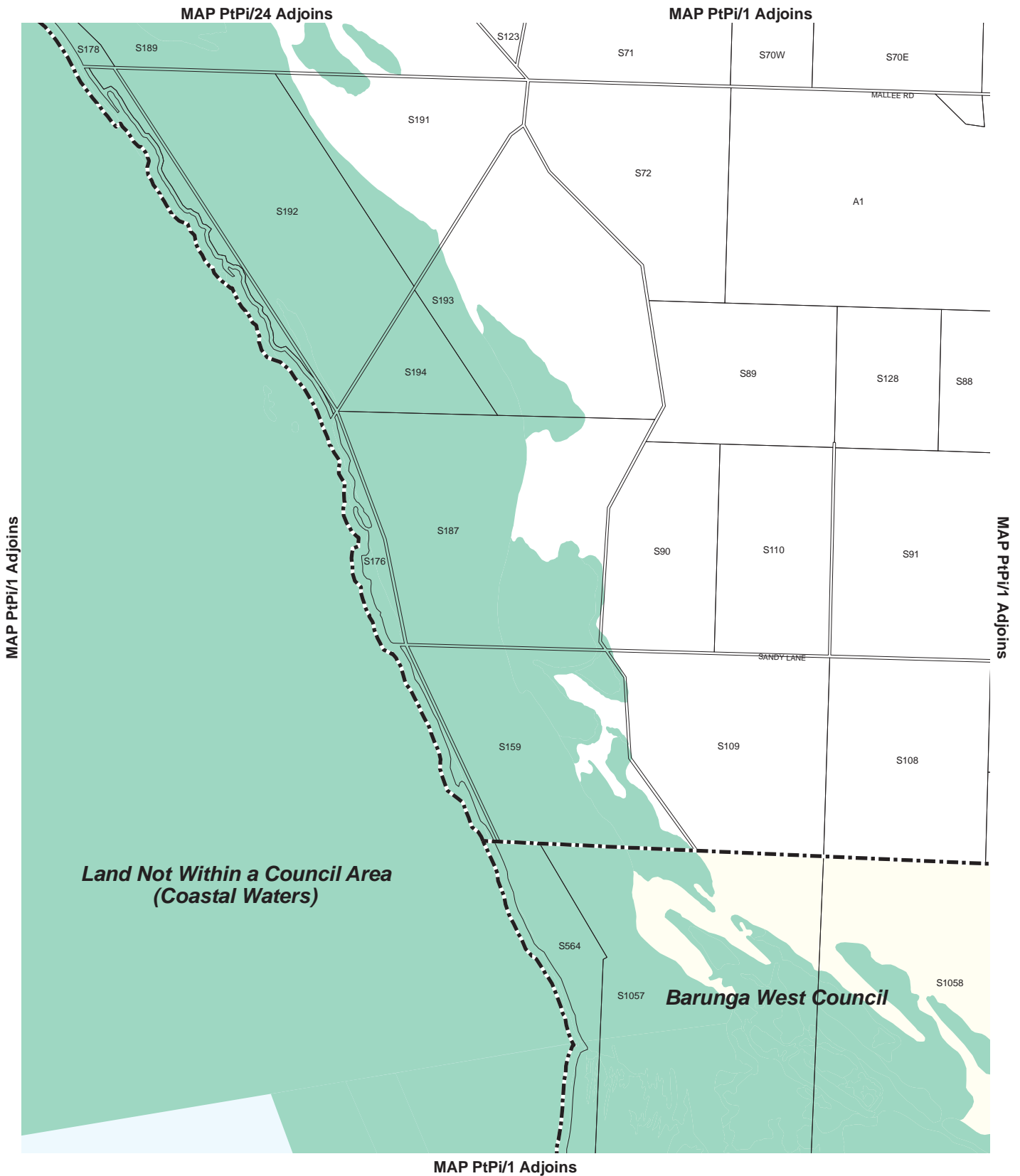


MAP PtPi/1 Adjoins



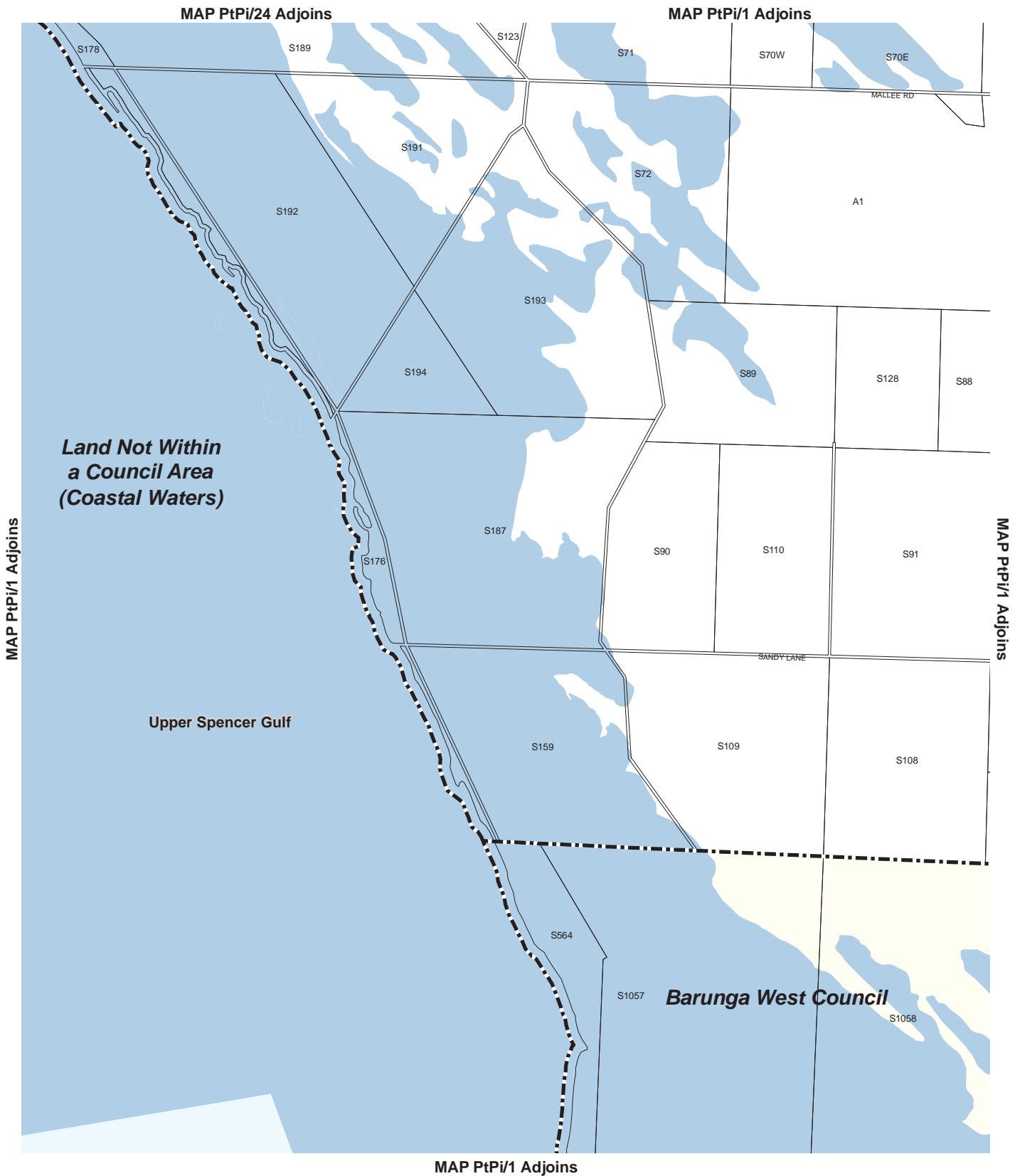
Location Map PtPi/25

----- Development Plan Boundary



Overlay Map PtPi/25 DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary



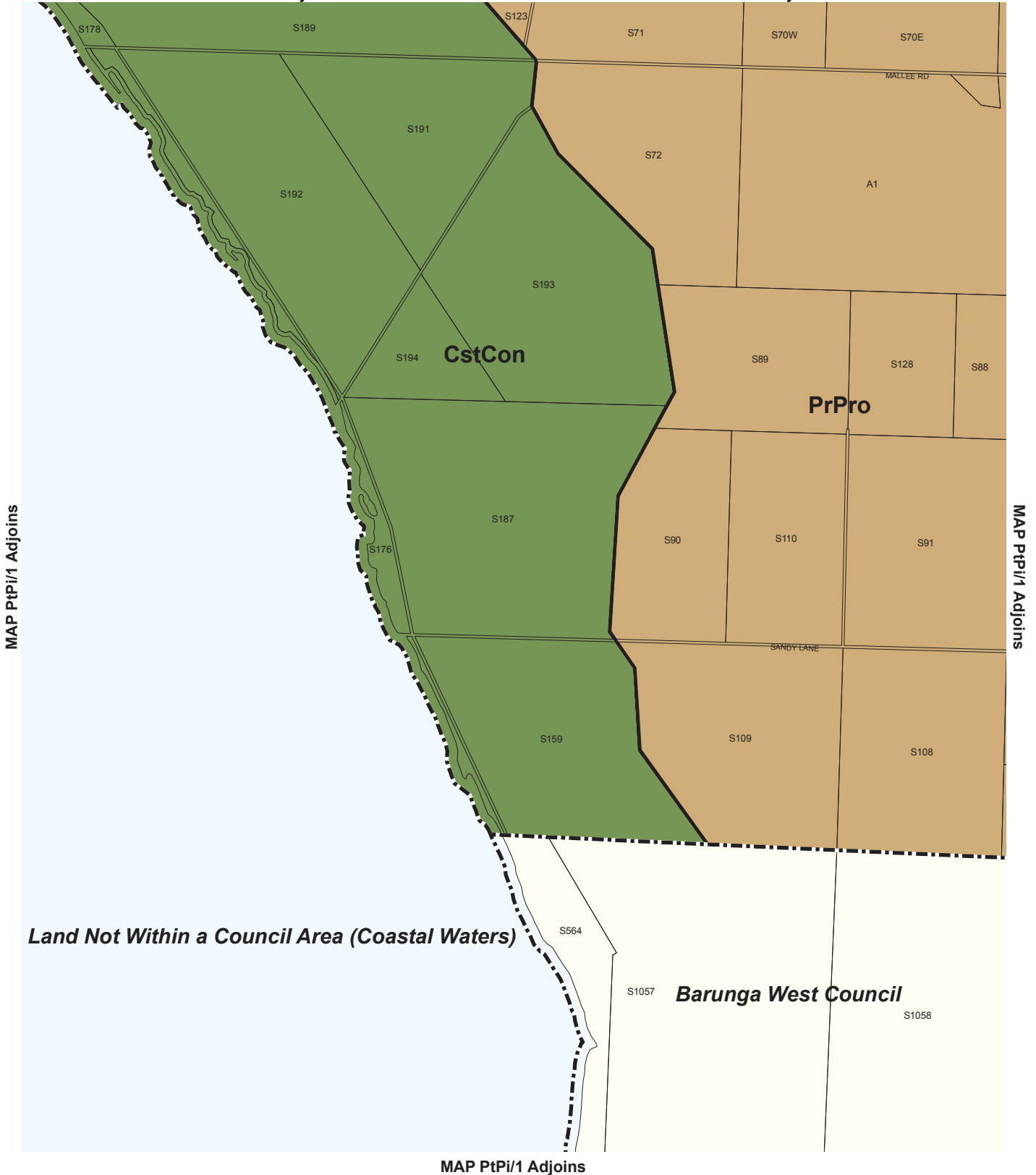
Overlay Map PtPi/25

NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary

MAP PtPi/24 Adjoins

MAP PtPi/1 Adjoins



Lamberts Conformal Conic Projection, GDA94



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

Zone Map PtPi/25

MAP PtPi/1 Adjoins



MAP PtPi/28 Adjoins



CRYSTAL BROOK

Location Map PtPi/26

-  Railways
-  Local Reserves

MAP PtPi/1 Adjoins



MAP PtPi/1 Adjoins

MAP PtPi/27 Adjoins

MAP PtPi/28 Adjoins



CRYSTAL BROOK
Overlay Map PtPi/26
TRANSPORT

Secondary Arterial Roads

MAP PtPi/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.

Historic Conservation Area
2 Crystal Brook Historic Conservation Area



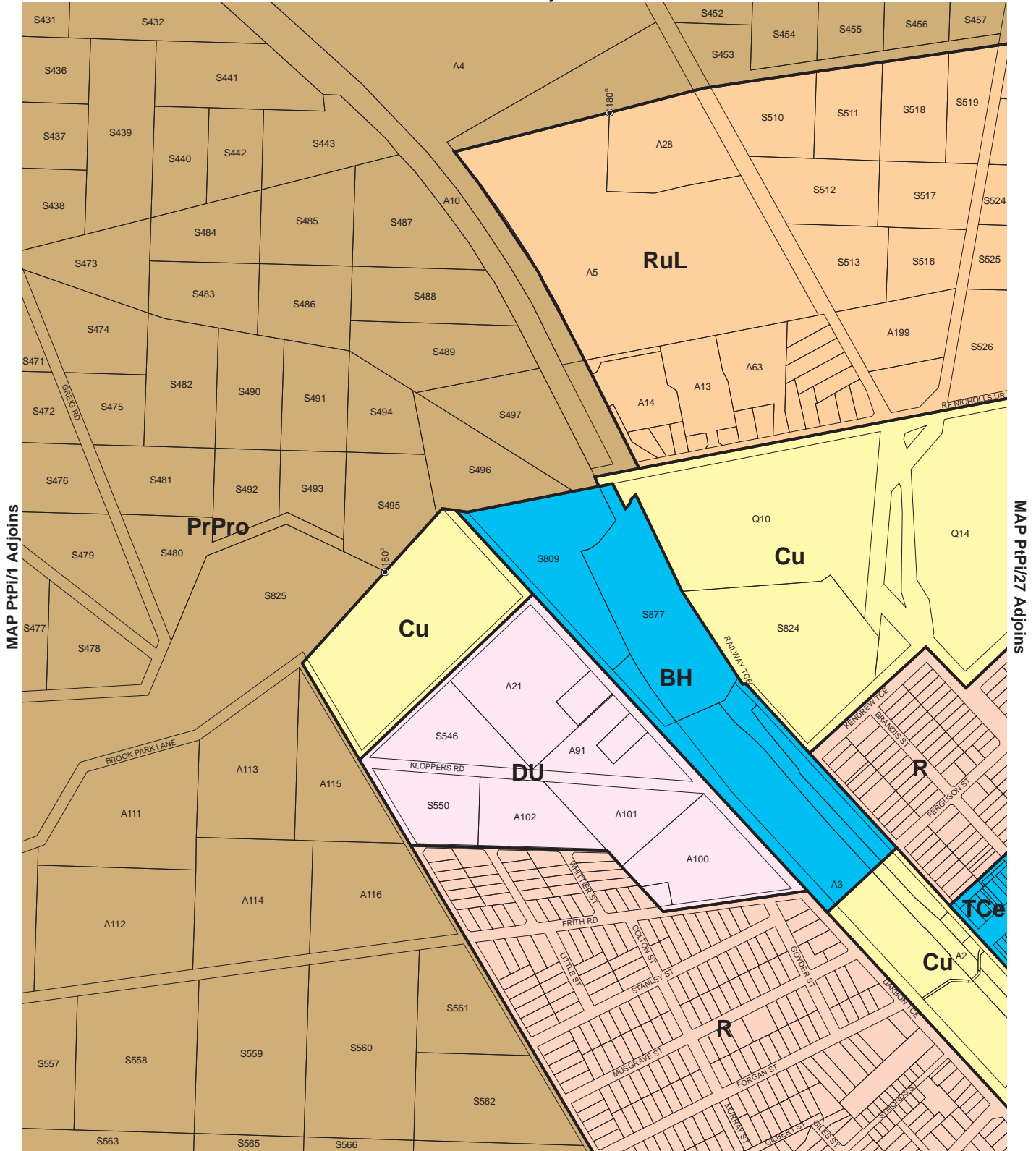
- Local heritage place
- Historic Conservation Area
- Contributory item

CRYSTAL BROOK

Overlay Map PtPi/26

HERITAGE

MAP PtPi/1 Adjoins



MAP PtPi/28 Adjoins

Lamberts Conformal Conic Projection, GDA94

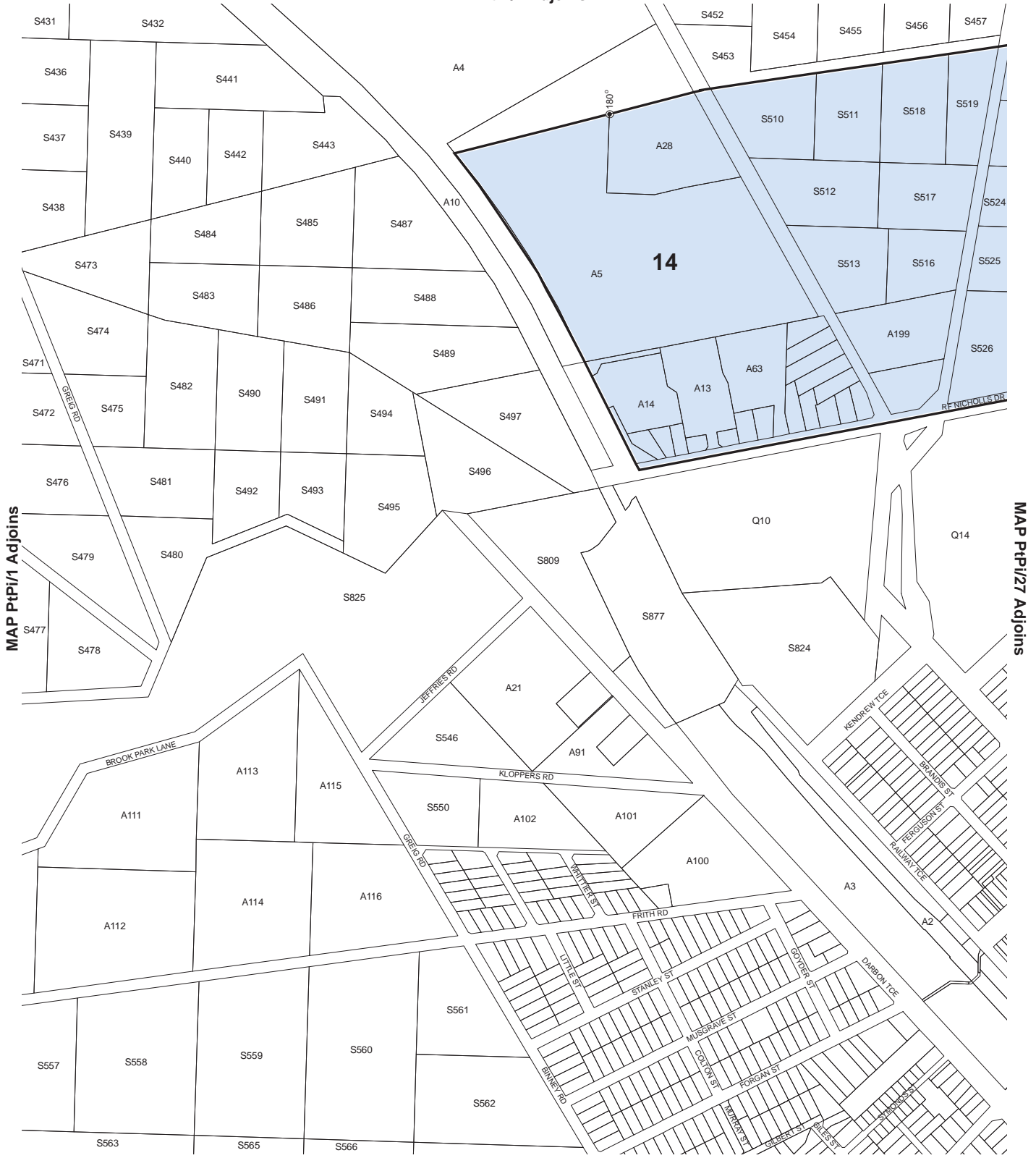


- Zones**
- BH** Bulk Handling
 - Cu** Community
 - DU** Deferred Urban
 - PrPro** Primary Production
 - R** Residential
 - RuL** Rural Living
 - TCe** Town Centre
 - Zone Boundary**

CRYSTAL BROOK

Zone Map PtPi/26

MAP PtPi/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area
14 Rural Living Policy Area 14

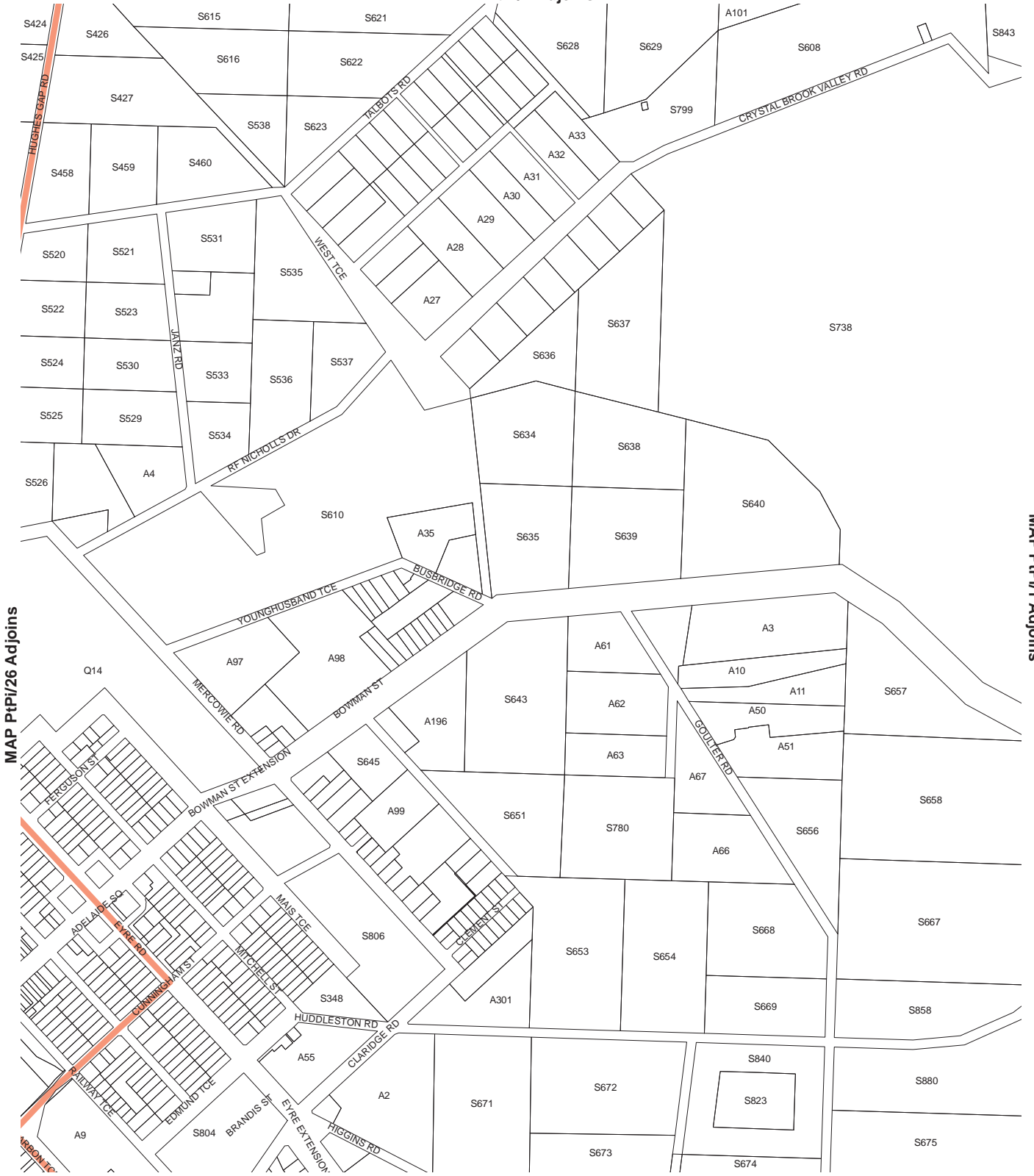


CRYSTAL BROOK

Policy Area Map PtPi/26

 Policy Area Boundary

MAP PtPi/1 Adjoins



MAP PtPi/26 Adjoins

MAP PtPi/1 Adjoins

MAP PtPi/29 Adjoins

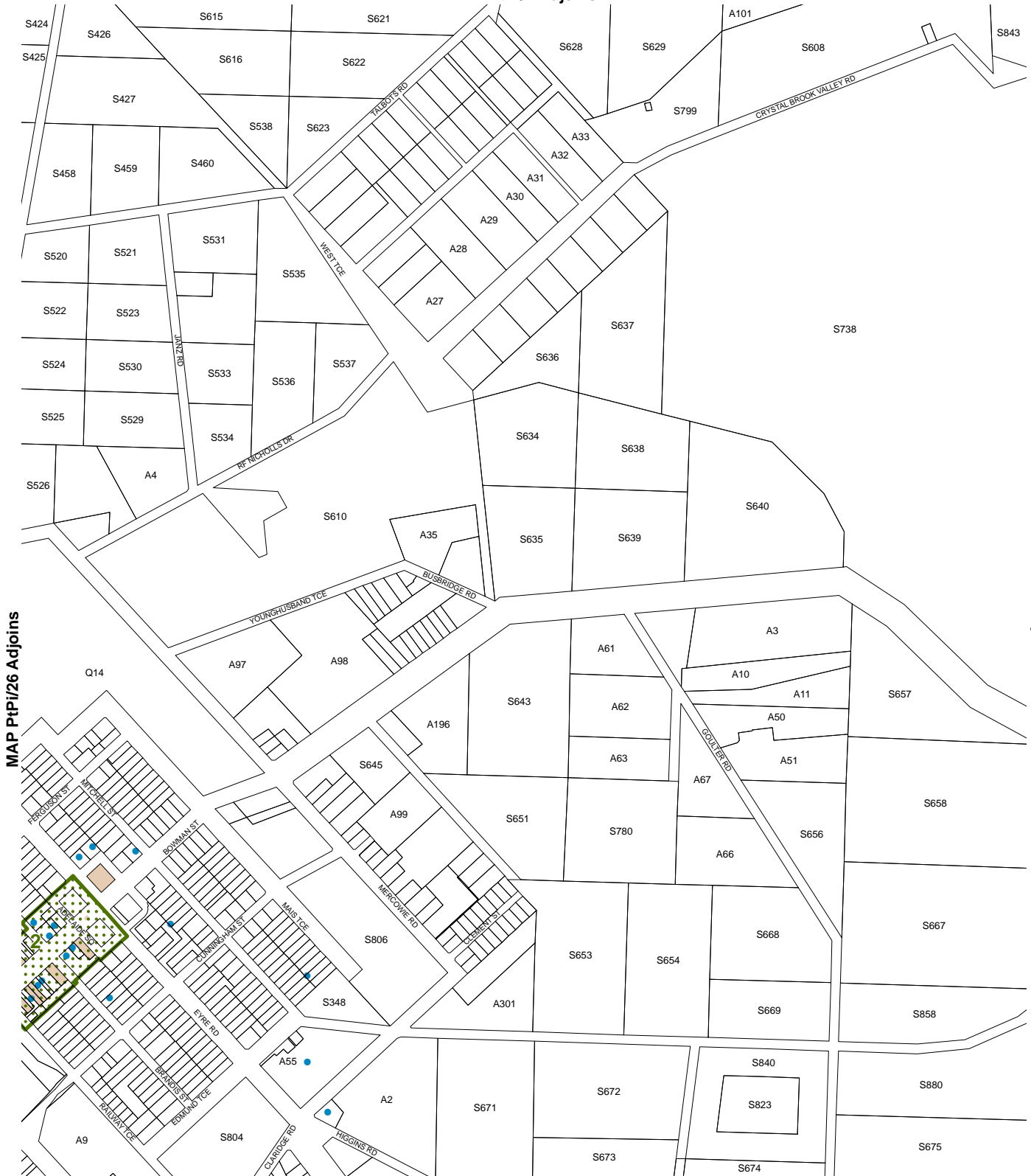
MAP PtPi/1 Adjoins



CRYSTAL BROOK

Overlay Map PtPi/27 TRANSPORT

MAP PtPi/1 Adjoins



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

Historic Conservation Area
 2 Crystal Brook Historic Conservation Area

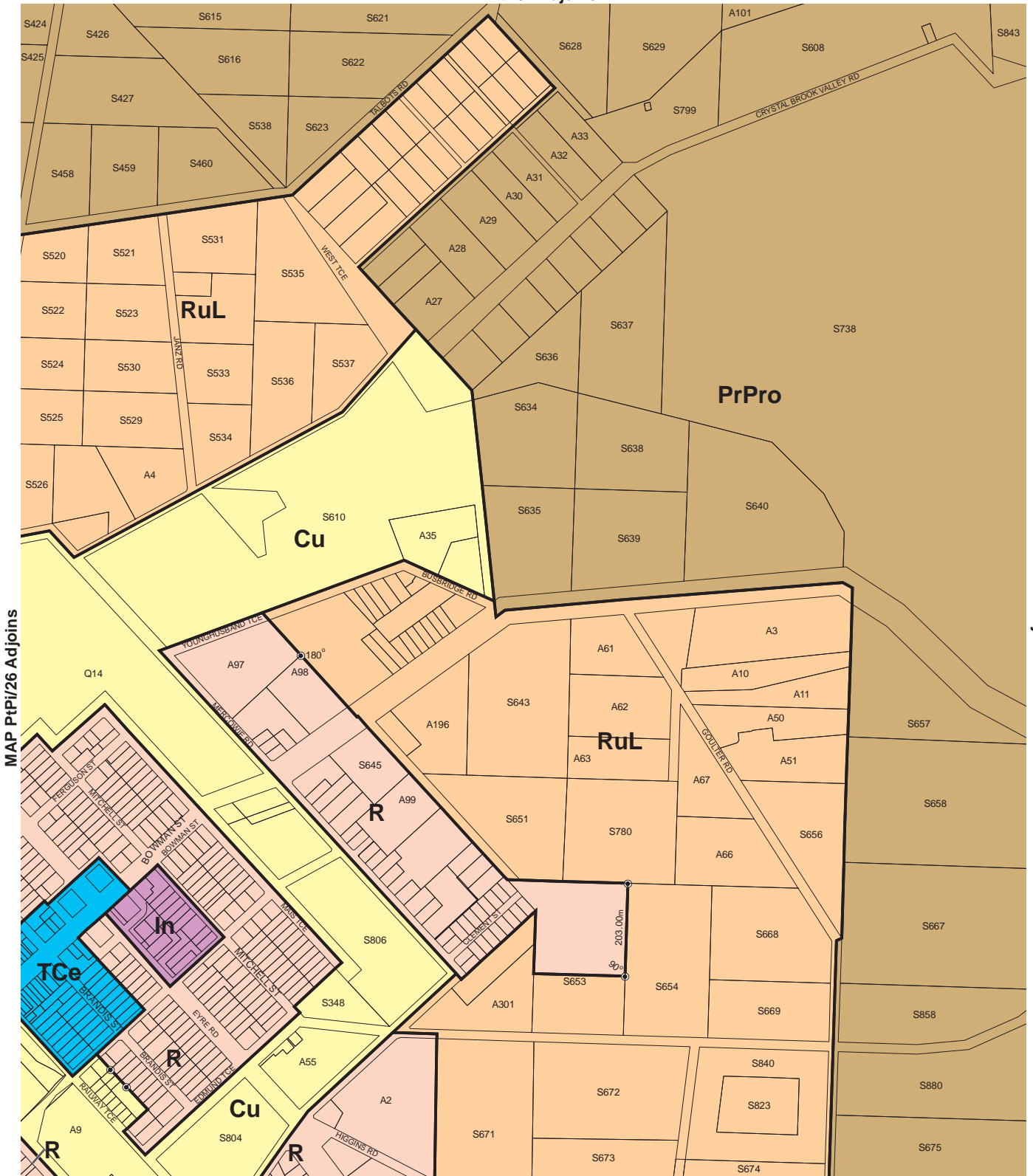


CRYSTAL BROOK

Overlay Map PtPi/27 HERITAGE

- Local heritage place
- Historic Conservation Area
- Contributory item

MAP PtPi/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

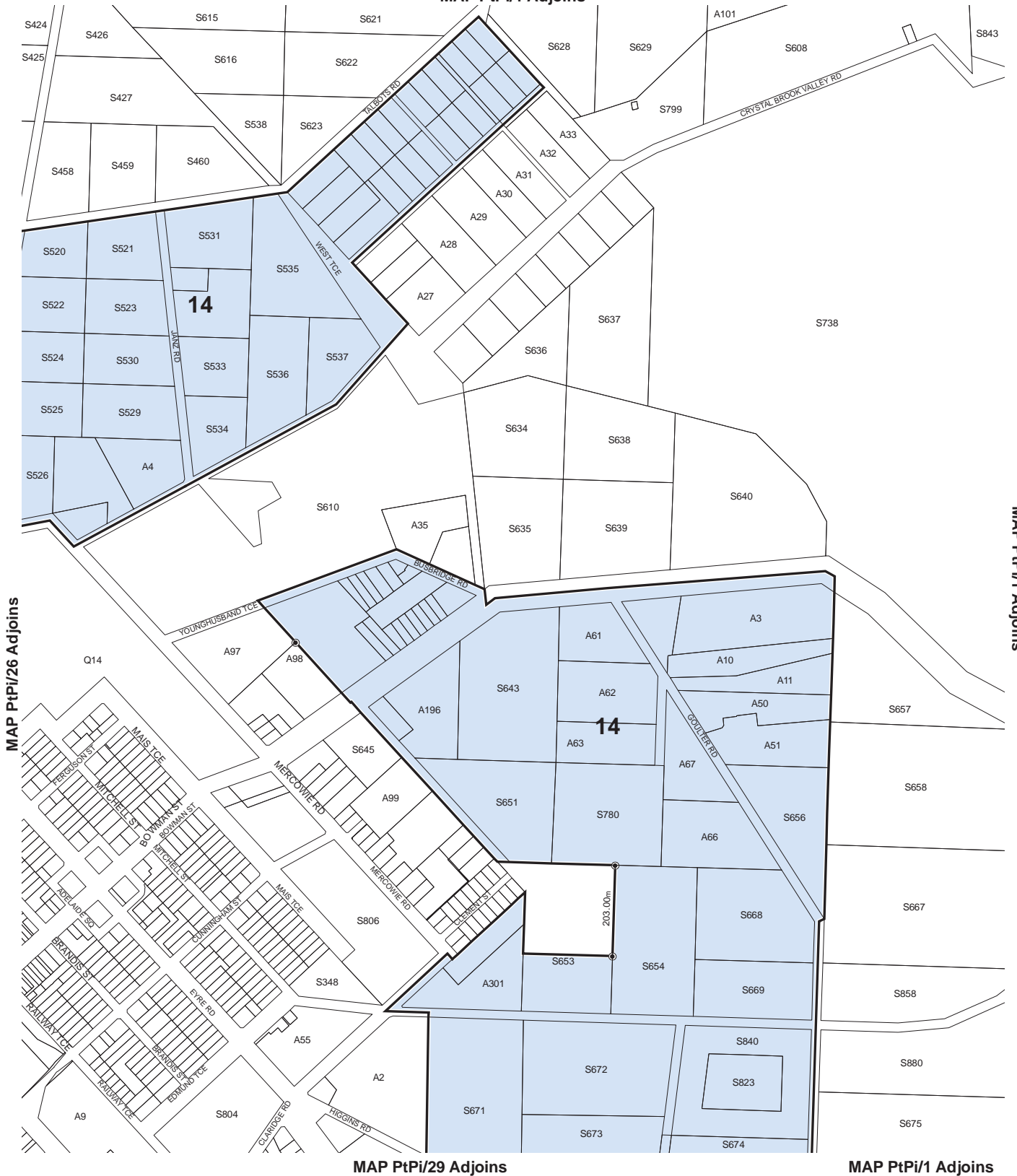


- Zones**
- Cu** Community
 - In** Industry
 - PrPro** Primary Production
 - R** Residential
 - RuL** Rural Living
 - TCe** Town Centre
 - Zone Boundary**

CRYSTAL BROOK

Zone Map PtPi/27

MAP PtPi/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area
14 Rural Living Policy Area 14



CRYSTAL BROOK

Policy Area Map PtPi/27

 Policy Area Boundary

MAP PtPi/26 Adjoins



CRYSTAL BROOK

MAP PtPi/29 Adjoins

MAP PtPi/1 Adjoins



CRYSTAL BROOK

Location Map PtPi/28

-  Railways
-  Local Reserves

MAP PtPi/26 Adjoins



MAP PtPi/1 Adjoins

MAP PtPi/29 Adjoins

MAP PtPi/1 Adjoins

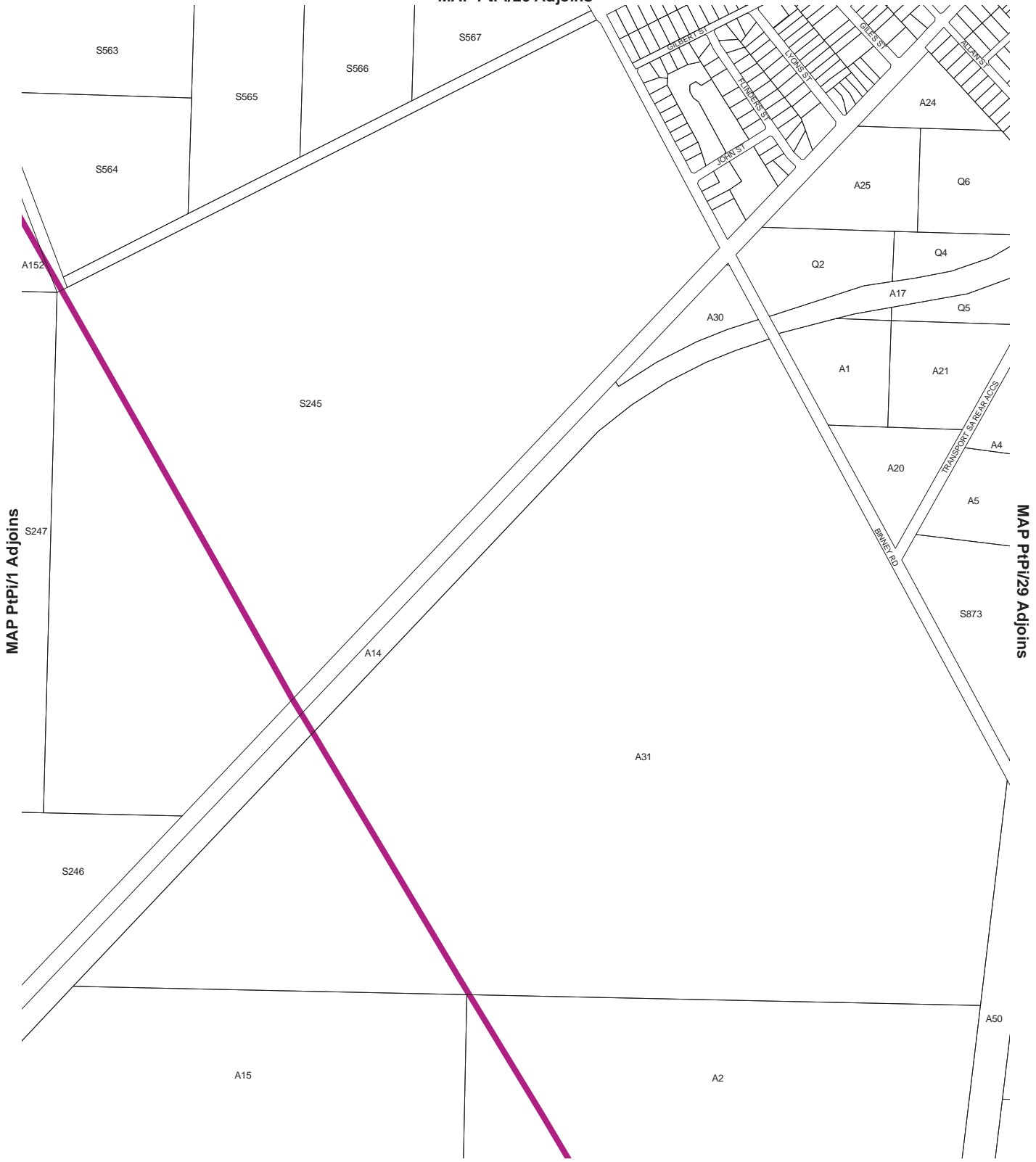


CRYSTAL BROOK

Overlay Map PtPi/28

TRANSPORT

MAP PtPi/26 Adjoins



MAP PtPi/1 Adjoins

MAP PtPi/29 Adjoins

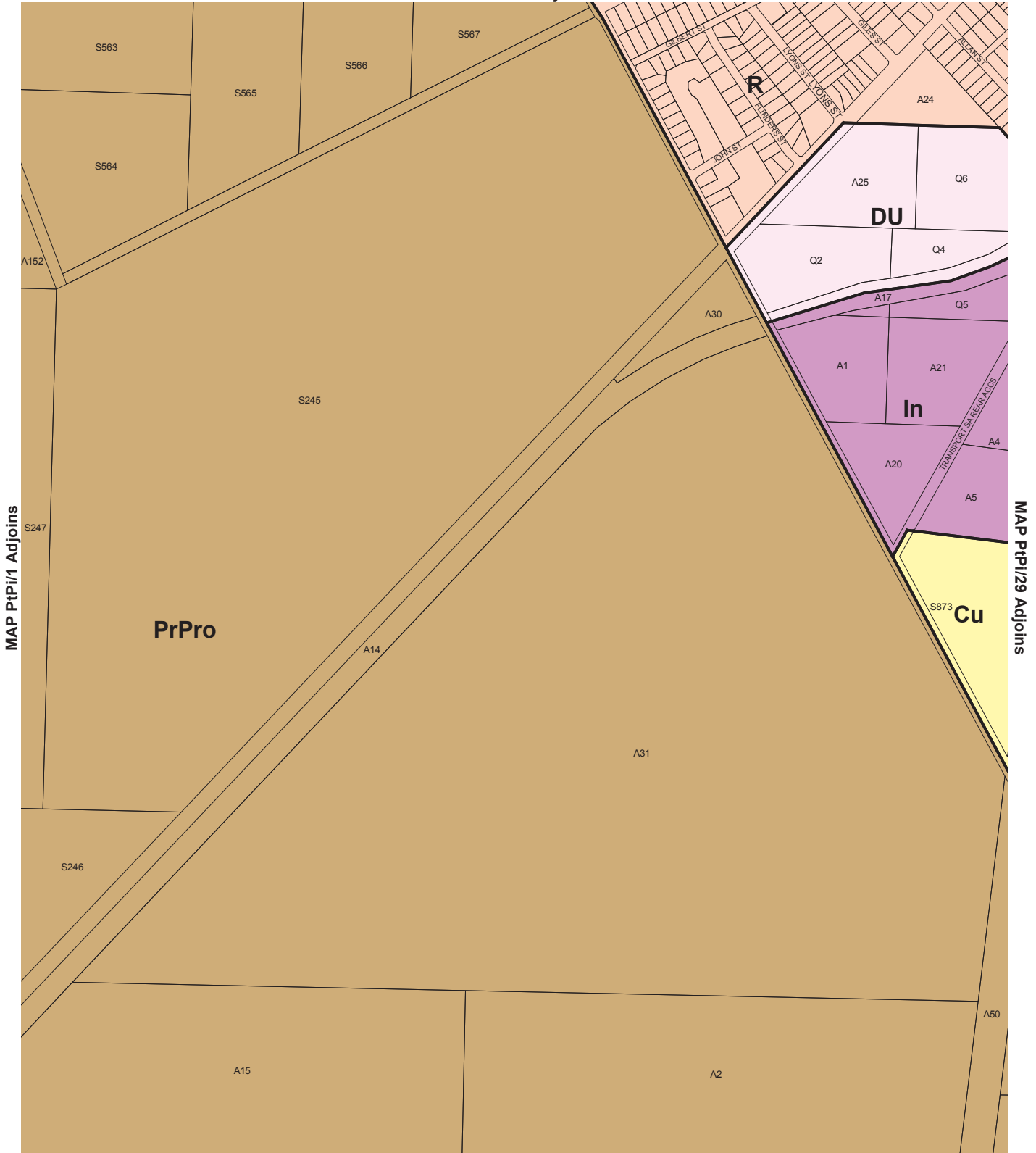
MAP PtPi/1 Adjoins



CRYSTAL BROOK

Overlay Map PtPi/28

DEVELOPMENT CONSTRAINTS



MAP PtPi/1 Adjoins

MAP PtPi/29 Adjoins

Lamberts Conformal Conic Projection, GDA94



CRYSTAL BROOK

Zone Map PtPi/28

- Zones**
- Cu Community
 - DU Deferred Urban
 - In Industry
 - PrPro Primary Production
 - R Residential
 - Zone Boundary

MAP PtPi/27 Adjoins



MAP PtPi/1 Adjoins

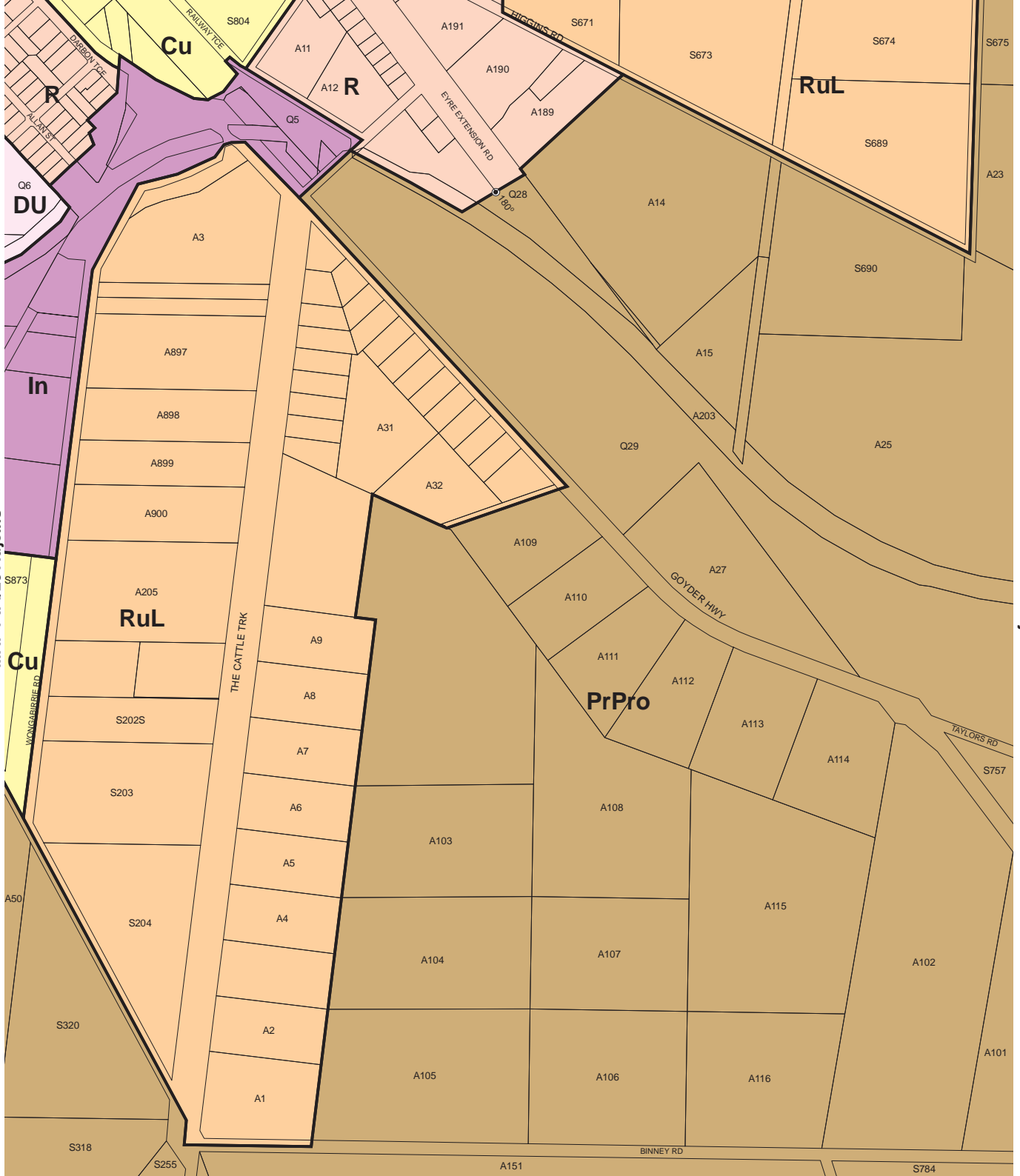


CRYSTAL BROOK

Location Map PtPi/29

-  Railways
-  Local Reserves

MAP PtPi/27 Adjoins



MAP PtPi/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

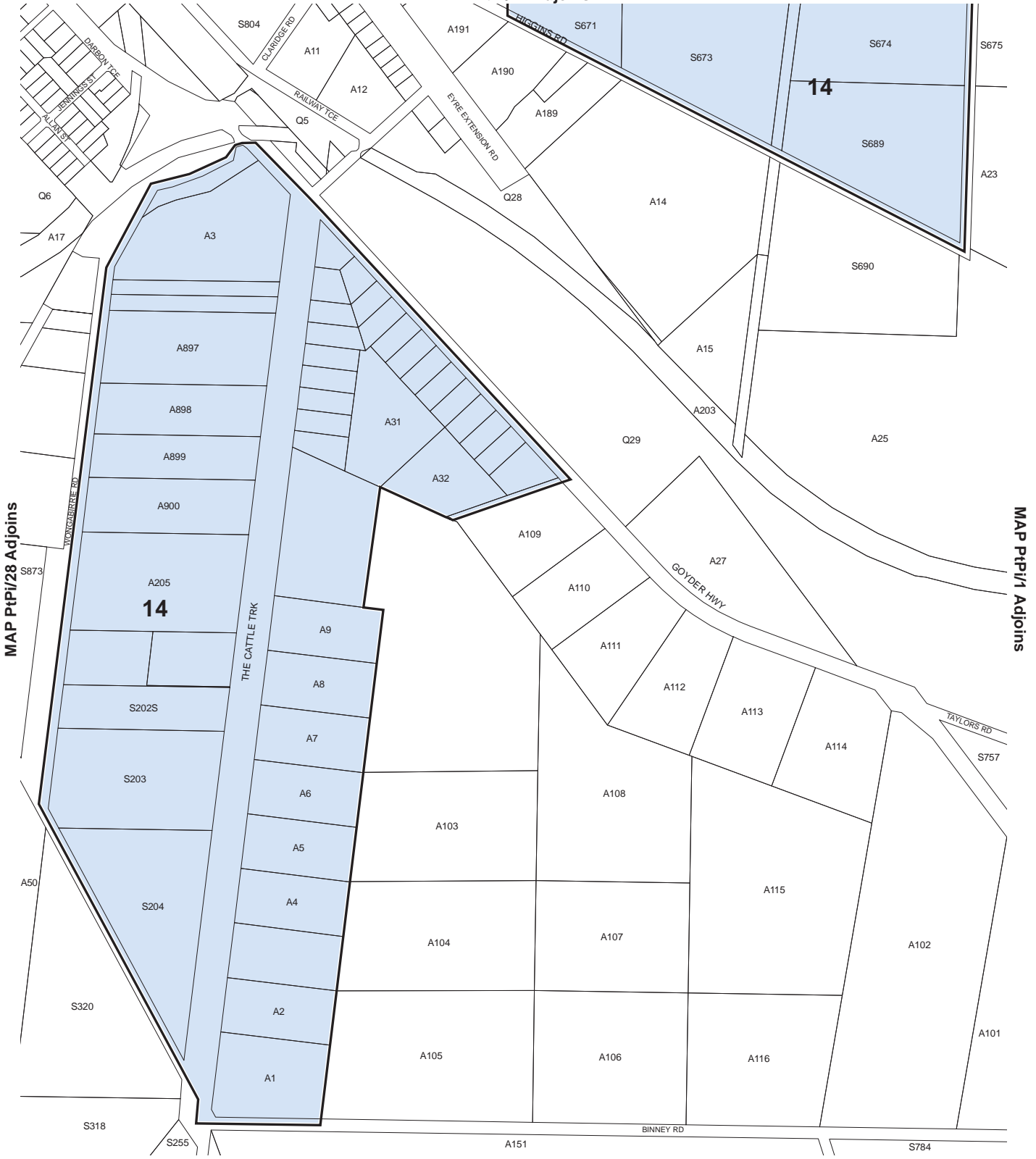


CRYSTAL BROOK

Zone Map PtPi/29

- Zones**
- Cu Community
 - DU Deferred Urban
 - In Industry
 - PrPro Primary Production
 - R Residential
 - RuL Rural Living
 - Zone Boundary

MAP PtPi/27 Adjoins



MAP PtPi/28 Adjoins

MAP PtPi/1 Adjoins

MAP PtPi/1 Adjoins

Lamberts Conformal Conic Projection, GDA94
Policy Area
14 Rural Living Policy Area 14



CRYSTAL BROOK

Policy Area Map PtPi/29

 Policy Area Boundary

MAP PtPi/1 Adjoins



MAP PtPi/1 Adjoins

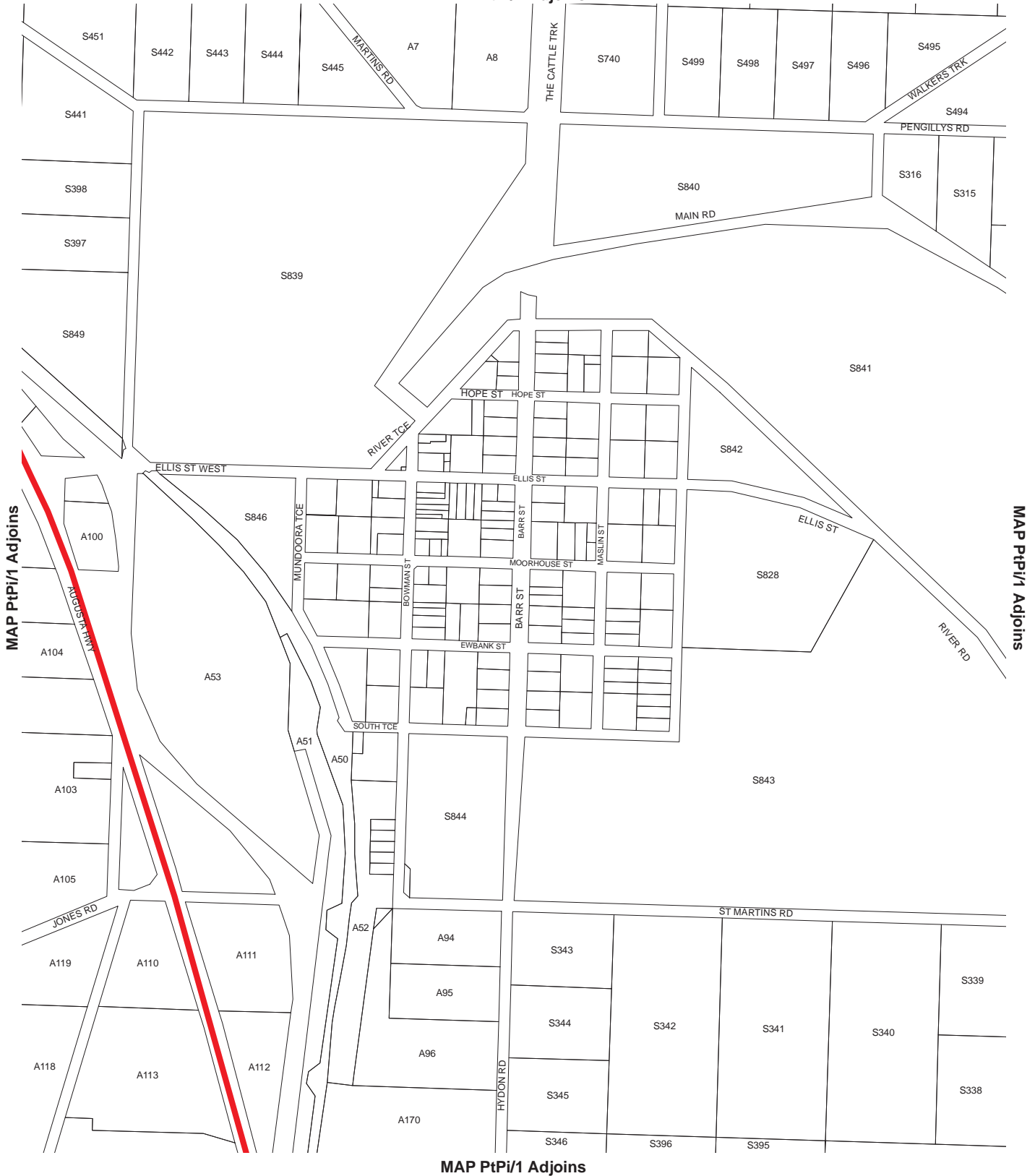


REDHILL

Location Map PtPi/30

- Railways
- Local Reserves

MAP PtPi/1 Adjoins



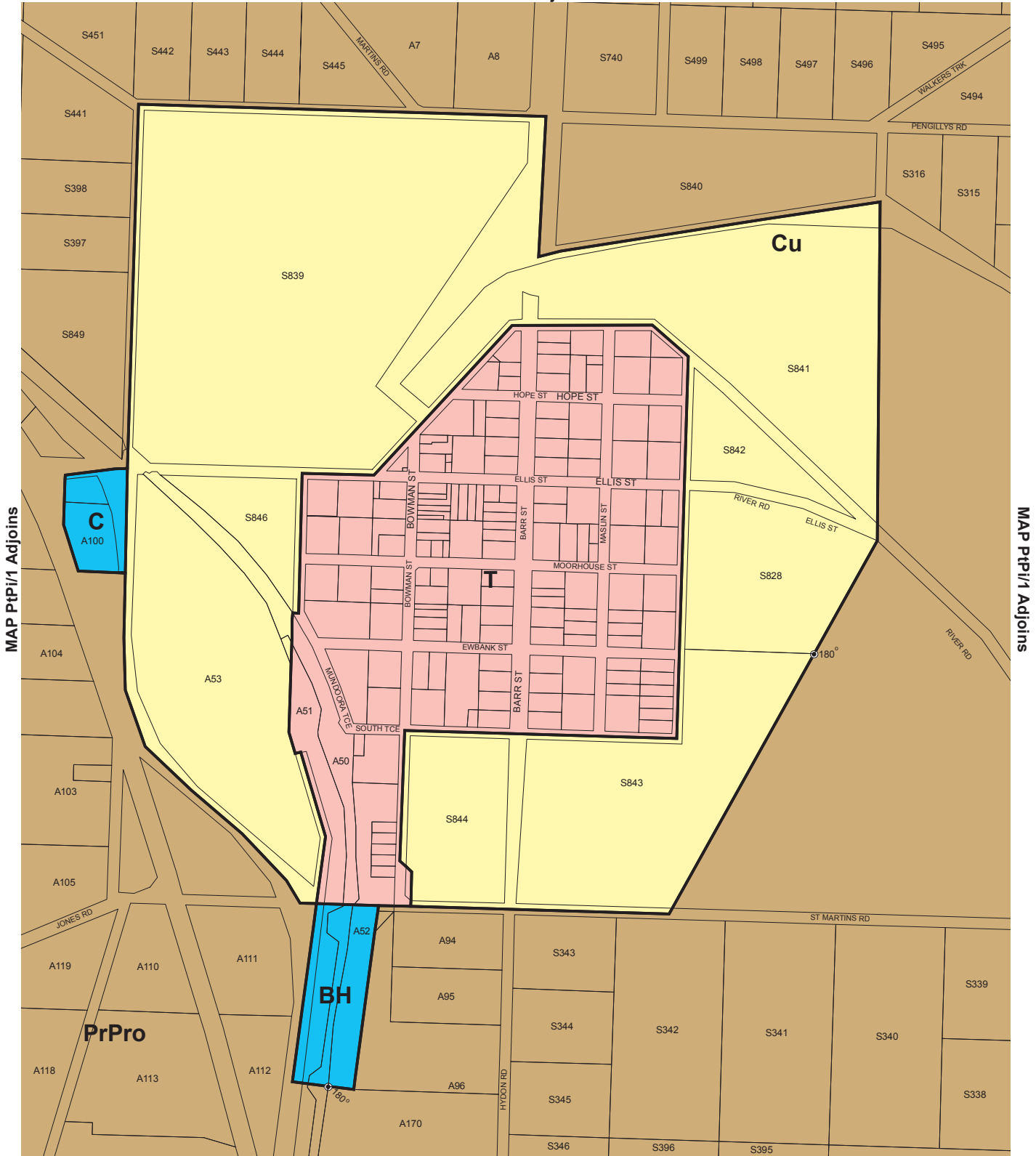
MAP PtPi/1 Adjoins



REDHILL

Overlay Map PtPi/30 TRANSPORT

MAP PtPi/1 Adjoins



MAP PtPi/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



- Zones**
- Bulk Handling
 - Commercial
 - Community
 - Primary Production
 - Township
 - Zone Boundary

REDHILL



Zone Map PtPi/30

MAP PtPi/1 Adjoins

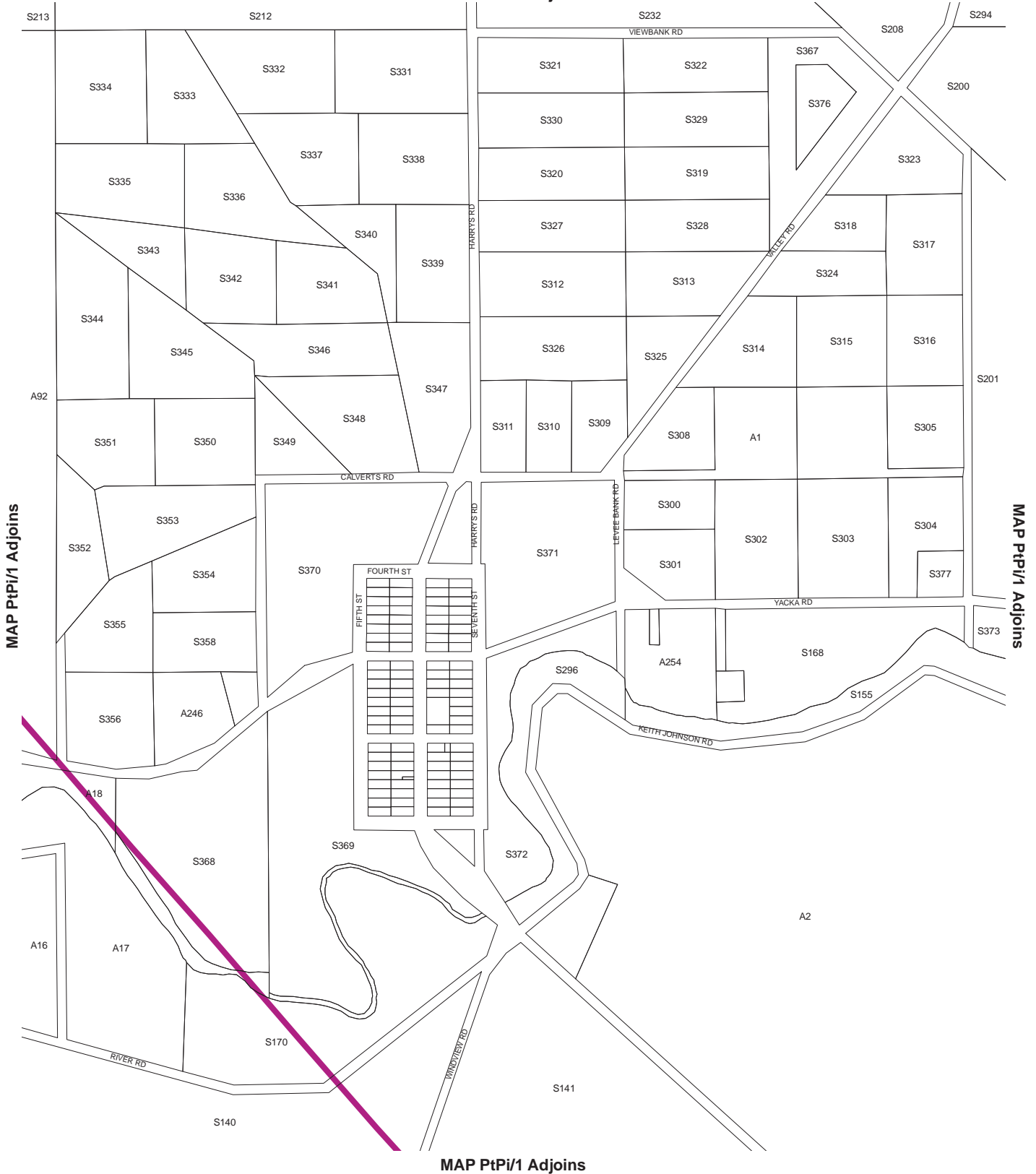


KOOLUNGA

Location Map PtPi/31

-  School
-  Local Reserves

MAP PtPi/1 Adjoins



MAP PtPi/1 Adjoins

MAP PtPi/1 Adjoins

MAP PtPi/1 Adjoins

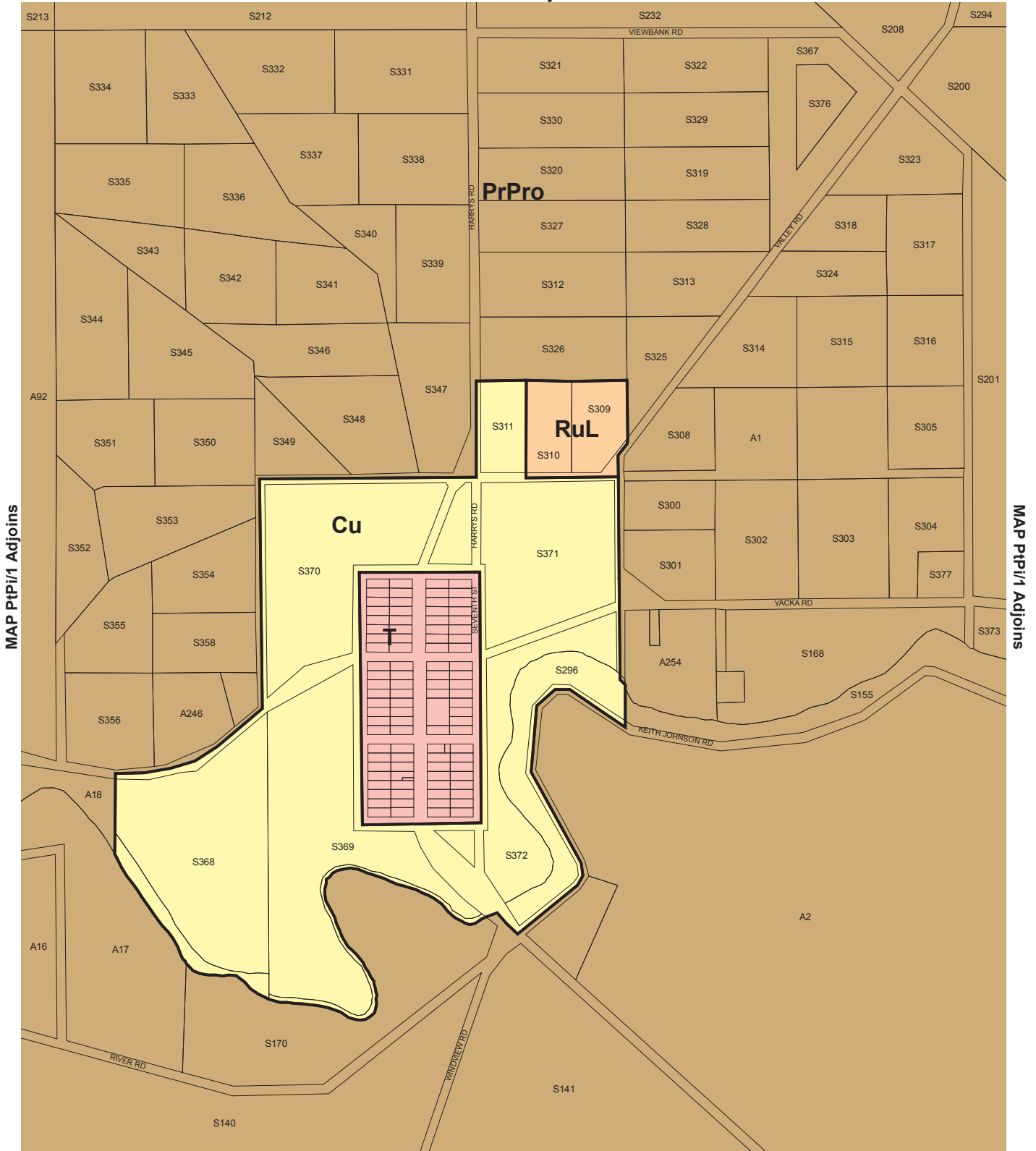


KOOLUNGA

Overlay Map PtPi/31 DEVELOPMENT CONSTRAINTS

132kV

MAP PtPi/1 Adjoins



MAP PtPi/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



KOOLUNGA

Zone Map PtPi/31

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

MAP PtPi/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area
18 Rural Living Policy Area 18

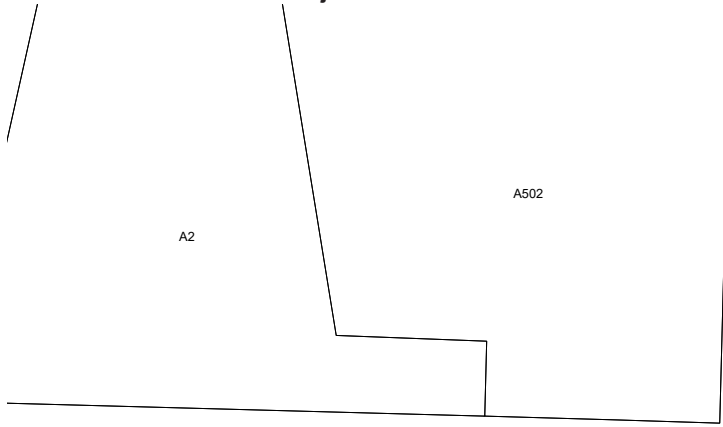


KOOLUNGA

Policy Area Map PtPi/31

 Policy Area Boundary

MAP PtPi/8 Adjoins

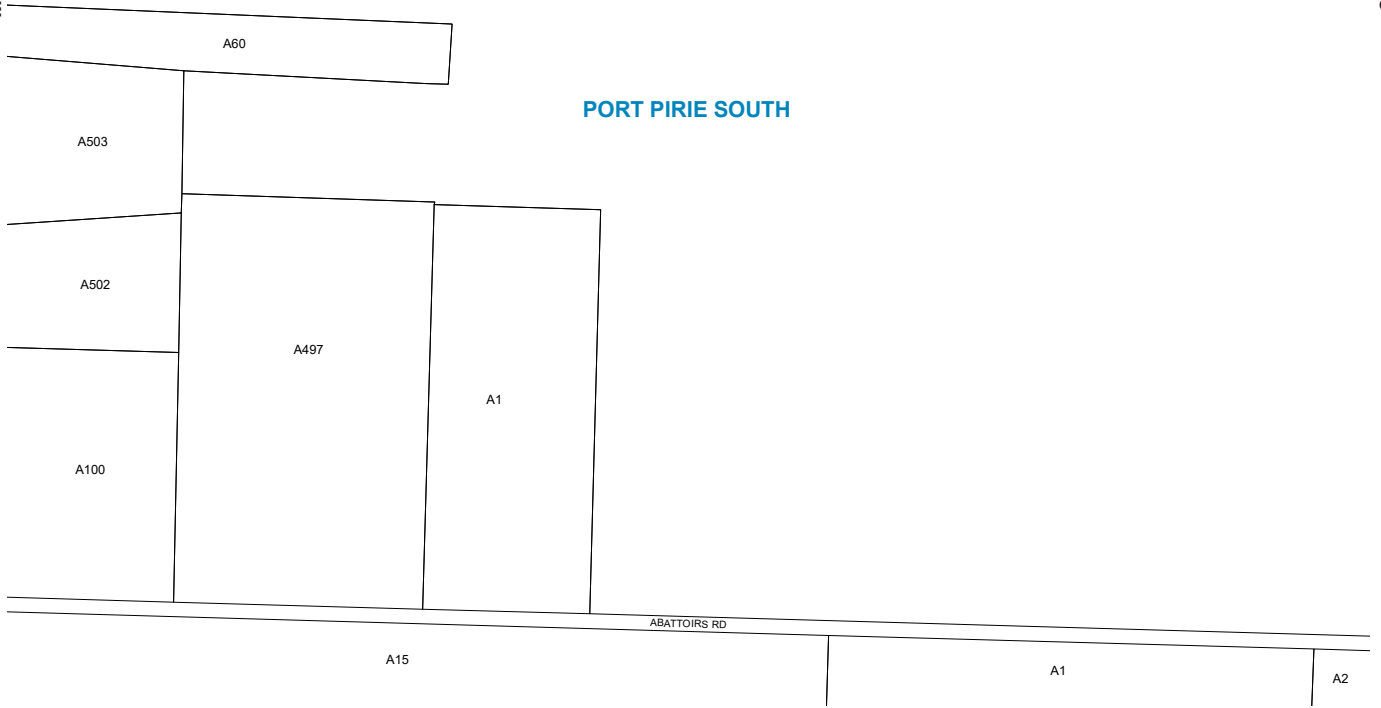


MAP PtPi/9 Adjoins

A4

MAP PtPi/11 Adjoins

MAP PtPi/1 Adjoins



MAP PtPi/1 Adjoins

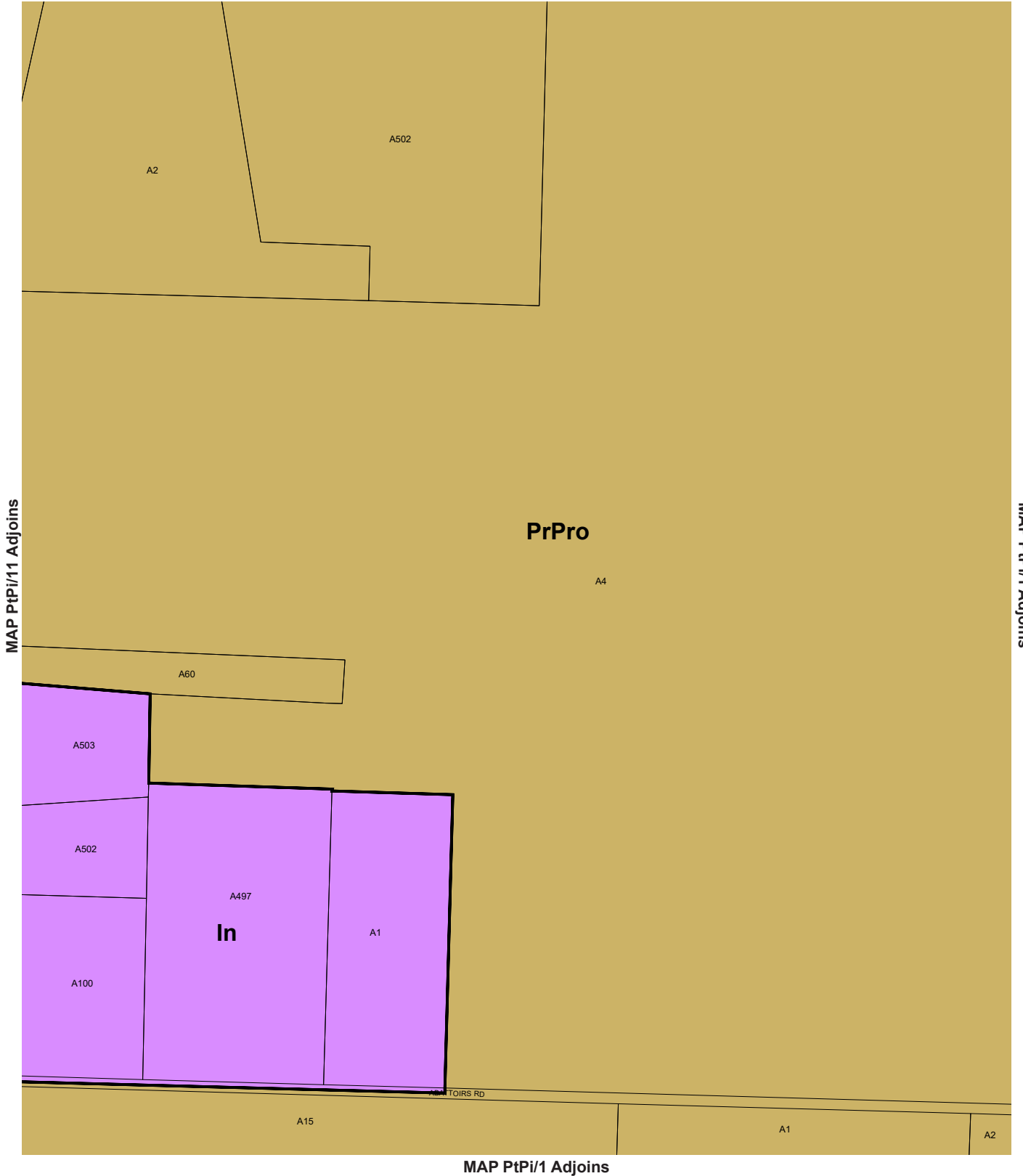


PORT PIRIE

Location Map PtPi/32

MAP PtPi/8 Adjoins

MAP PtPi/9 Adjoins



Lamberts Conformal Conic Projection, GDA94



PORT PIRIE

Zone Map PtPi/32

Zones

- Industry
- Primary Production
- Zone Boundary

MAP PtPi/8 Adjoins



MAP PtPi/9 Adjoins

A4

MAP PtPi/11 Adjoins

MAP PtPi/1 Adjoins



MAP PtPi/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

19 Industry Policy Area 19

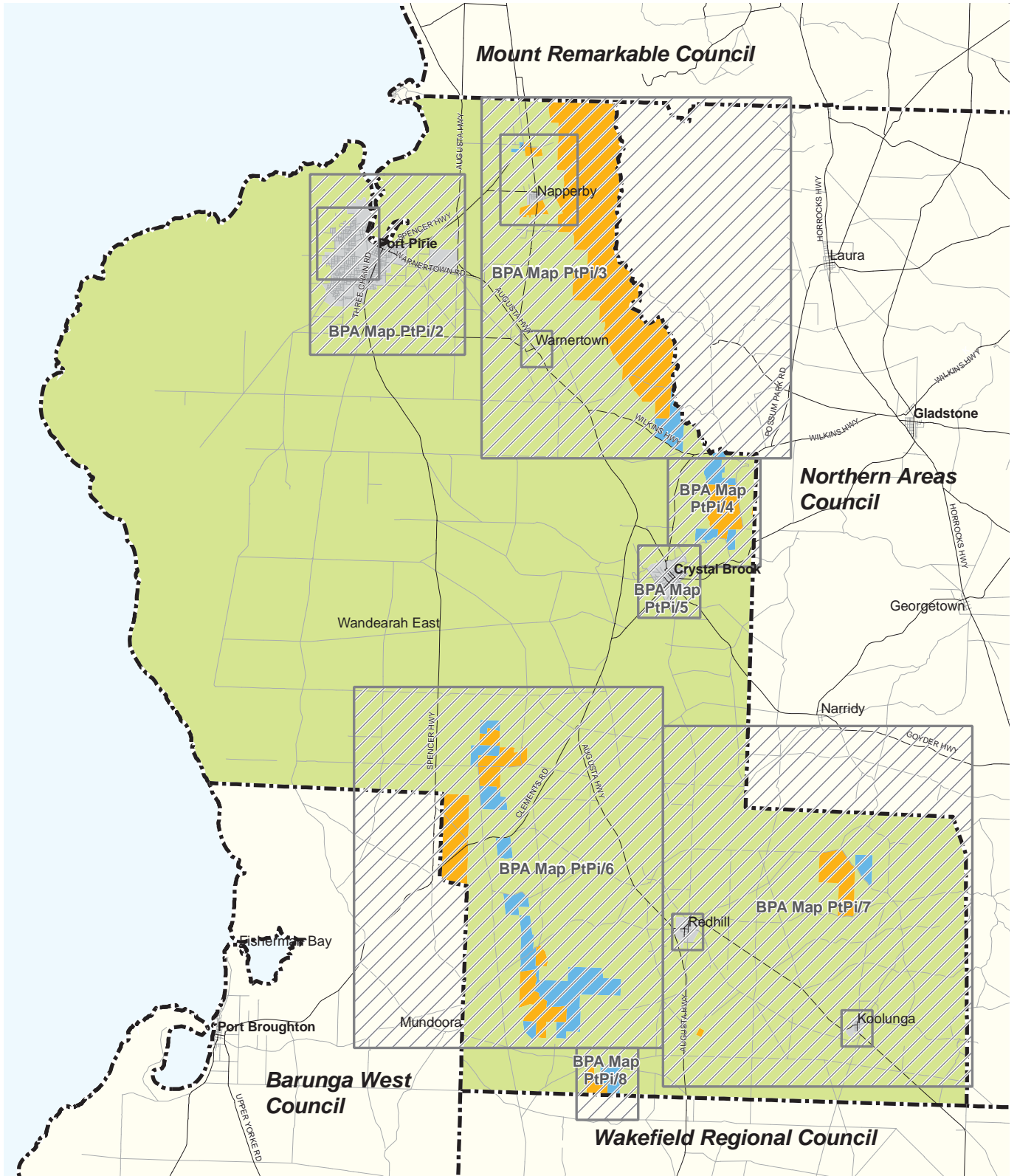


PORT PIRIE

Policy Area Map PtPi/32

 Policy Area Boundary

Bushfire Risk BPA Maps



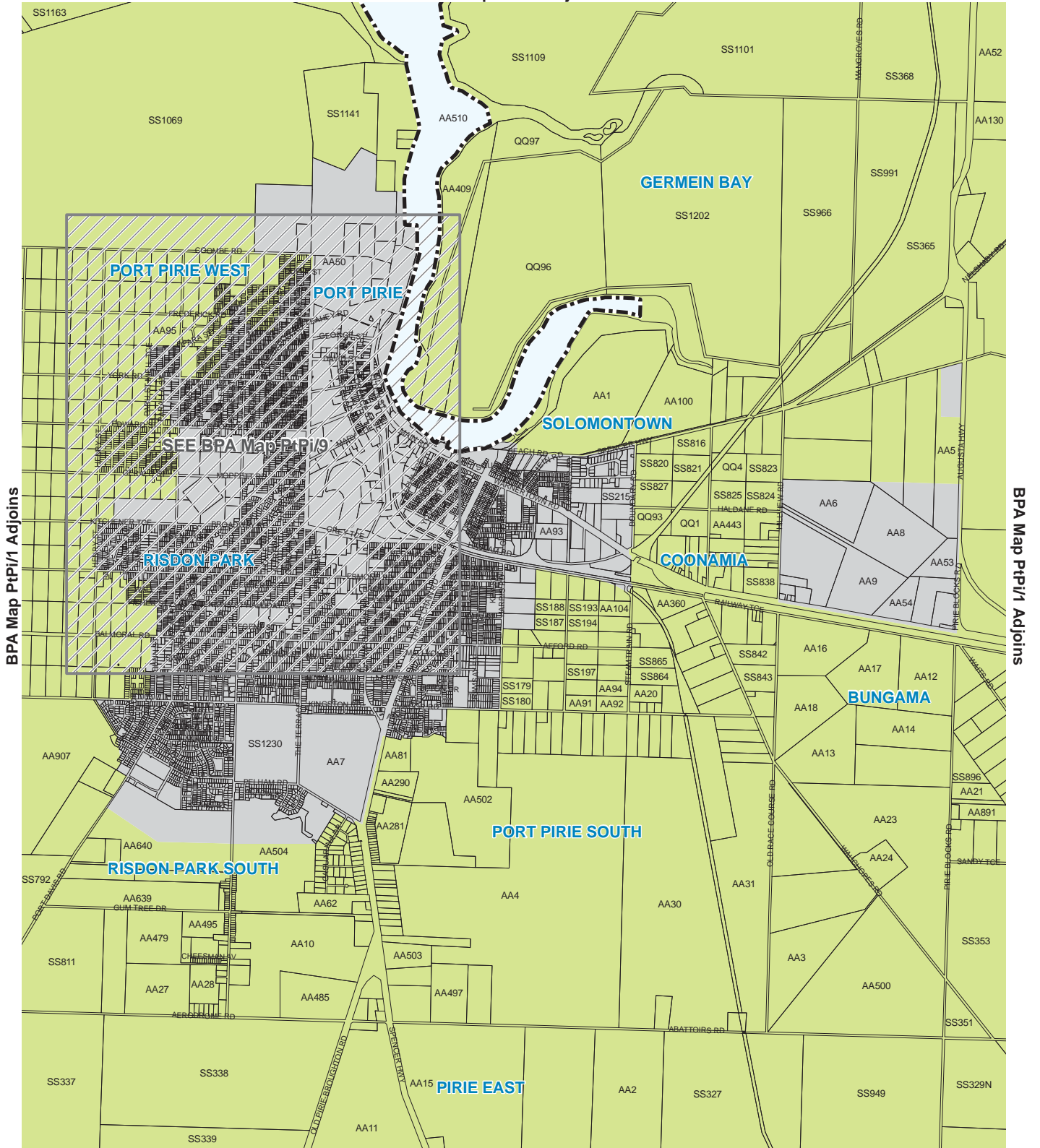
See enlargement map for accurate representation.



Bushfire Protection Area BPA Map PtPi/1 BUSHFIRE RISK

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

BPA Map PtPi/1 Adjoins



BPA Map PtPi/1 Adjoins

See enlargement map for accurate representation.



Bushfire Protection Area

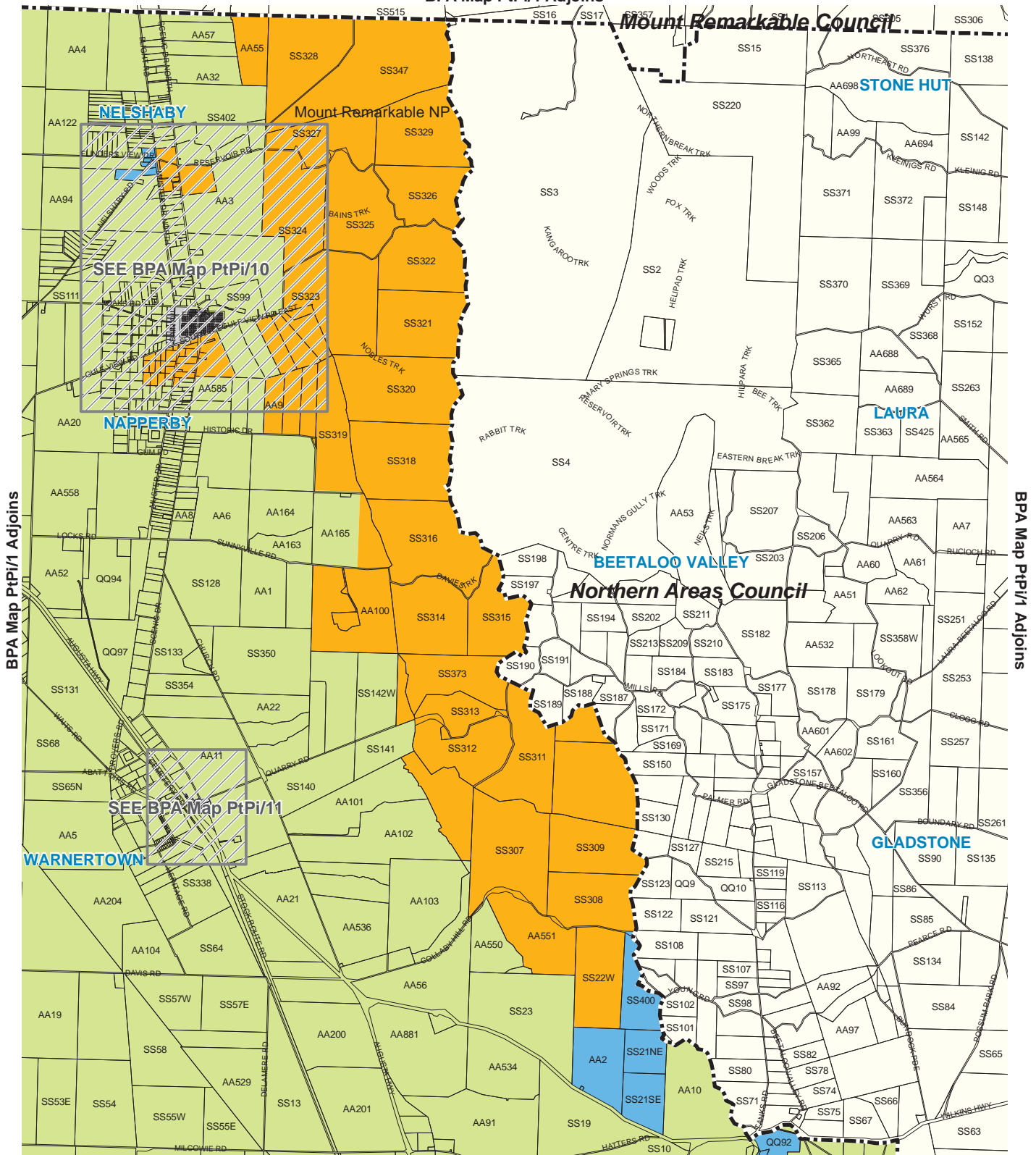
BPA Map PtPi/2

BUSHFIRE RISK

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

BPA Map PtPi/1 Adjoins

Mount Remarkable Council



BPA Map PtPi/1 Adjoins

BPA Map PtPi/4 Adjoins

See enlargement map for accurate representation.



Bushfire Protection Area

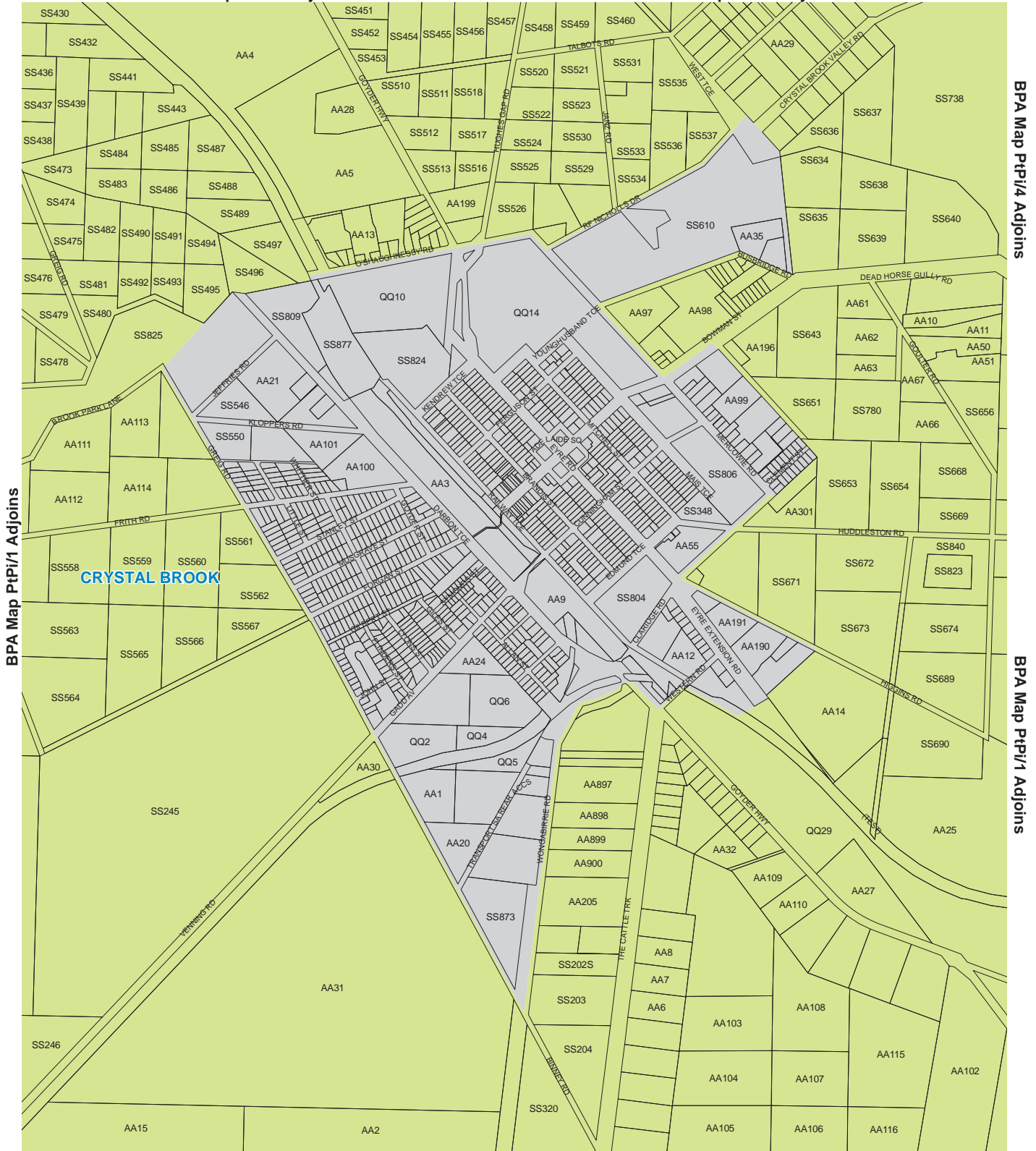
BPA Map PtPi/3

BUSHFIRE RISK

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

BPA Map PtPi/1 Adjoins

BPA Map PtPi/4 Adjoins



BPA Map PtPi/1 Adjoins



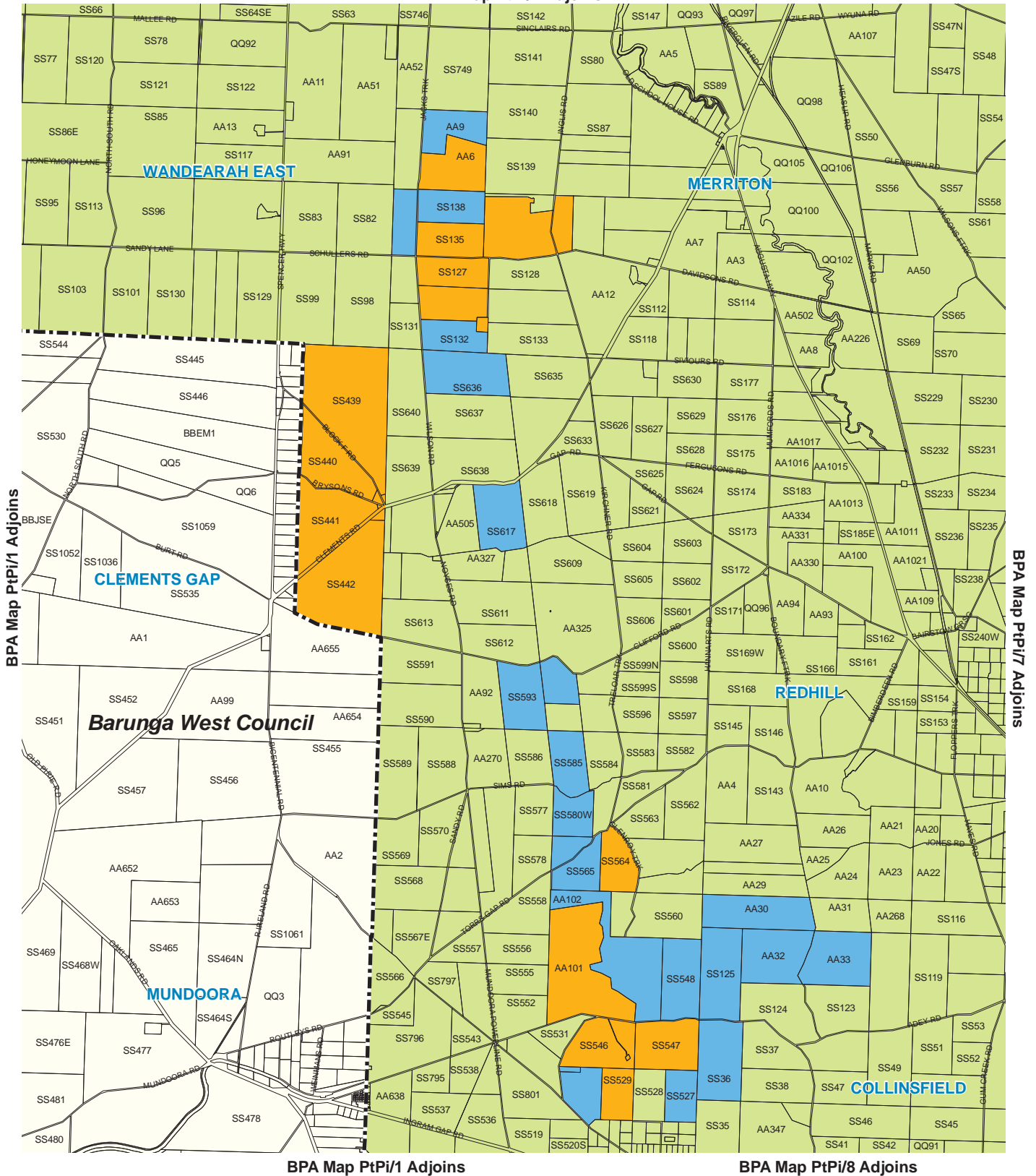
Bushfire Protection Area

BPA Map PtPi/5

BUSHFIRE RISK

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

BPA Map PtPi/1 Adjoins



BPA Map PtPi/1 Adjoins

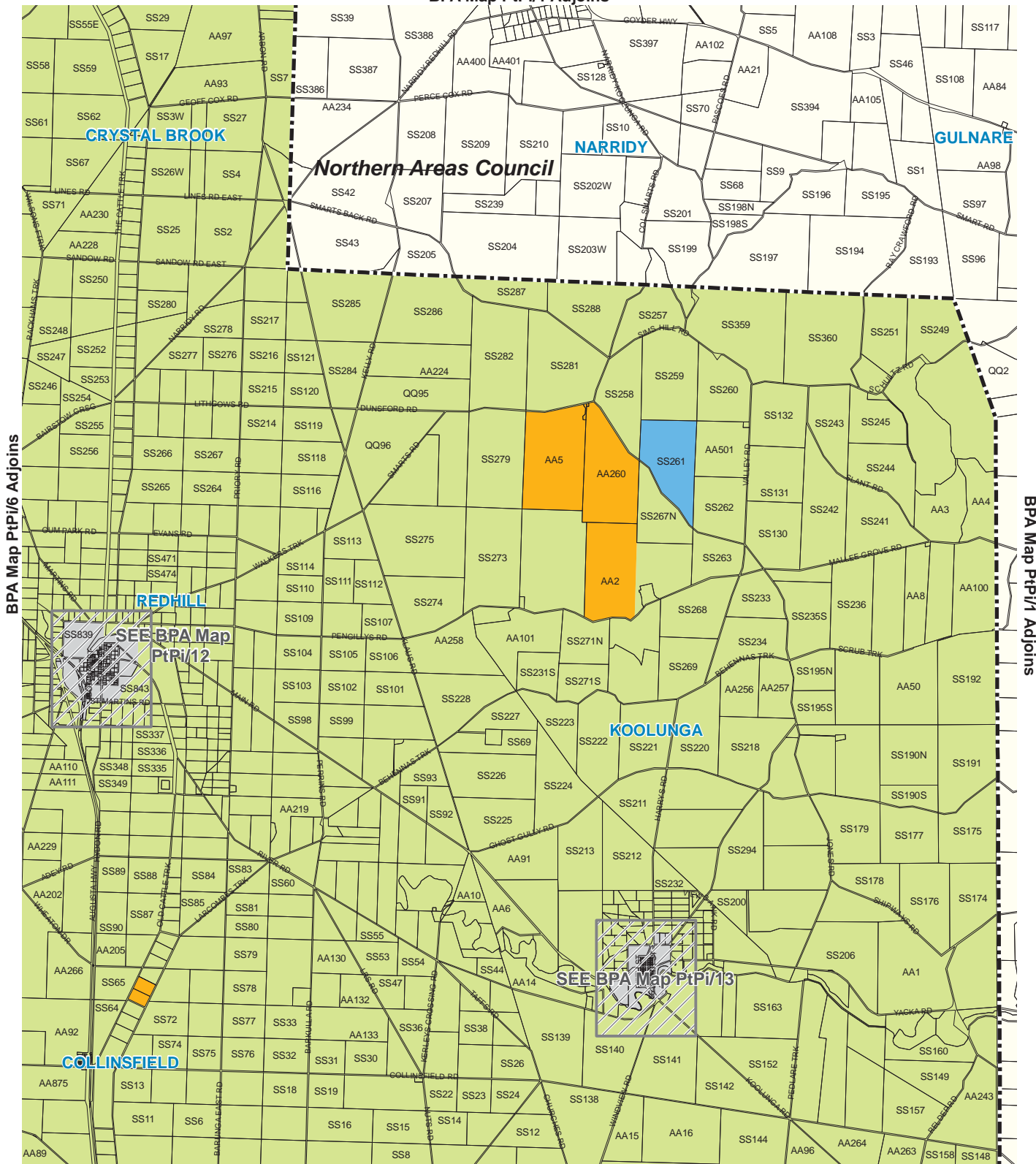
BPA Map PtPi/8 Adjoins



Bushfire Protection Area BPA Map PtPi/6 BUSHFIRE RISK

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

BPA Map PtPi/1 Adjoins



BPA Map PtPi/1 Adjoins

See enlargement map for accurate representation.



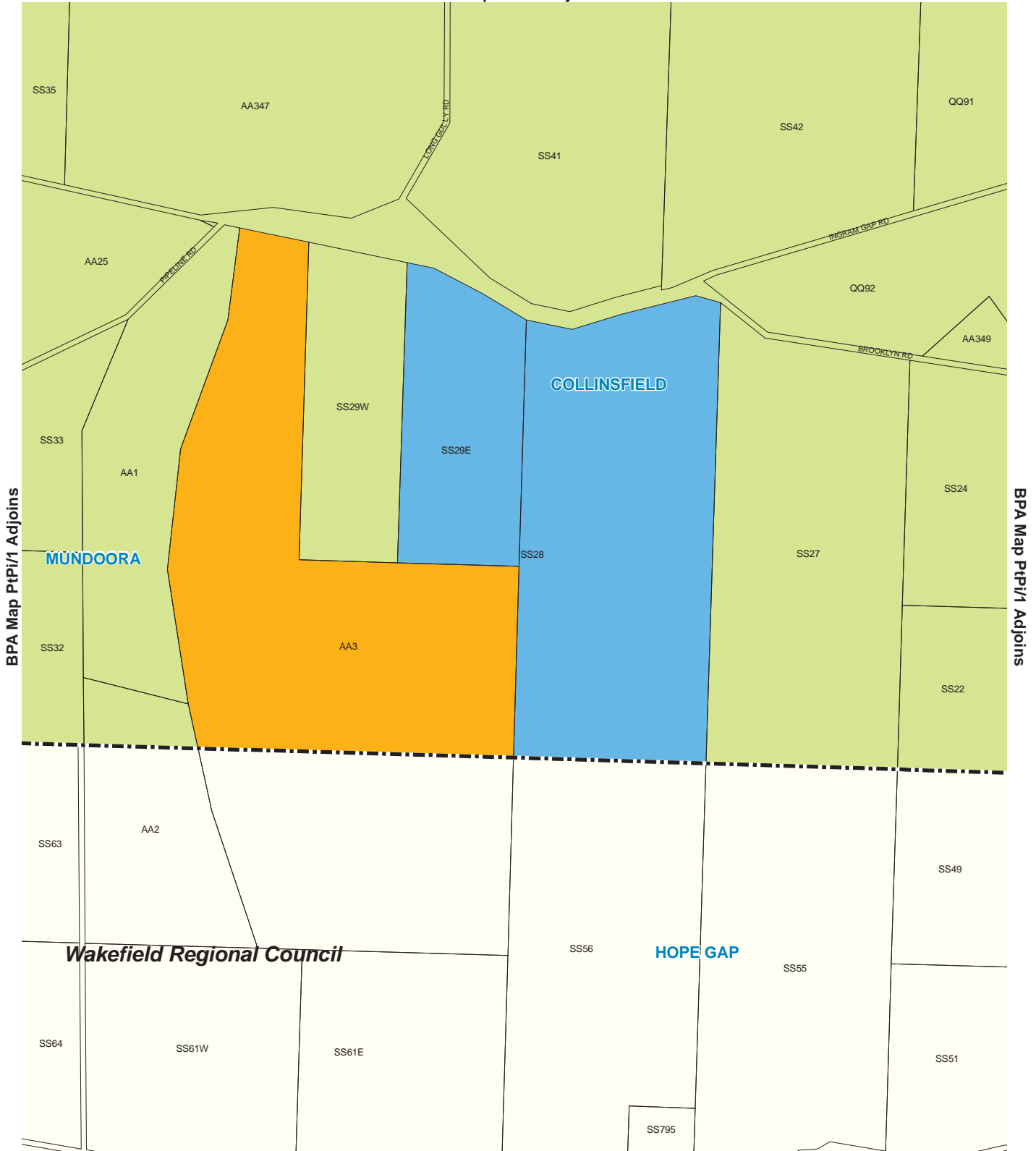
Bushfire Protection Area

BPA Map PtPi/7

BUSHFIRE RISK

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

BPA Map PtPi/6 Adjoins



BPA Map PtPi/1 Adjoins



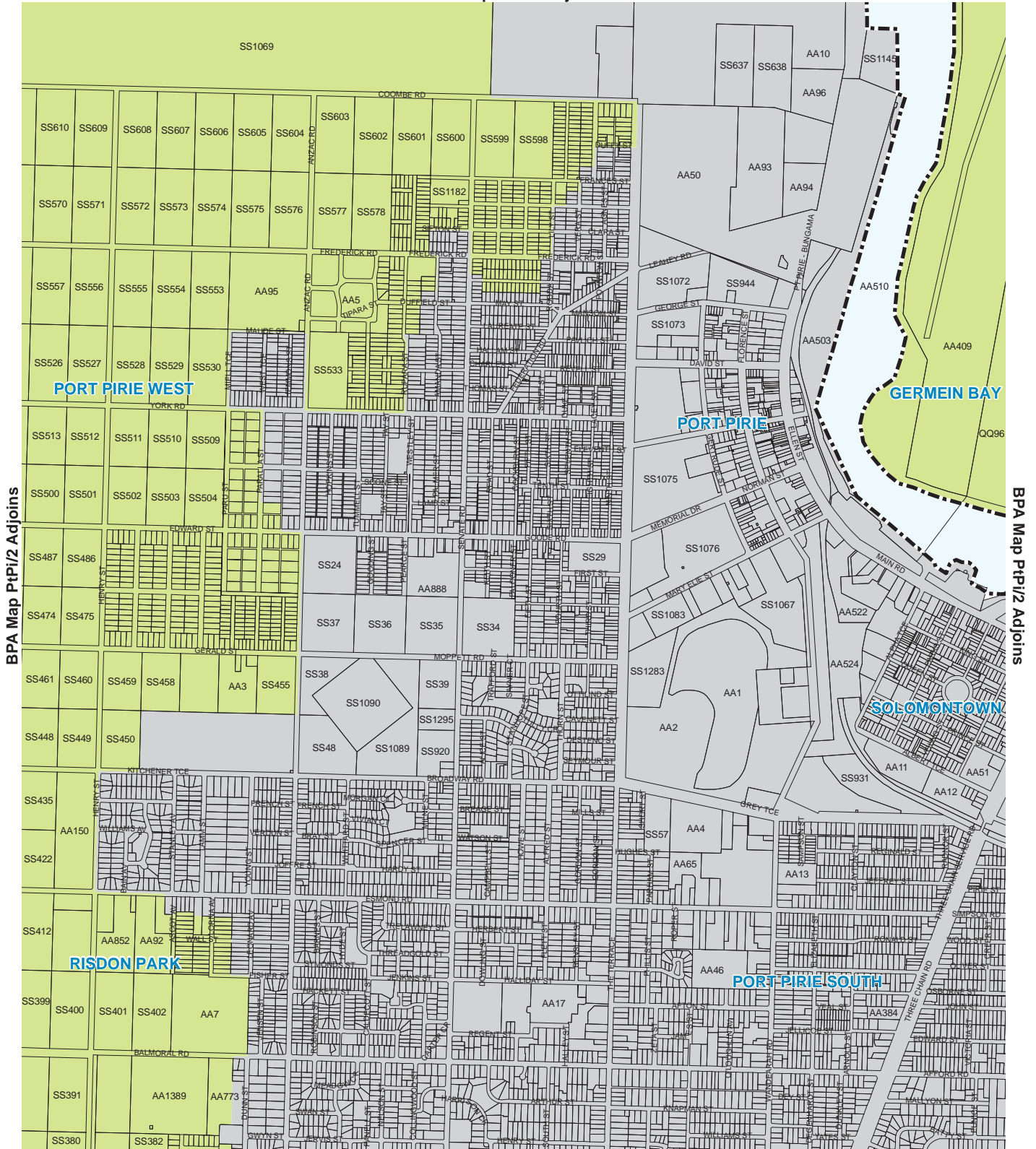
Bushfire Protection Area

BPA Map PtPi/8

BUSHFIRE RISK

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

BPA Map PtPi/2 Adjoins



BPA Map PtPi/2 Adjoins



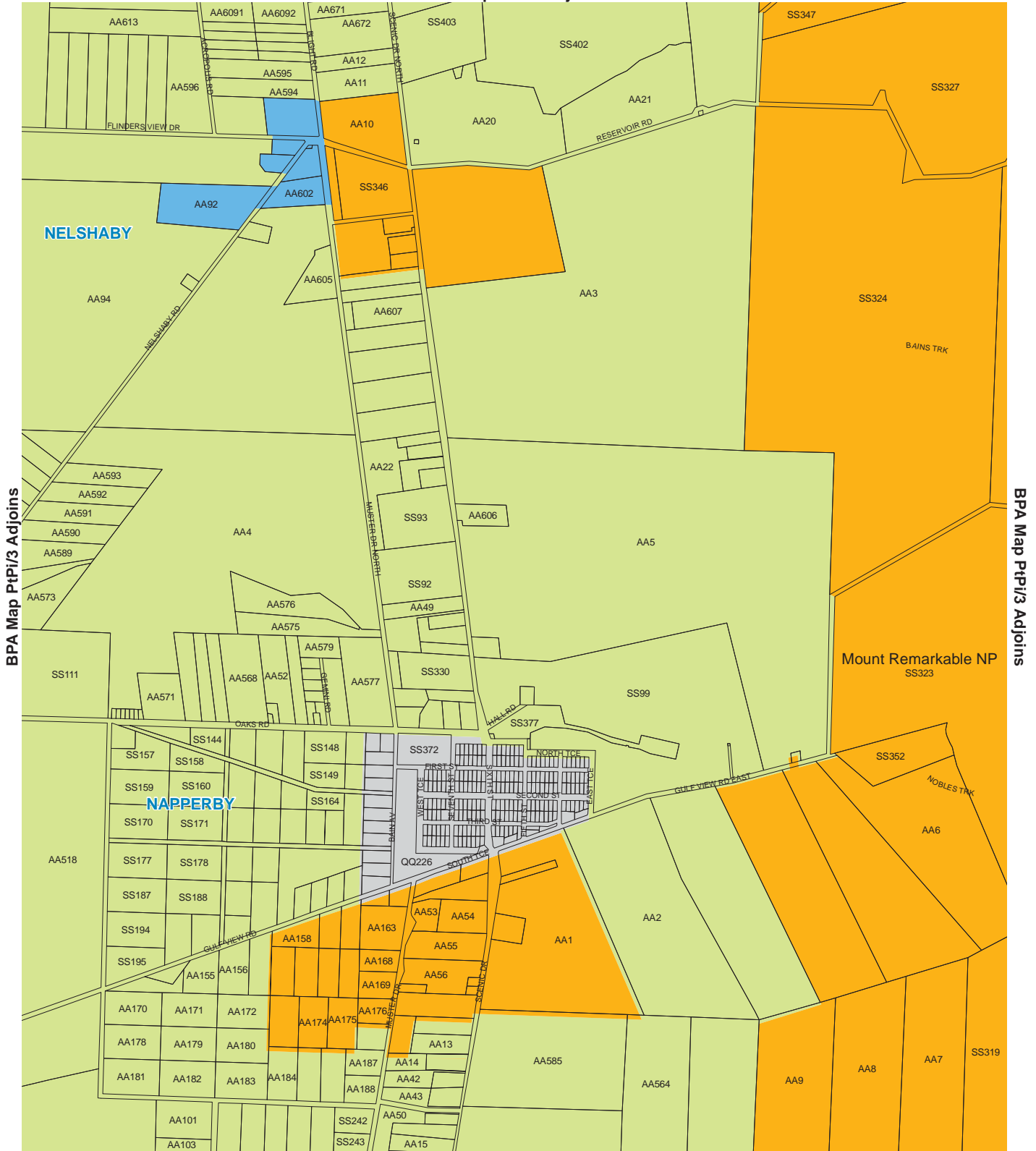
Bushfire Protection Area

BPA Map PtPi/9

BUSHFIRE RISK

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

BPA Map PtPi/3 Adjoins



BPA Map PtPi/3 Adjoins



Bushfire Protection Area

BPA Map PtPi/10

BUSHFIRE RISK

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



BPA Map PtPi/3 Adjoins

BPA Map PtPi/3 Adjoins



Bushfire Protection Area

BPA Map PtPi/11

BUSHFIRE RISK

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

BPA Map PtPi/7 Adjoins



BPA Map PtPi/7 Adjoins



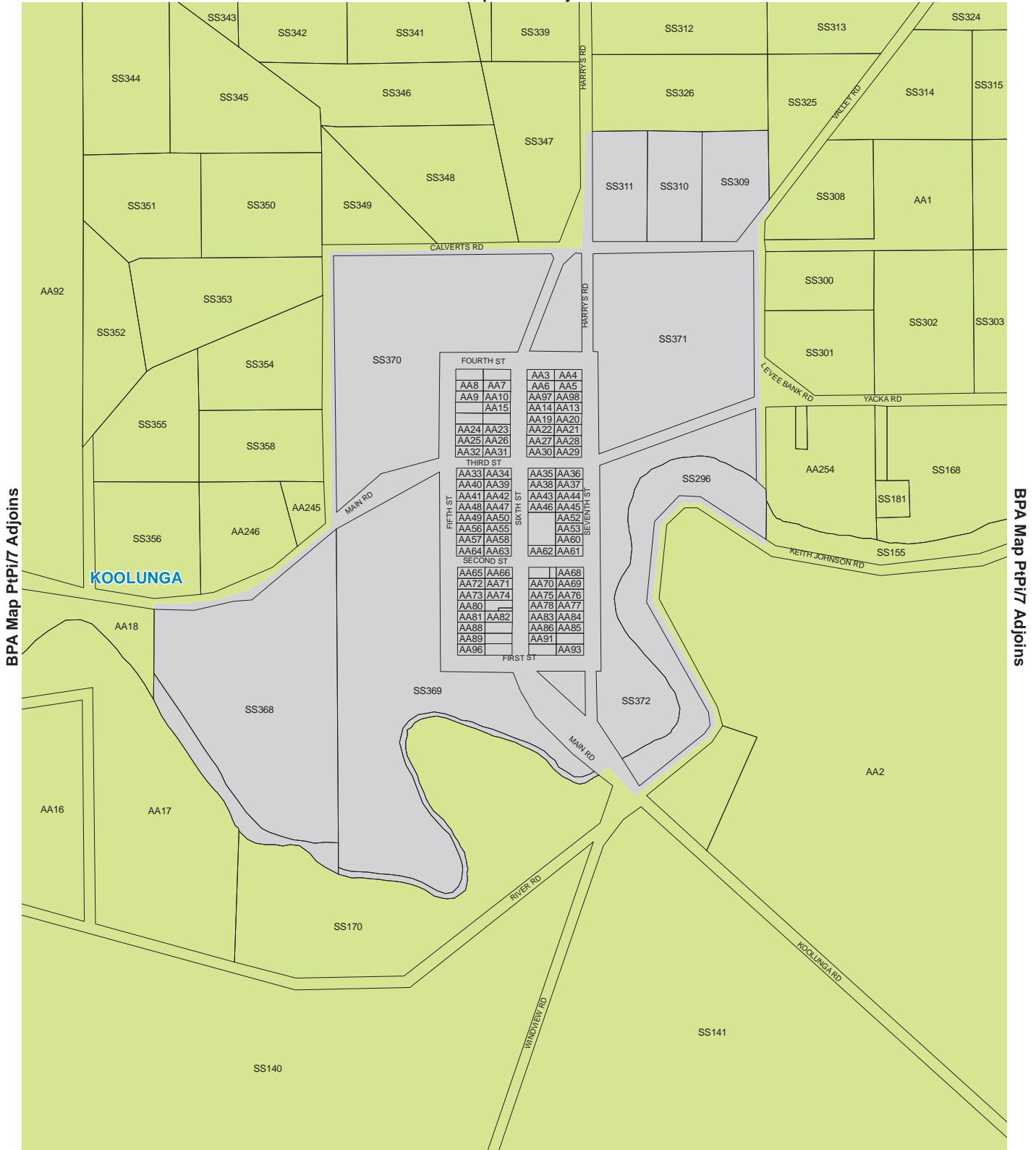
Bushfire Protection Area

BPA Map PtPi/12

BUSHFIRE RISK

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

BPA Map PtPi/7 Adjoins



BPA Map PtPi/7 Adjoins



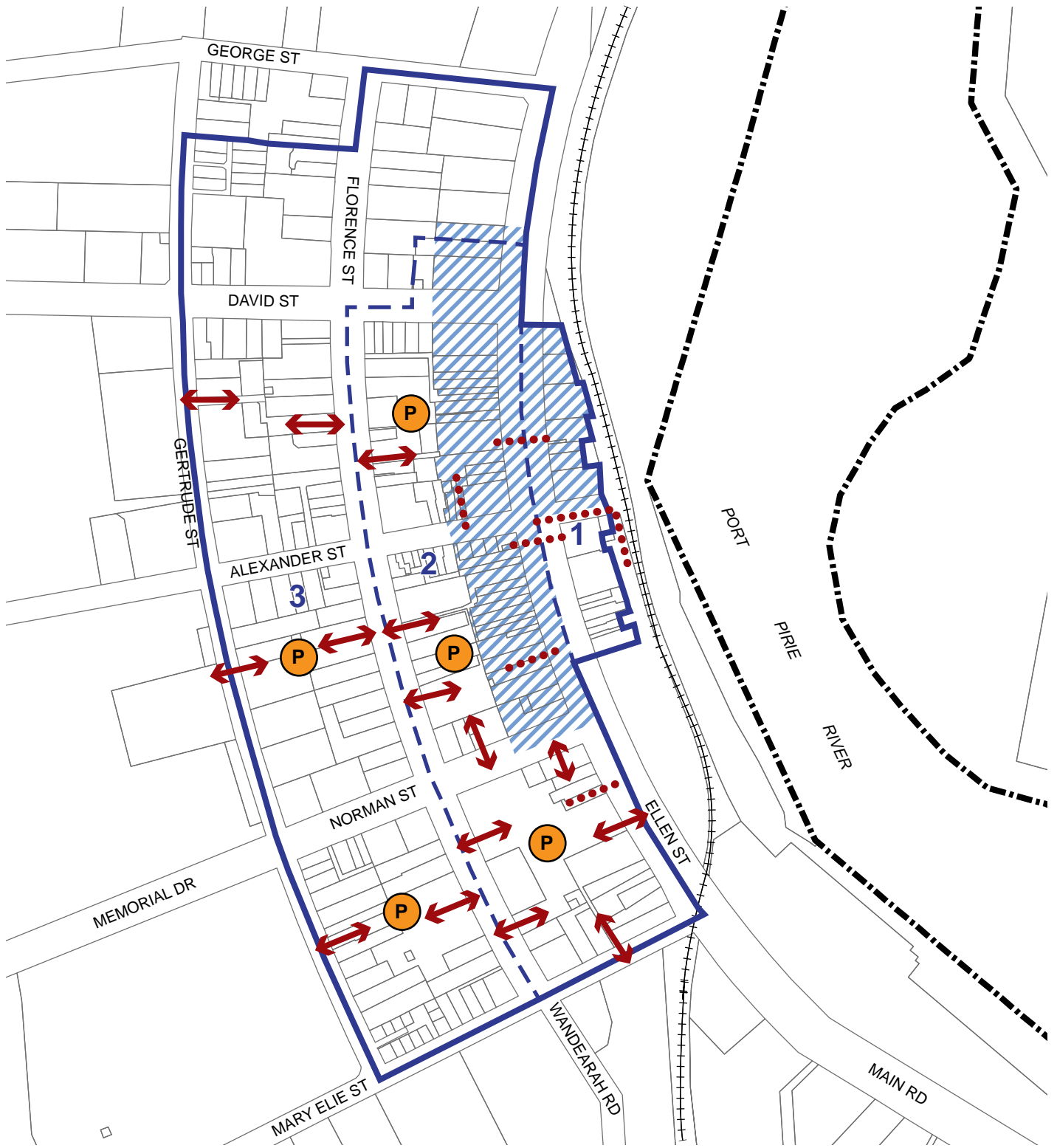
Bushfire Protection Area











BPA Map PtPi/13

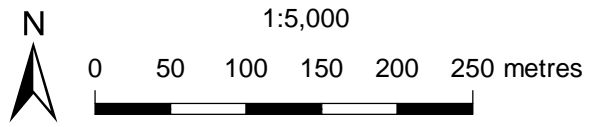
BUSHFIRE RISK

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

Concept Plan Maps

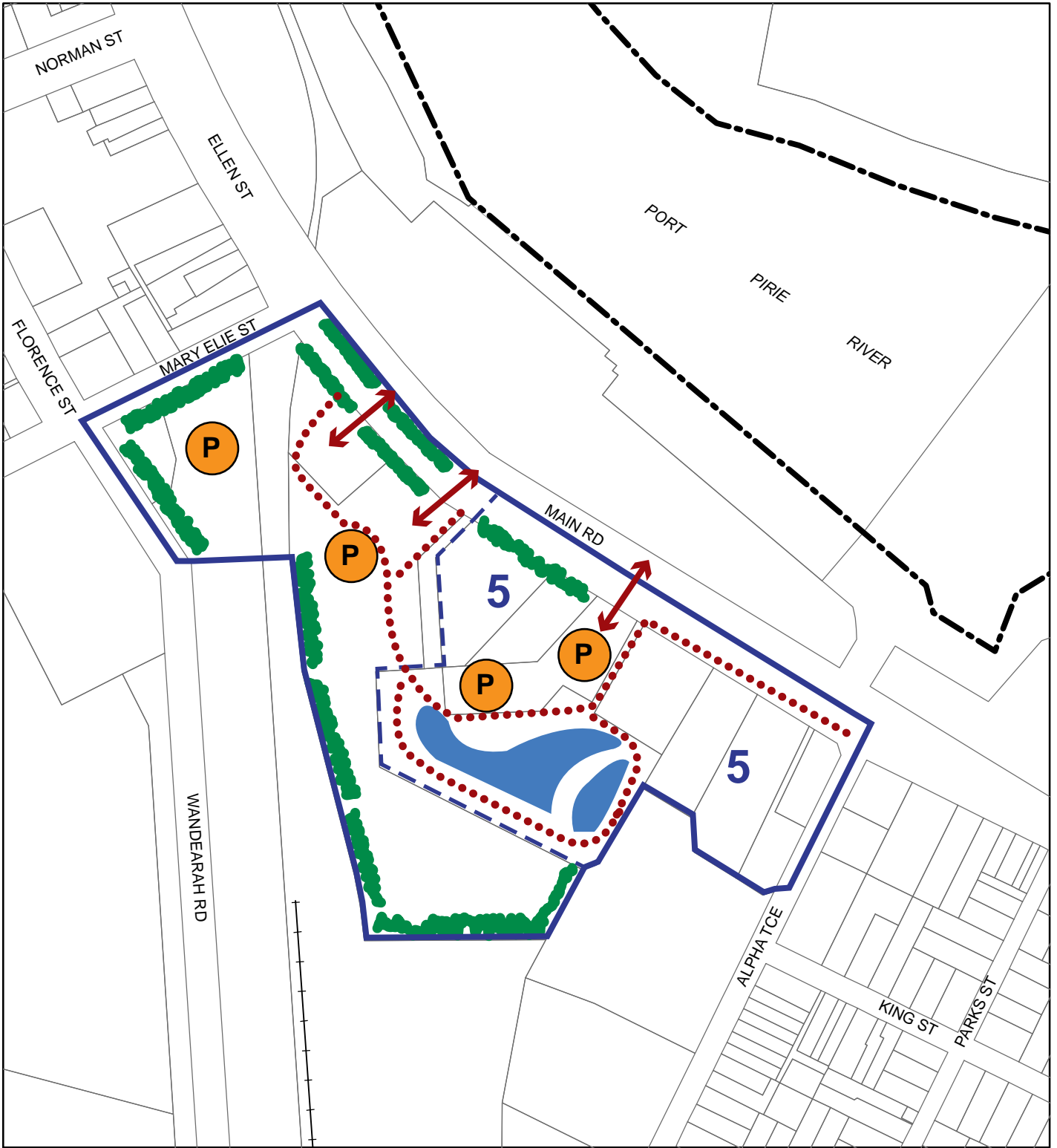











-  Concept Boundary
-  1 Community Area
-  2 Retail Core Area
-  3 Fringe Area
-  Historic Area
-  Off Street Parking
-  Pedestrian Access
-  Primary Vehicular Access
-  Railways
-  Development Plan Boundary

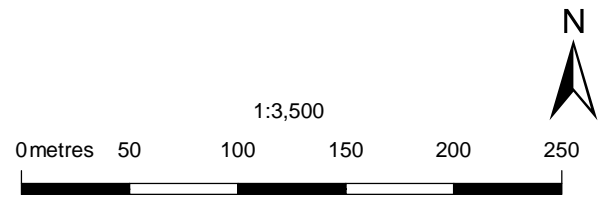


Concept Plan Map PtPi/1

REGIONAL CENTRE

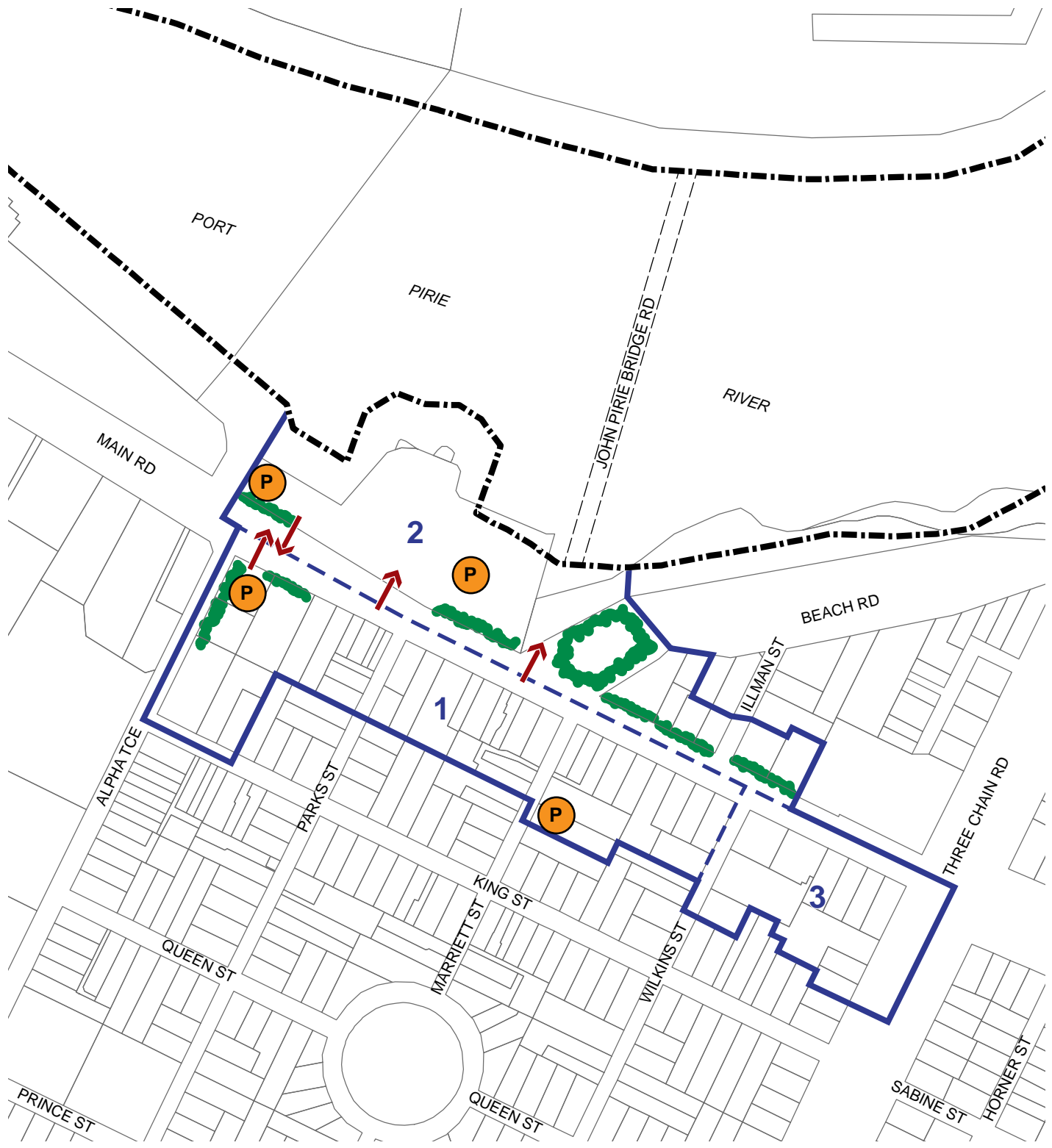










-  Concept Boundary
-  Retail/Commercial Area
-  Off Street Parking
-  Pedestrian Access
-  Primary Vehicular Access
-  Retention Ponds
-  Landscaping
-  Railways
-  Development Plan Boundary



Concept Plan Map PtPi/2

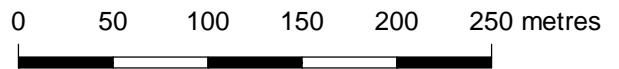
REGIONAL CENTRE



-  Concept Boundary
-  1 Retail Core Area
-  2 Waterfront Area (Mixed Use Policy Area 9)
-  3 Service Trades Area
-  Off Street Parking
-  Primary Vehicular Access
-  Landscaping
-  Development Plan Boundary

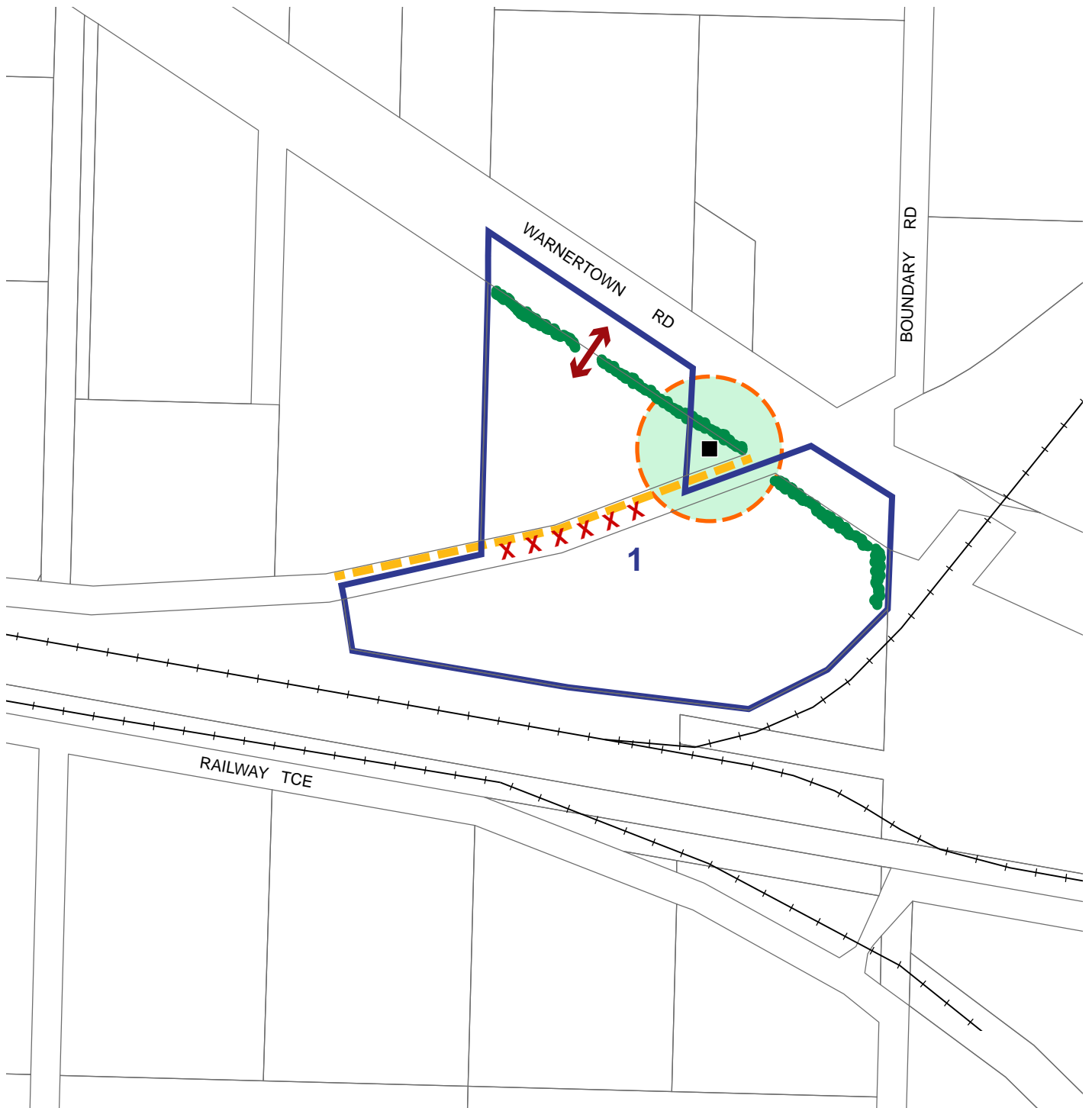










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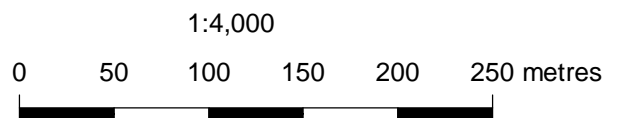


Concept Plan Map PtPi/3

SOLOMONTOWN CENTRE








-  Concept Boundary
-  North East Industrial Coordinated Development Area
-  Site Access
-  Proposed Closed Road
-  Gas Meter Station
-  50m Buffer area around gas meter station
-  Railways
-  Landscaping

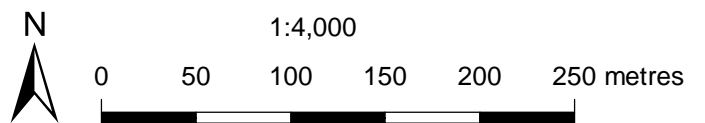


Concept Plan Map PtPi/4

NORTH EAST INDUSTRIAL AREA

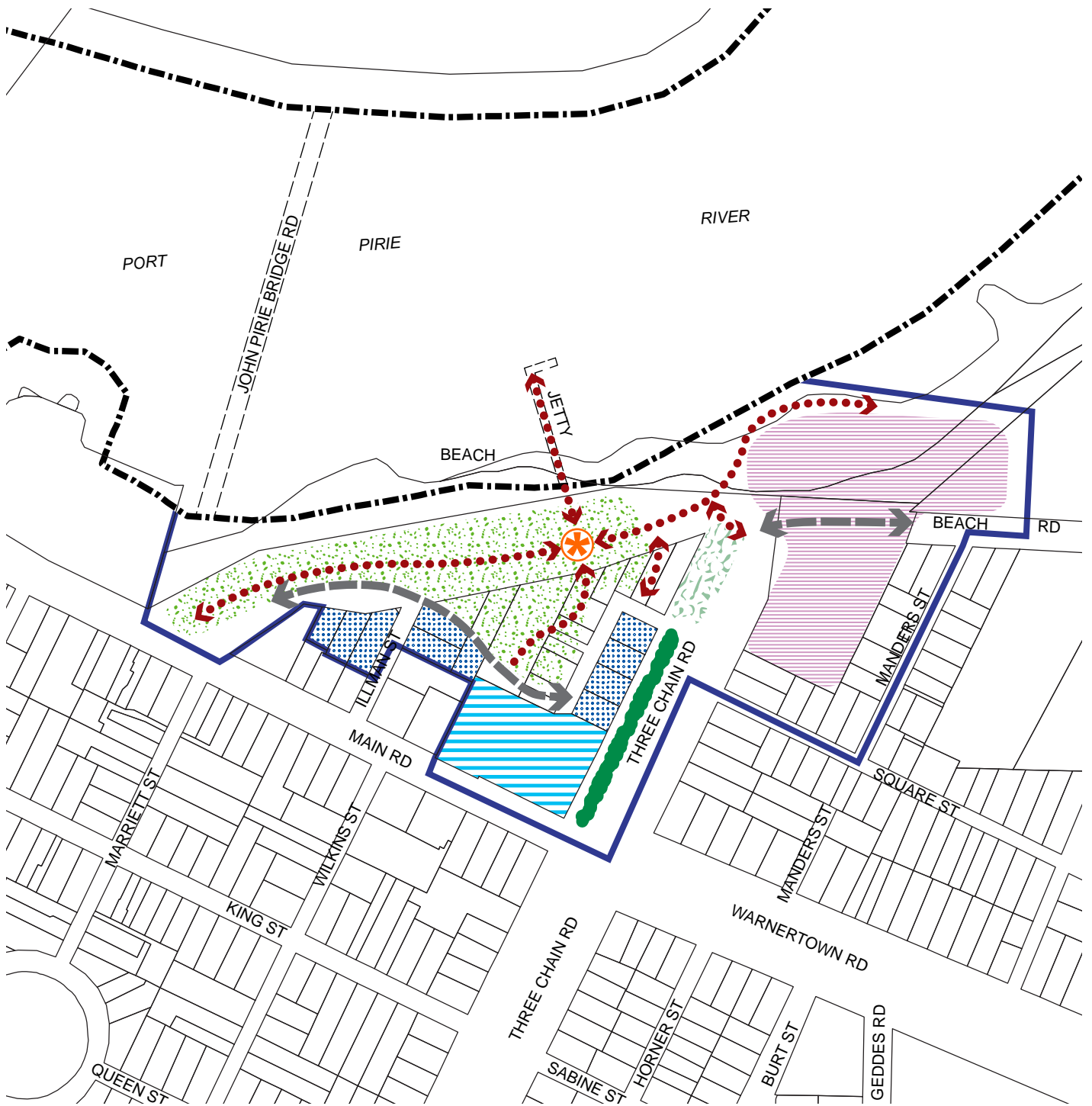













-  20 Metre Buffer Zone either side of Transmission Line
-  Port Pirie Substation
-  132kV Transmission Line
-  Industry Policy Area 6 Boundary
-  Development Plan Boundary

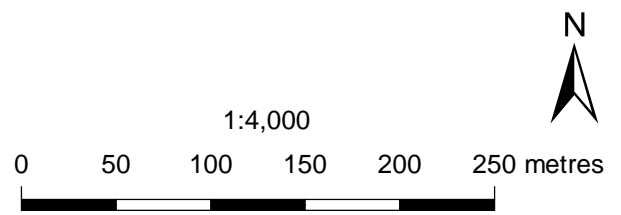


Concept Plan Map PtPi/5

POLICY AREA 6 INDUSTRY POLICY AREA

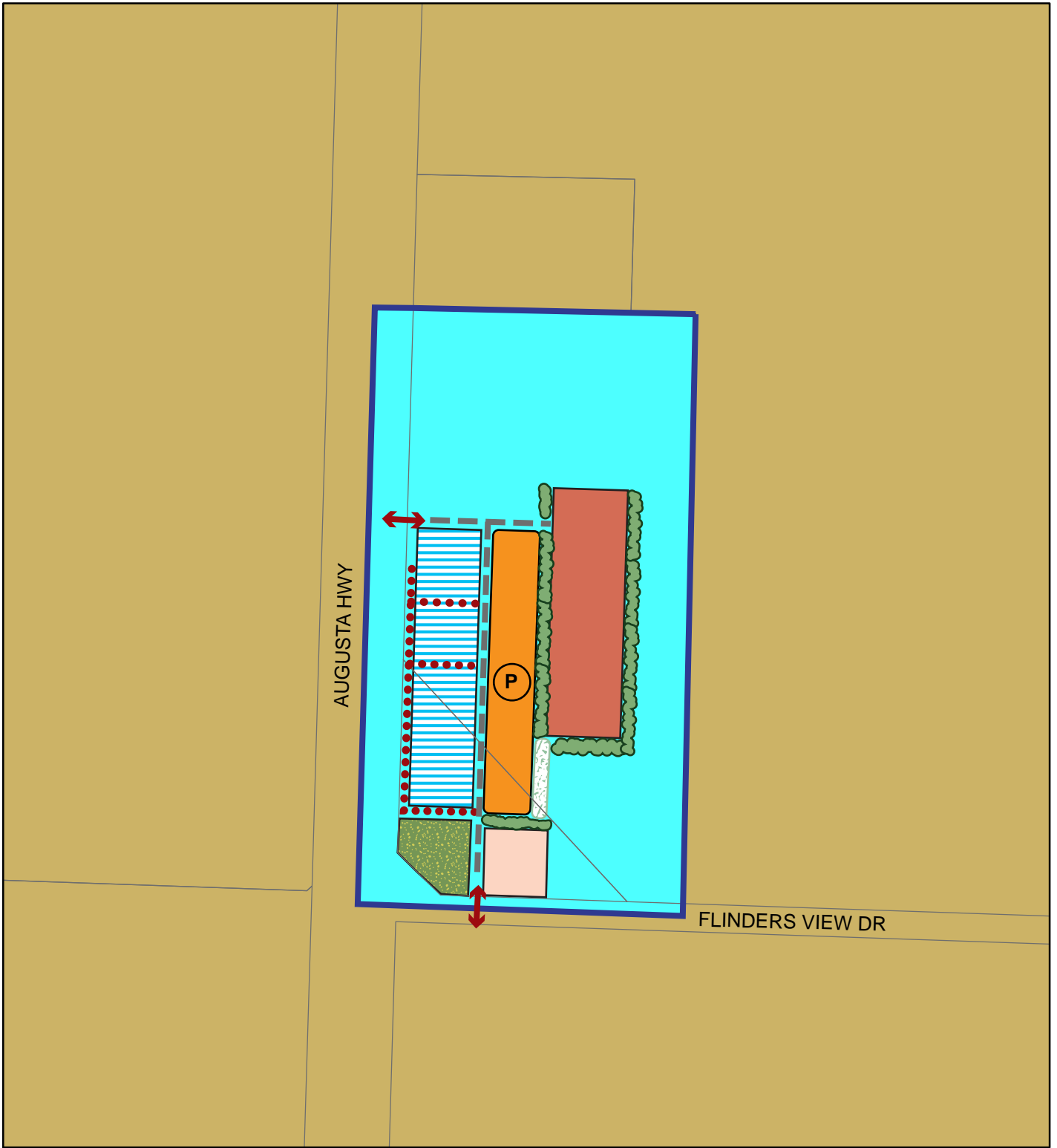




-  Caravan and Camping Site
-  Cabin/Cottage Site
-  Motel Site
-  Active Recreation
-  Passive Recreation
-  Focus
-  Landscape Buffer
-  New Access Road
-  Pedestrian Link
-  Concept Plan Boundary
-  Development Plan Boundary







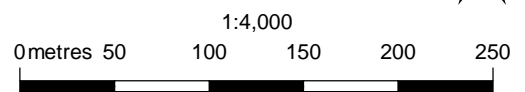
Concept Plan Map PtPi/6

SOLOMONTOWN BEACH DEVELOPMENT AREA



-  Concept Boundary
-  Commercial Zone
-  Primary Production Zone
-  Commercial Retail Area
-  Accommodation Area
-  Existing Residential Site
-  Grassed Area
-  Passive Recreation
-  Landscaping

-  Off Street Parking
-  Primary Vehicular Access
-  New Internal Access Road
-  Pedestrian Access



Concept Plan Map PtPi/7

AUGUSTA HIGHWAY DEVELOPMENT AREA