

Development Plan

Robe Council

Consolidated – 15 December 2016

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



Government of South Australia
Department of Planning,
Transport and Infrastructure



Department of Planning, Transport and Infrastructure

Roma Mitchell House
136 North Terrace
Adelaide

Postal Address
GPO Box 1815
Adelaide SA 5001

Phone (08) 7109 7099

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



Robe Council

Royal Circus
Robe

Postal Address
PO Box 1
Robe SA 5276

Phone (08) 8768 2003
Fax (08) 8768 2432

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

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Introduction Section

Amendment Record Table

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

Consolidated	Amendment – [Gazette date]
24 April 1997	Section 29(2) Amendment (<i>Country and Outer Metro EDP</i>) – [24 April 1997]
22 May 1997	Shacks – (Land Division and Upgrading) PAR (Interim) (<i>Ministerial</i>) – [22 May 1997]
28 August 1997	Statewide Marine Aquaculture and Offshore Development PAR (<i>Ministerial</i>) – [5 June 1997]
5 March 1998	General PAR – [5 March 1998]
2 April 1998	Section 29(2) Amendment – [2 April 1998]
21 May 1998	Shacks - (Land Division and Upgrading) PAR (<i>Ministerial</i>) – [21 May 1998]
29 July 1999	Section 29(2)(b) Amendment – [29 July 1999]
11 November 1999	Waste Disposal (Landfill) PAR (<i>Ministerial</i>) – [19 August 1999]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) (<i>Ministerial</i>) – [31 August 2000]
15 November 2001	Telecommunications Facilities State-wide Policy Framework PAR (<i>Ministerial</i>) – [30 August 2001]
21 February 2002	Organic Waste Processing (Composting) PAR (Interim) (<i>Ministerial</i>) – [20 December 2001]
13 February 2003	Organic Waste Processing (Composting) PAR (<i>Ministerial</i>) – [5 December 2002]
18 September 2003	Wind Farms PAR (<i>Ministerial</i>) – [24 July 2003]
3 November 2005	Miscellaneous PAR – [3 November 2005]
11 January 2007	Bushfire Management (Part 1) PAR (<i>Ministerial</i>) – [9 November 2006]
21 January 2010	Bushfire (Miscellaneous Amendments) DPA (Interim) (<i>Ministerial</i>) – [10 December 2009]
10 February 2011	Bushfire (Miscellaneous Amendments) DPA (<i>Ministerial</i>) – [9 December 2010]
10 November 2011	Statewide Wind Farms DPA (Interim) (<i>Ministerial</i>) – [19 October 2011] Better Development Plan (BDP) and General DPA – [10 November 2011]
21 February 2013	Termination of the Statewide Wind Farms DPA (<i>Ministerial</i>) – [18 October 2012] Statewide Wind Farms DPA (<i>Ministerial</i>) – [18 October 2012] Section 29(2)(c) Amendment – [29 November 2012]
28 August 2014	Robe Golf Course Residential DPA – [28 August 2014]
15 December 2016	Robe Golf Course Expansion DPA – [15 December 2016]

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

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

Introduction to the Development Plan

Welcome to the Development Plan for the District Council of Robe.

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

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

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

Overview of the Planning System

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

- Legislation
- The Planning Strategy
- Development Plans.

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

The State Government's broad vision for sustainable land use and the built development of the state is outlined in the **Planning Strategy**. The relevant volume of the Planning Strategy for this Development Plan is the Limestone Coast Region Plan (August 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-authorised Development Plan amendments and their consolidation dates.
Introduction Overview of the Planning System What is Development? How does the Development Plan relate to other legislation? What doesn't a Development Plan do? When do you use the Development Plan? How to read the Development Plan?	A general overview of the context, purpose and way a Development Plan is set out (this section is advisory only and not used for development assessment purposes).
Strategic Setting State Strategic Setting <i>(30-Year Plan for Greater Adelaide/Regional Planning Strategy)</i> Council Strategic Setting <i>(Council Strategy)</i>	To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council's own local strategic investigations.
Council Preface Map	Map of the entire Development Plan boundary and its spatial relationship to other Development Plans' boundaries.
Assessment Section	Function
General Provisions Objectives Principles of Development Control	These policies apply across the whole council area and relate to a range of social, environmental, and economic development issues such as: <ul style="list-style-type: none"> ▪ site and design criteria ▪ access and vehicle parking requirements ▪ heritage and conservation measures ▪ environmental issues ▪ hazards ▪ infrastructure requirements ▪ land use specific requirements. They establish the development standards that apply to all forms of development and provide a yardstick against which the suitability of development proposals is measured.
Zone Provisions	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. Generally, envisaged forms of development within a zone are identified and encouraged through carefully worded policies.

Assessment Section	Function
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	Precincts are used to express policies for a small sub-area of a zone or a policy area. Precincts are used if additional site-specific principles of development control are needed to reflect particular circumstances associated with those sub-areas.
Procedural Matters	All zones have a procedural matters section that identifies and lists complying, non-complying and public notification categories for various forms of development. Policy areas and/or precincts, which are a sub-set of the zone, share this procedural matters section. Their respective lists can be modified to accommodate policy area and precinct variations.
Tables	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. Conditions for complying development are grouped into their respective tables.
Mapping	
Structure Plan Maps	Structure Plan maps will commonly show the general arrangement and broad distribution of land uses; key spatial elements; and movement patterns throughout the council area and major urban areas.
Council Index Maps	This is the first point of reference when determining the appropriate map(s) applying to a specific property. An enlargement index map may be included where needed, eg for large townships.
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>

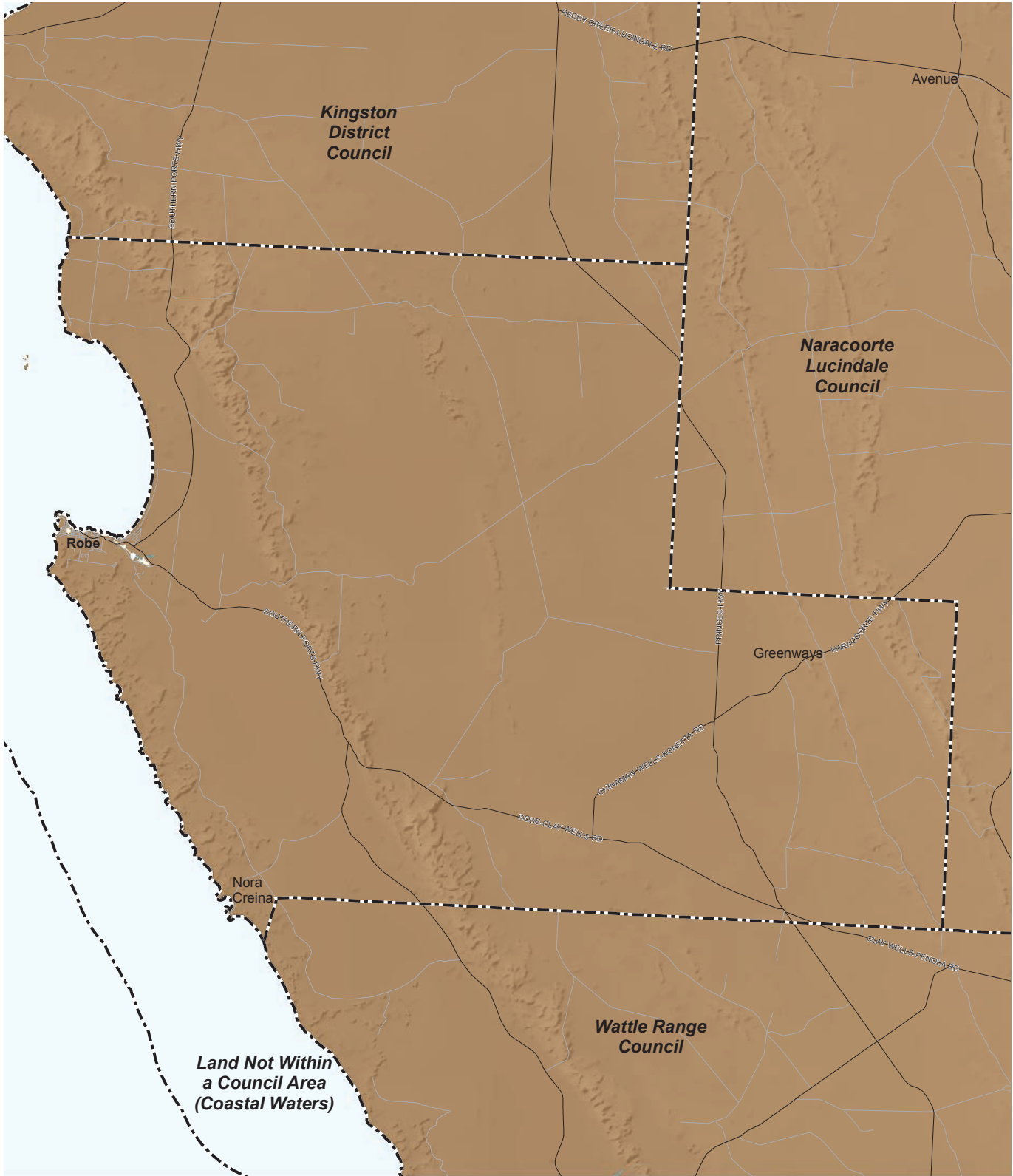
Assessment Section	Function
Overlay Maps	<p>Used to show issue areas or features that run across a number of zones, and are spatially defined to a cadastre, for example:</p> <ul style="list-style-type: none"> ▪ Transport ▪ Development Constraints ▪ Heritage ▪ Natural Resources. <p><i>Note: issues that are not spatially defined to a cadastre can appear in this section; however they will be presented as illustrative maps only.</i></p>
Zone Maps	Used to determine which zone applies to which land.
Policy Area Maps	Used to depict the presence and location of any applicable policy area.
Precinct Maps	Used to depict the presence and location of any applicable precincts.
Bushfire Maps <i>(where applicable)</i> Bushfire Protection Area BPA Maps – Bushfire Risk	Bushfire Protection Area – BPA Maps are used to determine the potential bushfire risk (high, medium or general), associated with an allotment located within an area prone to bushfires.
Concept Plan Maps	<p>Concept Plans are used to depict graphically key features and conceptual layouts of how specific areas should be developed.</p> <p>Concept Plans appear at the end of the extent map series as a separate section. Concept Plans are consecutively numbered, commencing with number 1.</p>

Further info

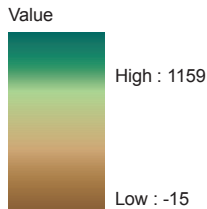
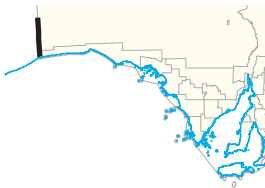
Contact the [District Council of Robe](#).

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

Discuss your matter with your planning consultant.



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



Council Preface Map

General Section

Advertisements

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

- (d) residential land.
- 7 Advertisements and/or advertising hoardings attached to buildings should not be sited on the roof or higher than the walls of a 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.

Free Standing Advertisements

- 15 Free standing 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 Free standing 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 co-ordinated and permanently erected advertisement and/or advertising hoarding
 - (b) they do not obstruct or compromise the safety of pedestrians or vehicle movement
 - (c) there is no unnecessary duplication or proliferation of advertising information
 - (d) there is no damage to, or removal of, any landscaping on the site.
- 18 Portable, easel or A-frame advertisements associated with a development should be displayed only during the hours the development is open for trading.

Flags, Bunting and Streamers

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

Advertising along Arterial Roads

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

Animal Keeping

OBJECTIVES

- 1 Animals not kept at a density beyond the carrying capacity of the land or water.
- 2 Animal keeping development sited and designed to avoid adverse effects on surrounding development.
- 3 Intensive animal keeping protected from encroachment by incompatible development.
- 4 Ecological sustainable development of the aquaculture industry.
- 5 Marine aquaculture development in marine waters that ensures fair and equitable sharing of marine and coastal resources and minimises conflict with water-based and land-based uses.

PRINCIPLES OF DEVELOPMENT CONTROL

- 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, **including the Rural Living Zone**, (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, and
 - (ii) directs surface runoff into an effluent management system that has sufficient capacity to hold run off from the controlled drainage area
 - (b) pen floors which:
 - (i) ensure that effluent does not infiltrate and contaminate groundwater or soil, and
 - (ii) are graded to a consistent uniform slope of between 2 per cent and 6 per cent
 - (c) effluent drainage into an effluent lagoon(s) that has sufficient capacity to hold runoff from the controlled drainage area.
- 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.

Marine Based Aquaculture

- 19 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.
- 20 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.
- 21 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.
- 22 Marine aquaculture should be sited, designed, constructed and managed to minimise interference and obstruction to the natural processes of the coastal and marine environment.
- 23 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.
- 24 Racks, floats and other farm structures associated with marine aquaculture or other offshore development should where practicable be visually unobtrusive from the shoreline.
- 25 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.
- 26 Marine aquaculture should be developed to maintain existing rights of way within or adjacent to a site.
- 27 Marine aquaculture access, launching and maintenance facilities should:
- (a) where possible, use existing and established roads, tracks, ramps and paths to or from the sea
 - (b) be developed cooperatively and co-located.
- 28 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*.
- 29 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.
- 30 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 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.
- 3 Outdoor lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 4 Development that is likely to increase the attraction of birds should not be located within three kilometres of an airport used by commercial aircraft. If located closer than three kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 5 Dwellings should not be located within areas affected by airport noise.
- 6 Development within areas affected by aircraft noise should be consistent with *Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.

Bulk Handling and Storage Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Centres and Retail Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Retail Development

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

Coastal Areas

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Environmental Protection

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

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

Maintenance of Public Access

- 9 Development should maintain or enhance public access to and along the foreshore.
- 10 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
 - (b) building floor levels are at least 0.55 metres above the standard sea-flood risk level
 - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.
- 19 Buildings to be sited over tidal water or which are not capable of being raised or protected by flood protection measures in future, should have a floor level of at least 1.25 metres above the standard sea-flood risk level.
- 20 Development that requires protection measures against coastal erosion, sea or stormwater flooding, sand drift or the management of other coastal processes at the time of development, or in the future, should only be undertaken if all of the following apply:
 - (a) the measures themselves will not have an adverse effect on coastal ecology, processes, conservation, public access and amenity
 - (b) the measures do not nor will not require community resources, including land, to be committed
 - (c) the risk of failure of measures such as sand management, levee banks, flood gates, valves or stormwater pumping, is acceptable relative to the potential hazard resulting from their failure
 - (d) binding agreements are in place to cover future construction, operation, maintenance and management of the protection measures
- 21 Development should not compromise the structural integrity of any sea wall or levee bank adjacent to the foreshore, or compromise its capacity to protect against coastal flooding and erosion.

Erosion Buffers

- 22 Development should be set back a sufficient distance from the coast to provide an erosion buffer (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 architectural standard that responds to and reinforces positive aspects of the local environment and built form.
- 2 Roads, open spaces, buildings and land uses laid out and linked so that they are easy to understand and navigate.

PRINCIPLES OF DEVELOPMENT CONTROL

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

- 10 Buildings, landscaping, paving and signage should have a co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 11 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.
- 12 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.
- 13 Development should be designed and sited so that outdoor storage, loading and service areas are screened from public view by an appropriate combination of built form, solid fencing and/or landscaping.
- 14 Outdoor lighting should not result in light spillage on adjacent land.
- 15 Balconies should:
 - (a) be integrated with the overall architectural form and detail of the building
 - (b) be sited to face predominantly north, east or west to provide solar access
 - (c) have a minimum area of 2 square metres.

Building Setbacks from Road Boundaries

- 16 The setback of buildings from public roads should:
 - (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
 - (b) contribute positively to the streetscape character of the locality
 - (c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.
- 17 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: <div style="text-align: center; margin: 10px 0;"> <p style="text-align: center; font-size: small;">When $b - a \leq 2$, setback of new dwelling = a or b</p> </div>
Greater than 2 metres	At least the average setback of the adjacent buildings.

- 18 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 Ro/1 – Building Setbacks from Road Boundaries](#).
- 19 Except where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.

Energy Efficiency

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

On-site Energy Generation

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

Forestry

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Forestry plantations should not be undertaken if they will cause or require the clearance of valued trees or substantially intact strata of vegetation, or detrimentally affect the physical environment or scenic quality of the rural landscape.
- 2 Forestry plantations should not occur:
 - (a) on land with a slope exceeding 20 degrees
 - (b) within a separation distance (which may include forestry firebreaks and vehicle access tracks) of 50 metres of either of the following:
 - (i) any dwelling including those on an adjoining allotment
 - (ii) a reserve gazetted under the *National Parks and Wildlife Act 1972* or *Wilderness Protection Act 1992*.
- 3 Forestry plantations should:
 - (a) not involve cultivation (excluding spot cultivation) in drainage lines or within 20 metres of 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 sulphate 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 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.

Flooding

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

- (b) 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

- 6 The following bushfire protection principles of development control apply to development of land identified as General, Medium and High bushfire risk areas as shown on the *Bushfire Protection Area BPA Maps - Bushfire Risk*.
- 7 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.
- 8 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.
- 9 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.
- 10 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.
- 11 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.
- 12 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.
- 13 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.
- 14 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.
- 15 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

Salinity

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

Acid Sulfate Soils

- 19 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:
- (a) the marine and estuarine environment
 - (b) natural water bodies and wetlands
 - (c) agricultural or aquaculture activities
 - (d) buildings, structures and infrastructure
 - (e) public health.
- 20 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

- 21 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

- 22 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.
- 23 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

- 24 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.
- 25 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.
- 26 Development in areas susceptible to landslip should:
 - (a) incorporate split level designs to minimise cutting into the slope
 - (b) ensure that cut and fill and heights of faces are minimised
 - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
 - (d) control any erosion that will increase the gradient of the slope and decrease stability
 - (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
 - (f) provide drainage measures to ensure surface stability is not compromised
 - (g) ensure natural drainage lines are not obstructed.

Heritage Places

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Historic Conservation Area

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

OBJECTIVES

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

DESIRED CHARACTER

Development must protect, maintain and enhance the distinctive historic character of Robe. The original town of Robe, which was surveyed in 1846, is included in this **Historic Conservation Area**. This plan is based on a grid system of streets, typical of government towns established in the mid-19th Century.

The Historic Conservation Area covers both the Town Centre and the Residential Character Zones.

The town centre is bisected by Victoria Street, an historically significant thoroughfare which contains most of the town's shops. The most important area of heritage significance however, is Smillie Street, which still retains much of its 19th Century streetscape integrity. Development of Smillie Street should be undertaken in accordance with the design guidelines contained in [Table Ro/3 - Historic Conservation Area Design Guidelines - Smillie Street Streetscape Analysis](#).

Development should respect not only the State and local heritage buildings, but also a number of important vistas and streetscapes. These include the entrance to the town centre along Main Road past Lake Fellmongery and Lake Charra, views of the foreshore area adjacent Town Beach and streetscapes of historic buildings of Smillie Street and Mundy Terrace. In addition, views across the Area illustrate the importance of native vegetation and the distinct character of the roof designs of historic buildings with their high degree of articulation, steep pitches and small spans, providing a unique roof-scape across Robe to the sea.

Development along Main Street, which forms the entrance to the historic centre of Robe, should present an attractive streetscape and incorporate buildings that are complementary to the predominant built form within the historic centre.

It is important that historic streetscape elements such as lakestone kerbing, limestone cuttings, landmark trees and native vegetation are retained and carefully conserved. New development should be constructed of materials which reflect these elements and the historic character generally. Accordingly, materials such as local stone, limestone, rendered and bagged masonry and painted weatherboard, galvanised or painted corrugated iron roofing, and painted timber joinery and trims are to be employed. The use of highly reflective materials or very bright external colours, unpainted zinalume, aluminium windows and glass curtain walls is to be avoided.

Likewise, Council infrastructure such as street furniture, lighting, footpaths, kerbing and guttering, has to be compatible with existing street amenities and road surface treatments, and consistent with the scale and historic character of the town. The use of rollover kerbing should be avoided as it would be detrimental to Robe's historic streetscapes.

Development in the form of a mobile phone tower, non load bearing aerial, antenna, flagpole, mast or open framed tower, satellite dish, pad mount transformer, air handling unit or air conditioning system, water tank and retaining walls, needs to be avoided unless it is designed and sited so that, when installed, it will not be visible by a person standing at ground level in a public street. Any such facilities must be consistent with the scale and historic character of the town.

The **Historic Conservation Area** is to be developed, in the **Town Centre Zone**, for a range of retail, commercial and community facilities to service the permanent residents and holiday makers of Robe. In addition to commercial services, small-scale residential development, some of which may be for the purposes of tourist accommodation, should be developed.

The purpose of the **Residential Character Zone** is focussed more on single storey housing although small-scale tourist accommodation in the form of intimate and personalised cottage-style dwellings and bed and breakfast accommodation.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken unless it is consistent with the desired character for the **Historic Conservation Area**.
- 2 Development within the **Historic Conservation Area** should be carried out, where applicable, in accordance with the design guidelines contained in [Table Ro/3 - Historic Conservation Area Design Guidelines - Smillie Street Streetscape Analysis](#).
- 3 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**.
- 4 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, verandahs, fencing and landscaping
 - (e) colour and texture of external materials
 - (f) visual interest.
- 5 New residential development should include landscaped front garden areas that complement the desired character.
- 6 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.
- 7 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.
- 8 Roofs should have the following characteristics:
- (a) be of a hipped or gabled design with spans between 4 to 6 metres and a maximum roof span between 6 and 8 metres
 - (b) roof pitches of new buildings should be between 25 to 35 degrees, with lower pitched roofs used only in the manner of 'lean-to' additions to existing buildings or behind appropriately designed parapets, especially along street frontages
 - (c) traditional roof colours should be used in any new building and should not include zincalume, white, blue, black, light grey or sand colours
 - (d) gutters should be 'D', 'OG' or 'half round' profile.
- 9 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.
- 10 Rear and side boundary fences located behind the front dwelling alignment should be no more than 1.8 metres in height.
- 11 Fences should be of local stone, bagged or rendered masonry, timber, galvanised or painted corrugated iron or brush with a rolled top.
- 12 Vehicle parking areas should:
- (a) not be developed between buildings and the street but located at the rear of buildings
 - (b) be provided in small groups interspersed with medium to large trees
 - (c) incorporate a screen wall or hedge adjacent the road boundary where a parking area has a frontage to a road.
- 13 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
 - (c) comprise type faces, colours, sizes and forms consistent with the clear and simple form used during the 19th Century.
- 14 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.
- 15 The division of land should occur only where it will maintain the traditional pattern and scale of allotments.

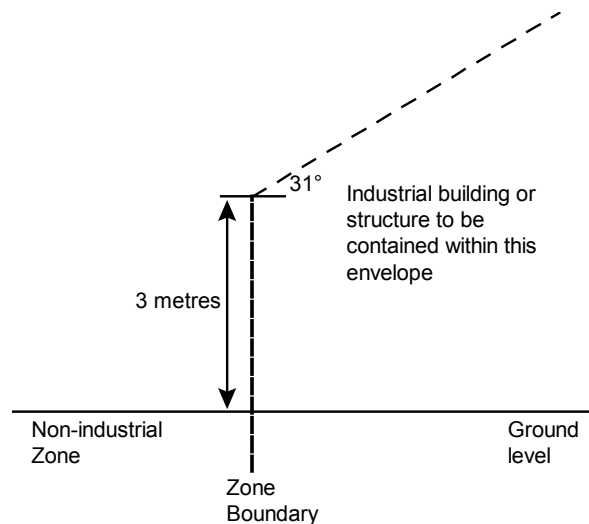
Industrial Development

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 Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.
- 3 Industrial development occurring without adverse effects on the health and amenity of occupiers of land in adjoining zones.
- 4 Compatibility between industrial uses within industrial zones.
- 5 The improved amenity of industrial areas.

PRINCIPLES OF DEVELOPMENT CONTROL

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



- 3 Industrial development should enable all vehicles to enter and exit the site in a forward direction.
- 4 Industrial development abutting an arterial road, a non-industrial zone boundary, or significant open space should be developed in a manner that does not create adverse visual impacts on the locality.
- 5 Building facades facing a non-industrial zone, public road, or public open space should:
 - (d) use a variety of building finishes
 - (e) not consist solely of metal cladding

- (f) contain materials of low reflectivity
 - (g) incorporate design elements to add visual interest
 - (h) avoid large expanses of blank walls.
- 6 Industrial development should minimise significant adverse impact on adjoining uses due to hours of operation, traffic, noise, fumes, smell, dust, paint or other chemical over-spray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance-creating impacts.
- 7 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 set back in one of the following ways:
- (a) in line with the building facade
 - (b) behind the building line
 - (c) behind a landscaped area that softens its visual impact.
- 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 and wineries in rural areas

- 10 Agricultural industries, home based industries 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 set back at least 50 metres from:
 - (i) any bore, well or watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 government standard topographic map
 - (ii) a dam or reservoir that collects water flowing in a watercourse
 - (iii) a lake or wetland through which water flows
 - (iv) a channel into which water has been diverted
 - (v) a known spring
 - (vi) sink hole
 - (c) be located within the boundary of a single allotment, including any ancillary uses
 - (d) not result in more than one industry located on an allotment

- (e) include a sign that facilitates access to the site that is sited and designed to complement the features of the surrounding area and which:
 - (i) does not exceed 2 square metres in area
 - (ii) is limited to one sign per establishment (for agricultural and home-based industries)
 - (iii) is not internally illuminated.
- 11 Agricultural industries, home-based industries 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 (except for wineries) in rural areas should be small scale, and:
- (a) should include at least one of the following activities normally associated with the processing of primary produce:
 - (i) washing
 - (ii) grading
 - (iii) processing (including bottling)
 - (iv) packing or storage
 - (b) may include an associated ancillary area for the sale and/or promotion of produce (including display areas)
 - (c) should have a total combined area for one or any combination of these activities (including ancillary sales area) not exceeding 250 square metres per allotment, with a maximum building area of 150 square metres, including a maximum area of 50 square metres for ancillary sale and display of goods manufactured in the industry
 - (d) should occur only on an allotment where a habitable dwelling exists.
- 13 Agricultural industries and wineries 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.
- 14 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.
- 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 Infrastructure, including social infrastructure, provided in advance of need.
- 3 Suitable land for infrastructure identified and set aside in advance of need.
- 4 The visual impact of infrastructure facilities minimised.
- 5 The efficient and cost-effective use of existing infrastructure.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not occur without the provision of adequate utilities and services, including:
 - (a) electricity supply
 - (b) water supply
 - (c) drainage and stormwater systems
 - (d) waste disposal
 - (e) effluent disposal systems
 - (f) formed all-weather public roads
 - (g) telecommunications services
 - (h) social infrastructure, community services and facilities
 - (i) gas services.
- 2 Development should only occur where it provides, or has access to, relevant easements for the supply of infrastructure.
- 3 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 4 Development should not take place until adequate and co-ordinated drainage of the land is assured.
- 5 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 6 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system and, in the case of dwellings, a capacity equivalent to 15 000 litres per bedroom should be provided.
- 7 Urban development should not be dependent on an indirect water supply.
- 8 Electricity infrastructure should be designed and located to minimise its visual and environmental impacts.

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

Interface between Land Uses

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Noise

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

Rural Interface

- 8 The potential for adverse impacts resulting from rural development should be minimised by:
 - (a) not locating horticulture or intensive animal keeping on land adjacent to townships

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

Land Division

OBJECTIVES

- 1 Land division that occurs in an orderly sequence allowing efficient provision of new infrastructure and facilities and making optimum use of existing under utilised infrastructure and facilities.
- 2 Land division that creates allotments appropriate for the intended use.
- 3 Land division 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 useable local open space
 - (f) public utility services within road reserves and where necessary within dedicated easements
 - (g) the preservation of significant natural, cultural or landscape features including State and local heritage places
 - (h) protection for existing vegetation and drainage lines
 - (i) where appropriate, the amalgamation of smaller allotments to ensure 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) have an area of at least **the minimum allotment area for the zone in which the land is situated** (excluding the area of the 'handle' of such an allotment)
 - (b) provide for an access onto a public road, with the driveway 'handle' being not less than **5 metres** in width nor more than **30 metres** in length

- (c) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
 - (d) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape
 - (e) be avoided where their creation would be incompatible with the prevailing pattern of development.
- 9 Allotments should have an orientation, size and configuration to encourage development that:
- (a) minimises the need for earthworks and retaining walls
 - (b) maintains natural drainage systems
 - (c) faces abutting streets and open spaces
 - (d) does not require the removal of native vegetation to facilitate that development
 - (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 10 Within defined townships and where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.
- 11 Within defined townships and 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.
- 12 The layout of a land division should keep flood-prone land free from development.
- 13 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

- 14 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.

- 15 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.
- 16 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.
- 17 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.
- 18 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

- 19 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.
- 20 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.
- 21 Land division creating an allotment of less than 40 hectares for agricultural use should demonstrate that:
 - (a) water, of sufficient quality and quantity, is available to sustain the proposed use
 - (b) the land is appropriate for the proposed use
 - (c) adverse impacts on downstream property owners, in terms of water flow and discharge of pollutants, can be avoided
 - (d) there will not be a risk to the water table falling significantly.

Landscaping, Fences and Walls

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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.

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.
- 14 Provide for the drainage of land subject to inundation for flood management, agricultural productivity and salinity mitigation while balancing the water needs of water dependent ecosystems.
- 15 Minimise the environmental and economic impacts of dryland salinity.

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 flood plains 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 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface runoff 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.
- 22 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.
- 23 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.
- 24 Irrigated horticulture and pasture should not increase groundwater-induced salinity.
- 25 Development should comply with the current *Environment Protection (Water Quality) Policy*.

Biodiversity and Native Vegetation

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

- 34 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.
- 35 Horticulture involving the growing of olives should have at least one locally indigenous tree that will grow to a height of at least 7 metres sited at least every 100 metres around the perimeter of the orchard.

Soil Conservation

- 36 Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.
- 37 Development should be designed and sited to prevent erosion.
- 38 Development should take place in a manner that will minimise alteration to the existing landform.
- 39 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 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 Map Ro/1 – Frenchman Bay Estate Concept Plan](#)
 - [Concept Plan Map Ro/2 – Lake Butler Concept Plan](#)
 - [Concept Plan Map Ro/3 – Cape Dombey Concept Plan](#)
 - [Concept Plan Map Ro/4 – Bushlands Tourist Accommodation](#)
 - [Concept Plan Map Ro/5 – Lake Charra and Environs](#)
 - [Concept Plan Map Ro/6 – Residential Concept Plan](#)
 - [Concept Plan Map Ro/7 – Rural Living](#)

- [Concept Plan Map Ro/8 – Rural Living Beacon Hill Road](#)
- [Concept Plan Map Ro/9 – Evans Cave Road South](#)
- [Concept Plan Map Ro/10 – Smillie Street Streetscape Analysis](#)
- [Concept Plan Map Ro/11 – Smillie Street Streetscape Analysis](#)
- [Concept Plan Map Ro/12 – Robe Golf Course.](#)

Renewable Energy Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Wind Farms and Ancillary Development

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

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

Residential Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Residential allotments and sites should have the appropriate orientation, area, configuration and dimensions to accommodate:
 - (a) the siting and construction of a dwelling and associated ancillary outbuildings
 - (b) the provision of landscaping and private open space
 - (c) convenient and safe vehicle access and off street parking
 - (d) passive energy design.
- 2 Buildings on battleaxe allotments or the like should be single storey and be designed to maintain the privacy of adjoining properties.
- 3 Residential allotments should be of varying sizes to encourage housing diversity.
- 4 Dwellings constituting affordable housing should be located to optimise access to shops, social services and facilities, or public transport.
- 5 Medium density development that achieves gross densities of between 23 and 45 dwellings per hectare (which translates to net densities of between 40 and 67 dwellings per hectare) should typically be in the form of 2 to 4 storey buildings.
- 6 High density development that achieves gross densities of more than 45 dwellings per hectare (which translates to net densities of more than 67 dwellings per hectare) should typically be in the form of over 4 storey buildings.

Design and Appearance

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

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

Overshadowing

- 10 The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:
- (a) windows of habitable rooms, particularly living areas
 - (b) ground-level private open space
 - (c) upper-level private balconies that provide the primary open space area for any dwelling.

Garages, Carports and Outbuildings

- 11 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- 12 Garages and carports facing the street should not dominate the streetscape.
- 13 Double garages and carports setback less than 8 metres from a road boundary should be restricted in design and form to either of the following:
- (a) 2 individual doors that are separated by a distance of at least 300 millimetres
 - (b) double tilt-up doors with moulded door panels that, in total, are not more than 5 metres in width.
- 14 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.

Street and Boundary Setbacks

- 15 Dwellings should be set back from allotment or site boundaries to:
- (a) contribute to the desired character of the area
 - (b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.
- 16 Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:
- (a) minimise the visual impact of buildings from adjoining properties
 - (b) minimise the overshadowing of adjoining properties.
- 17 Side boundary walls in residential areas should be limited in length and height to:
- (a) minimise their visual impact on adjoining properties
 - (b) minimise the overshadowing of adjoining properties.
- 18 Carports and garages should be set back from road and building frontages so as to:
- (a) contribute to the desired character of the area

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

Site Coverage

- 19 Site coverage should be limited to ensure sufficient space is provided for:
- (a) pedestrian and vehicle access and vehicle parking
 - (b) domestic storage
 - (c) outdoor clothes drying
 - (d) a rainwater tank
 - (e) private open space and landscaping
 - (f) front, side and rear boundary setbacks that contribute to the desired character of the area
 - (g) convenient storage of household waste and recycling receptacles.

Private Open Space

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

Site Facilities and Storage

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

Visual Privacy

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

Noise

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

Car Parking and Access

- 31 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.
- 32 On-site parking should be provided having regard to:
- (a) the number, nature and size of proposed dwellings
 - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
 - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons
 - (d) availability of on-street car parking
 - (e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).

- 33 Parking areas servicing more than one dwelling should be of a size and location to:
- (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
 - (b) provide adequate space for vehicles to manoeuvre between the street and the parking area
 - (c) reinforce or contribute to attractive streetscapes.
- 34 On-site visitor parking spaces for group and multiple dwellings and residential flat buildings should be sited and designed to:
- (a) serve users efficiently and safely
 - (b) not dominate internal site layout
 - (c) be clearly defined as visitor spaces not specifically associated with any particular dwelling
 - (d) ensure they are not sited behind locked garages and are accessible to visitors at all times.
- 35 Driveways on arterial roads that serve more than one dwelling should be designed to cater for the simultaneous two-way movements of the largest vehicles expected to enter and exit the site.
- 36 On-site parking and manoeuvring areas servicing development abutting arterial roads should be designed to enable all vehicles to enter and exit the site in a forward direction.

Undercroft Garaging of Vehicles

- 37 Semi-basement or undercroft car parking should be suitably integrated with building form.
- 38 In the case of semi-basement car parks where cars are visible, adequate screening and landscaping should be provided.

Dependent Accommodation

- 39 Dependent accommodation (ie accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
- (a) the site is of adequate size and configuration and the minimum total site is 900 square metres or greater
 - (b) the accommodation has a small floor area relative to the associated main dwelling with a floor area not exceeding 50 square metres
 - (c) adequate outdoor space of a minimum of 20 square metres, having a minimum dimension of 4 metres, is provided for the use of all occupants
 - (d) adequate on-site car parking is provided by one additional car parking space being provided on the site
 - (e) the building is designed to, and comprises colours and materials that will, complement the original dwelling
 - (f) the building is attached to the associated main dwelling.

Swimming Pools and Outdoor Spas

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

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.
- 5 Workers accommodation in rural areas, other than temporary forms of short-term accommodation, should:
 - (a) be established on a site that has an area of at least 20 hectares
 - (b) have a maximum floor area of 300 square metres
 - (c) accommodate not more than 20 persons
 - (d) be located at least 30 metres from a side or rear property boundary.

Siting and Visibility

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be sited and designed to minimise its visual impact on:
 - (a) the natural, rural or heritage character of the area
 - (b) areas of high visual or scenic value, particularly rural and coastal areas
 - (c) views from the coast, near-shore waters, public reserves, tourist routes and walking trails
 - (d) the amenity of public beaches.
- 2 Buildings should be sited in unobtrusive locations and, in particular, should:
 - (a) be grouped together
 - (b) where possible be located in such a way as to be screened by existing vegetation when viewed from public roads
- 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 manage visual impacts, minimise impacts on the natural environment and protect soil stability and water quality.

PRINCIPLES OF DEVELOPMENT CONTROL

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

Supported Accommodation, Housing for Aged Persons and People with Disabilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

- 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 co-ordinated manner to deliver communication services efficiently
 - (b) use materials and finishes that minimise visual impact
 - (c) have antennae located as close as practical to the support structure
 - (d) be located primarily in industrial, commercial, business, 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 two per site
 - (c) be located on the same site as the tourist development
 - (d) not be internally illuminated.
- 14 Tourism development in rural areas should occur only where it:
 - (a) incorporates a separation distance or buffers to avoid conflict with existing rural industries or agriculture or otherwise is designed to overcome the potential impacts associated with the adjoining land use (such as noise, dust, spray drift, odour and traffic)
 - (b) will not give rise to demands for infrastructure and services, especially on public lands, that are inappropriate to the primary purpose of the zone and/or policy area.

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

Residential Parks and Caravan and Tourist Parks

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

Transportation and Access

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Movement Systems

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

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

Cycling and Walking

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

Access

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

Access for People with Disabilities

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

Vehicle Parking

- 30 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with [Table Ro/2 - Off Street Vehicle Parking Requirements](#) unless all the following conditions are met:
 - (a) the site is located in a designated area, **namely the Town Centre Zone**
 - (b) an agreement is reached between the Council and the applicant for a reduced number of parking spaces
 - (c) a financial contribution is paid into the Council Car Parking Fund specified by the Council, in accordance with the gazetted rate per car park.

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

Waste

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be sited and designed to prevent or minimise the generation of waste (including wastewater) by applying the following waste management hierarchy in the order of priority as shown below:
 - (a) avoiding the production of waste
 - (b) minimising waste production
 - (c) reusing waste
 - (d) recycling waste
 - (e) recovering part of the waste for re-use
 - (f) treating waste to reduce the potentially degrading impacts
 - (g) disposing of waste in an environmentally sound manner.
- 2 The storage, treatment and disposal of waste materials from any development should be achieved without risk to health or impairment of the environment.
- 3 Development should avoid 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.

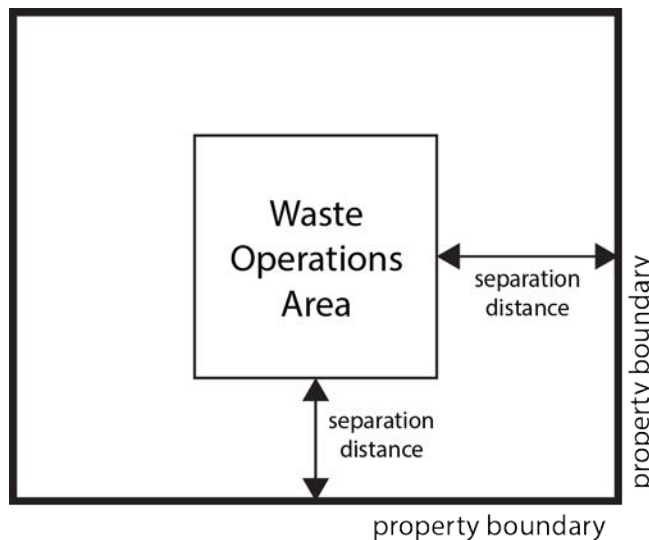
Waste Management Facilities

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 land fill and organic processing facilities should not be located in existing or future township, living, residential, centre, office, business, institutional or environmental protection, conservation, landscape, water protection and open space areas.
- 3 Waste management facilities should not be located where access to the facility requires, or is likely to involve, the use of non-arterial roads in adjacent residential areas.
- 4 Waste management facilities should:
 - (a) be appropriately separated from sensitive land uses and environmentally-sensitive areas
 - (b) incorporate the separation distance between the waste operations area (including all closed, operating and future cells) and sensitive uses within the development site as illustrated in the figure below:



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

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

- (b) with ground slopes greater than 6 per cent
 - (c) where the interface of the engineered landfill liner and natural soils would be within any of the following:
 - (i) 15 metres of unconfined aquifers bearing groundwater with less than 3000 mg/L total dissolved salts
 - (ii) 5 metres of groundwater with a water quality of 3000 to 12 000 mg/L total dissolved salts
 - (iii) 2 metres of groundwater with a water quality of greater than 12 000 mg/L total dissolved salts.
- 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

Caravan and Tourist Park Zone

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

OBJECTIVES

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

DESIRED CHARACTER

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

Development will be single storey, of simple form and construction, with co-ordinated building themes and signage, and incorporate lighting in order to promote safe movement.

Development of the caravan park on the north western shore of Lake Fellmongery will be limited to the existing developed area and new development will not result in the removal of existing native vegetation.

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.
- 5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 6 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.
- 8 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

Car Parking and Access

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

Street and Boundary Setbacks

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

Natural Hazards

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

Land Division

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

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

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

Public Notification

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

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

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

Coastal Conservation Zone

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

OBJECTIVES

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

DESIRED CHARACTER

The coastal margins of the council area are an important and integral component of the ecosystem, providing a buffer between the active coastal process and the more stable terrestrial environment beyond.

Because of the level of human intervention in clearing land for agriculture, the coastal areas and dunes systems remain in a largely natural state and provide an important source of habitat and plant diversity.

The coastal areas are sensitive to human activity and are subject to the impacts of sea level rise and coastal erosion. As such, the zone requires careful and strict management practices.

Land in the zone will be retained in a natural state with protection of coastal dunes, cliffs, geological features and associated native vegetation being paramount. Agricultural activity will be limited to existing cleared areas and cliff tops and sand dunes will be excluded from development.

The siting of buildings associated with farming pursuits will be limited to existing cleared areas and the replanting of native vegetation common to the area will be required.

Limited infrastructure associated with the Robe Golf Course (located within the adjoining **Open Space Zone**) is envisaged within the road reserve to west of Section 227 of Hundred Plan 441800 as shown [Concept Plan Map Ro/12 – Robe Golf Course](#).

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - conservation work
 - interpretive signage and facility
 - small-scale tourism/visitor facility (excluding accommodation).
- 2 Development listed as non-complying is generally inappropriate.
- 3 Buildings and structures should mainly be for essential purposes, such as shelters and toilet facilities associated with public recreation, navigation purposes or necessary minor public works.

- 4 Development involving the removal of shell grit or sand, other than for coastal protection works purposes, or the disposal of domestic and industrial waste should not be undertaken.
- 5 Aquaculture inlet and outlet pipes should not be developed unless one or more of the following applies:
 - (a) the adjoining land is located in an aquaculture zone
 - (b) the environmental impacts will be minimal.
- 6 Development for residential purposes should not take place except for dwellings and ancillary outbuildings, to a maximum of 1 dwelling per allotment, on Allotment 2001 of Deposited Plan 82834 and Sections 135, 227 and 228 of Hundred Plan 441800.

Form and Character

- 7 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 8 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.
- 9 Development should:
 - (a) not adversely impact on the ability to maintain the coastal frontage in a stable and natural condition and, in any case, should be setback at least 100 metres from the coastal frontage
 - (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.
- 10 Where public access is necessary in sensitive locations, walkways and fencing should be provided to effectively control access.
- 11 Development should be carried out in accordance with the concepts shown on [Concept Plan Map Ro/9 – Evans Cave Road South](#).
- 12 Dwellings should not be located within 350 metres of the facultative ponds associated with the Community Wastewater Management Scheme.

Land Division

- 13 Except where within **Frenchman Bay Policy Area 1**, 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.

Frenchman Bay Policy Area 1

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

OBJECTIVES

- 1 Residential development having a low profile and located in concentrated nodes away from dune ridgelines.
- 2 Controlled pedestrian access to Long Beach.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

- 2 Development should be carried out in accordance with the concepts shown on [Concept Plan Map Ro/1 – Frenchman Bay Estate Concept Plan](#).
- 3 No development should be undertaken that would cause environmental harm by way of erosion or landform alteration, especially to the Guichen Bay beach ridge formation.
- 4 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	4 metres
Minimum setback from side boundaries	1 metres
Minimum setback from rear boundary	6 metres
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	Single storey with a maximum height of 5 metres
Minimum area of private open space	20 per cent of the site area
Minimum number of on site car parking spaces (one of which should be covered)	2

- 5 Alterations and extensions to existing dwellings on allotments 4, 10, 14, 62 and 162 should be attached to and form an integral part of the existing dwelling and not exceed 10 per cent of the total floor area of the dwelling.

Land Division

- 6 Land division should create allotments having an area of not less than 500 square metres.

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 within Frenchman Bay Policy Area 1	<p>Except for a detached dwelling and provided it is not located on:</p> <p>(a) allotments 28 to 61, 63 to 161 and 163 to 166 in Memorandum of Lease Number 280 6503, being portion of Lot 8 in GRO Plan 353 of 1967</p> <p>OR</p> <p>(b) allotments 1 to 3, 5 to 9, 11 to 13, 15 to 22 and 24 to 27 in Memorandum of Lease Number 280 6503, being portion of Lot 8 in GRO Plan 353 of 1967, until such time as the lease terms and conditions attaching to those allotments have been extinguished with the coastal portion of each subject allotment having been vested as coastal reserve, and the remainder divided to accommodate the form of development depicted on the Concept Plan Map Ro/1 – Frenchman Bay Estate Concept Plan and in addition, the lease terms and conditions attaching to Allotments 28 to 61, 63 to 161 and 163 to 166 aforesaid have been extinguished with each of those allotments having been vested as coastal reserve.</p>

Form of Development	Exceptions
Dwelling elsewhere in the zone	Except where either of the following applies: (a) it is used for the purposes of administering either or both of the: (i) <i>National Parks and Wildlife Act 1972</i> (ii) <i>Wilderness Protection Act 1992</i> (b) it is for a detached dwelling and is located within Allotment 2001 of Deposited Plan 82834 and Sections 135, 227 and 228 of Hundred Plan 441800.
Educational establishment	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	Except inlet and outlet pipes in association with aquaculture.
Land division not located within Frenchman Bay Policy Area 1	Except where all of the following apply: (a) no additional allotments are created wholly or partly within the zone (b) there is no increase in the number of allotments with frontage or direct access to the coast.
Marina	
Motel	
Motor repair station	
Nursing home	
Office	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	

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

Public Notification

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

Coastal Marina Zone

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

OBJECTIVES

- 1 A zone that provides for a marina and maritime development.
- 2 Tourism development in and surrounding Karatta House.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Lake Butler is a functioning commercial fishing and recreational port which is important for Robe's commercial fishing industries and will be redeveloped in a manner that reflects the cultural, historic and environmental values of Lake Butler and Robe, whilst improving the commercial and recreational boat harbor facilities.

Lake Butler will be developed in three distinct but complementary sectors.

The Eastern Shore Sector contains the working harbour and will continue to act as the hub of commercial, recreational and active visitor facilities. This sector will be developed to include a gateway from Robe town centre, new administration building incorporating café and amenities, multifunctional public open space and the commercial wharf.

The commercial wharf will accommodate boat repair facilities/workshop, fish product sales and refuelling facilities.

The Southern Shore Sector will be rehabilitated and re-vegetated with native vegetation, providing pathways and access between precincts and areas of passive recreation.

The Northern Shore Sector will be developed with mooring facilities, particularly for small recreational boats adjacent the existing boat ramp. Development in this area will retain and complement existing vegetation. The location of parking facilities ancillary to the recreational boat moorings will be designed and sited to minimise disturbance to existing vegetation and be complementary to the visual amenity of the area.

The integrated redevelopment of Lake Butler will include pedestrian links and amenity tree planting to create a physical and visual gateway between the lake, the town centre and the foreshore with particular regard to the vistas to Hagen Street, Smillie Street and Royal Circus.

Development including public infrastructure will be sympathetic and complementary to historic buildings and character of this area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - boat berth, jetty, pier and pontoons
 - boat construction, maintenance, repair or sale
 - boat servicing facility (including fuel supply, power, water, effluent pump, toilets and showers)

- cafe
 - coastal protection work
 - clubroom in association with a marina
 - dwelling
 - facilities needed to service the commercial fishing fleet
 - loading and unloading facility
 - marina
 - maritime structures
 - parking for vehicles and boats
 - processing, distribution and sale of seafood products
 - small scale tourist development
 - shop or group of shops with a gross leasable area less than 450 square metres
 - storage
 - wastewater collection, storage and transfer facility.
- 2 Development listed as non-complying is generally inappropriate.
- Form and Character
- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Development should be carried out in accordance with the concepts shown on [Concept Plan Map Ro/2 – Lake Butler Concept Plan](#).
- 5 Development identified as the '**Mixed Use**' on [Concept Plan Map Ro/2 – Lake Butler Concept Plan](#), adjacent Lipson Terrace, Mundy Street and the Chinese Memorial, should:
- (a) be developed with a mix of residential and commercial land uses that incorporates small scale retail, commercial and tourist facilities, with housing and tourist accommodation being integrated with a retail, commercial or tourist-related land use
 - (b) be of a high standard of design and siting to be complementary to the places of heritage significance in the locality
 - (c) enhance the streetscape and vistas from the town centre, the coast and Lake Butler
 - (d) present a low scale appearance to Lipson Terrace and Mundy Street
 - (e) incorporate a combination of single and two storey forms with a variety of wall and roof heights
 - (f) incorporate a building setback of not less than 1 metre nor more than 3 metres to the principal boundary frontage (ie either to the street, bay or harbour frontage)
 - (g) where it is for residential accommodation, have an appropriate siting for buildings that may involve construction on one or the other of the side boundaries but not on both side boundaries
 - (h) have a site area per dwelling of any type (averaged for group dwelling or a residential flat building) of not less than 350 square metres
 - (i) comprise appropriate design elements in the building design to minimise any bulk and scale, and should include roof articulation
 - (j) contain car parking and loading areas that are located so they do not dominate or disrupt the streetscape or vistas available.
- 6 Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:
- (a) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres

- (b) there is an allowance to accommodate land subsidence until the year 2100 at the site
- (c) site levels are in accordance with those outlined in following table:

Location of development	Minimum site level (metres Australian Height Datum)	Minimum floor level (metres Australian Height Datum)
On land	2	2.25

- 7 Overwater development should be limited to boat berthing, boat servicing facilities, walkways and channel markers.
- 8 Public access to the waterfront should be maintained in accordance with [Concept Plan Map Ro/2 – Lake Butler Concept Plan](#).

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Consulting room	
Office	Except where directly associated with the activities undertaken within the marina.
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 450 square metres.
Special industry	

Public Notification

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

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

Category 1	Category 2
Any development on the site of Karatta House	
Marina facilities	
Shop or group of shops, including a restaurant, with a total floor area less than 450 square metres in accord with Concept Plan Map Ro/2 – Lake Butler Concept Plan .	
Tourist facilities in accord with Concept Plan Map Ro/2 – Lake Butler Concept Plan .	

Coastal Open Space Zone

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

OBJECTIVES

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

DESIRED CHARACTER

The zone comprises the coastal strip fronting Robe township. The role of this zone is primarily to maintain the coastal area as open space, protect remnant coastal features, maintain appropriate coastal protection strategies, to preserve public access to these areas and to encourage uses that will enhance the communities' enjoyment of the coast.

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - coastal protection works
 - community recreation facility directly related to water activities (such as sailing clubs, boat ramps)
 - conservation works
 - jetty and boat ramp
 - recreation area
 - toilet blocks and barbeque facilities
 - public car parking.
- 2 Development listed as non-complying is generally inappropriate.
- 3 The provision of facilities should be related to the demand for such facilities so as to prevent oversupply and inappropriate siting.
- 4 Development should be for public purposes and use.

Form and Character

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

- 6 Development in and around Cape Dombey should be carried out in accordance with the concepts shown on [Concept Plan Map Ro/3 – Cape Dombey Concept Plan](#) and be limited to purposes associated with passive recreation, safe sea navigation and the preservation of the Obelisk and Gaol Ruins.
- 7 Development should not diminish the ability of the public to use and enjoy the coast or to gain access to the foreshore.
- 8 Development should be of a high standard of co-ordinated design with an emphasis on the creation of pedestrian areas.
- 9 Community facilities including shelters, boat ramps, public conveniences and kiosks, should be sited in convenient and accessible locations linked to the surrounding vehicular and pedestrian movement networks.
- 10 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.
- 11 Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:
 - (a) site levels are at least 2 metres Australian Height Datum
 - (b) building floor levels are at least 2.25 metres Australian Height Datum
 - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

Land Division

- 12 Land division should not be undertaken except where:
 - (a) it will facilitate an envisaged use within the zone
 - (b) no additional allotments are created
 - (c) there is no increase in the number of allotments with frontage or direct access to the coast.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	

Form of Development	Exceptions
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	
Stadium	
Stock sales yard	
Stock slaughter works	

Form of Development	Exceptions
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Water tank	
Wrecking yard	

Public Notification

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

Conservation Zone

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

OBJECTIVES

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

DESIRED CHARACTER

The character of the **Conservation Zone** is derived from the lakes and extensive native vegetation.

The lakes provide habitat for large populations of water birds including migratory and rare species and they also support other rare fauna and significant aquatic ecosystems.

Dominant scenic qualities of Robe are the highly vegetated areas of Beacon Hill, which extend to the south-east and east of the Robe township, the dunes south of the urban area of Long Beach and the remnant vegetation which adjoins and partially surrounds Lake Fellmongery, Lake Charra, Lake Battye and Drain L.

The vegetated dunes south of Robe provide a buffer and corridor to linking with the coastal reserve and Little Dip Conservation Park to the south and south-west, providing a 'green belt' to the south of the township.

Development will maintain the visual and natural ecological qualities of the area and is to be developed with minimal buildings and structures so as to allow interpretation of the area's natural beauty and conservation significance.

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

The zone includes the **Bushlands Tourist Accommodation Policy Area 2** which abuts Nora Creina Road and sits adjacent to the eastern side of Lake Fellmongery.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

- 3 Development should 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 zone:
 - (d) minimising the extent of earthworks
 - (e) minimising the extent of vehicle access servicing that development
 - (f) minimising the extent of locally indigenous vegetation removal
 - (g) being sited in an unobtrusive manner preferably below hilltops or prominent ridgelines
 - (h) screening the visual impact by planting locally indigenous species having due regard to bushfire risk
 - (i) utilising external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.
- 5 Where public access is necessary in the zone, the construction of recreational trails and appropriate fencing such as post and wire should be provided to control the movement of the public whilst minimising the impact on biodiversity.
- 6 Signage should only be installed where it is relevant to the conservation values and promotion of the objectives of the zone, and should be:
 - (a) restricted to those needed for direction, identification and interpretation
 - (b) discrete in design, colour and of a size of no more than 2 square metres.

Land Division

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

Bushlands Tourist Accommodation 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 in which tourist accommodation facilities are located or redeveloped.
- 2 Tourist accommodation development concentrated in nodes nestled within the native vegetation.
- 3 Controlled pedestrian access to Lake Fellmongery.
- 4 Conservation of the natural character and features of land not occupied by development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - small-scale tourist accommodation and facilities.

Form and Character

- 2 Development should be carried out in accordance with the concepts shown on [Concept Plan Map Ro/4 – Bushlands Tourist Accommodation](#) with development for tourist accommodation being contained within the two clusters identified.
- 3 Buildings should be single storey only and display a low profile, having a maximum height of 5 metres, measured from existing ground level to the highest point of the building.

PROCEDURAL MATTERS

Complying Development

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

No other forms of development are complying in the zone.

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Except where in association with conservation works or tourist information purposes.
Amusement machine centre	
Bus depot	
Caravan park	Except where located within Bushlands Tourist Accommodation Policy Area 2 .
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except where used for the purposes of administering one or more of the following: (a) <i>National Parks and Wildlife Act 1972</i> (b) <i>Wilderness Protection Act 1992</i> .
Educational establishment	
Farm building	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	

Form of development	Exceptions
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
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	Except where it is located within Bushlands Tourist Accommodation Policy Area 2 and it is in the nature of a kiosk having a gross leasable area not more than 80 square metres that serves the existing tourist facilities.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wind farm	
Wind turbine	
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 data-bbox="823 501 1426 562">Any development associated with the recreation or conservation use of land</p> <p data-bbox="823 577 1473 638">Tourist accommodation and associated facilities within Bushlands Tourist Accommodation Policy Area 2</p>

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 of the Robe township.
- 3 Prevention of development likely to be incompatible with long-term urban development, or likely to be detrimental to the orderly and efficient servicing and conversion of the land for urban use.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone is located to the east and south of Robe township and has been delineated to enable future infrastructure requirements to be planned for in the advance of need and to ensure a compact, orderly and economic urban expansion in the future. In the interim, it is desirable that the land continue to be used for broadacre agricultural and pastoral purposes and that development incompatible with the future residential development of the land concerned not be undertaken.

Development is not expected or allowed within the zone until existing residential land within Robe has been substantially developed and will only occur, when required, after a masterplan for each part of the zone has been prepared and accepted by the Council.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 A detached dwelling should only be established where:
 - (a) its location is unlikely to adversely impact on primary production activities
 - (b) it will not give rise to additional service or infrastructure demands.

Land Division

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement 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	

Form of development	Exceptions
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Farming (apart from aquaculture)	
Farm building	
Horse keeping	

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 Land division of Section 231 occurring in an orderly manner to create a range of allotments suitable for industrial use.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone will accommodate larger scale industrial land uses and those activities that require a location away from residential areas.

Development within the zone will be undertaken having regard to the following goals:

- enhancing the visual environment through the appropriate design and siting of buildings, screening and site landscaping
- providing safe access for a range of vehicles up to and including semi-trailers
- minimising impacts on adjoining sensitive land uses
- avoiding land contamination
- detention, retention, recycling and re-use of water
- protection of ground water resources from contamination.

Development in the zone will have a high standard of presentation that will be achieved through appropriate building design, incorporation of signage into building facades, visible public car parking and site landscaping.

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - fuel depot
 - industry
 - motor repair station
 - office in association with and ancillary to industry
 - service trade premises
 - store
 - transport distribution
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 In areas where a uniform street setback pattern has not been established, buildings should be 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.
- 5 Building facades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise that would adversely affect the residential amenity.
- 6 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.
- 7 Advertisements and advertising hoardings should not include any of the following:
 - (a) flashing or animated signs
 - (b) bunting, streamers, flags, or wind vanes
 - (c) roof-mounted advertisements projected above the roofline
 - (d) parapet-mounted advertisements projecting above the top of the parapet.
- 8 Sites used for industrial or commercial purposes should not have a building site coverage greater than 50 per cent.
- 9 Development should provide a landscaped strip having a minimum width of 2 metres where the site abuts a road.

Land Division

- 10 Land division should create allotments that:
 - (a) are of a size and shape suitable for the intended use
 - (b) have an area of not less than 1500 square metres
 - (c) have a frontage to a public road of at least 20 metres.

Infrastructure Policy Area 3

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

OBJECTIVES

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

DESIRED CHARACTER

This policy area will accommodate wastewater treatment and storage lagoons and associated infrastructure which form part of the Community Wastewater Management Scheme servicing the Robe township.

Expansion of the existing wastewater treatment and storage lagoons will maintain appropriate separation distances to existing residential development in adjoining zones.

Development will be sited to minimise clearance of existing vegetation and will be screened by landscaping, utilising native species endemic to the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - drainage system, including stormwater retention basin
 - electricity substation
 - landfill
 - methane extraction plant
 - public service depot
 - rail infrastructure
 - sewerage infrastructure
 - waste transfer depot.

Land Use

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should be carried out in accordance with the concepts shown on [Concept Plan Map Ro/9 – Evans Cave Road South](#).

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 where it is located in Infrastructure Policy Area 3	
Amusement machine centre	
Community centre	
Consulting room	
Dairy where it is located in Infrastructure Policy Area 3	
Dwelling	Except where it achieves all of the following: <ul style="list-style-type: none"> (a) located outside Infrastructure Policy Area 3 (b) ancillary to and in association with industrial development (c) located on the same allotment.
Educational establishment	Except where it achieves all of the following: <ul style="list-style-type: none"> (a) located outside Infrastructure Policy Area 3 (b) ancillary to and in association with industrial development (c) located on the same allotment.
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Land division where it is located in Infrastructure Policy Area 3	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station where it is located in Infrastructure Policy Area 3	
Nursing home	
Office	Except where it achieves both of the following: <ul style="list-style-type: none"> (a) ancillary to and in association with industrial development (b) located on the same allotment.
Pre-school	

Form of Development	Exceptions
Place of worship	
Residential flat building	
Service trade premises where it is located in Infrastructure Policy Area 3	
Shop or group of shops	Except where it achieves both of the following: (a) located outside Infrastructure Policy Area 3 (b) the gross leasable area is less than 80 square metres.
Stock sales yard where it is located in Infrastructure Policy Area 3	
Stock slaughter works where it is located in Infrastructure Policy Area 3	
Tourist accommodation	
Warehouse where it is located in Infrastructure Policy Area 3	
Wrecking yard where it is located in Infrastructure Policy Area 3	

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
Fuel depot	Sewerage infrastructure where it is located within the Infrastructure Policy Area 3
General industry	
Light industry	Wastewater treatment and storage lagoons where it is located within the Infrastructure Policy Area 3
Motor repair station	
Public service depot	
Road transport terminal	
Service trade premises	
Store	
Warehouse	

Open Space Zone

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

OBJECTIVES

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

DESIRED CHARACTER

The **Open Space Zone** is characterised by open space and recreational facilities. The zone forms a 'green belt' around the southern and eastern areas of the township of Robe which includes Lake Charra and Lake Fellmongery. Extensive areas of native vegetation contribute to the attractive natural setting of the zone.

Development will maintain the natural character of the zone and incorporate low-scale buildings principally associated with existing recreation activities.

Residential and tourist accommodation development is envisaged in limited areas within the Robe Golf Course, in accordance with [Concept Plan Ro/12 – Robe Golf Course](#). Such development will be designed in such a manner as to have limited visual or environmental impact on the adjoining **Coastal Conservation Zone**.

The retention of native vegetation will be a priority.

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- 4 Development associated with the existing youth camp located on the northern side of Main Road should be limited to:
 - (a) group accommodation
 - (b) ancillary youth community, social and recreation facilities.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Development should be carried out in accordance with the concepts shown on [Concept Plan Map Ro/5 – Lake Charra and Environs](#).
- 7 Buildings should be:
 - (a) restricted in size and number
 - (b) sited so as not to detract from the open natural character of the policy area.
- 8 Development should ensure co-ordinated design with an emphasis on the creation of pedestrian areas.
- 9 Landscaped buffers should be provided around the perimeter of recreation or sporting facilities.
- 10 Landscaping should comprise locally indigenous species and incorporate existing remnant vegetation.

Land Division

- 11 Land division should not be undertaken except where:
 - (a) it will facilitate the development of an envisaged uses in the zone or policy area
 - (b) no additional allotments are created.

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

DESIRED CHARACTER

The policy area, which includes the Robe Golf Course and Council reserves to the south of the town, will maintain its open character with the retention of native vegetation a priority. Nonetheless, development will continue to be for recreation and public purposes that will complement the development currently within the area.

Parts of the policy area are at risk of sand dune drift.

The design, development and on-going management of the golf course will be undertaken in a manner that will address sand dune drift. A management plan for this purpose will be prepared in consultation with Natural Resources South East that addresses environmental risks within and adjacent the golf course. The management plan will form part of the application for the golf course holes.

Development will also make provision for stormwater management, including ponding basins and drainage swales (in preference to piped disposal) where sufficient land is available. It is preferable that these are incorporated into the overall landscaping of the policy area. Stormwater run-off from the golf course will be captured and re-used on site to ensure fertiliser from the golf course does not find its way into the groundwater or coast.

The development of additional sporting and recreational facilities is to be confined wherever possible to the relatively level land south of O'Halloran Street.

Extension of the golf course into an 18 hole facility will occur in accordance with [Concept Plan Map Ro/12 – Robe Golf Course](#).

A key component of the golf course development will be the retention of existing native vegetation where possible through the careful design of the golf course and associated infrastructure, together with the extensive replanting of endemic plant species.

Native vegetation will be retained and established in a manner which mitigates sand dune drift hazard risks and provides buffers between the golf course and areas of native vegetation located with the adjoining Coastal Conservation Zone. Access to areas of native vegetation and sand dunes outside of the golf course will be restricted with the use of fencing and designated access tracks.

The extension of the golf course will incorporate water features, both to complement the golf course and assist in the management, storage and reuse of stormwater.

Land will not to be divided or developed for residential purposes outside of **Precinct 4 Residential**.

Precinct 4 Residential

The precinct seeks to provide a unique residential living environment set in gently undulating terrain, with clusters of residential development at varying densities and tourist accommodation surrounded by open space and integrated into the golf course.

Residential development and tourist accommodation will be established as part of an integrated redevelopment of the Robe golf course, which will occur in accordance with [Concept Plan Map Ro/12 – Robe Golf Course](#).

Appropriate buffers and design of the subdivision and development generally will have regard to the impacts of adjoining land uses, in particular, areas of native vegetation.

It is expected that development will be primarily single and two storey dwellings on a range of allotments sizes, tourist accommodation and associated facilities. Development will not exceed at height of two storeys.

Properties that have dual frontages to a road and the golf course or open space will address both of these frontages. This will be achieved by incorporating a legible entry from the street through the use of windows, verandas and other features to ensure that the street frontage does not look like the back of the building.

In addition, garages will be incorporated into the dwelling design and will be of a scale to ensure that they do not dominate the dwelling or the streetscape to which they relate. It is expected on these sites separate garages and outbuildings will not be developed.

Development will be responsive to the surrounding natural environment through the choice of materials and colours, and utilise natural muted colours. Buildings will be designed having regard to the topography to minimise the need for excavation and fill.

Environmentally sustainable development practices including the installation of rainwater tanks, solar systems, and building orientation and design will be reflected in the design and siting of development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- car parking
- clubroom associated with a sports facility
- community centre
- community hall
- educational establishment
- emergency services facility
- entertainment, cultural and exhibition facility
- golf course
- indoor and outdoor recreation facility
- library
- lighting for night use of facilities
- meeting hall
- office associated with community or recreation facility
- playground
- shops or groups of shops ancillary to recreation development
- showground
- sports ground and associated facility
- theatre
- special event
- spectator and administrative facilities ancillary to recreation development
- swimming pool.

- 2 A shop or group of shops should only be developed where:
 - (a) it is ancillary to recreation and sport development
 - (b) the total gross leasable area is less than 150 square metres.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Other than the expansion of the Robe Golf Course, sporting and recreation facilities should not be developed within or intrude into the Robe range sand dune system adjacent to West Beach.
- 5 The clearance of native vegetation should not take place unless it is associated with and required for the expansion of the Robe golf course into an 18-hole facility.
- 6 In areas where potential sand dune drift hazard risk exists, development should be designed, sited and managed to minimise sand dune drift hazard risks.
- 7 Development should be carried out in accordance with the concepts shown on [Concept Plan Map Ro/12 – Robe Golf Course](#).

Land Division

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

PRECINCT SPECIFIC PROVISIONS

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

Precinct 4 Residential

- 1 The following forms of development are envisaged in the precinct:
 - dwelling
 - motel
 - residential flat building
 - tourist accommodation.
- 2 Development should primarily be single and double storey dwellings, tourist accommodation and associated facilities established in association with the golf course.
- 3 Development should occur in a manner that has regard to adjoining land uses and is sympathetic to the natural features of the land and environment.
- 4 Development should not be undertaken unless consistent with the desired character of the precinct.
- 5 Buildings, structures and other facilities should be designed and sited to:
 - (a) be articulated in form and constructed utilising veranda and pergola treatments that reduce the impact of vertical external walls
 - (b) be sympathetic to the finished and topographical features of the land
 - (c) minimise the extent of earthworks necessary to accommodate and provide access to facilities
 - (d) avoid adverse impacts on extensive or prominent views

(e) be suitably landscaped to screen and provide shade to the building.

6 Residential development should be designed and sited:

(a) such that dwellings with frontage to a public road are designed and orientated to face the road by incorporating a legible entry from the street, use of windows, verandas and other features to ensure that the street frontage does not look like the back of the building

(b) to provide for landscaping, including trees and shrubs, between any buildings and the street alignment

(c) to achieve variety in street setback, building design and orientation and dwelling type

(d) so that dwellings are orientated, designed and constructed to:

(i) maximise outlook over adjoining open spaces

(ii) maximise access to natural sources of light and energy

(iii) minimise noise impacts and unreasonable loss of privacy to adjoining residents.

7 Service yards for clothes drying and open storage should be constructed and located such that they are not visible from public roads, the golf course or other public place.

8 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	2.5 metres
Minimum setback from side boundaries	1 metres
Minimum setback from rear boundary	1 metres
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	2 storey
Minimum area of private open space	20 square metres for each bedroom or room that may be used as a bedroom
Minimum number of on site car parking spaces (One of which should be covered)	2

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

Parameter	Value
Maximum floor area	40 square metres
Maximum building height (from natural ground level)	3.5 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	1 metres
Minimum setback from a public road or public open space area	6 metres or no closer than the dwelling with which it is associated (whichever is the greater distance)

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

Dwelling type	Site Area (square metres)	Minimum frontage
All dwelling types	350 minimum	9

- 11 Development of residential and tourist accommodation allotments should not occur prior to the construction of 18 hole golf course commencing.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Except where it is located within Recreation Policy Area 4 .
Amusement machine centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except where it is located within Precinct 4 Residential .
Educational establishment	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where one of the following applies: (a) no additional allotments are created partly or wholly within the zone (b) where it is located within Precinct 4 Residential .
Motel	Except where it is located within Precinct 4 Residential .
Motor repair station	
Nursing home	
Office	Except where in association with recreation facilities.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	Except where it is located within Precinct 4 Residential .

Form of development	Exceptions
Restaurant	Except where it is located within Recreation Policy Area 4 .
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it is located within Recreation Policy Area 4 and the gross leasable area is less than 150 square metres.
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	Except where it is located within Precinct 4 Residential .
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Any development associated with and ancillary to recreation	Development associated with and ancillary to the existing youth camp
Community centre	
Within Precinct 4 Residential :	
<ul style="list-style-type: none"> ▪ Dwelling ▪ Land division ▪ Motel ▪ Residential flat building ▪ Tourist accommodation 	

Primary Production Zone

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

OBJECTIVES

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

DESIRED CHARACTER

The zone comprises highly productive land and includes irrigated and non-irrigated cropping, grazing, horticulture and forestry. Given the fertility of soils and availability of water, it is important that rural use of the land is able to continue free from competing demands or conflicting land uses.

Little intensification of the present extent of settlement is warranted. In many ways, a proliferation of intensive development and occupation of the zone would threaten its proper function and render the rural landscape susceptible to competing demands and undesirable change. To maintain the agricultural importance and stability of the zone, it is vital that the size of land holdings is not significantly reduced and that future pressure for development in the zone will not result in the conversion of agricultural land to less productive uses.

It is envisaged that this zone will continue to accommodate grazing, cropping, horticulture and forestry as the dominant land uses without restricting other forms of compatible development, including the further development of land-based aquaculture, which contributes to agricultural productivity and the rural character.

The maintenance of sustainable farm management is paramount to the long term protection of rural productivity. Erosion control, general land care and water management need to be addressed to ensure future agricultural productivity.

Although some of the land has long been cleared for agricultural production and grazing, significant tracts of native vegetation still remain. The areas of vegetation scattered throughout the district and along the road reserves are important features needing protection. The protection of district assets such as these contributes to the character and attractiveness of the rural landscape. These features are to be further enhanced by supplementary planting.

The zone contains substantial water resources, both surface and ground water, which should be protected. The extensive development of commercial forestry will only be undertaken where its environmental sustainability can be proven.

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulk handling and storage facility
 - commercial forestry
 - dairy farming
 - farming
 - horticulture
 - intensive animal keeping
 - tourist accommodation (including through the diversification of existing farming activities and conversion of farm buildings).
 - wind farm and ancillary development
 - wind monitoring mast and ancillary development.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:
 - (a) in visually prominent locations
 - (b) closer to roads than envisaged by generic setback policy.
- 4 Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site, and should be developed where:
 - (a) it has a direct relationship with primary production
 - (b) it is unlikely to limit or inhibit the use of adjoining land for primary production
 - (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality
 - (d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons
 - (e) the use would be inappropriate within a township
 - (f) the capacity of the infrastructure, including roads, is capable of supporting the use without detriment to existing users.
- 5 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.
- 6 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.
- 7 The design and capacity of a single tourist accommodation facility should not allow for the accommodation of more than 12 persons unless the facility is part of and integrated with a tourist facility comprising cellar door sales, retail outlet for local produce, restaurant or an interpretative centre.
- 8 A shop, including tourist facilities in the form of cellar door sales, a restaurant or interpretative centre, 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
 - (c) limited to not more than 10 per cent of the total building area of all buildings on the site or 300 square metres gross leasable floor area, whichever is the lesser.

Form and Character

- 9 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 10 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.
- 11 The well vegetated relic dune system located near Robe township and around Beacon Hill and the environs of Drainage Channel L should be conserved.
- 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 Buildings, other than where required to facilitate wind farms and ancillary development, should primarily be limited to farm buildings, a detached dwelling associated with primary production or a tourist related use on the allotment and residential outbuildings that are:
- (a) grouped together on the allotment and 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.

Land Division

- 14 Land division, including boundary realignments, should only occur where it will promote economically productive, efficient and sustainable primary production and where either of the following applies:
- (a) no additional allotments are created and the number of resulting allotments of less than 40 hectares is not greater than the number that existed prior to the realignment
 - (b) in the case that additional allotments are created, they are not less than the size shown for the specific forms of development outlined in the following table:

Form of development	Minimum allotment size (hectares)
Farming	40
Commercial forestry Intensive animal keeping Irrigated pasture Land aquaculture	20
Horticulture Market garden	10
Land division to accommodate one of two dwellings that existed or was under construction before 26 April 1984.	1

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 or, where it is associated with a winery development, 6 square metres 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.
Community centre	
Consulting room	
Dwelling	
Educational establishment	
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	

Form of Development	Exceptions
Hotel	
Indoor recreation centre	
Motor repair station	
Nursing home	
Office	<p>Except where it is ancillary to and in association with one of the following land uses:</p> <ul style="list-style-type: none"> (a) primary production (b) tourism development (c) intensive animal keeping including aquaculture development.
Petrol filling station	
Place of worship	
Pre-school	
Primary school	
Residential flat building	
Service trade premises	
Shop or group of shops	<p>Except where it is ancillary to and in association with primary production or tourism development and either of the following apply:</p> <ul style="list-style-type: none"> (a) the gross leasable area does not exceed 10 per cent of the total building area of all buildings on the site or 300 square metres, whichever is the lesser (b) in the case of a restaurant, the dining area has a gross leasable area that does not exceed 300 square metres or a seating capacity that exceeds 100, whichever is the lesser.
Stadium	
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
Commercial forestry	Horticulture involving the growing of olives
Horticulture (excluding the growing of olives)	Intensive animal keeping
Horse keeping	Land based aquaculture
	Tourist accommodation for not more than 12 persons
	Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) where the base of all wind turbines is located at least 2000 metres from:
	<ul style="list-style-type: none"> (a) an existing dwelling or tourist accommodation that is not associated with the wind farm; (b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists; (c) the boundaries of any Airfield, Airport, Centre, Community, Fringe, Historic Conservation, Home Industry, Living, Mixed Use, Residential, Settlement, Tourist, Township or Urban Zone, Policy Area or Precinct or any Heritage Area (including within the area of an adjoining Development Plan).
	Wind monitoring mast and ancillary development

Residential Zone

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

OBJECTIVES

- 1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 3 Development designed and sited to maintain and enhance Robe's heritage and village character.
- 4 Small-scale tourist accommodation developed in a style and form compatible with the residential form and character.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The aim for the zone is to promote pleasant, safe and convenient living environments for the residents of Robe supported by an appropriate range of recreation, education, community and aged care facilities.

The zone has traditionally been developed at low densities on generally large allotments comprising, in the main, single storey detached dwellings. This trend is expected to continue but there will be pressure to increase the density of housing to meet demand for more compact allotments to address the housing needs of an ageing population.

Development within residential areas will continue to exhibit a high quality of design, with generous street setbacks and space between and around buildings.

Infill development at higher density will occur throughout the zone but will conform to existing character by maintaining street and side setbacks, and the positive elements of building form and scale evident within the locality. Buildings will not exceed two storeys in height and will avoid plain box-like forms and detailing.

Buildings fronting a public road will address the street by providing a legible entry to the street, use of windows, verandas and other features, rather than presenting side walls to the street frontage.

Environmentally sustainable development practices including the installation of rainwater tanks, solar systems, and building orientation and design will be reflected in the presentation of development.

Land division within the zone will provide public road links to adjoining undeveloped land where necessary and, for this purpose, community title division of land will not be appropriate where public road links are preferred.

Development in the zone will be constrained by the limited capacity of the town's community wastewater management system. No development that will give rise to the capacity of these facilities being exceeded will be allowed.

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

Development of Allotment 2 in Deposited Plan 65527

Development of the above land will result in a comprehensively planned residential community that integrates with and has regard to adjoining land uses.

Remnant vegetation on the land with a Significant Environmental Benefit value 6:1 and above will be retained and vegetation and drainage corridors will be used to link remnant vegetation to newly landscaped and reserve areas.

Landscaping of public spaces will use endemic native vegetation and where practical, a reserve or landscaped space will be provided to adjoining residential land along the northern boundary of the property.

The development of the land will incorporate water sensitive urban design principles including landscaped swales within road reserves and stormwater ponding will be designed to accommodate 1:100 ARI rainfall events and will be connected to the existing stormwater ponding basin on Section 129 Hundred of Waterhouse.

The subdivision layout will provide variation in allotment size, orientation of properties to reserves and innovation in road design. Road and/or pedestrian linkages will be provided to adjoining Residential zoned land and in particular to Hateley Crescent.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - small-scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary and secondary school
 - recreation area
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.
- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
 - (a) serves the local community
 - (b) is consistent with the character of the locality
 - (c) does not detrimentally impact on the amenity of nearby residents.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

- 6 The development of small-scale tourist accommodation should be in the form of bed and breakfast and cottage-style accommodation and holiday units and be in keeping with and not detract from the prevailing character, scale and amenity of the locality.

Form and Character

- 7 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 8 Development to the east of Powell Avenue and Dennis Avenue should be carried out in accordance with the concepts shown on [Concept Plan Map Ro/6 – Residential Concept Plan](#).
- 9 Dwellings should not be erected on elevated columns on allotments bounded by Squire Drive, the **Coastal Open Space Zone** and Main Road (ie the area inclusive of all those properties with frontage to Seafarers Crescent, McIntyre Street, Ryan Terrace, Fennell Street, Domaschenz Street and Robson Street).
- 10 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.
- 11 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metre
Minimum setback from rear boundary	1 metre
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	1 storey
Minimum area of private open space	25 square metres per bedroom or room that may be used as a bedroom.
Minimum number of on site car parking spaces (one of which should be covered)	2

- 12 Sheds, garages, carports and similar outbuildings, whether free standing or not, should be designed within the following parameters:

Parameter	Value
Maximum floor area (either singly or in combination)	74 square metres
Maximum building height (from natural ground level)	4 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	1 metres
Minimum setback from a public road or public open space area	6 metres or no closer than the dwelling with which it is associated. (whichever is the greater distance)

- 13 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)
All dwelling types	450 minimum	12 – where fronting an arterial road 10 – all other roads

Land Division

- 14 Land division should not create a vacant allotment with an area less than 450 square metres.
- 15 The division of Section 215 for residential purposes should incorporate a landscaped reserve not less than 30 metres wide along the full length of the southern boundary so as to provide a buffer between residential development and the **Industry Zone** to the south.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Advertisement and /or advertising hoarding	
Amusement machine centre	
Consulting room	
Crematorium	
Dairy	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Motor repair station	
Office	
Petrol filling station	

Form of Development	Exceptions
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
	Supported accommodation
	Tourist accommodation for not more than 12 persons

Residential Character Zone

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

OBJECTIVES

- 1 A residential zone ensuring the preservation of the existing development patterns and built form.
- 2 Infill development that is designed to reflect the traditional character elements of the area, particularly as presented to the streetscape.
- 3 Development that contributes to the desired character of the zone and the **Historic Conservation Area**.

DESIRED CHARACTER

Development within this zone must protect, maintain and enhance the distinctive historic character of Robe township. The original town of Robe, which was surveyed in 1846, is included in this zone. This town plan is based on a grid system of streets that was typical of the Government-surveyed towns that were established in the mid-19th century.

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

PRINCIPLES OF DEVELOPMENT CONTROL

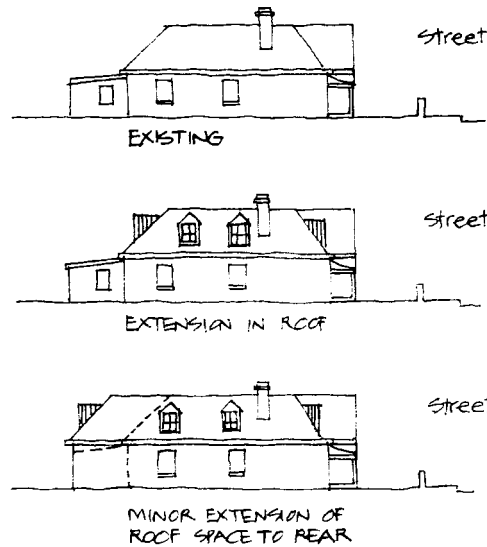
Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - small-scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary and secondary school
 - recreation area
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.
- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
 - (a) serves the local community

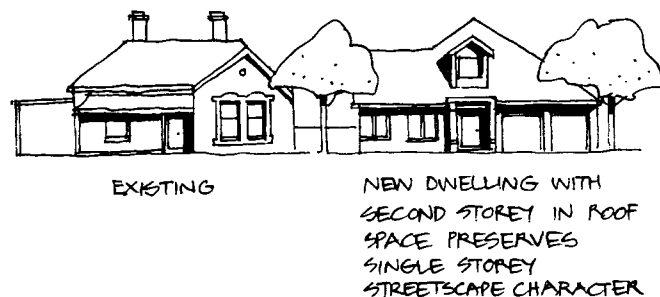
- (b) is consistent with the character of the locality
 - (c) does not detrimentally impact on the amenity of nearby residents.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone and for the **Historic Conservation Area**.
- 7 Development should be limited to 1 storey, except where a dwelling faces a public road (ie is not sited on a battleaxe allotment or at the rear of a development site) and any of the following is proposed:
- (a) sympathetic two-storey additions that use existing roof space or incorporate minor extensions of roof space to the rear of the dwelling (refer to the figure below)



- (b) in new dwellings, a second storey within the roof space where the overall building height, scale and form is compatible with existing single-storey development in the locality (refer to the figure below)



- (c) the two storey elements are setback behind the single storey elements
- (d) there is a concentration of historic landmark two storey buildings in the locality
- (e) dormer windows with a total length less than 30 per cent of the total roof length along each elevation.

- 8 Development should preserve and enhance streetscapes within the zone by:
- (a) the incorporation of fences and gates in keeping with the height, scale and type of fences in the locality
 - (b) limiting the number of driveway crossovers.
- 9 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.
- 10 Where a new dwelling is constructed alongside or within a group of older style residential buildings, the new dwelling should be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of existing buildings.
- 11 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.
- 12 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 33 per cent of the allotment or building site frontage width, whichever is the lesser distance.
- 13 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage (where the building is not in proximity to a heritage place)	6 metres
Minimum setback from secondary road frontage (where the building is not in proximity to a heritage place)	3 metres
Minimum setback from side boundaries	1 metres
Minimum setback from rear boundary	5 metres
Maximum site coverage	50 per cent
Maximum building height	6.5 metres
Minimum area of private open space	20 square metres per bedroom or room that may be used as a bedroom
Minimum number of on site car parking spaces (one of which should be covered)	2

- 14 Sheds, garages, carports and similar outbuildings, whether free standing or not, should be designed within the following parameters:

Parameter	Value
Maximum floor area (either singly or in combination)	50 square metres
Maximum building height	4 metres
Maximum height of walls (from natural ground level)	2.7 metres
Minimum setback from side and rear boundaries	600 millimetres
Minimum setback from a public road or public open space area	500 millimetres behind the principal alignment of the dwelling with which it is associated.

- 15 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)
All dwelling types	450 minimum	12 – where fronting an arterial road 10 – all other roads

Land Division

- 16 Land division should not create a vacant allotment with an area less than 450 square metres.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	
Amusement machine centre	
Consulting room	
Crematorium	
Dairy	
Farming	
Fuel depot	
Horse keeping	

Form of Development	Exceptions
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Motor repair station	
Office	
Petrol filling station	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Community centre	Supported accommodation
Tourist accommodation for not more than 12 persons	

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 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone provides for low density residential living consisting of detached dwellings on large allotments and associated small-scale, non-intensive rural activities. To help achieve a desirable level of amenity, it is expected that the numbers of non-domestic animals, such as horses, sheep, goats and poultry kept on an allotment will be limited to maintain appropriate pasture cover.

Development will be set well back from boundaries and properties within the zone and will be well landscaped with locally indigenous plant species to promote privacy and to provide for the screening of buildings and structures from neighbouring properties and public roadways.

Boundary fencing will be of open, post and rail or post and wire construction and outbuildings will be located close to the house and will not be of a scale or location that would dominate the landscape or views from adjoining properties.

Development will be largely self sufficient in terms of water supply and effluent disposal. To maximise water re-use, development will be expected to provide on-site sewage treatment systems that allow re-use of water for irrigation. Because water is sourced from bores, the location of any effluent disposal areas will be at least 50 metres from the bore on an adjoining allotment. Rainwater will be used in preference to bore water for human consumption purposes.

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

The zone has been divided into three precincts which have been established to guide the manner in which land division is expected to occur within the respective precincts.

Precinct 1 Beacon Hill Road

This precinct is intended for rural living dwellings within a natural vegetated setting. A range of allotment sizes is to be provided with smaller allotments being located in areas of degraded vegetation. The vegetation associations of good condition are to be retained and incorporated into the rural living allotments. For development to occur, building envelopes need to be identified for each allotment that are of sufficient size to accommodate a dwelling and ancillary outbuildings, to protect and preserve areas of vegetation, and to incorporate appropriate bushfire protection measures.

Precinct 2 Evans Cave Road

This precinct is intended for low density rural living in a natural landscaped setting. Development must encourage the revegetation of allotments in order to continue the established natural character of the existing vegetation located to the south. Landscaping comprising indigenous local species will be encouraged to not only help create a pleasant natural setting and but also to provide a buffer from the industrial uses to the north and the effluent ponds to the west.

Precinct 3 Nora Creina Road

This precinct is intended for low density rural living in a natural landscaped setting. Development is to comprise detached dwellings located adjacent Nora Creina Road. For development to occur, building envelopes need to be identified for each allotment that are of sufficient size to accommodate a dwelling and ancillary outbuildings, to protect and preserve areas of vegetation, and to incorporate appropriate bushfire protection measures. Land division proposals will minimise the extent to which property boundaries traverse vegetated areas.

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 Except where located within **Precinct 1 Beacon Hill Road** or **Precinct 2 Evans Cave Road**, 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 and only where:
 - (a) the allotment has a site area of at least 2 hectares
 - (b) not more than two horses per allotment are kept
 - (c) it does not take place on areas containing native vegetation.
- 6 Small-scale tourist accommodation in the form of bed and breakfast accommodation, an eco-tourism lodge or holiday units may be appropriate provided it:
 - (a) is developed in association with an existing dwelling
 - (b) retains and carefully conserves areas of native vegetation
 - (c) does not detract from the amenity of the locality through traffic generation or by the obtrusiveness of advertisements or built form.

Form and Character

- 7 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 8 Development south of Substation Road should be carried out in accordance with the concepts shown on [Concept Plan Map Ro/7 – Rural Living](#).

- 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
Maximum site coverage	20 per cent
Maximum building height (from natural ground level)	1 storey
Minimum number of on site car parking spaces (One of which should be covered)	2

- 10 Sheds, garages, carports and similar outbuildings, whether free standing or not, should be designed within the following parameters:

Parameter	Value
Maximum floor area	150 square metres
Maximum building height (from natural ground level)	4.5 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	10 metres
Minimum setback from a public road or public open space area	No closer than the dwelling with which it is associated

Land Division

- 11 Except where located within the precincts, land division should create allotments with an area of at least 2 hectares.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 1 Beacon Hill Road

- 12 Development should be carried out in accordance with the concepts shown on [Concept Plan Map Ro/8 – Rural Living Beacon Hill Road](#).
- 13 Land division should create allotments with an area of at least:
- 1 hectare in the north western part of the precinct in close proximity to Beacon Hill Road
 - 2 hectares in the southern part of the precinct.

Precinct 2 Evans Cave Road

- 14 Development should be carried out in accordance with the concepts shown on [Concept Plan Map Ro/9 – Evans Cave Road South](#).

15 Land division should create allotments with an area of at least 1.5 hectares.

16 Dwellings should not be located within 350 metres of the facultative ponds associated with the Community Wastewater Management Scheme.

Precinct 3 Nora Creina Road

17 Land division should create allotments with an area of at least 2 hectares.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Amusement machine centre	
Crematorium	
Dairy	
Dwelling	Except a detached dwelling that results in no more than one dwelling per allotment.
Fuel depot	
General industry	
Horse keeping where located within Precinct 1 Beacon Hill Road or Precinct 2 Evans Cave Road	
Hotel	
Intensive animal keeping	

Form of development	Exceptions
Land division	Except where it achieves one of the following: (a) all allotments resulting from the division are at least 2 hectares (b) it is within Precinct 1 Beacon Hill Road and all allotments resulting from the division are at least 1 hectare (c) it is within Precinct 2 Evans Cave Road and all allotments resulting from the division are at least 1.5 hectares (d) it is within Precinct 3 Nora Creina Road and all allotments resulting from the division are at least 2 hectares.
Major public service depot	
Motor repair station	
Petrol filling station	
Residential flat building	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres.
Special industry	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	
Public Notification	
Categories of public notification are prescribed in Schedule 9 of the <i>Development Regulations 2008</i> .	
Further, the following forms of development (except where the development is classified as non-complying) are designated:	
Category 1	Category 2
Horse keeping	Tourist accommodation for not more than 12 persons

Settlement Zone

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

OBJECTIVES

- 1 A mixed use village environment with small collection of low-density dwellings, holiday accommodation, recreation and community facilities.
- 2 Small-scale services and facilities grouped together to service the requirements of the local community and the visiting public.
- 3 Low density residential development contained within the boundaries of the settlement.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone consists of the settlements of Boatswains Point and Nora Creina, both located adjacent the coast, and Greenways which is located inland towards the eastern boundary of the Council. They are small residential communities providing accommodation and services to their immediate hinterlands.

Development within the settlements will complement their current low density, low scale character yet enable a range of local services that will meet the day-to-day needs of the local community.

None of the settlements is expected to expand beyond their current boundaries and new development needs to have regard to the building form, scale and siting of adjoining development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - community facility
 - dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - dwelling addition
 - local community facility
 - recreation area
 - shop or group of shops under 150 square metres in size
 - tourist accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Business and commercial development should be limited in scale and function to service the local requirements of the settlement.
- 4 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Local service facilities should be grouped together in proximity to existing facilities.
- 7 Public access along the foreshore should be provided.
- 8 Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:

(a) site levels are in accordance with those outlined in following table:

Location of development	Minimum site level (metres Australian Height Datum)	Minimum floor level (metres Australian Height Datum)
Boatswains Point	2.05	2.3
Nora Creina	2.75	3

(b) 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.

- 9 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	7 metres
Minimum setback from secondary road frontage	4 metres
Minimum setback from side boundaries	1 metre
Minimum setback from rear boundary	1 metre
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	1 storey
Minimum area of private open space	25 square metres per bedroom or room that may be used as a bedroom.
Minimum number of on site car parking spaces (one of which should be covered)	2

- 10 Sheds, garages, carports and similar outbuildings, whether free standing or not, should be designed within the following parameters:

Parameter	Value
Maximum floor area (either singly or in combination)	74 square metres
Maximum building height	4 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	1 metres
Minimum setback from a public road or public open space area	6 metres or no closer than the dwelling with which it is associated. (whichever is the greater distance)

- 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	Minimum site area (square metres)	Minimum frontage (metres)
All dwelling types	900	20

Land Division

- 12 Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the zone and should have an:
- area of not less than 900 square metres
 - average width of at least 20 metres.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Crematorium	
Dairy	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Land division at Boatswains Point	Except where located on the eastern side of Sneath Road and Cape Thomas Crescent.
Residential flat building	
Road transport terminal	
Shop or group of shops	Except where the gross leasable area is less than 150 square metres.
Special industry	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	Except where it is in the form of a recycling collection depot.
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
	Supported accommodation Tourist accommodation for not more than 12 persons

Town Centre Zone

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

OBJECTIVES

- 1 A centre accommodating a wide range of retail, office, administrative, community, cultural and entertainment facilities to serve residents of the town and the surrounding rural community.
- 2 Conservation and upgrading of buildings of historic character.
- 3 Rationalisation of vehicular access, car parking and major pedestrian movement paths to provide a safer, more efficient and more attractive environment.
- 4 New development should be sited, designed and built in a manner that reinforces and enhances the historic character of Smillie Street and Robe generally.
- 5 Development that contributes to the desired character of the zone and the **Historic Conservation Area**.

DESIRED CHARACTER

Development within this zone must protect, maintain and enhance the distinctive historic character of Robe township. The original town of Robe, which was surveyed in 1846, is included in this zone. This town plan is based on a grid system of streets that was typical of the Government-surveyed towns that were established in the mid-19th century.

The town centre is bisected by Victoria Street, a historically significant thoroughfare which contains most of the town's shops. The most important area of heritage significance, however, is Smillie Street, which still retains much of its 19th century streetscape integrity. The analysis outlined in [Concept Plan Map Ro/10 – Smillie Street Streetscape Analysis](#) and [Concept Plan Map Ro/11 – Smillie Street Streetscape Analysis](#) highlights these elements and illustrates the scale and clustering of buildings. Development of Smillie Street must be consistent with the elements identified and will be undertaken in accordance with the design guidelines contained in [Table Ro/3 - Historic Conservation Area Design Guidelines - Smillie Street Streetscape Analysis](#).

Development will respect not only the State and local heritage buildings in the zone but also a number of important vistas and streetscapes. These include the entrance to the town centre along Main Road past Lake Fellmongery and Lake Charra, views of the foreshore area adjacent Town Beach and streetscapes of historic buildings along Smillie Street and Mundy Terrace.

The Town Centre zone comprises primarily single storey buildings erected on the front boundary and built to side boundaries with verandas built over the footpath. It is vital that new development in this area maintain the pattern of existing development. This will involve the siting of new buildings square to and built on the street alignment with minimal breaks between buildings, other than where there has been an existing access to the rear of the site. Verandas will continue to be provided over the footpath and outdoor dining facilities allowed to develop on the footpath where conditions (such as footpath width, pedestrian safety and accessibility) are appropriate.

Buildings are generally to be single storey but may be 2 storey where they adjoin existing 2 storey development provided they do not exceed the height of the adjoining 2 storey building. Roofs will have a high degree of articulation, with steep pitches and small spans.

Service access, service functions and car parking will be located at the rear of each property where possible and will be shared, to maximise the common use of car parking, minimise the amount of sealed area and to minimise the number of individual access points.

There are mature Norfolk Island pines throughout the locality that contribute to Robe's seaside character. As the dominant townscape trees, the Norfolk Island Pines identify the town centre and frame the heritage buildings. They are landmarks at important corners and edges.

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulky goods outlet
 - café
 - consulting room
 - cultural centre
 - entertainment facility
 - fitness studio
 - hotel
 - meeting room
 - motor repair station
 - office
 - petrol filling station
 - restaurant
 - service trade premises
 - shop
 - tourist facility including accommodation.
- 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.
- 4 Mixed residential and commercial development may be appropriate on sites of adequate size and dimension to ensure that it:
 - (a) maintains existing built form
 - (b) complements existing historic character of buildings
 - (c) provides sufficient space for building setbacks, landscaping and vehicle parking for all land uses.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone and for the **Historic Conservation Area**.
- 6 Development should be carried out in accordance with the:
 - (a) concepts shown on [Concept Plan Map Ro/10 – Smillie Street Streetscape Analysis](#) and [Concept Plan Map Ro/11 – Smillie Street Streetscape Analysis](#)
 - (b) Historic Conservation Guidelines contained in [Table Ro/3 - Historic Conservation Area Design Guidelines - Smillie Street Streetscape Analysis](#).

- 7 Development should be designed and sited and be of a scale and mass as to complement but not dominate the streetscape and reflect but not mimic the pattern and form of existing historic buildings by:
- (a) new development having a unique building form and character
 - (b) achieving clustered simple rectangular building forms, parallel to street and side boundaries
 - (c) articulating the visual mass of the building by clustering simple plan forms and roof lines
 - (d) using predominantly heavy materials with some contrasting lightweight cladding
 - (e) incorporating eaves, verandas and pergolas into designs so as to create shadowed areas to offset the bulky appearance of buildings
 - (f) windows generally being vertical in proportion
 - (g) in the case of retail and commercial buildings, being sited on or close to the road boundary.
- 8 Large-scale development should be avoided where it:
- (a) involves or requires the amalgamation of allotments
 - (b) proposes a site coverage in excess of 60 per cent
 - (c) is inconsistent with the scale, form or character of surrounding development.
- 9 A dwelling should have a minimum site area not less than 500 square metres.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Dairy	
Dwelling	Except a dwelling: <ul style="list-style-type: none"> (a) ancillary to and in association with a non-residential development (b) located on the same allotment.
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Light industry	

Form of development	Exceptions
Major public service depot	
Residential flat building	
Road transport terminal	
Special industry	
Stock sales yard	
Stock slaughter works	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Community centre	
Consulting room	
Hotel	
Motel	
Office	
Shop	
Tourist accommodation for not more than 12 persons	

Table Section

Table Ro/1 - Building Setbacks from Road Boundaries

Road Boundary	Setback distance from road boundary (metres)
Within the Coastal Conservation Zone	30 metres
Within the Conservation Zone	30 metres
Within the Conservation Zone - Frenchman Bay Policy Area 1	6 metres
Within Primary Production Zone (except for wind farms and ancillary development)	100 metres – Southern Ports Highway 50 metres – all other roads
Within Deferred Urban Zone	100 metres – Southern Ports Highway 50 metres – all other roads
Within the Industry Zone	8 metres
Within the Residential Zone	6 metres – primary road 3 metres – secondary road
Within the Residential Character Zone (where the building is not in proximity to a heritage place)	6 metres – primary road 3 metres – secondary road
Within the Town Centre Zone (where it involves non-residential development)	Nil
Within the Town Centre Zone (where it involves a residential building that is not in proximity to a heritage place)	6 metres – primary road 3 metres – secondary road
Within the Settlement Zone	7 metres – primary road 4 metres – secondary road
Within the Rural Living Zone	20 metres

Table Ro/2 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Accommodation	
Aged care retirement home	1 per unit
Nursing home	1 per 4 beds
Dwelling	
Detached Semi-detached Row	2 per dwelling containing up to 3 bedrooms one of which is to be covered. 3 per dwelling containing 4 or more bedrooms one of which is to be covered.
Display home complex	Assess on needs basis
Group Residential flat building	1.5 per dwelling one of which is to be covered plus 1 visitor space per 3 dwellings.
Guesthouse or hostel	1 per 3 beds
Serviced apartment	1 per room plus 1 per employee
Tourist accommodation in the form of a bed and breakfast establishment	1 per guest room plus 1 per employee
Commercial	
Auction depot	1 per 100 square metres plus 2 spaces
Bank	5 per 100 square metres
Call centre	Assess on needs basis
Hardware/retail showroom	4 per 100 square metres
Motor repair station	2 per 100 square metres or 4 per service bay (whichever provides the greater number of spaces).
Motor showroom	2 per 100 square metres
Office	4 per 100 square metres
Petrol filling station	6 per service bay plus 5 per 100 square metres retail floor area
Post office	7 per 100 square metres
Retail showroom in the form of a bulky goods outlet	4 per 100 square metres
Service trade premise	4 per 100 square metres
Shop	5 per 100 square metres (where located within a centre). 7 per 100 square metres (where not located within a centre).
TAB facility	8 per 100 square metres
Used car lot or vehicle sales yard	2 per 100 square metres of total site area

Form of Development	Number of Required Car Parking Spaces
Video store	6 per 100 square metres
Community and Civic	
Child care centre	1 per 4 children
Civic administration office	4 per 100 square metres
Community centre	10 per 100 square metres
Educational institution –	
pre-school, primary school and secondary school	1 per full time employee plus 1 space for wheelchair users plus an additional 10 per cent of the total for visitors.
tertiary institution	0.6 per full time student plus 0.2 per part time student.
Library	4 per 100 square metres
Meeting hall	1 per 5 seats
Place of worship	1 per 3 seats
Industry	
Industry (exclusive of office component)	
–	
up to 200 square metres total floor area	2 per 100 square metres
plus between 200 and 2000 square metres total floor area	additional 1.33 per 100 square metres
plus greater than 2000 square metres total floor area	additional 0.67 per 100 square metres
Labour intensive industry (inclusive of office component)	0.75 per employee
Office component	3.3 per 100 square metres
Medical	
Consulting room	10 per 100 square metres
Hospital	2.5 per bed
Medical centre or day surgery	10 per 100 square metres
Recreation	
Amusement machine centre	7 per 100 square metres
Bowling club	10 per bowling green
Cinema complex	1 per 3 seats
Concert hall or theatre	1 per 3 seats
Entertainment multiplex	Assess on needs basis
Exhibition hall	Assess on needs basis

Robe Council
Table Section
Table Ro/2 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Indoor recreation centre or gymnasium	Assess on needs basis
Squash or tennis court	4 per court (Additional spaces may be required if spectator seating is proposed.)
Hotel or tavern	
Public bar	1 per 2 square metres
lounge or beer garden	1 per 6 square metres
Dining room	1 per 3 seats
Gaming room	1 per 2 machines
Accommodation	Assess on needs basis
Night club or late night venue	Assess on needs basis
Restaurant	1 per 3 seats or 1 per 15 square metres (whichever provides the greater number of spaces).
Restaurant in the form of a fast food/ family restaurant	
Without dine-in and drive through facilities only	12 per 100 square metres
With dine-in facilities only but no drive through	1 per 5 square metres (internal and external seating) or 1 per 2 seats (internal seating)— (whichever provides the greater number of spaces).
With dine-in and drive through facilities	1 per 3 square metres (internal and external seating) or 1 per 2 seats (internal seating) – (whichever provides the greater number of spaces). (A car queuing area for a maximum of 12 cars is also required, to be assessed on a needs basis; there should also be at least 4 car spaces back from the ordering point.)
Other	
Conference facility	Assess on needs basis
Funeral parlour	4 per 100 square metres plus 1 per 4 seats where a chapel is also involved
Interchange/transport station	Assess on needs basis
Radio and TV studio	5 per 100 square metres

Table Ro/3 - Historic Conservation Area Design Guidelines - Smillie Street Streetscape Analysis

Component/Aspect/Issue	Guidelines for Development
Building height	<p>Buildings should continue the combination of single and two storey building forms in the locality by:</p> <ul style="list-style-type: none"> (a) buildings that are a combination of single and two storey forms as seen from the street and the dwelling being sited towards the front of the allotment (b) buildings being designed to address the street with minimum setback to Smillie Street and being built to the side boundaries (c) for single storey elements the ground floor ceiling height being up to 3 metres, similar in scale to the historic buildings in the area (d) first floor eaves height not more than 6.5 metres above natural ground floor level (e) variation between the wall and roof heights of buildings on adjacent allotments to maintain a varied skyline (f) site areas of buildings not being excavated (g) build-up on-site being minimal to create a finished floor level of not more than 100 millimetres above the top of the kerb.
Street setbacks	<p>The siting of buildings should conform to the historic pattern of the locality. The setback distance of buildings to the street should be consistent with the setbacks of heritage buildings in Smillie Street.</p> <p>One aspect of Smillie Street's character is the siting of the two storey buildings close to the front property boundaries. To continue this pattern of development, new buildings should be sited regularly and in close proximity to street frontages. Such siting of the buildings will promote streetscape continuity.</p> <p>The appropriate siting of infill buildings may be achieved by:</p> <ul style="list-style-type: none"> (a) setback of the building not more than 3 metres to Smillie Street (b) balcony or verandahs on the street boundary, or setback, but not over the footpath (c) any garage associated with residential accommodation being setback behind the main face of the building to ensure that garages do not impact on the streetscape (d) any garage with residential accommodation being setback a minimum distance of 5.5 metres from the street frontage to ensure the car can be parked within the property and does not overhang the road reserve/footpath (e) buildings on the north eastern corner of Smillie Street and Morphett Street may be constructed fronting the street alignment of Morphett Street, in which case a setback to Smillie Street of more than 3 metres is acceptable.

Component/Aspect/Issue	Guidelines for Development
Side and rear setbacks	<p>The pattern of development within the locality includes buildings that are built close to the side boundaries, although the heritage buildings are also clustered. This occurs because on each allotment the buildings are generally close to one side boundary but have a large space on the opposite side.</p> <p>It is anticipated that any dwellings constructed in the locality would take advantage of coastal views, and designs would incorporate first floor living areas and balconies.</p> <p>Appropriate siting of buildings may be achieved by:</p> <ul style="list-style-type: none"> (a) dwellings built close to one or the other but not on both side boundaries (b) setback of the first floor of any residential accommodation being not less than 10 metres from any northern boundary - this setback is to the internal living areas and external balconies may protrude past this alignment as long as suitable design techniques are incorporated to minimise overlooking of adjoining properties (c) appropriate building setbacks being provided to ensure any landmark trees, such as the Norfolk Island pine tree on the property on the north eastern corner of Smillie Street and Morphett Street, are not damaged.
Plan form	<p>The heritage buildings in the locality have plans developed by addition of simple small-scale rectangular elements. This controls both the external articulation and roof scale and the layout of rooms.</p> <p>The plan of infill buildings should have:</p> <ul style="list-style-type: none"> (a) simple rectangular plan elements not more than 7 metres wide (b) a plan that is oriented parallel to street and side boundaries (c) an unbroken frontage not more than 12 metres. <p>Complex, stepped, curved or angled plan forms are not appropriate and are not to be used.</p>
Roof design	<p>An important component of the distinct character of Robe is the roof form of historic buildings. These roofs have a high degree of articulation, steep pitches and small spans, providing a unique roof-scape across Robe to the sea.</p> <p>Hipped roofs with spans of 5 to 7 metres dominate this characteristic roof-scape and should be maintained by:</p> <ul style="list-style-type: none"> (a) designs incorporating predominantly simple hipped roofs on rectangular plan forms (b) use of M shaped roof with level ridge and central box gutter on larger plan forms (c) maximum hipped or gable roof span of 7 metres (d) main roof pitches between 25 to 35 degrees (e) skillion roofs between 15 and 17.5 degrees used only in the manner of 'lean-to' additions to existing buildings or behind appropriately designed parapets, especially along street frontages (f) eaves flush or maximum 300 millimetre overhang, lined with timber battens (g) masonry chimneys to articulate roofs (h) roof lights as traditional flat roof windows. <p>Curved roofs or dormer windows are not appropriate and are not to be used.</p>

Table Ro/3 - Historic Conservation Area Design Guidelines - Smillie Street Streetscape Analysis

Component/Aspect/Issue	Guidelines for Development
Building materials	<p>Development should be constructed of materials which are in harmony with the historic character of the town. The following materials are appropriate and their use encouraged:</p> <ul style="list-style-type: none"> (a) natural surfaces such as walls constructed of local stone, limestone, rendered and bagged masonry, and painted weatherboard (b) roofs constructed of galvanised or pre-painted corrugated iron roofing and traditional flat metal tiles (c) windows and doors to front and side elevations vertical in proportion and of painted timber (d) painted timber fascias, barges and trims (e) traditional roof colours though unpainted galvanised corrugated steel roofing is acceptable (f) gutters of a D, OG or half round profile (g) grey tinted polycarbonate. <p>The following materials are not appropriate and are to be avoided:</p> <ul style="list-style-type: none"> (a) face brickwork and deep raked joints (b) opal or reflective polycarbonate (c) roofing and cladding of unpainted zincalume, or in white, blue, black, light grey or sand colours (d) circular columns, sails, elaborate mouldings, highly reflective materials or bright external colours, unpainted zincalume, aluminium windows, glass balustrades and glass curtain walls.
Access and garaging	<p>Vehicle parking is not a dominant element within the area of historic character. Parking areas, including garages, carports and the like should be unobtrusive in new development and should not occur between buildings and the street.</p> <p>To ensure access and vehicle parking areas are not intrusive in the streetscape, the following techniques should be applied:</p> <ul style="list-style-type: none"> (a) no undercroft garaging (b) single width driveways (c) no driveways, garages or carports should directly abut the driveway, garage or carport of the adjoining property (d) a landscaping buffer between the driveway and side boundary should not be less than 1 metre wide (e) carports, garages and the like should be single width and no wider than 3.5 metres (f) setback of carports, garages behind the main face of the building, and a minimum of 5.5 metres from the street frontage (g) free standing garages or carports at the rear of buildings (h) doors associated with carports, garages and the like should be a tilt-up panel design, with timber boarding, mini orb or corrugated cladding (i) driveway materials should be neutral in appearance and colour, for example natural grey concrete pavers. <p>Highly patterned, interlocking, clay pavers or stamped concrete are not appropriate and are not to be used.</p>

Component/Aspect/Issue	Guidelines for Development
Tree preservation	<p>The Norfolk Island pine tree located on the north eastern corner of Smillie Street and Morphett Street contributes to the Smillie Street streetscape and historic townscape setting. This tree shall be retained and carefully conserved. Development should be undertaken with the minimum adverse affect on the health of the tree. Any building to be erected on this property should be designed in a manner to retain the tree, its aesthetic appearance, and its health and integrity.</p> <p>An arborist's report should be submitted with any development application for the new development on the subject property. The arborist's report should provide details on:</p> <ul style="list-style-type: none"> (a) the protection area required around the root system of the tree (b) recommendations to ensure that ground work activities such as excavation, service trenches, fences, filling, and sealing of surrounding surfaces is undertaken in a manner to protect the health and integrity of the tree, including its root system (c) recommendations regarding any trimming or pruning required.
Fences and walls	<p>Street boundaries should generally be enclosed with fences, hedges or walls that are consistent with the scale and historic character of the town.</p> <p>New development should have:</p> <ul style="list-style-type: none"> (a) a fence, hedge or wall along the front property boundary of Smillie Street of not more than 1.2 metres in height (b) fences of local stone, bagged or rendered masonry, hardwood, galvanised or painted corrugated iron or brush with a rolled top (c) solid division fences not more than 1.8 metres in height that screen private open space from adjoining properties and public areas (eg public roads or public open space) (d) division fences that taper down to meet front fences. <p>Precast piers and tubular fences are not appropriate and are not to be used.</p>
Landscaping	<p>New plantings should use plant species characteristic of historic vegetation in the locality. This may be achieved by traditional seaside garden planting, such as coprosma hedges or local indigenous plants.</p> <p>Variegated golden forms and palms are not appropriate and are not to be used.</p>
Outbuildings	<p>Sheds, garages, carports, pergolas and other outbuildings should not be of a size that makes them visually dominant.</p> <p>Outbuildings should:</p> <ul style="list-style-type: none"> (a) not exceed, either singly or in combination, a floor area of 50 square metres per allotment (b) not exceed a side wall height of 2.7 metres, nor exceed an overall height of 4 metres to the highest point of the building (c) be designed and sited to complement the appearance of other buildings on the same allotment (d) have a minimum roof pitch of 20 to 35 degrees (e) have gutters of a D, OG or half round profile (f) be constructed of appropriate materials, which may include local stone, limestone, rendered and bagged masonry and painted weatherboard, galvanised or painted corrugated iron roofing, and painted timber joinery and trims

Table Ro/3 - Historic Conservation Area Design Guidelines - Smillie Street Streetscape Analysis

Component/Aspect/Issue	Guidelines for Development
	<p>(g) not be erected until or unless there exists on the same allotment the principal building or a valid planning authorisation for the construction of the principal building.</p> <p>The use of highly reflective materials or very bright external colours, unpainted zincalume, aluminium windows, glass curtain walls and square profile cladding is not appropriate and is to be avoided.</p>
Services	<p>Air-conditioning compressors should be located at ground level and be concealed from view from the street.</p> <p>Aerials, satellite receivers and the like should be concealed from the street.</p>

Table Ro/4 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No	Certificate of Title	Sec 23(4) Criteria	DPLG ID
Robe-Penola Road (Beachpoint turnoff) BRAY	Whip Well				a f	16472
Bagdad Road MOUNT BENSON	Lowrie's Hill Church				a b c f	16476
Dairy Range Road MOUNT BENSON	Bagdad Homestead and Original House				a b d	16477
Powells Road NORA CREINA	Jeffrey's Homestead				a d	16479
28 Banks Street ROBE	Cottage				a	16467
Nora Creina Road ROBE	CSIRO Building					16475
Nora Creina Road ROBE	Wattle Banks (House)				a	16455
Nora Creina Road ROBE	Sunny Side (House)				a	16458
5 Elizabeth Street ROBE	Maisonettes (Broom Cottage)				a b d	16435
6 Elizabeth Street ROBE	Cottage				a d	16430
9 Elizabeth Street ROBE	Cottage				a	16436
10 Elizabeth Street ROBE	Cottage (Patsy Ryan's)				a d e	16431
Main Road ROBE	Lake Charra				f	16460
Main Road ROBE	Lake Fellmongery				a b e f	16469
Main Road Lakeside Caravan Park ROBE	Reducing Boilers (temporary location)					16452
1 Main Road ROBE	The Lodge (House)				a b d	16445
11 Main Road ROBE	Cottage				a b d	16447
Mundy Terrace ROBE	Robe Hotel (formerly Bonnie Owl Hotel)				a c f	16411
Old Naracoorte Road ROBE	Dennington Homestead and Outbuildings				a b d	16478
9 Robe Street ROBE	Cottage				a f	16446
3 Smillie Street ROBE	Well				a b c	16462
14 Smillie Street ROBE	Former Butcher's Shop (Dawson's)				a b c d	16464

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No	Certificate of Title	Sec 23(4) Criteria	DPLG ID
32 Smillie Street ROBE	Former George Lord's Horseshoe Forge				a b e	16422
Sturt Street ROBE	Cottage				a d	16465
Sturt Street ROBE	Cottage (The School in Rotten Row)				a b c	16428
17 Sturt Street ROBE	House (Eltham House)				a	16416
18 Sturt Street ROBE	Cottage				a b f	16412
21 Sturt Street ROBE	House				a	16417
22 Sturt Street ROBE	Former Free Presbyterian Chapel				a b c f	16413
24 Sturt Street ROBE	St Peter's Church of England				a b c e f	16414
29 Sturt Street ROBE	Cottage (Burr Cottage)				a d e	16427
34 Sturt Street ROBE	Cottage				a	16429
26 Tobruk Avenue ROBE	House				a	16448
1 Union Street ROBE	Public School				a b c	16439
2 Union Street ROBE	House				a d	16466
3 Union Street ROBE	Villa				a d	16440
11 Union Street ROBE	Cottage (Blind Barlowe's Tom Pepper's)				a b d e	16444
14 Union Street ROBE	Cottage				a	16473
2 Victoria Street ROBE	Former Bank				a c	16426
10 Victoria Street ROBE	Shop and House				a f	16433
12 Victoria Street ROBE	Cottage (Skye)				a b d	16434
17 Victoria Street ROBE	Cottage				a f	16438
22 Victoria Street ROBE	House (William Savage House)				a e	16442
23 Victoria Street ROBE	Cottage (Victoria Cottage)				a d	16441
28 Victoria Street ROBE	Cottage (Birmingham's)				a d	16443
35 Victoria Street ROBE	Cottage (Wee Wittalooka)				a	16474

Robe Council
 Table Section
 Table Ro/4 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No	Certificate of Title	Sec 23(4) Criteria	DPLG ID
ROBE	Beacon Hill				a f	16468
ROBE	Lake Butler				a f	16461
ROBE	Cottage (Dunn's)				a b d e	16449
ROBE	Drain L and Bridges				a c f	16470

Note: This table was last updated on [14 July 2010](#)

Table Ro/5 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 16 Criteria	Heritage Branch ID
Burr Street ROBE	Robe Cemetery	S590 A2	H441800 D63771	CT 45/10 CR 5964/912		12645
Cape Dombey ROBE	Cape Dombey Obelisk	S592	H441800	CR 5643/835		10263
1A Hagen Street ROBE	Robe House (former Government Residence)	A201	D40810	CT 5225/626		12546
2 Hagen Street ROBE	The Lady Star of the Sea Catholic Chapel and Schoolroom	A53	T441801	CT 5614/20		11642
7 Karatta Road ROBE	Dwelling ('Karatta House')	A97	F206256	CT 5806/473		10464
Main Road ROBE	Dwelling ('Lakeside')	Q100	D36610	CT 5130/545		10260
Main Road ROBE	'Lakeside' Stables and Coach House	A101	D36610	CT 5130/546		10264
Main South Eastern Road ROBE	Richmond Park Homestead	A217	F205563	CT 5833/321		12544
Millicent Road ROBE	Former Bush Inn	S557	H441800	CT 6031/581		10265
2 Mundy Terrace ROBE	Dwellings (former Robe Post Office & Telegraph Station)	A1	T441801	CT 5546/229		10361
Nora Creina Road ROBE	Dwelling ('The Hermitage' Homestead Complex)	S209	H441800	CT 5696/458		12545
Nora Creina Road, Near ROBE	Dwelling ('Dingley Dell')	A12	D63809	CT 5920/386		12649
Nora Creina Road, Near ROBE	Former CSIRO Field Research Station (including shed, water tank, yard fencing and gates)	A1	F15911	CT 5464/91	a g	16230
Nora Creina Road, Via ROBE	Dwelling ('Bellevue Homestead')	A21	D68505	CT 5957/887		13909
Obelisk Road ROBE	Former Robe Gaol (Ruin)	S491	H441800	CR 5643/835		10262
1 Royal Circus ROBE	Nautical Museum (former Robe Customs House)	A19	T441801	CT 5730/902		10261

Robe Council
Table Section
Table Ro/5 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 16 Criteria	Heritage Branch ID
Royal Circus ROBE	Royal Circus and Seawall, including remains of slipway and Chinese Memorial	S528	H441800	CR 5643/833 N/A		12547
10 Smillie Street ROBE	Dwelling ('Ormerod Cottages') (former Old Barracks)	A26	T441801	CT 5729/520		10360
24 Smillie Street ROBE	Bank House (former Bank of South Australia Robe Branch)	A1	D17653	CT 5295/257		12543
26 Smillie Street ROBE	Shop & Cottages (formerly Campbell's Shop)	A33	T441801	CT 5453/863		12542
32 Smillie Street ROBE	Dwelling (former Davison's Shop and Residence)	A35	T441801	CT 5485/94		12540
38 Smillie Street ROBE	Greymasts Woolstore & Cottage	A92 A91	F171211 F171210	CT 5892/702 CT 5892/703		10364
8 Smillie Street ROBE	Robe Courthouse, Police Station, Old Cells & Stables	A301 A25 & 300	D51777 T441801	CR 5666/925 CT 5737/404		10362
Smillie Street ROBE	Robe Institute	A130	T441801	CR 5647/289		10365
Smillie Street ROBE	Dwelling (former Criterion Hotel)	A10	D31159	CT 5789/979		12539
15 Sturt Street ROBE	Dwelling ('Granny Banks' Cottage') (former Crazy Cottage)	A1	D72218	CT 5979/427		12646
4-8 Sturt Street ROBE	Dwelling ('Moorakyne House') (former Green Gables)	A90, 125	T441801	CT 5567/747		10363
1 Victoria Street ROBE	Caledonian Inn	A12	F105311	CT 5843/782		12368
5 Victoria Street ROBE	Eating House (former Wilson's Saddlery)	A95	F206254	CT 5827/59		12644
9 Victoria Street ROBE	Office (former Attic House)	A186	F205532	CT 5755/208		12633

Note: this table was last updated on [14 July 2010](#) and is an extract from the South Australian Heritage Register established under Section 13 (1) of the *Heritage Places Act 1993*. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.

Mapping Section

Map Reference Tables
Spatial Extent Maps
Bushfire Risk Maps
Concept Plan Maps

Map Reference Tables

Index Maps

Map Reference

[Council Index Map](#)

Zone Maps

Zone Name	Map Numbers
Caravan and Tourist Park Zone	Ro/8, Ro/9
Coastal Conservation Zone	Ro/2, Ro/3, Ro/4, Ro/5, Ro/6, Ro/7, Ro/8, Ro/9, Ro/10, Ro/12, Ro/13
Coastal Marina Zone	Ro/7
Coastal Open Space Zone	Ro/7, Ro/8, Ro/9
Conservation Zone	Ro/4, Ro/8, Ro/9
Deferred Urban Zone	Ro/4, Ro/9
Industry Zone	Ro/8, Ro/10
Open Space Zone	Ro/7, Ro/8, Ro/9, Ro/10
Primary Production Zone	Ro/1, Ro/2, Ro/3, Ro/4, Ro/5, Ro/6, Ro/9, Ro/11, Ro/12
Residential Zone	Ro/7, Ro/8, Ro/9, Ro/10
Residential Character Zone	Ro/7, Ro/8
Rural Living Zone	Ro/4, Ro/8, Ro/10
Settlement Zone	Ro/11, Ro/12, Ro/13
Town Centre Zone	Ro/7, Ro/8

Policy Area Maps

Policy Area Name	Map Numbers
Frenchman Bay Policy Area 1	Ro/3, Ro/4, Ro/9
Bushlands Tourist Accommodation Policy Area 2	Ro/4, Ro/8, Ro/9
Infrastructure Policy Area 3	Ro/10
Recreation Policy Area 4	Ro/7, Ro/10

Precinct Maps

Precinct Name	Map Numbers
Precinct 1 Beacon Hill Road	Ro/4, Ro/8
Precinct 2 Evans Cave Road	Ro/4, Ro/8, Ro/10
Precinct 3 Nora Creina Road	Ro/4
Precinct 4 Residential	Ro/7

Historic Conservation Area Maps

Area Name	<i>shown within Overlay Maps - Heritage</i>
Historic Conservation Area	Ro/7, Ro/8

Overlay Maps

Issue	Map Numbers
Location	Ro/1, Ro/2, Ro/3, Ro/4, Ro/5, Ro/6, Ro/7, Ro/8, Ro/9, Ro/10, Ro/11, Ro/12, Ro/13
Transport	Ro/1, Ro/3, Ro/4, Ro/7, Ro/8, Ro/9, Ro/11
Heritage	Ro/1, Ro/4, Ro/7, Ro/8, Ro/9
Natural Resources	Ro/1, Ro/4, Ro/5, Ro/6

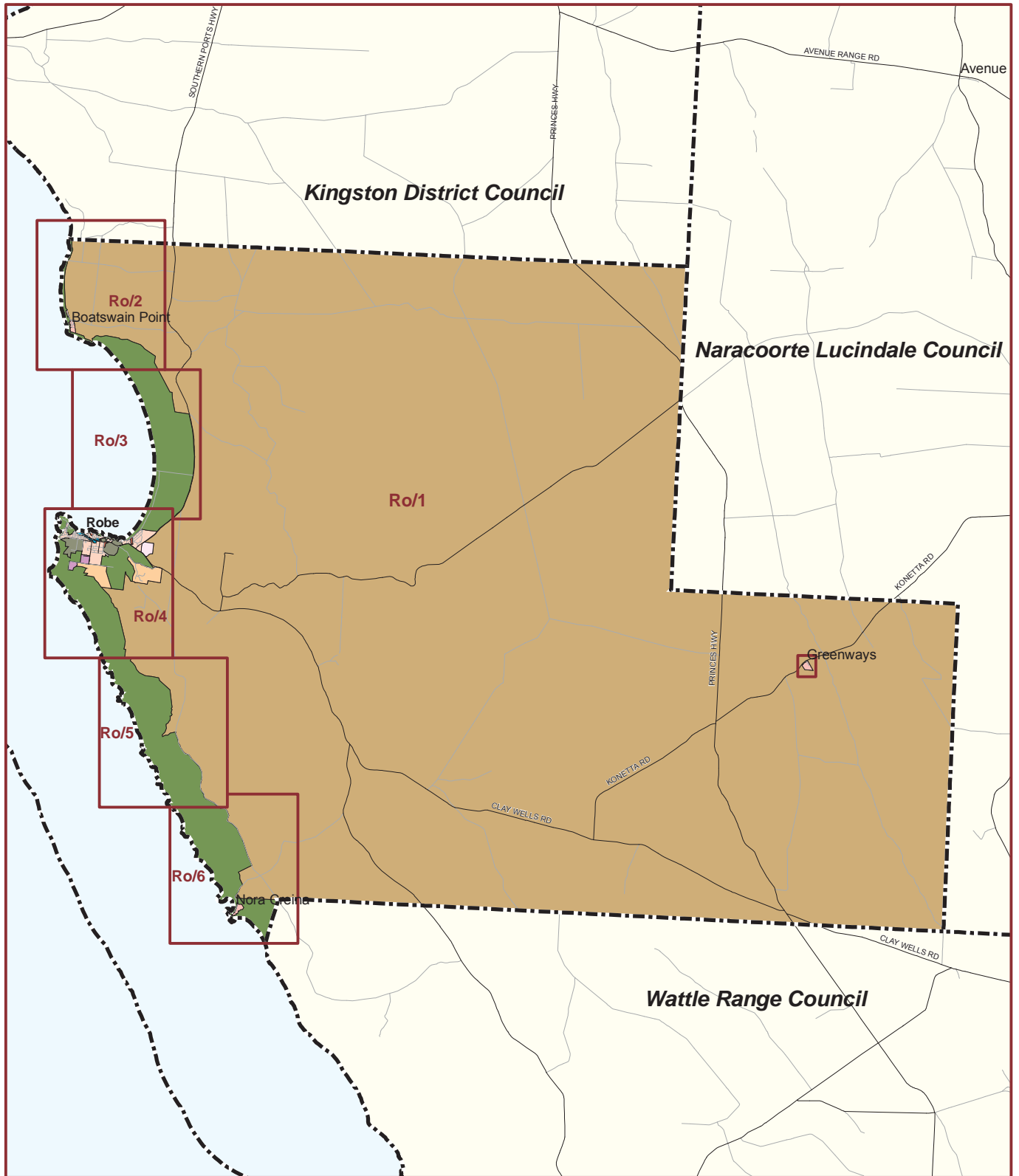
Bushfire Protection Overlay Maps

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

Concept Plan Maps

Concept Plan Title	Map Numbers
Frenchman Bay Estate Concept Plan	Concept Plan Map Ro/1
Lake Butler Concept Plan	Concept Plan Map Ro/2
Cape Dombey Concept Plan	Concept Plan Map Ro/3
Bushlands Tourist Accommodation	Concept Plan Map Ro/4
Lake Charra and Environs	Concept Plan Map Ro/5
Residential Concept Plan	Concept Plan Map Ro/6
Rural Living	Concept Plan Map Ro/7
Rural Living Beacon Hill Road	Concept Plan Map Ro/8
Evans Cave Road South	Concept Plan Map Ro/9
Smillie Street Streetscape Analysis	Concept Plan Map Ro/10
Smillie Street Streetscape Analysis	Concept Plan Map Ro/11
Robe Golf Course	Concept Plan Map Ro/12

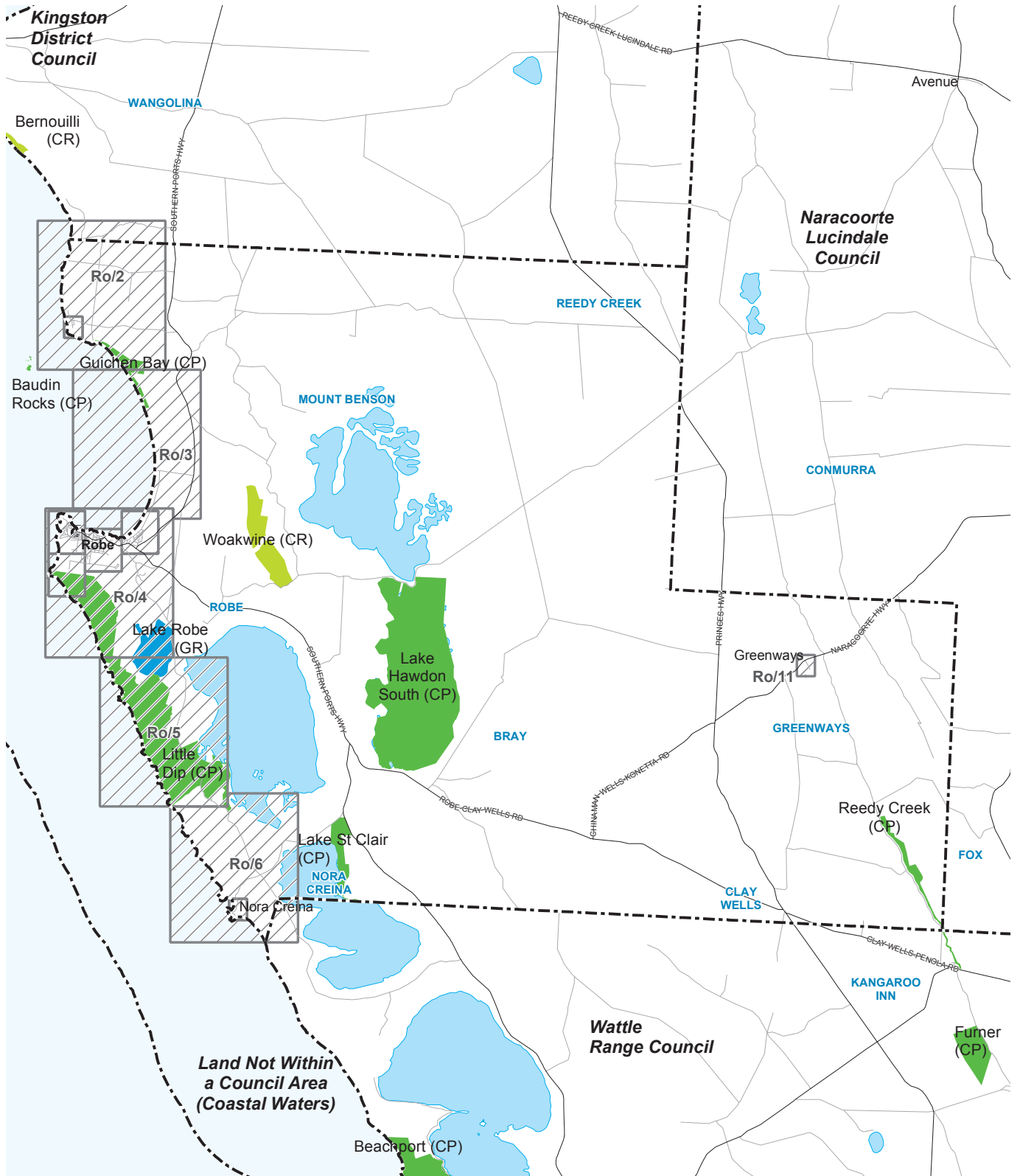
Spatial Extent Maps



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 Ro/1 to Map Ro/14 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.

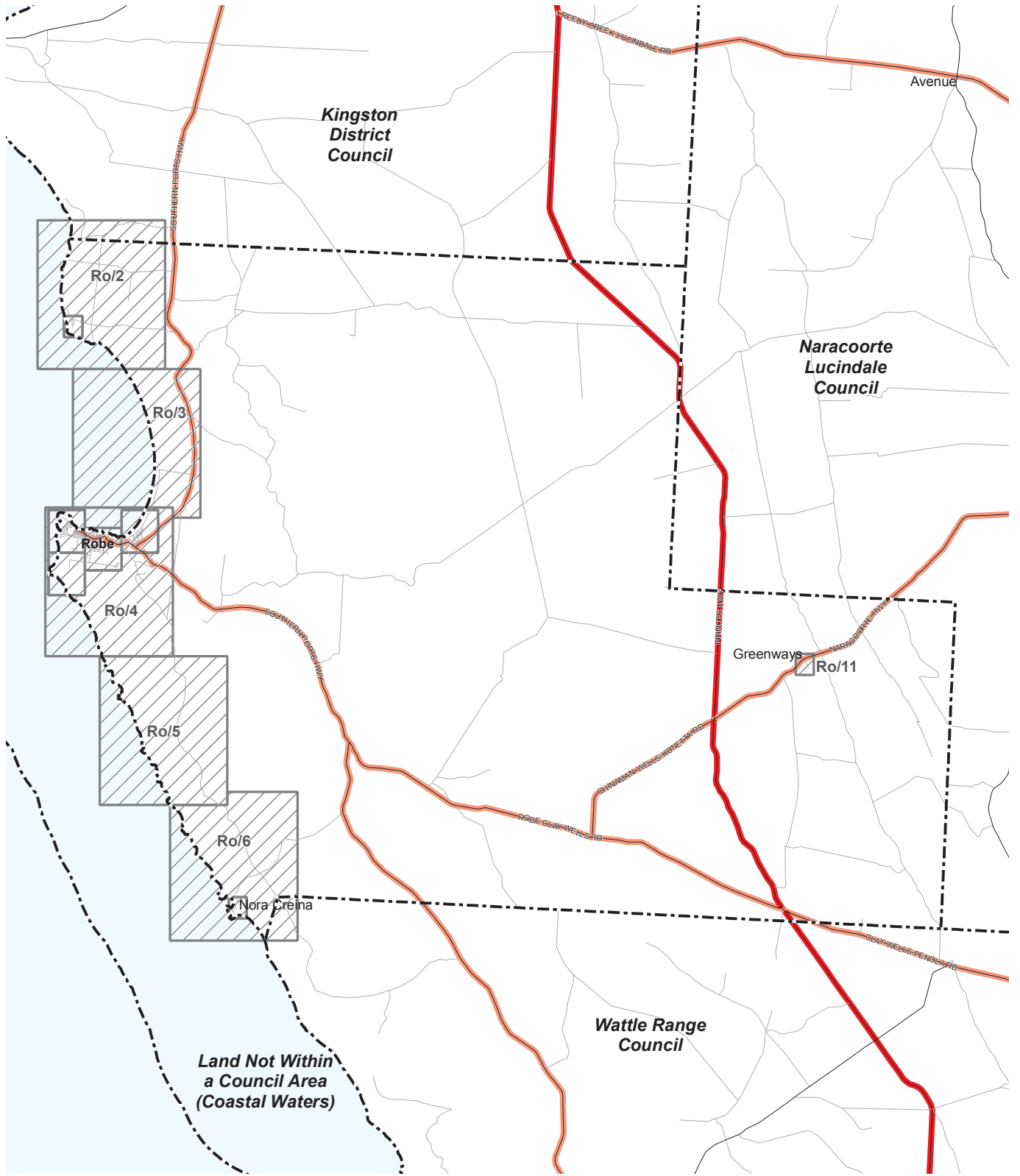


Council Index Map



- C Council Office
- Conservation Park
- Game Reserve
- Conservation Reserve
- Waterbodies
- Development Plan Boundary

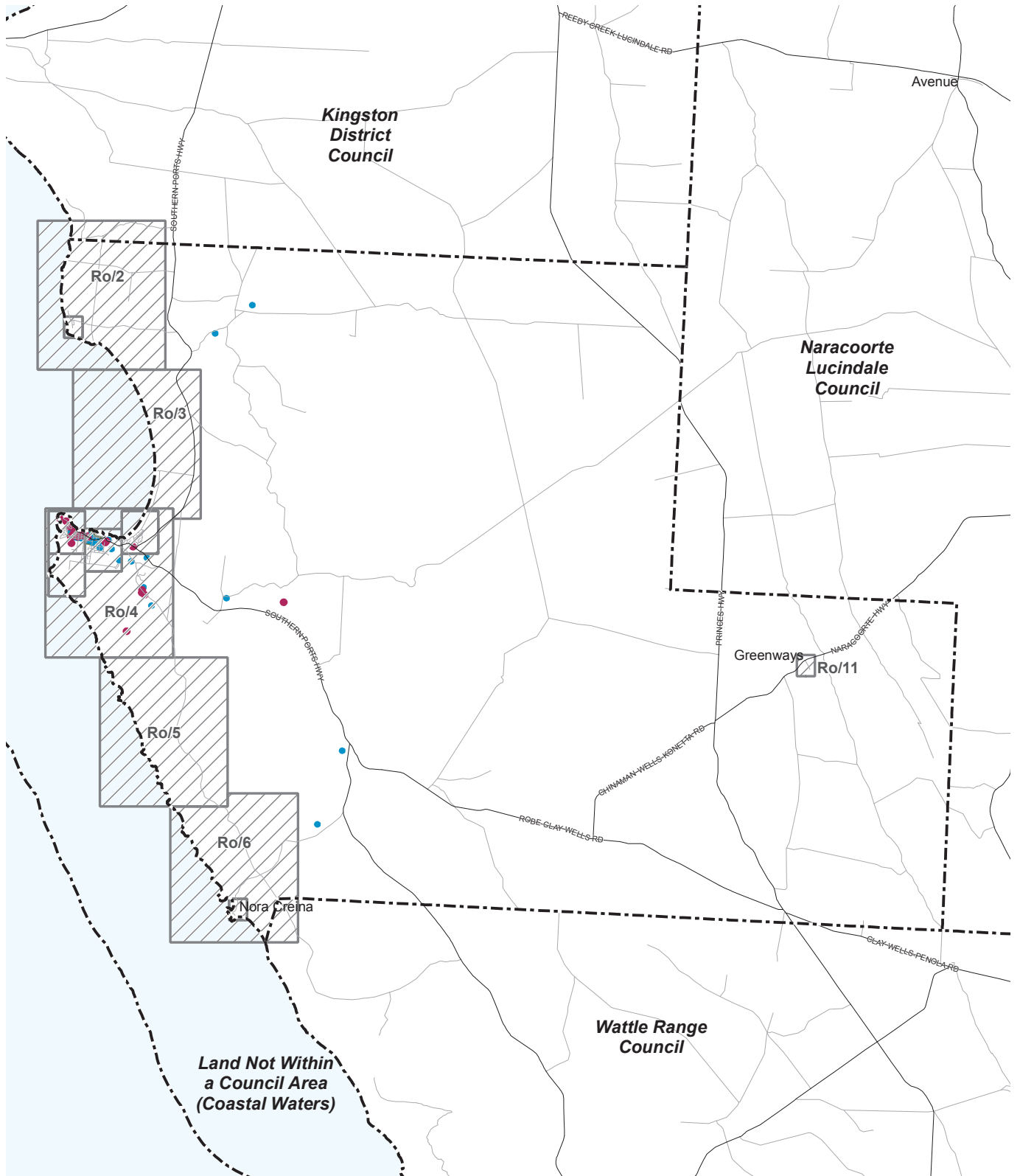
Location Map Ro/1



Overlay Map Ro/1

TRANSPORT

ROBE COUNCIL
Consolidated - 15 December 2016



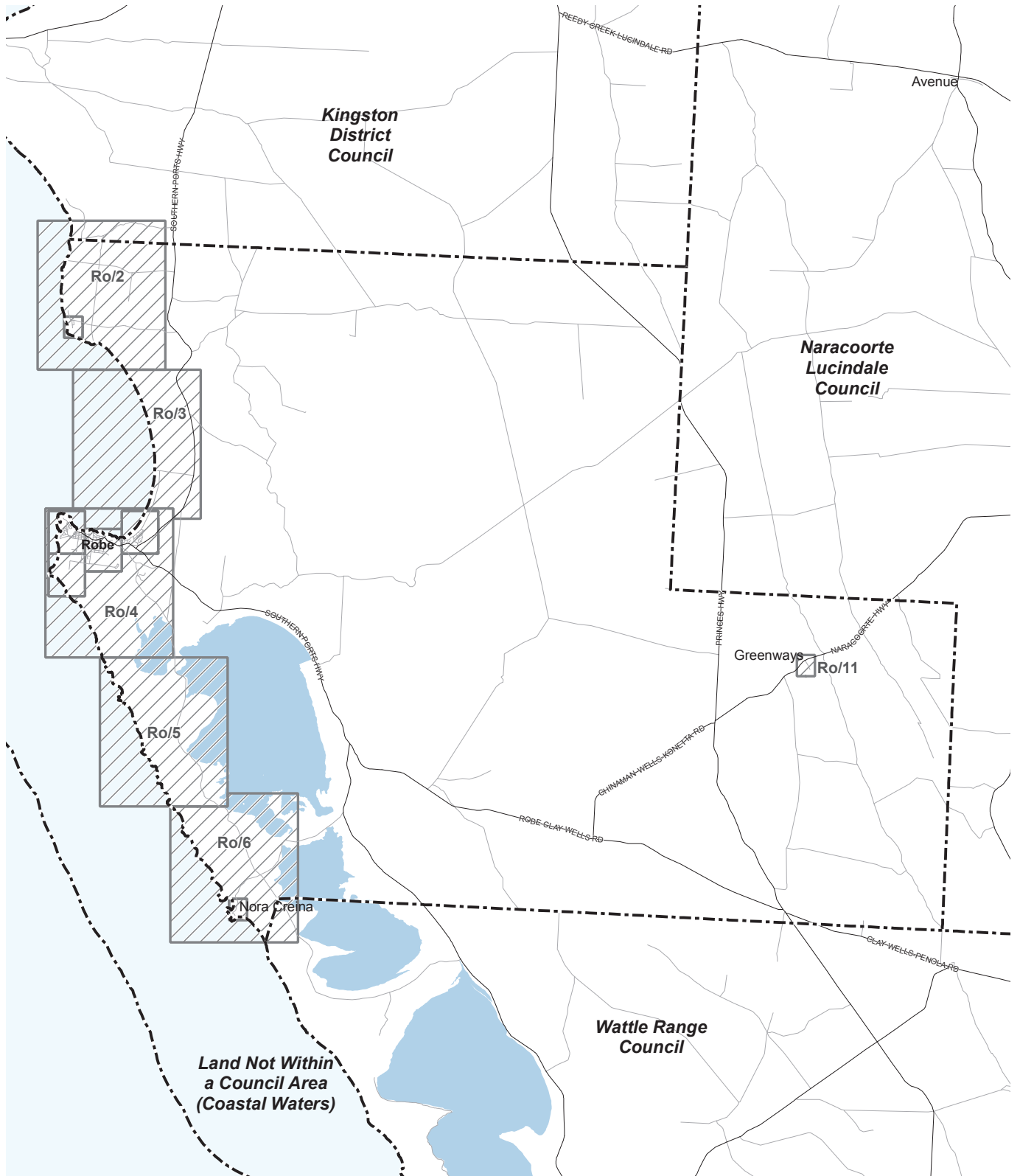
Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory items please refer to the relevant tables within this document.



- State heritage place
- Local heritage place
- Historic Conservation Area
- Development Plan Boundary

Overlay Map Ro/1

HERITAGE



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

Overlay Map Ro/1 NATURAL RESOURCES

ROBE COUNCIL
Consolidated - 15 December 2016

- Wetlands of National Importance
- Development Plan Boundary



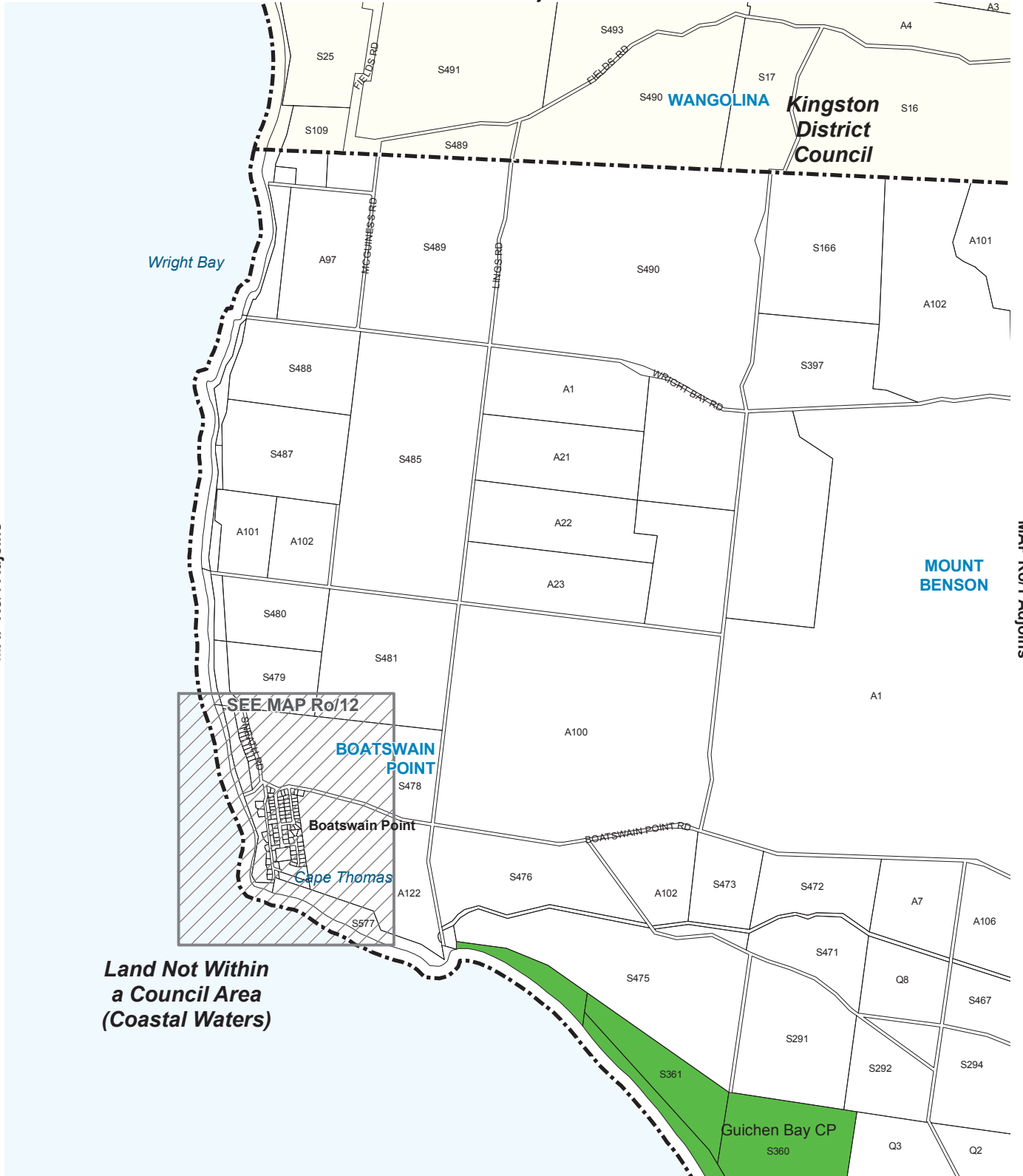
See enlargement map for accurate representation.



Zone Map Ro/1

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

MAP Ro/1 Adjoins



Land Not Within a Council Area (Coastal Waters)

MAP Ro/1 Adjoins

MAP Ro/3 Adjoins

Location Map Ro/2

- Conservation Park
- Development Plan Boundary

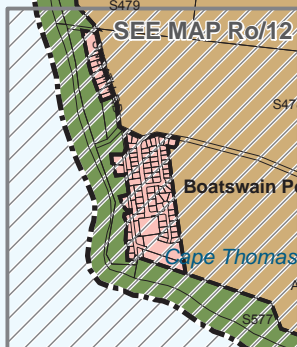
MAP Ro/1 Adjoins

Kingston District Council

Wright Bay

MAP Ro/1 Adjoins

MAP Ro/1 Adjoins



Land Not Within a Council Area (Coastal Waters)

MAP Ro/1 Adjoins

MAP Ro/3 Adjoins

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



Zones

CstCon Coastal Conservation

PrPro Primary Production

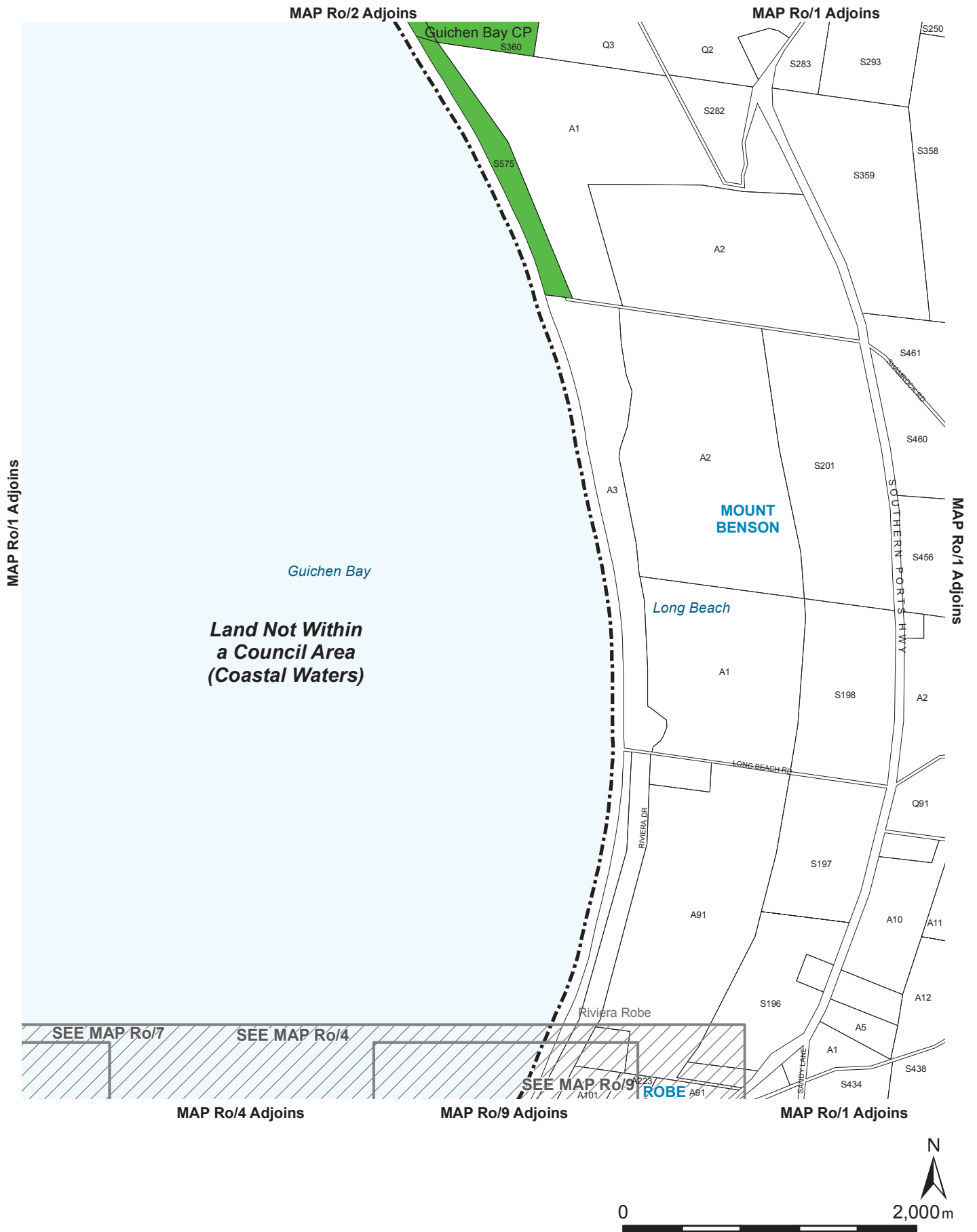
Zone Boundary

Development Plan Boundary

Zone Map Ro/2

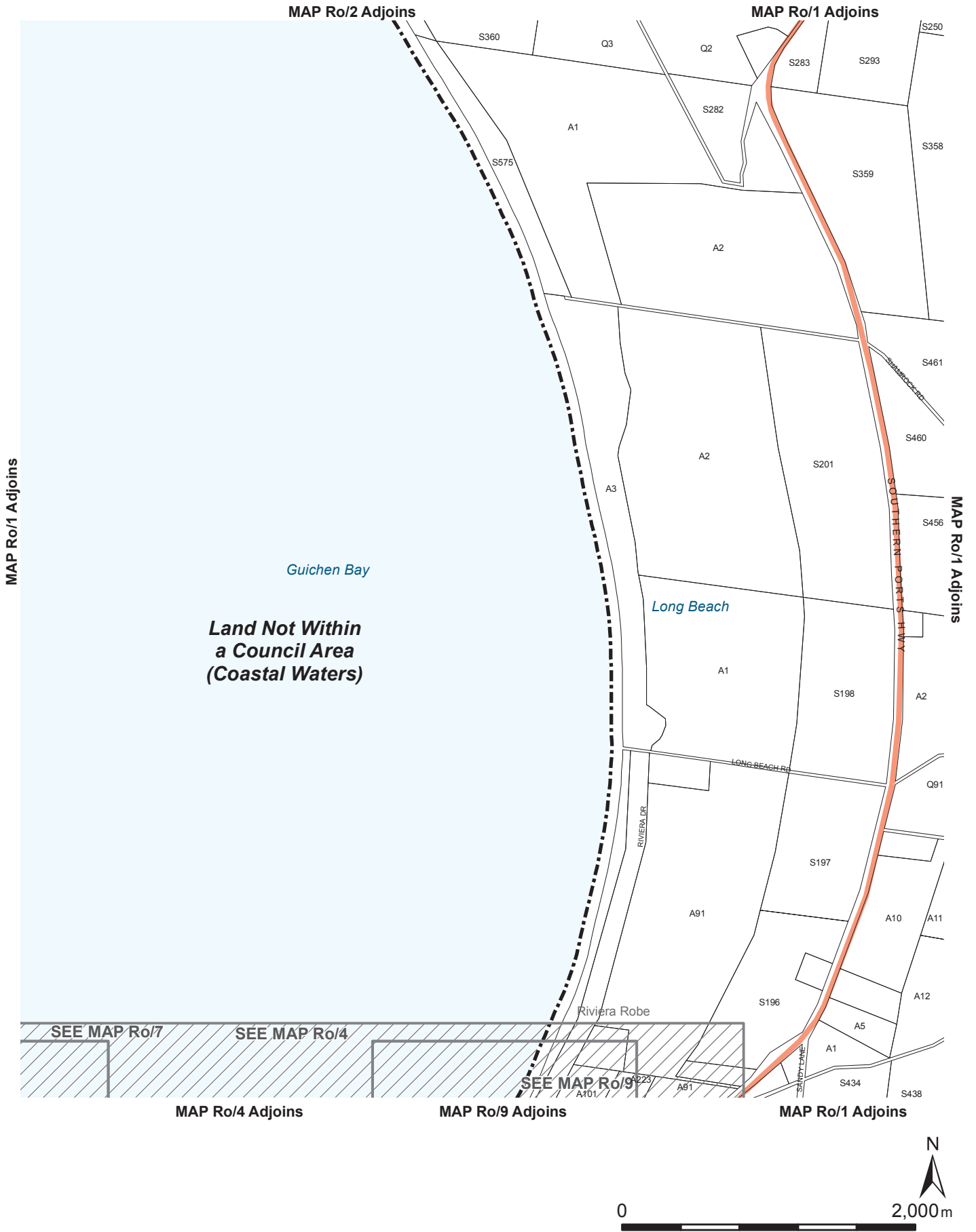
ROBE COUNCIL

Consolidated - 15 December 2016



Location Map Ro/3

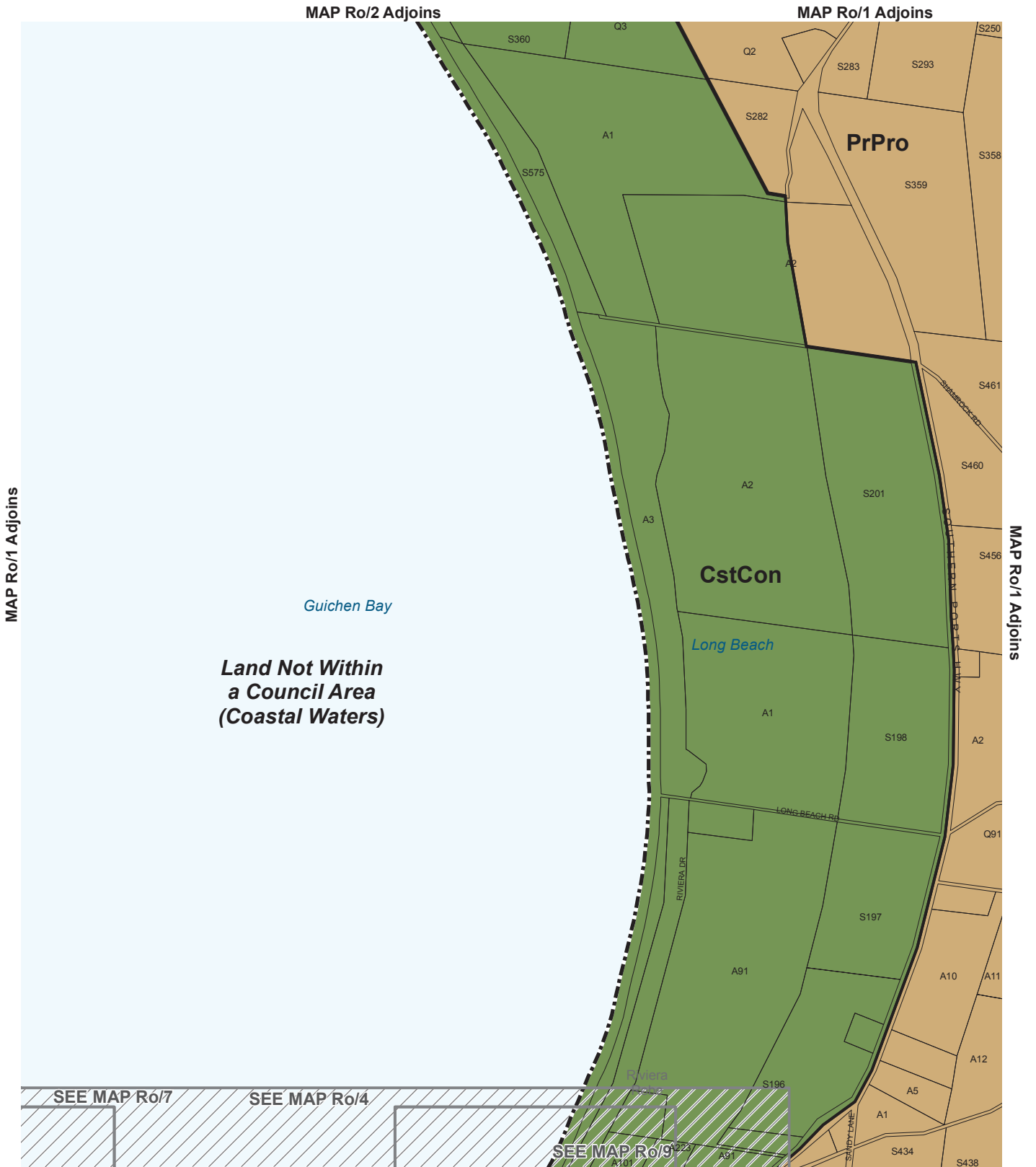
- Conservation Park
- Development Plan Boundary



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

Overlay Map Ro/3 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary



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

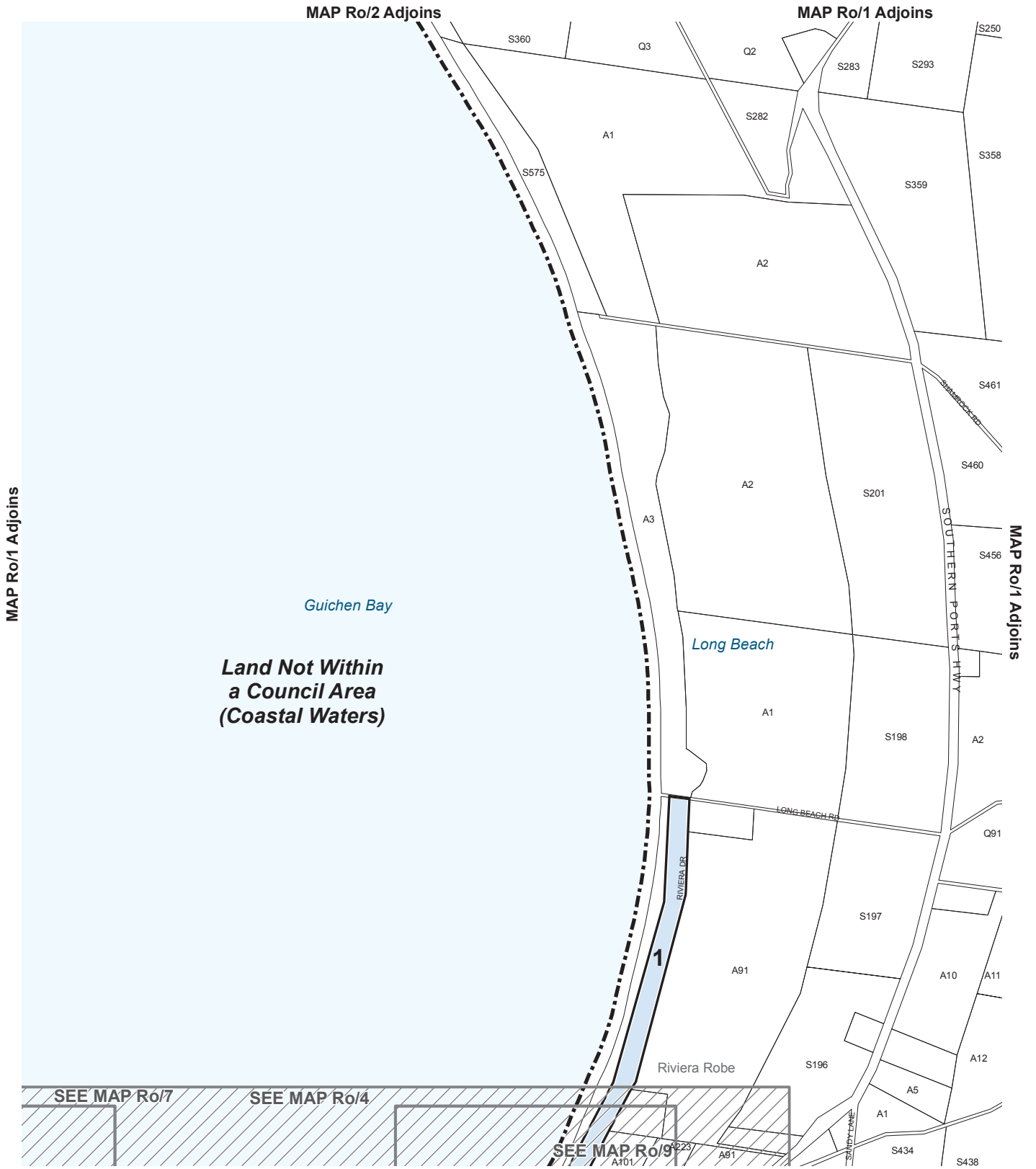
Guichen Bay

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



Zone Map Ro/3

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



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

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

Policy Area
1 Frenchman Bay

Policy Area Map Ro/3

- Policy Area Boundary
- Development Plan Boundary

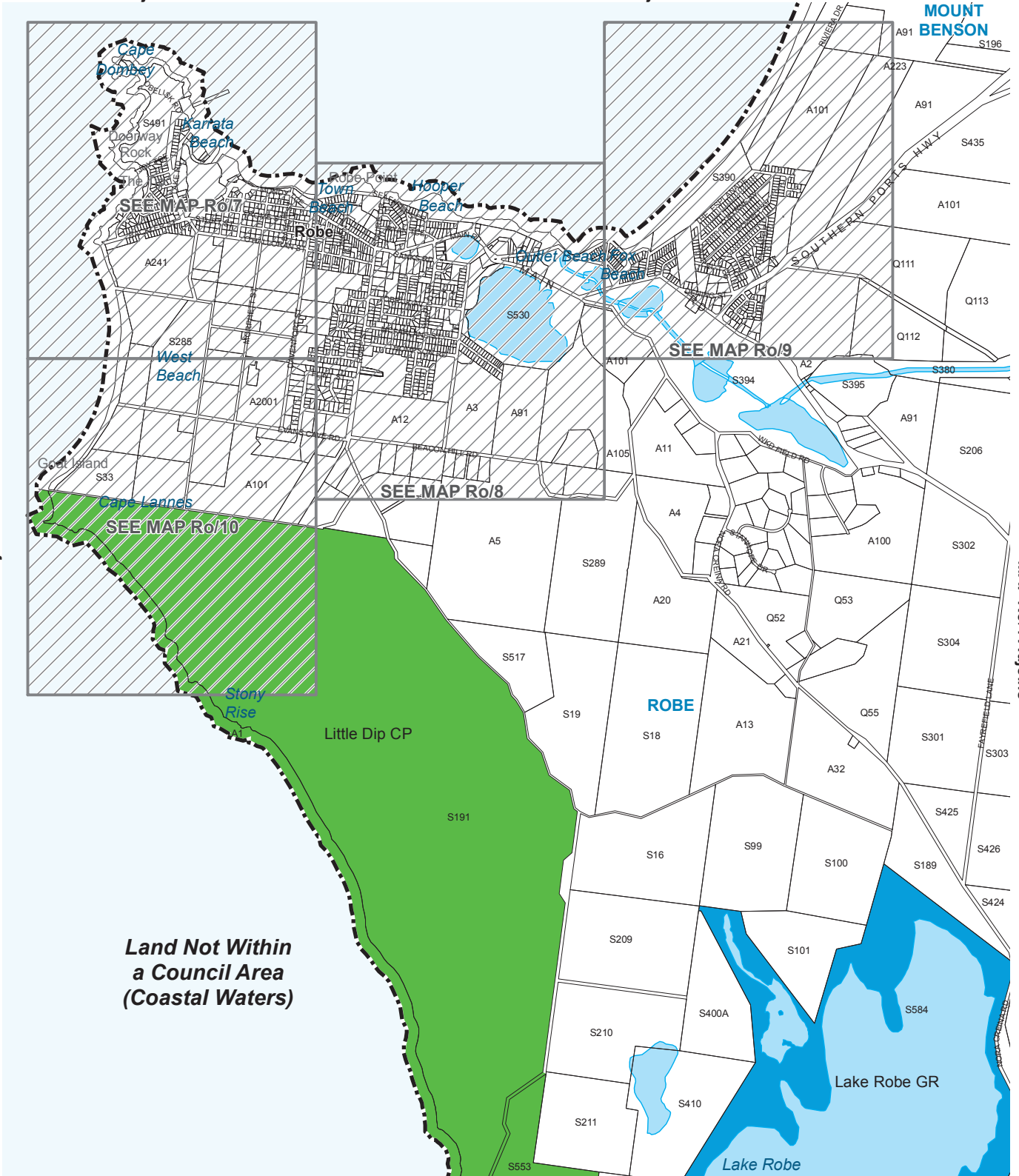
MAP Ro/1 Adjoins

MAP Ro/3 Adjoins

MOUNT BENSON

MAP Ro/1 Adjoins

MAP Ro/1 Adjoins



Land Not Within a Council Area (Coastal Waters)

MAP Ro/1 Adjoins

MAP Ro/5 Adjoins

- Conservation Park
- Game Reserve
- Waterbodies
- Development Plan Boundary

Location Map Ro/4

ROBE COUNCIL

Consolidated - 15 December 2016

MAP Ro/1 Adjoins

MAP Ro/3 Adjoins

MAP Ro/1 Adjoins

MAP Ro/1 Adjoins

Land Not Within a Council Area (Coastal Waters)



MAP Ro/1 Adjoins

MAP Ro/5 Adjoins

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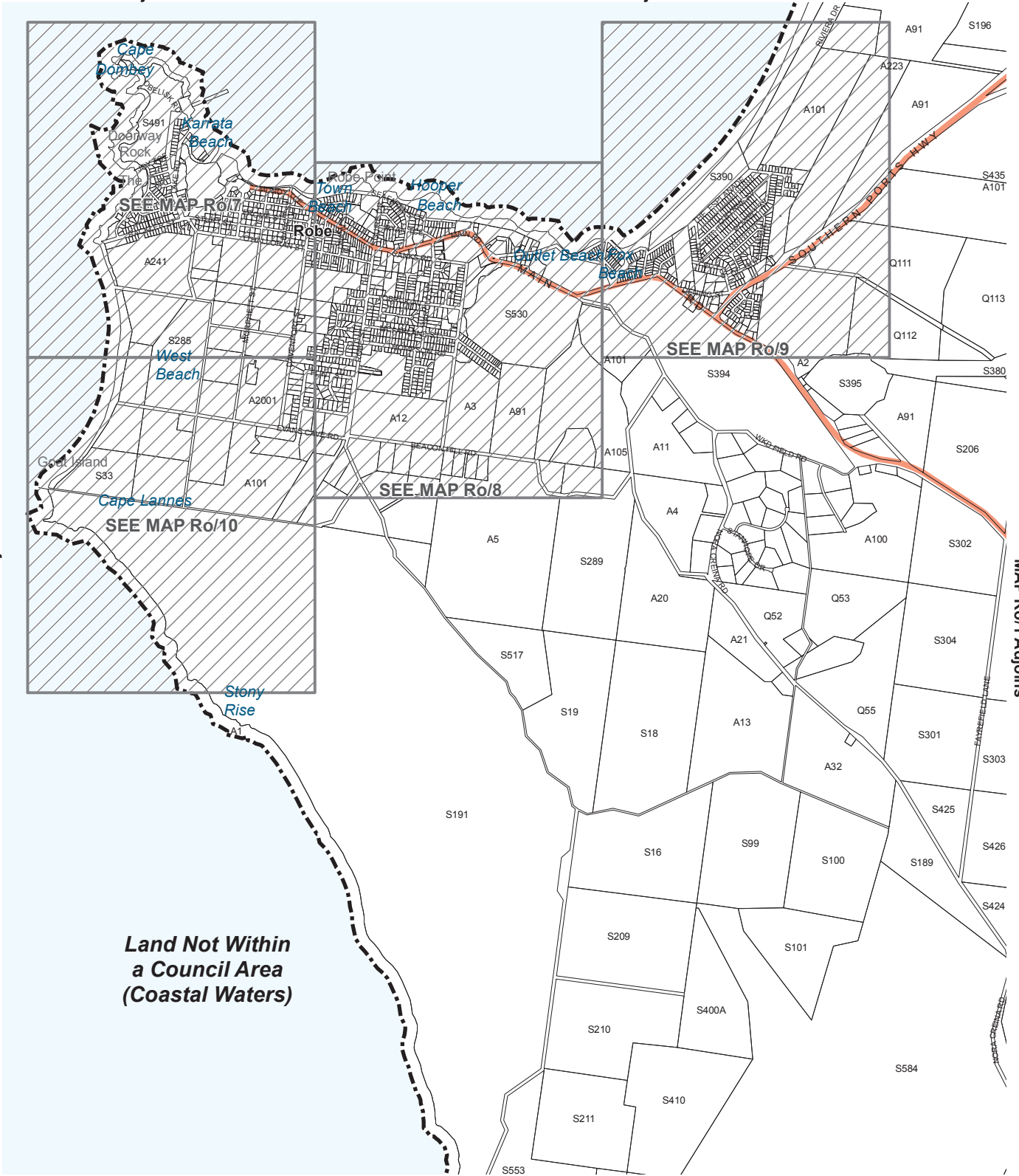


Overlay Map Ro/4 TRANSPORT

-  Secondary Arterial Roads
-  Development Plan Boundary

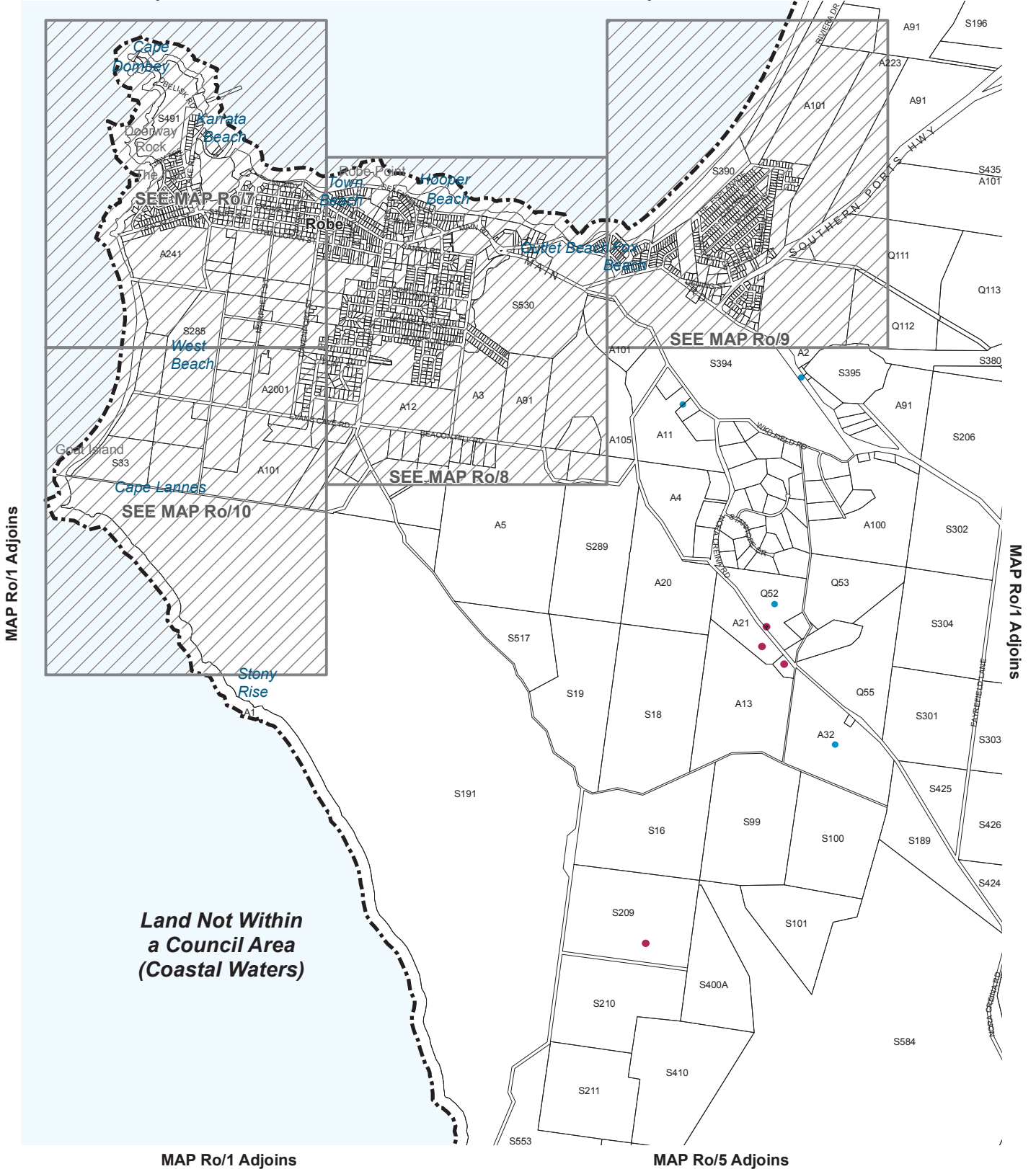
ROBE COUNCIL

Consolidated - 15 December 2016



MAP Ro/1 Adjoins

MAP Ro/3 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.



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

Overlay Map Ro/4 HERITAGE

MAP Ro/1 Adjoins

MAP Ro/3 Adjoins

MAP Ro/1 Adjoins

MAP Ro/1 Adjoins

Land Not Within a Council Area (Coastal Waters)

South East Coastal Salt Lakes

MAP Ro/1 Adjoins

MAP Ro/5 Adjoins



0

2,000m

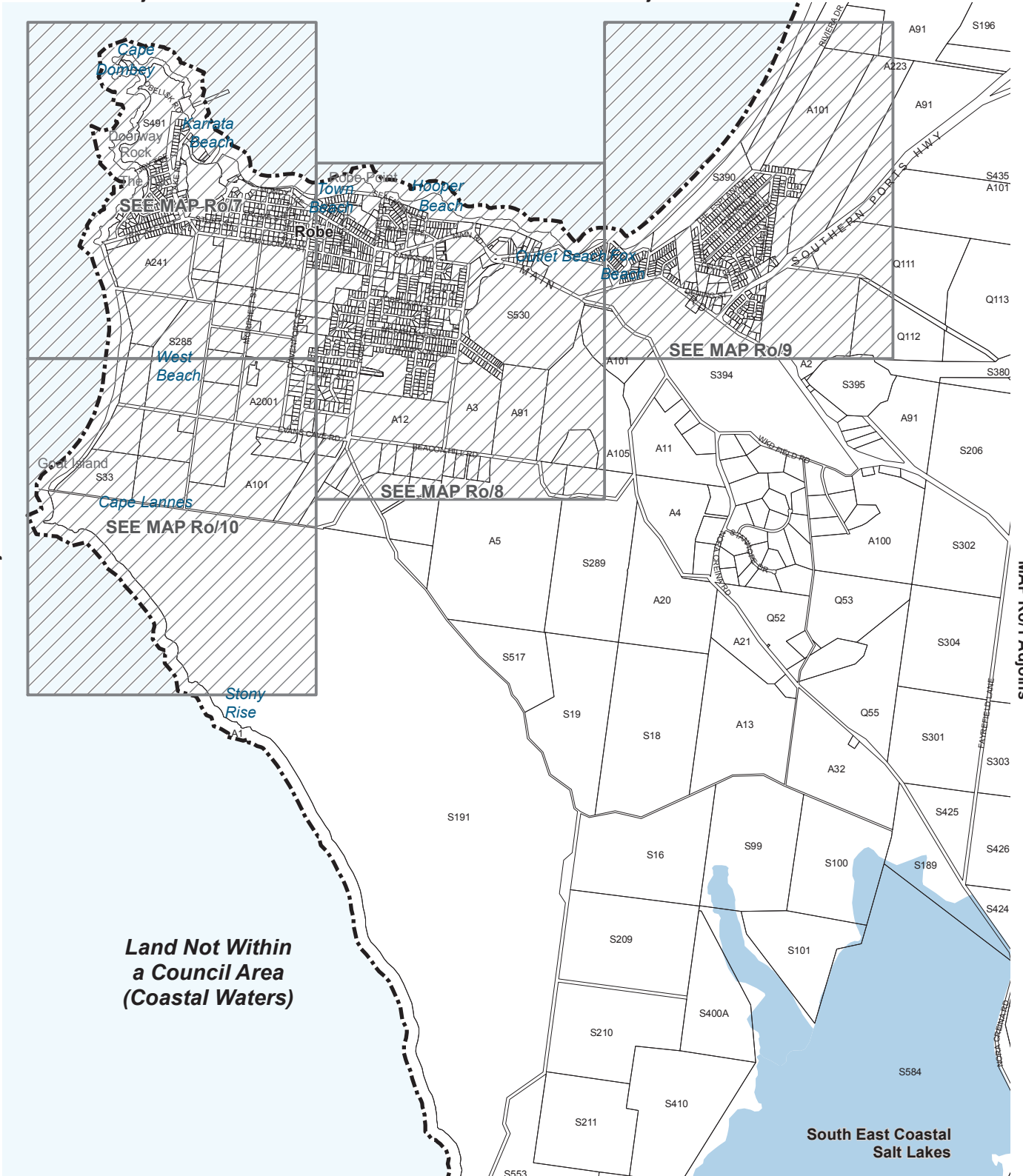


Overlay Map Ro/4 NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary

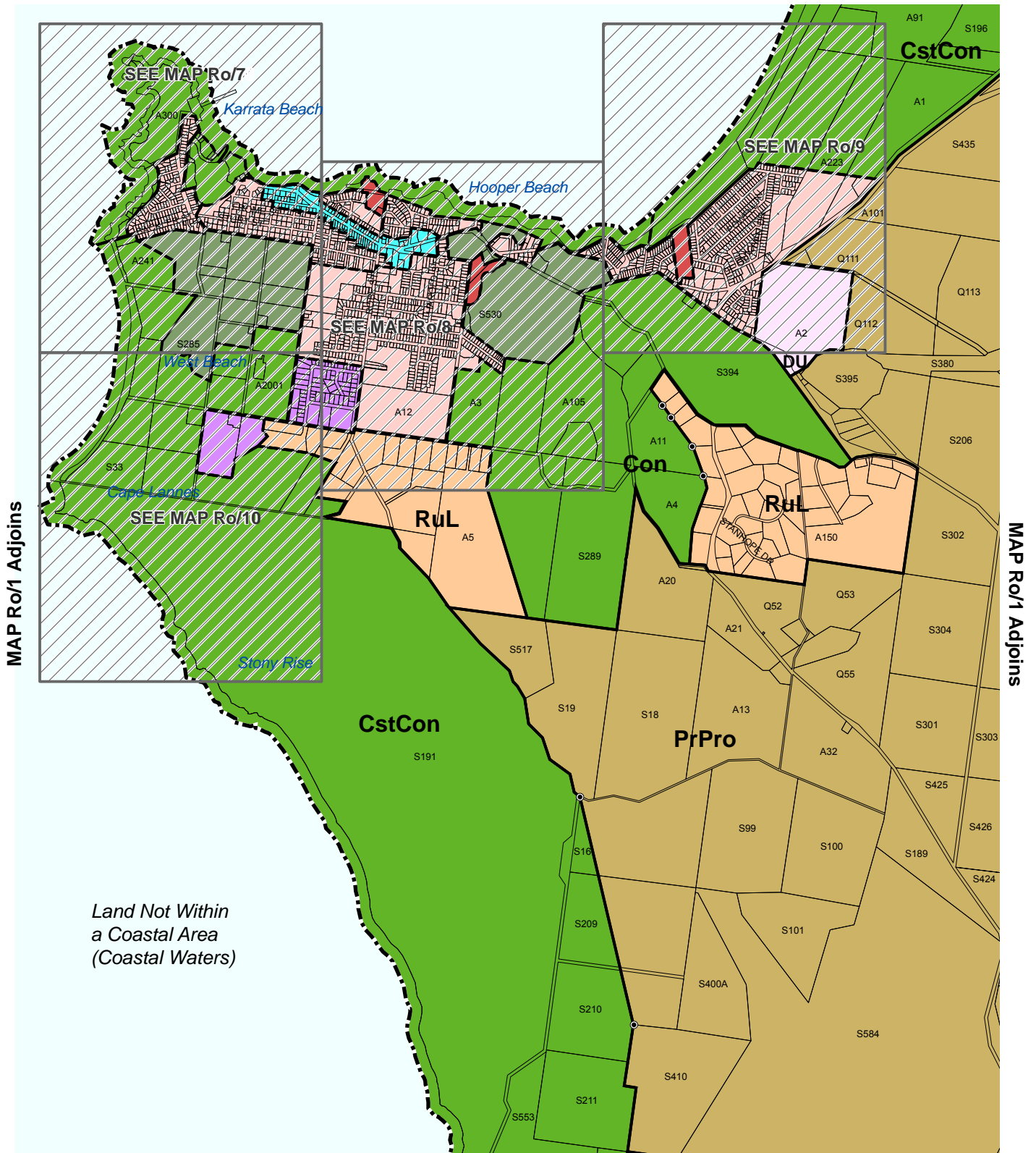
ROBE COUNCIL

Consolidated - 15 December 2016



MAP Ro/1 Adjoins

MAP Ro/3 Adjoins



Land Not Within
a Coastal Area
(Coastal Waters)

MAP Ro/1 Adjoins

MAP Ro5 Adjoins

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

Zones

- CstCon Coastal Conservation
- Con Conservation
- DU Deferred Urban
- PrPro Primary Production
- RuL Rural Living

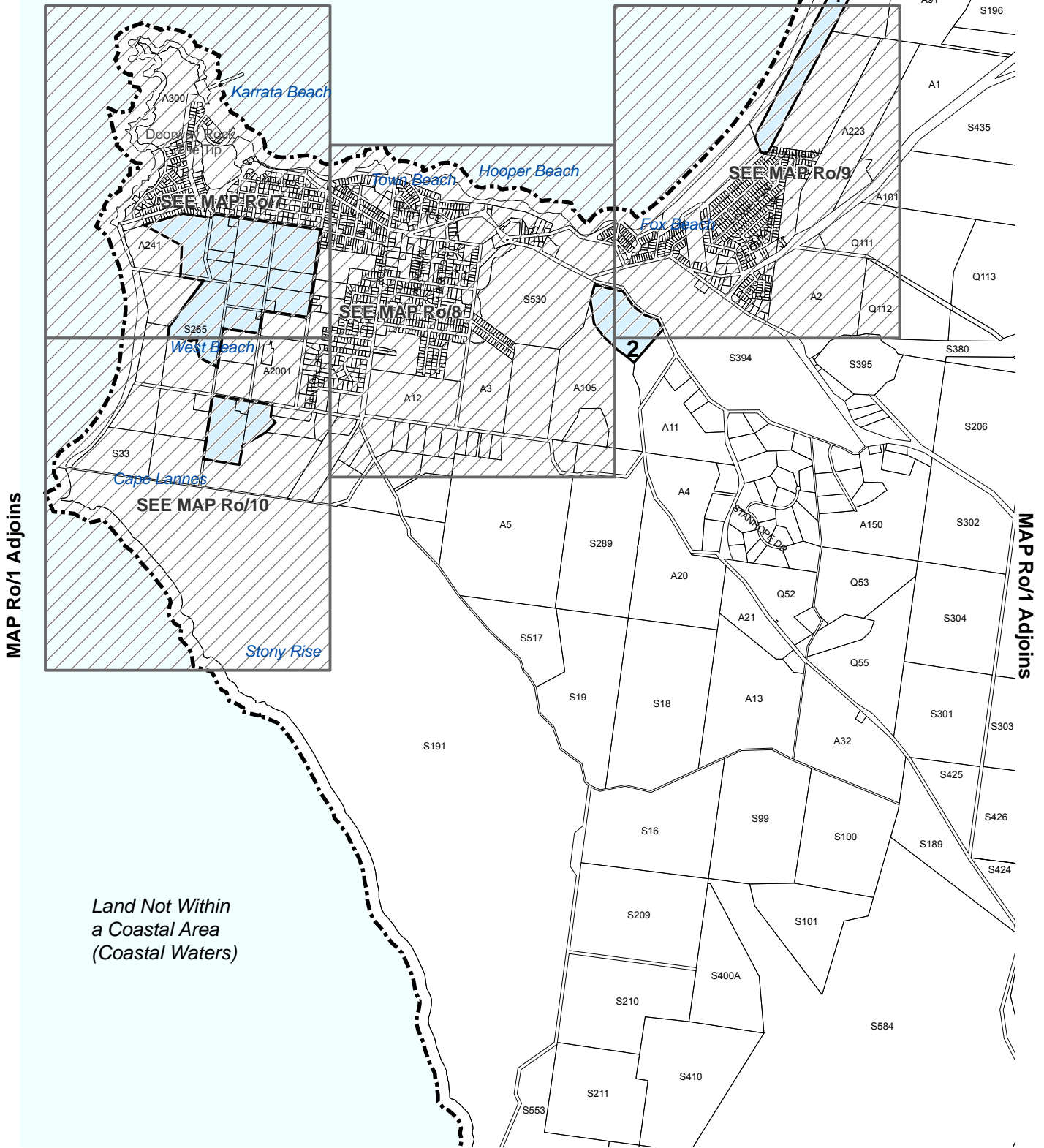
- Zone Boundary
- Development Plan Boundary



Zone Map Ro/4

MAP Ro/1 Adjoins

MAP Ro/3 Adjoins





MAP Ro/1 Adjoins

MAP Ro5 Adjoins

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

Policy Area

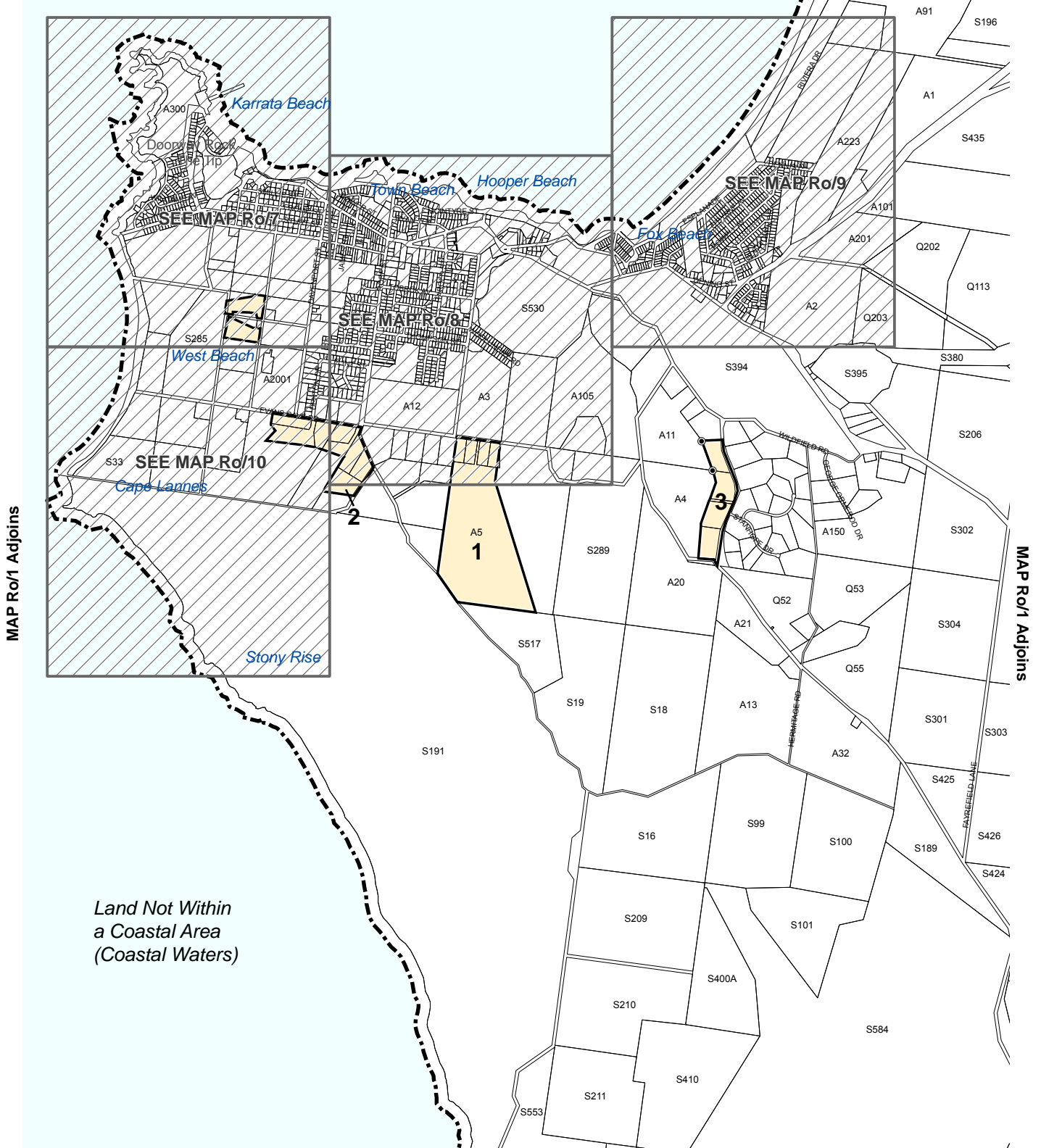
- 1 Frenchman Bay
- 2 Bushlands Tourist Accommodation

 Policy Area Boundary
 Development Plan Boundary

Policy Area Map Ro/4

MAP Ro/1 Adjoins

MAP Ro/3 Adjoins



Land Not Within a Coastal Area (Coastal Waters)

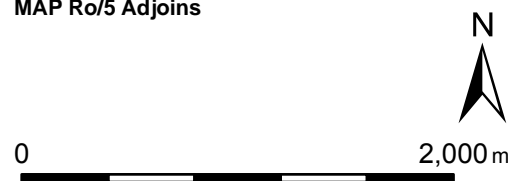
MAP Ro/1 Adjoins

MAP Ro/5 Adjoins

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

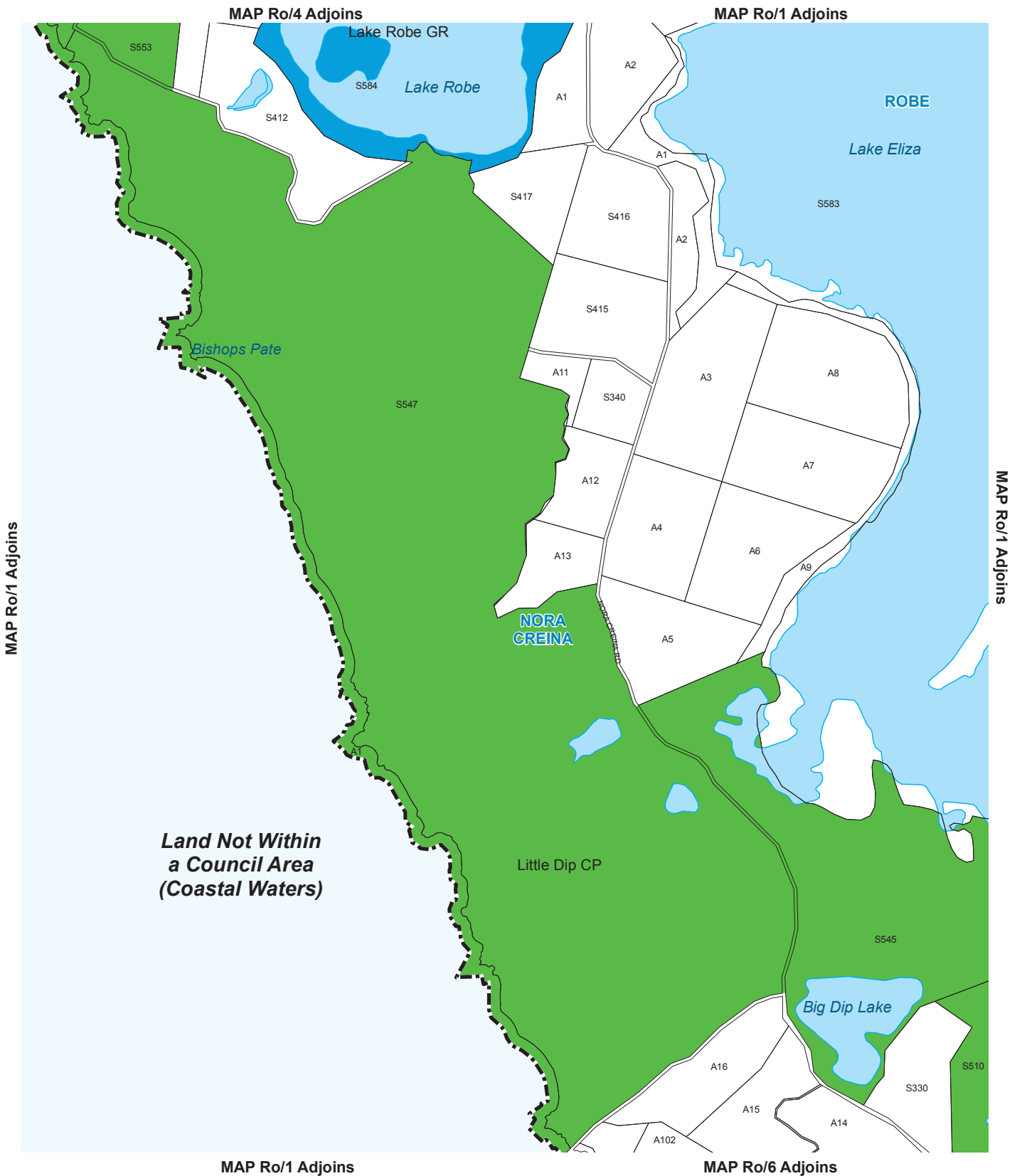
Precinct

- 1 Beacon Hill Road
- 2 Evans Cave Road
- 3 Nora Creina Road



Precinct Map Ro/4

- Precinct Boundary
- Development Plan Boundary



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

**NORA
CREINA**

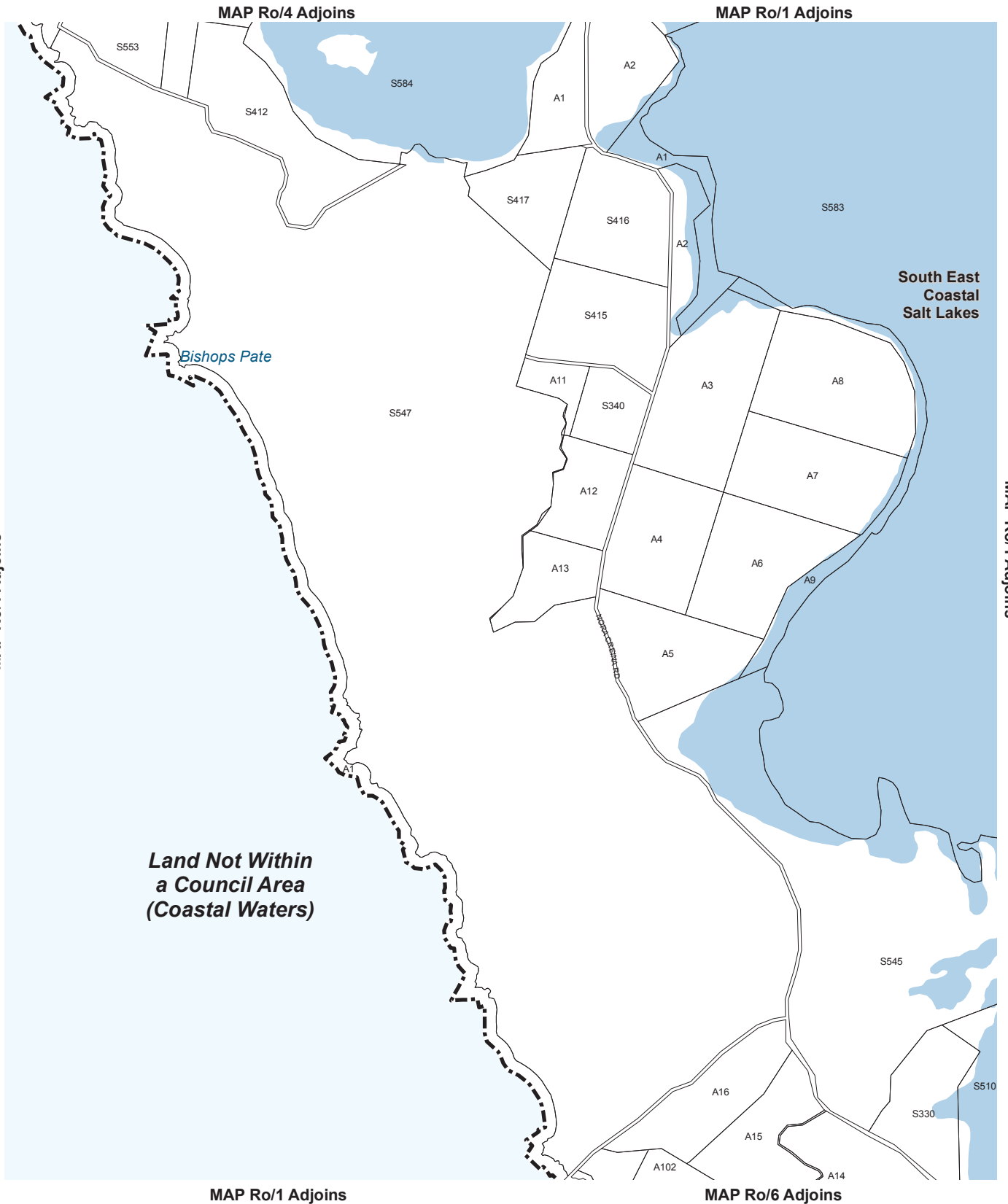
Little Dip CP

Big Dip Lake



- Conservation Park
- Game Reserve
- Waterbodies
- Development Plan Boundary

Location Map Ro/5



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

MAP Ro/1 Adjoins

MAP Ro/1 Adjoins

MAP Ro/1 Adjoins

MAP Ro/6 Adjoins

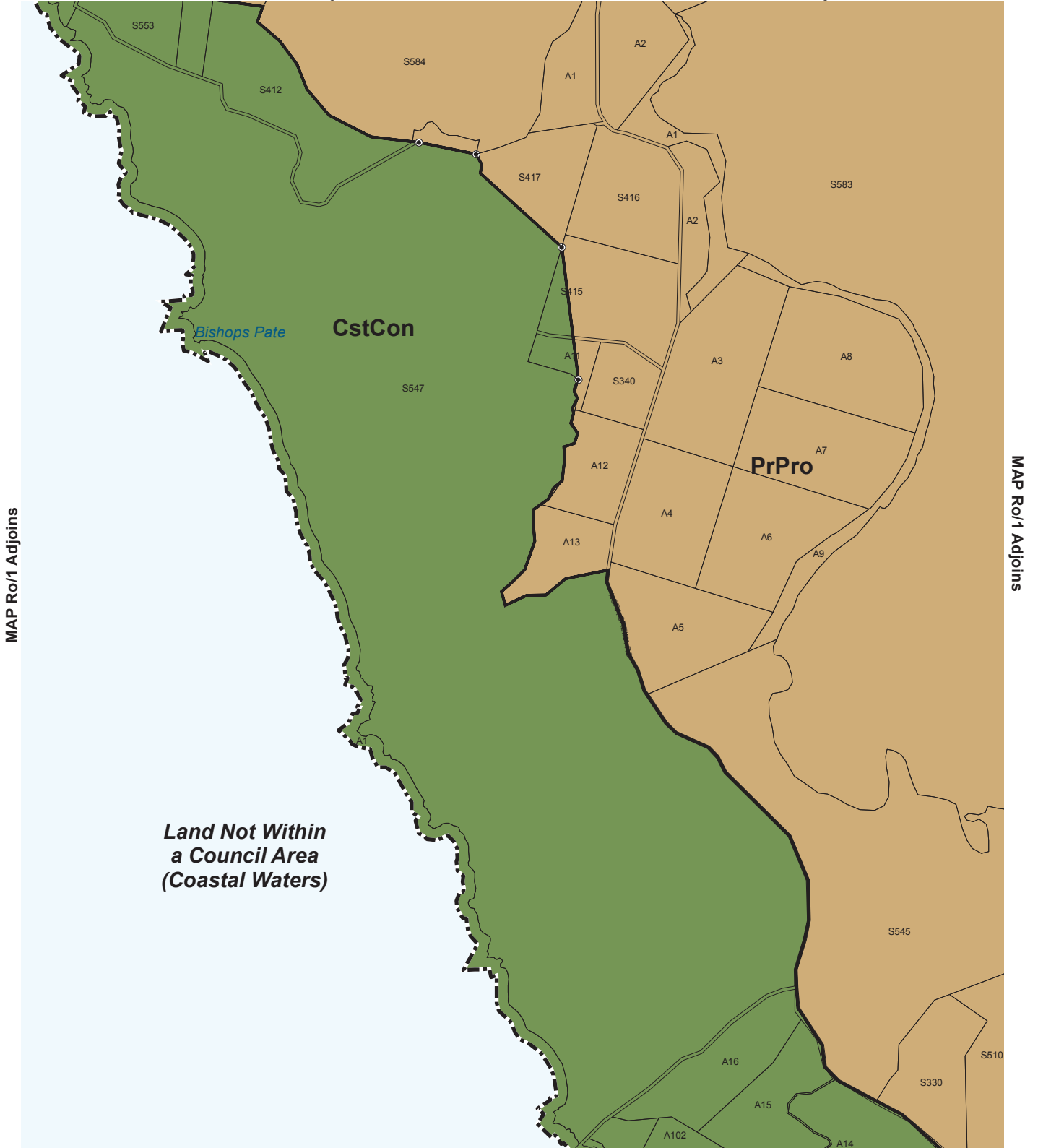


Overlay Map Ro/5 NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary

MAP Ro/4 Adjoins

MAP Ro/1 Adjoins



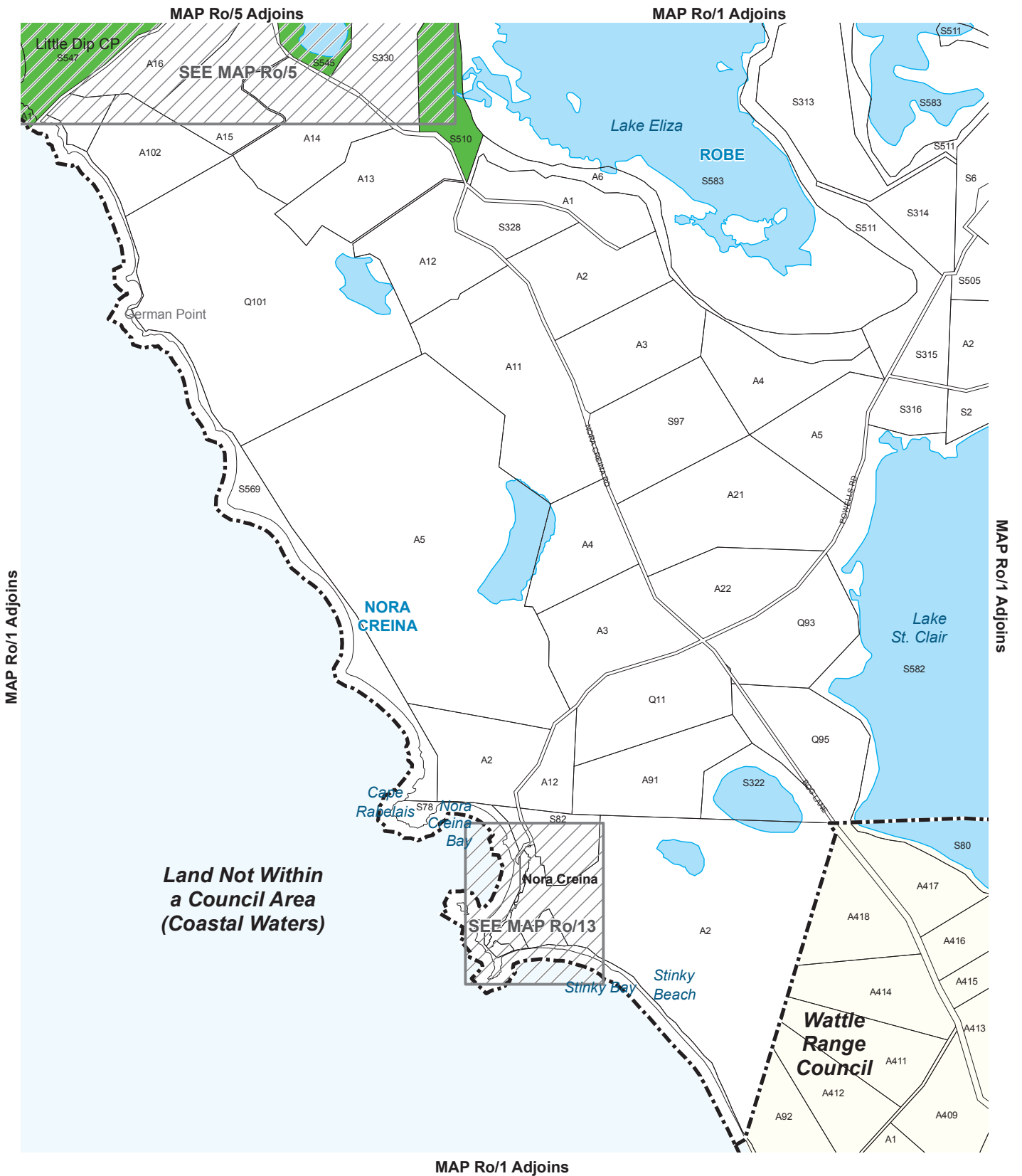
*Land Not Within
a Council Area
(Coastal Waters)*

Lamberts Conformal Conic Projection, GDA94



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

Zone Map Ro/5



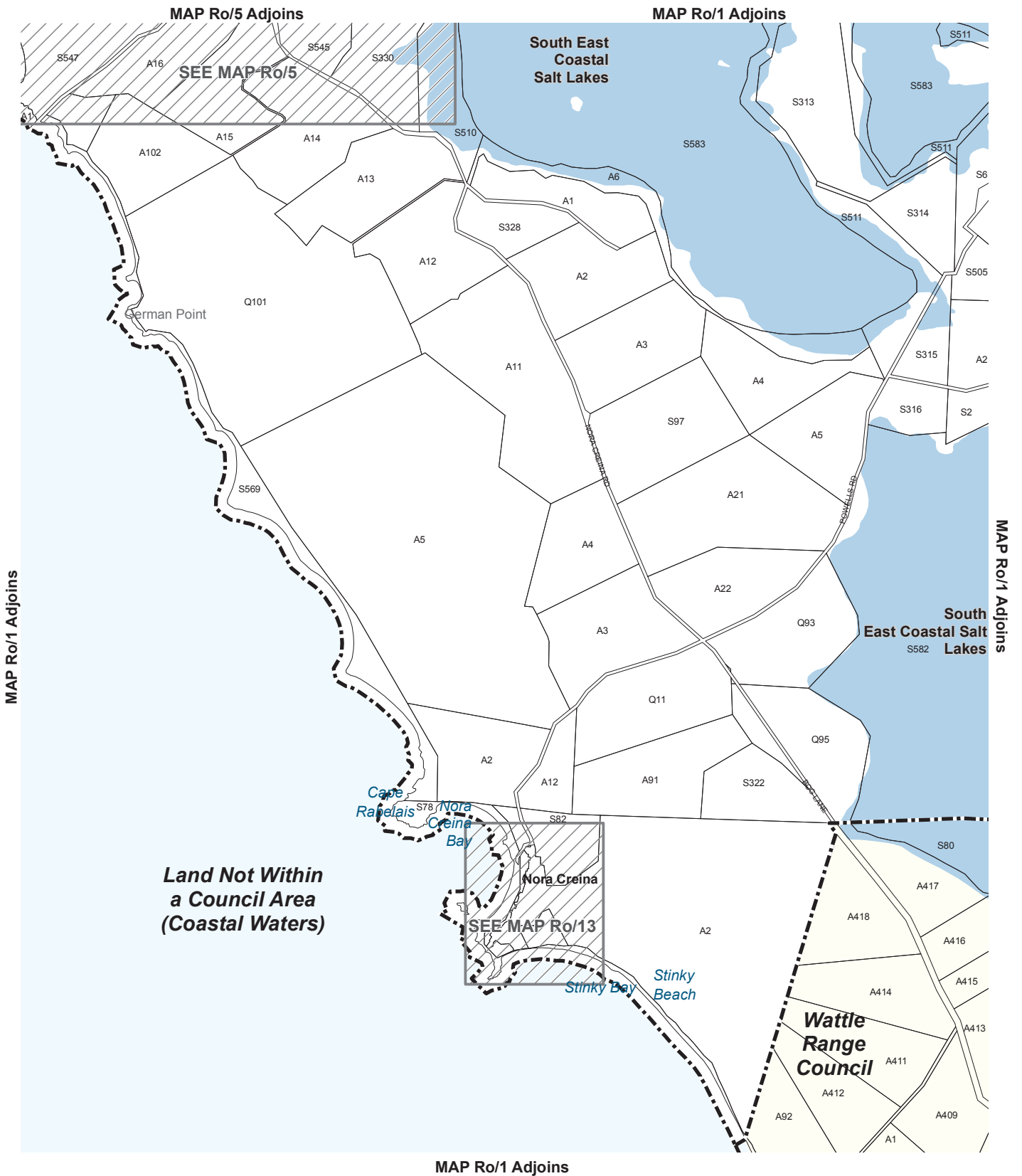
**Land Not Within
a Council Area
(Coastal Waters)**

**Wattle
Range
Council**



Location Map Ro/6

- Conservation Park
- Waterbodies
- Development Plan Boundary



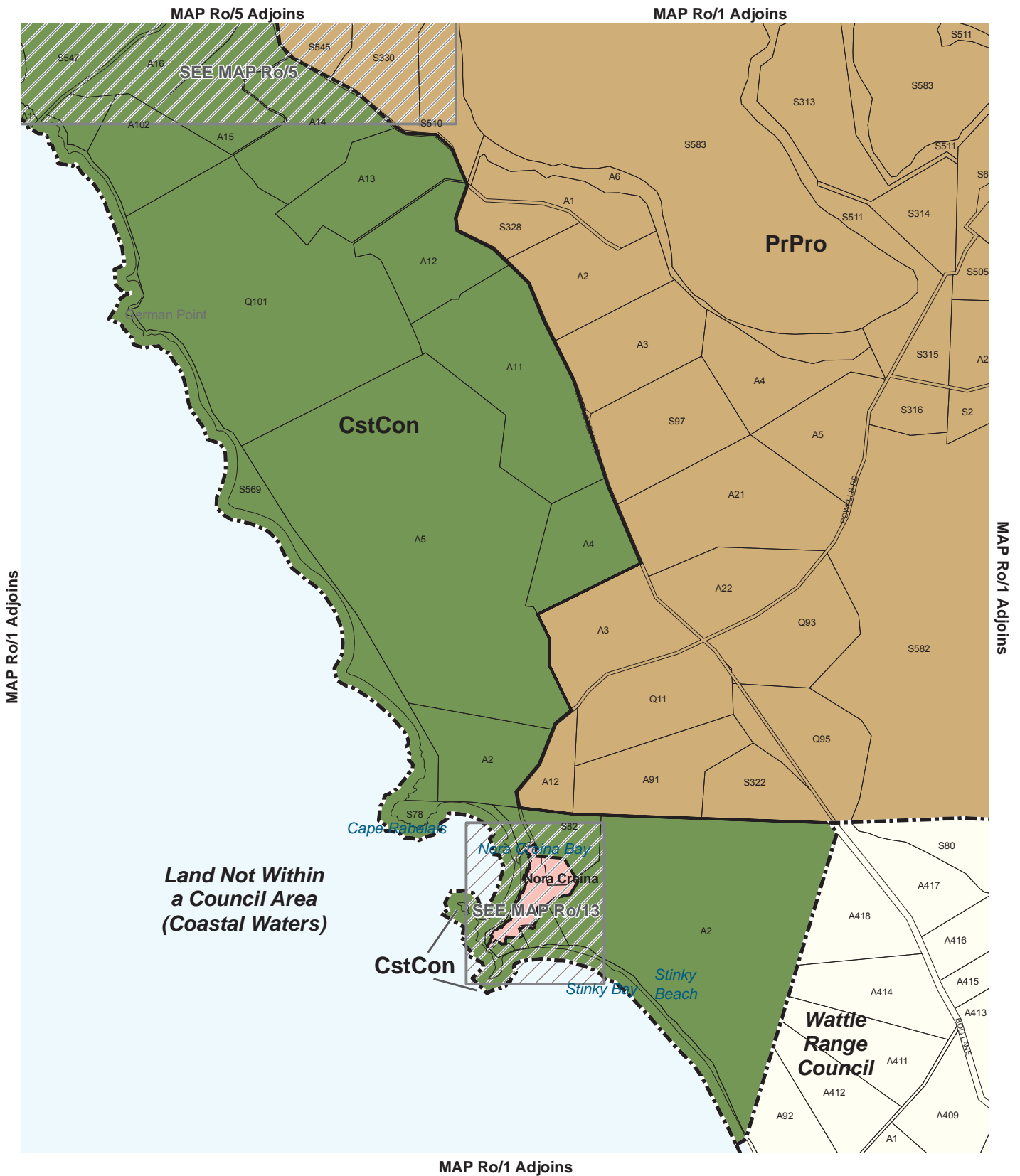
Land Not Within
a Council Area
(Coastal Waters)

Wattle
Range
Council



Overlay Map Ro/6 NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary



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



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

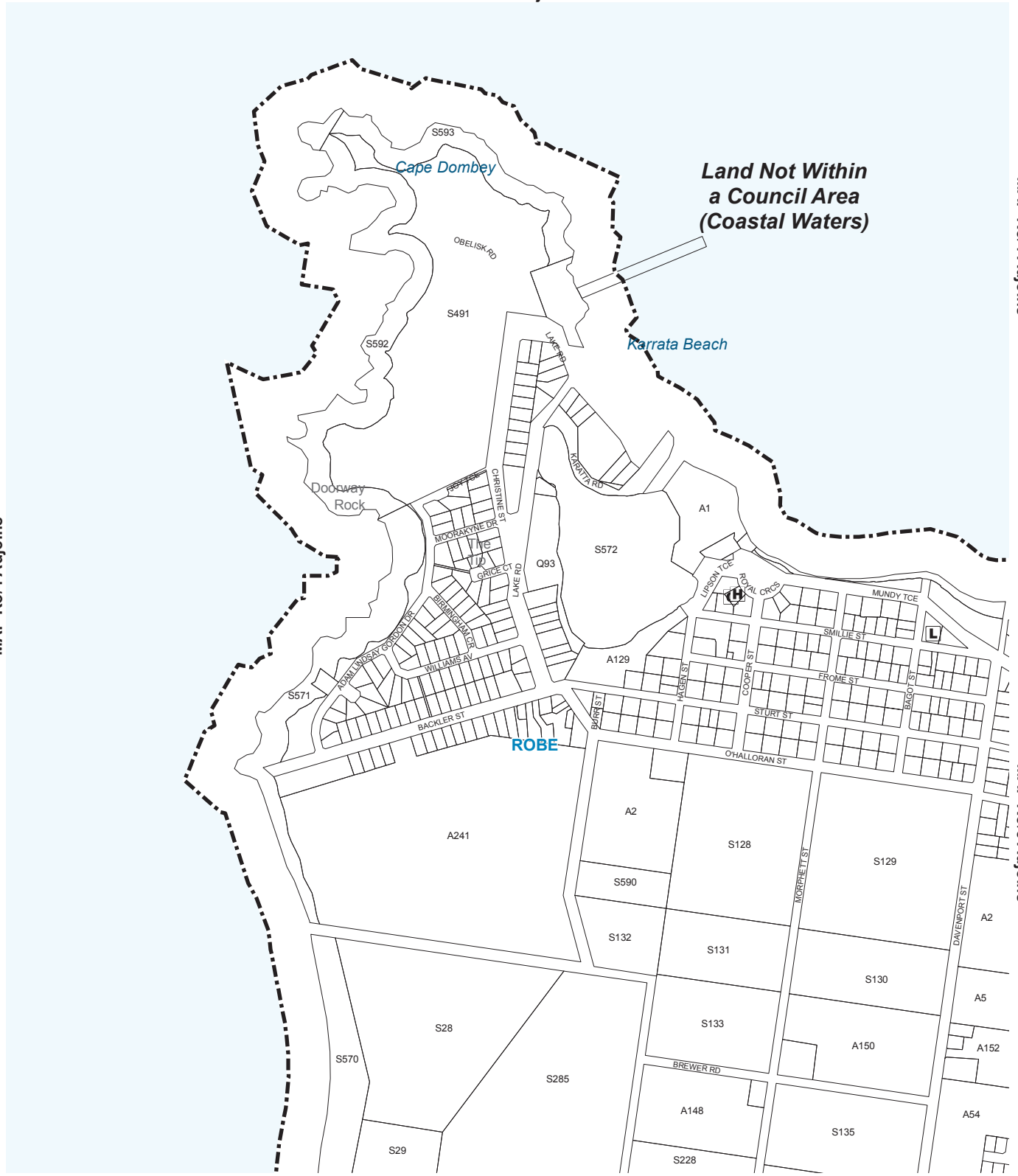
Zone Map Ro/6

MAP Ro/4 Adjoins

MAP Ro/4 Adjoins

MAP Ro/4 Adjoins

MAP Ro/8 Adjoins



MAP Ro/10 Adjoins



ROBE

Location Map Ro/7

- L** Public Library
- C** Council Office
- H** Other Health Services
- - - - -** Development Plan Boundary



ROBE

Overlay Map Ro/7 TRANSPORT

ROBE COUNCIL

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- Secondary Arterial Roads
- Development Plan Boundary

MAP Ro/4 Adjoins

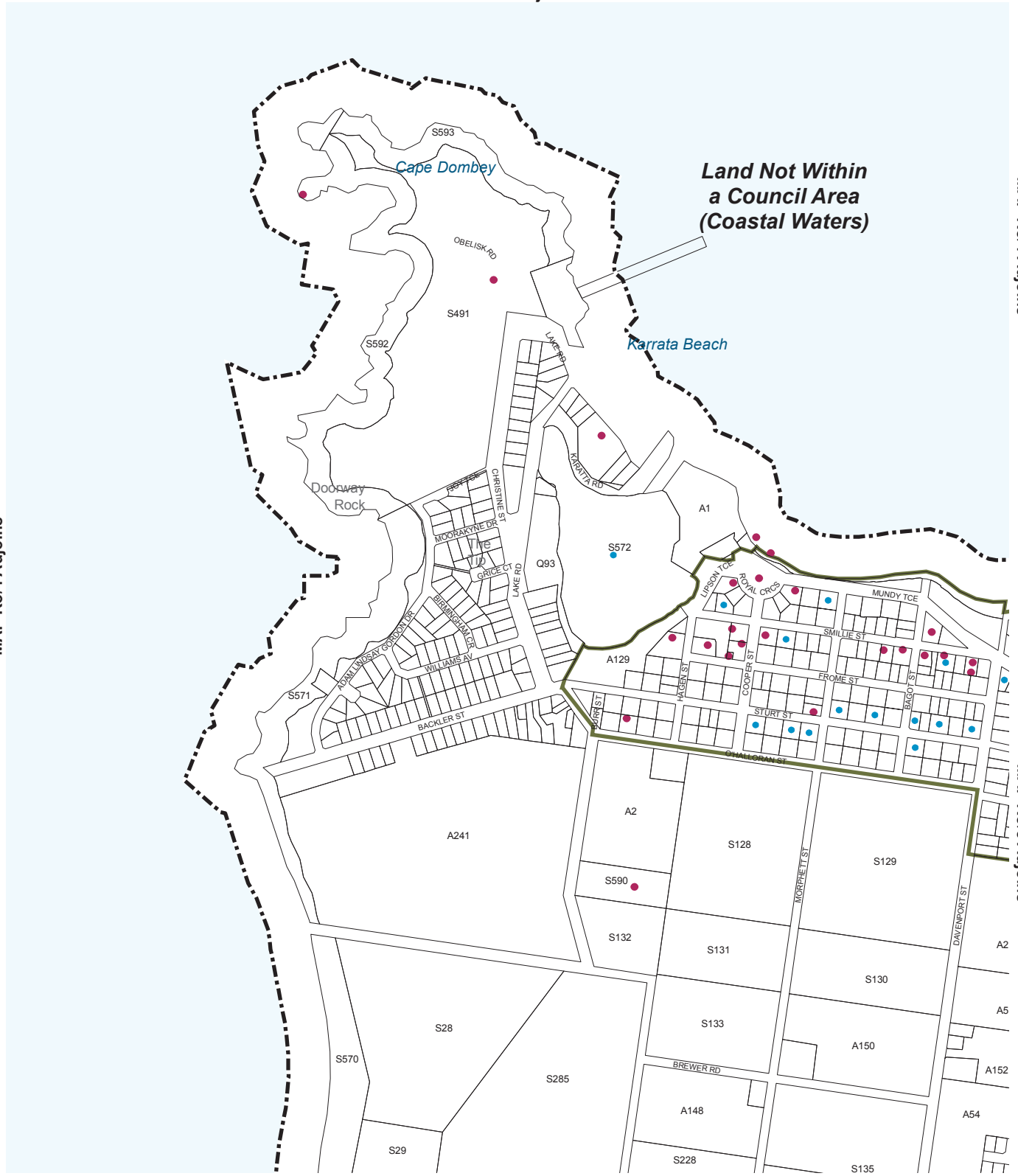
MAP Ro/4 Adjoins

MAP Ro/4 Adjoins

MAP Ro/8 Adjoins

MAP Ro/10 Adjoins

Land Not Within
a Council Area
(Coastal Waters)



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.



ROBE

Overlay Map Ro/7 HERITAGE

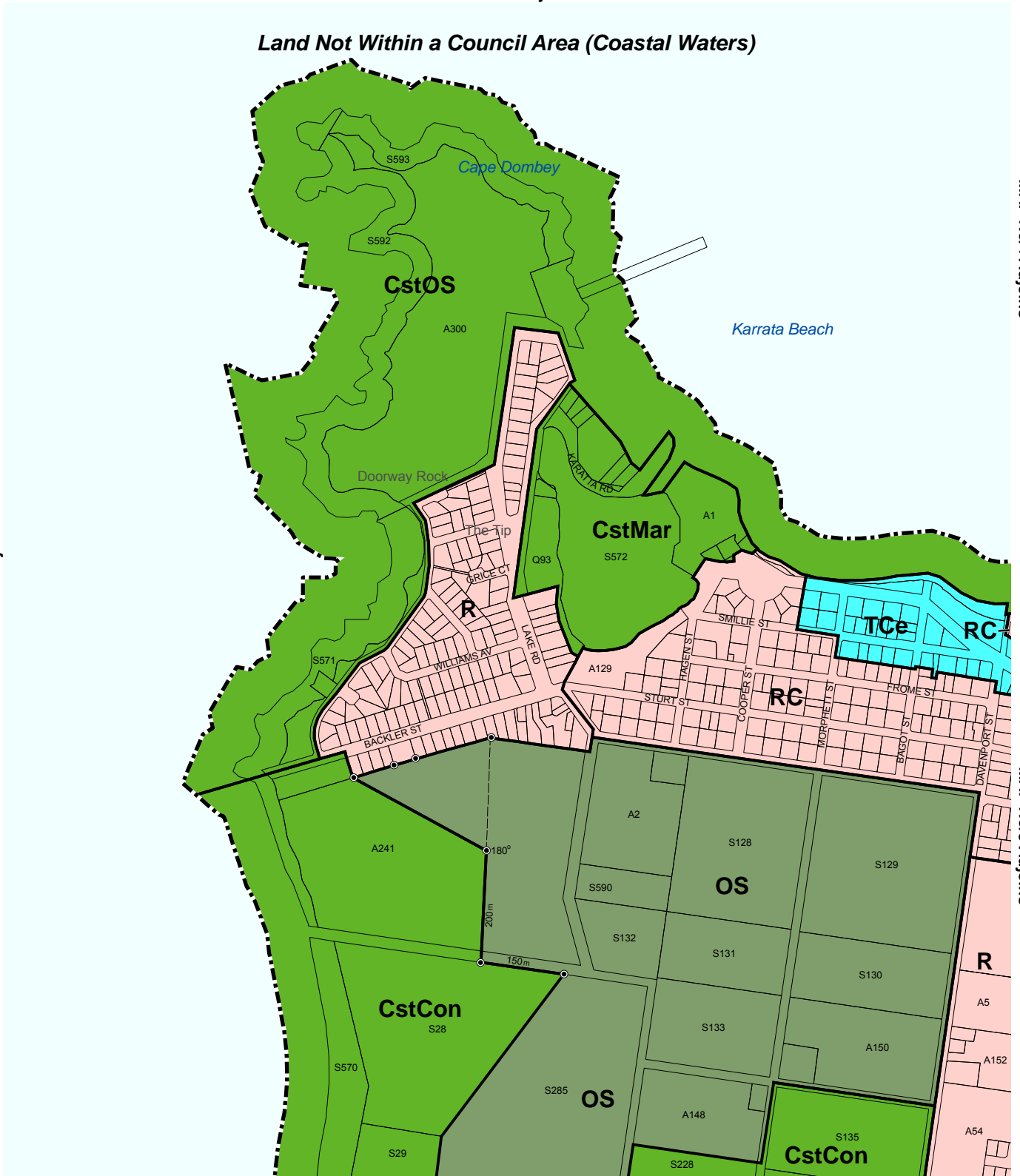
- State heritage place
- Local heritage place
- Historic Conservation Area
- Development Plan Boundary

Land Not Within a Council Area (Coastal Waters)

MAP Ro/4 Adjoins

MAP Ro/4 Adjoins

MAP Ro/8 Adjoins



MAP Ro/10 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Zones**
- CstCon Coastal Conservation
 - CstMar Coastal Marina
 - CstOS Coastal Open Space
 - OS Open Space
 - R Residential
 - RC Residential Character
 - TCe Town Centre
 - Zone Boundary
 - Development Plan Boundary



ROBE

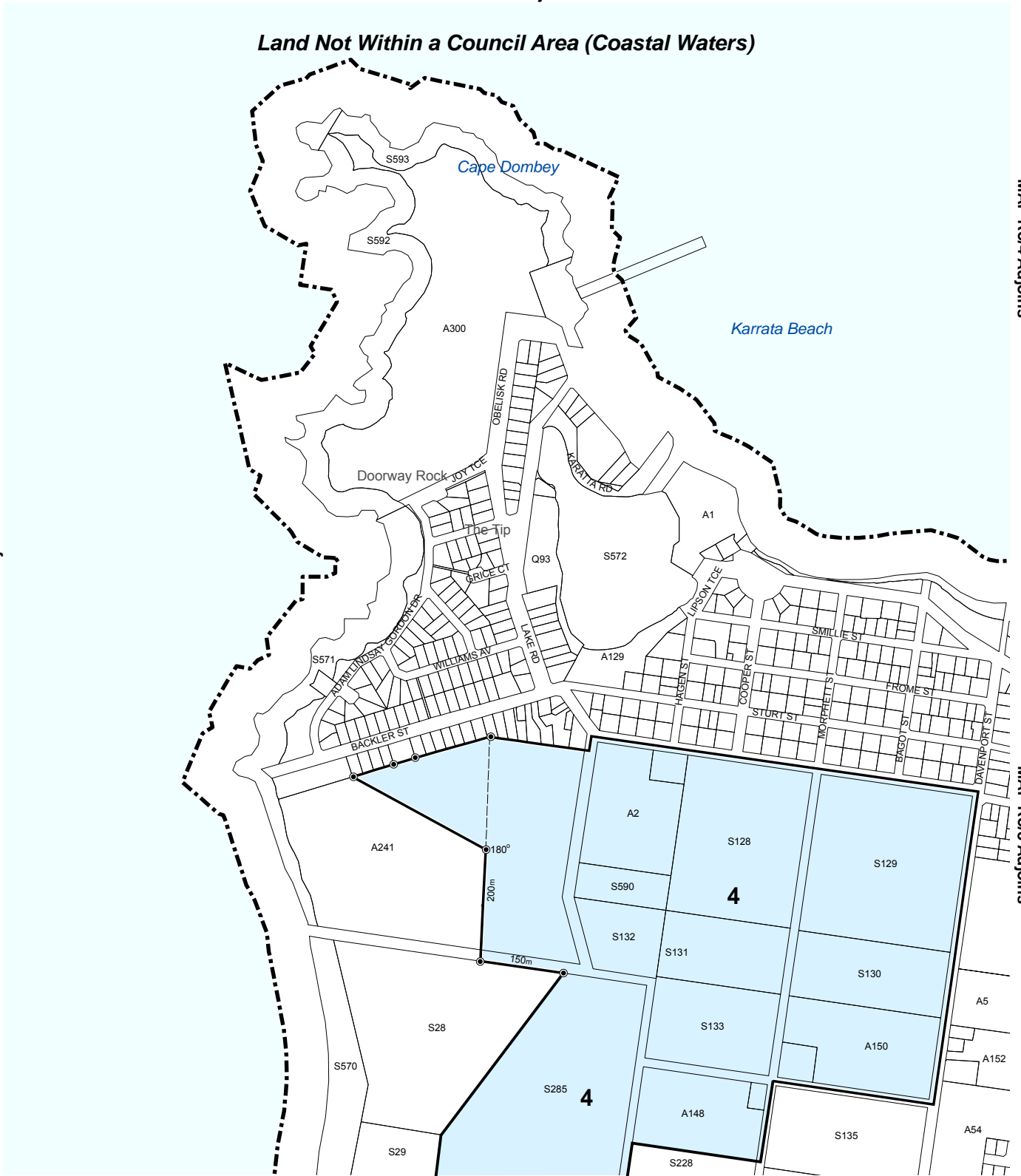
Zone Map Ro/7

Land Not Within a Council Area (Coastal Waters)

MAP Ro/4 Adjoins

MAP Ro/4 Adjoins

MAP Ro/8 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area
4 Recreation



ROBE

Policy Area Map Ro/7

- Policy Area Boundary
- Development Plan Boundary

MAP Ro/4 Adjoins

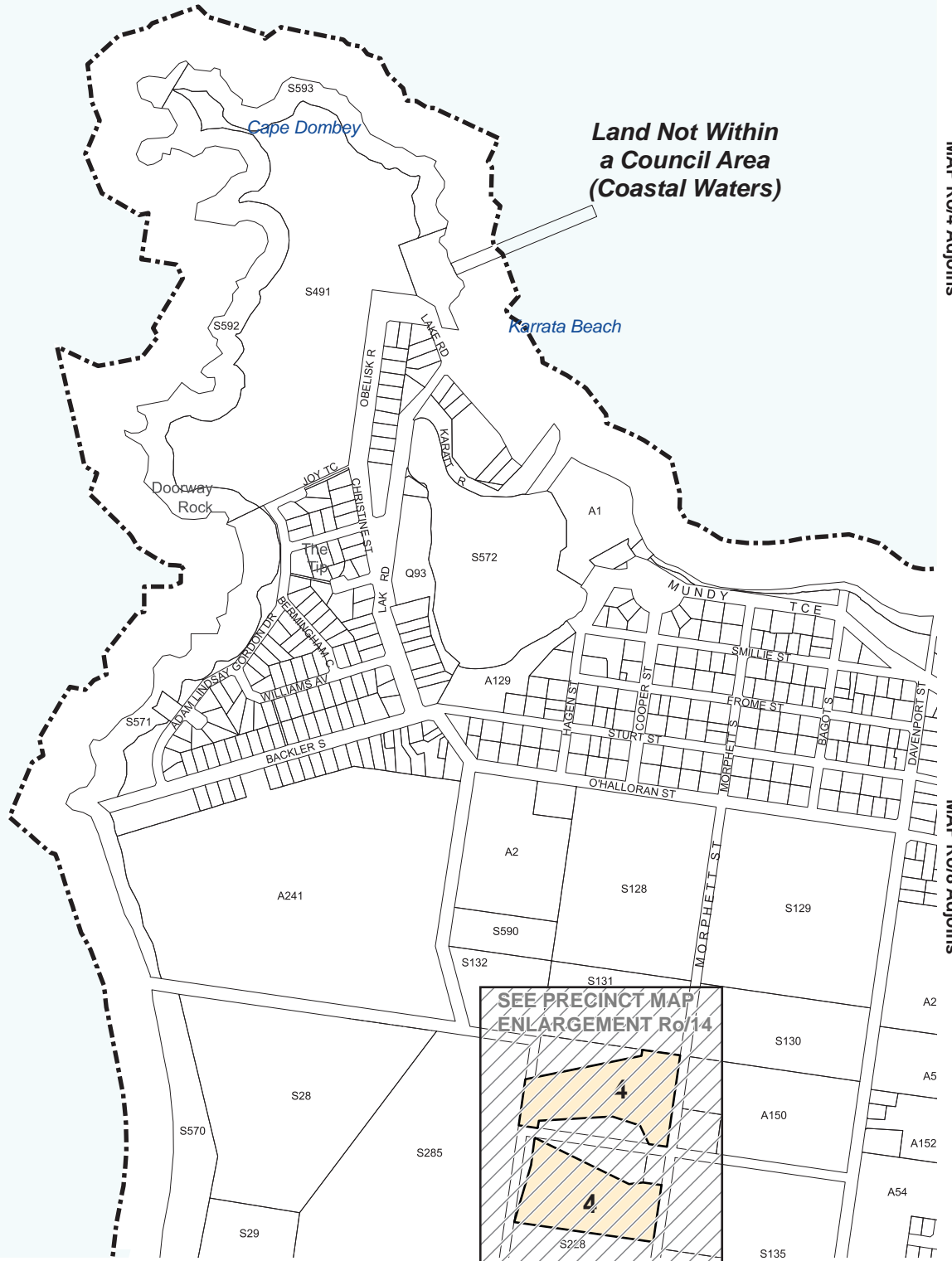
MAP Ro/4 Adjoins

MAP Ro/4 Adjoins

MAP Ro/8 Adjoins

MAP Ro/10 Adjoins

Land Not Within
a Council Area
(Coastal Waters)



Lamberts Conformal Conic Projection, GDA94

Precinct
4 Residential

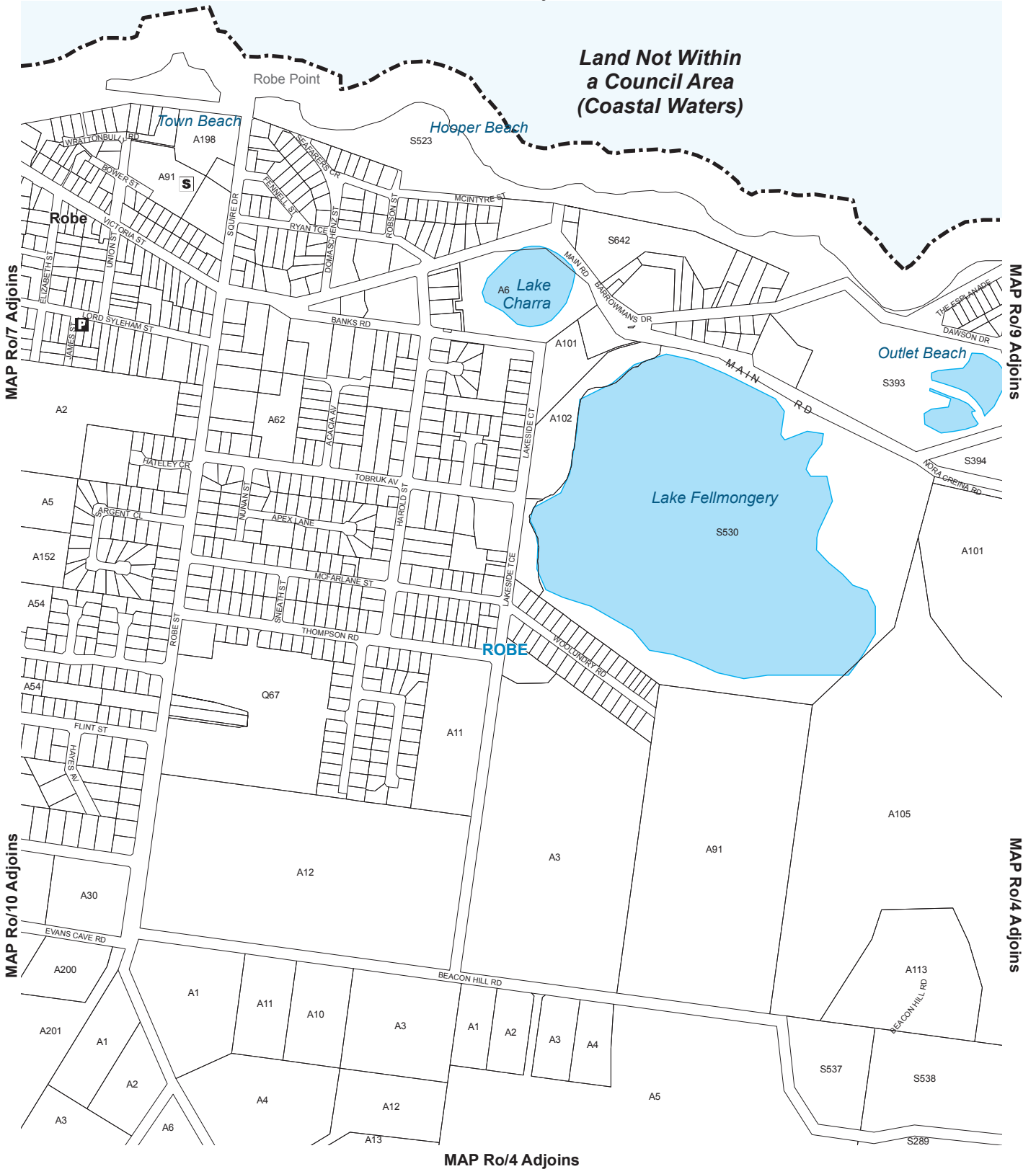


ROBE

Precinct Map Ro/7

- Precinct Boundary
- Development Plan Boundary

Land Not Within
a Council Area
(Coastal Waters)



MAP Ro/7 Adjoins

MAP Ro/9 Adjoins

MAP Ro/10 Adjoins

MAP Ro/4 Adjoins



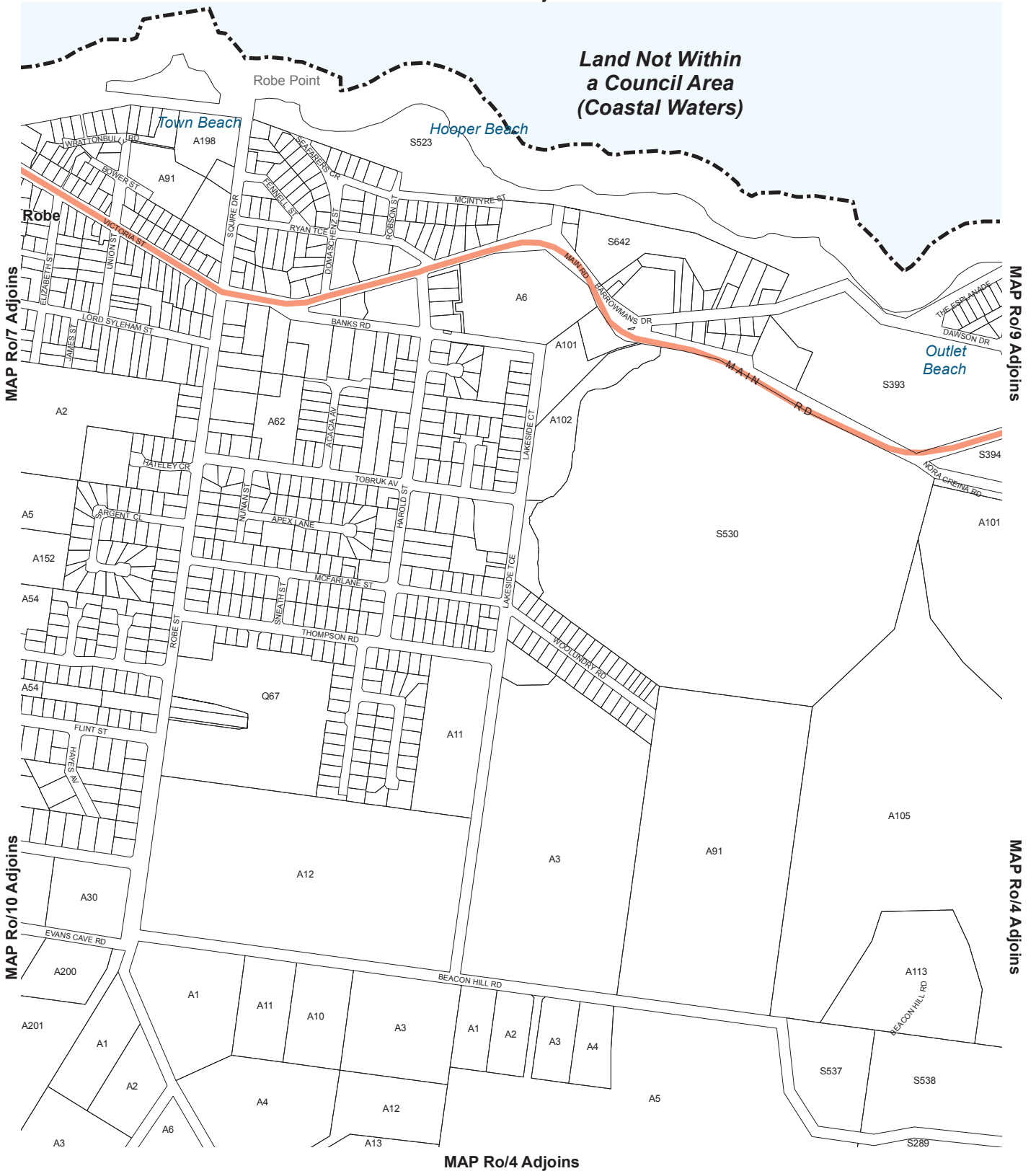
ROBE

Location Map Ro/8

- School
- Police Station
- Waterbodies
- Development Plan Boundary

MAP Ro/4 Adjoins

Land Not Within
a Council Area
(Coastal Waters)



ROBE

Overlay Map Ro/8 TRANSPORT

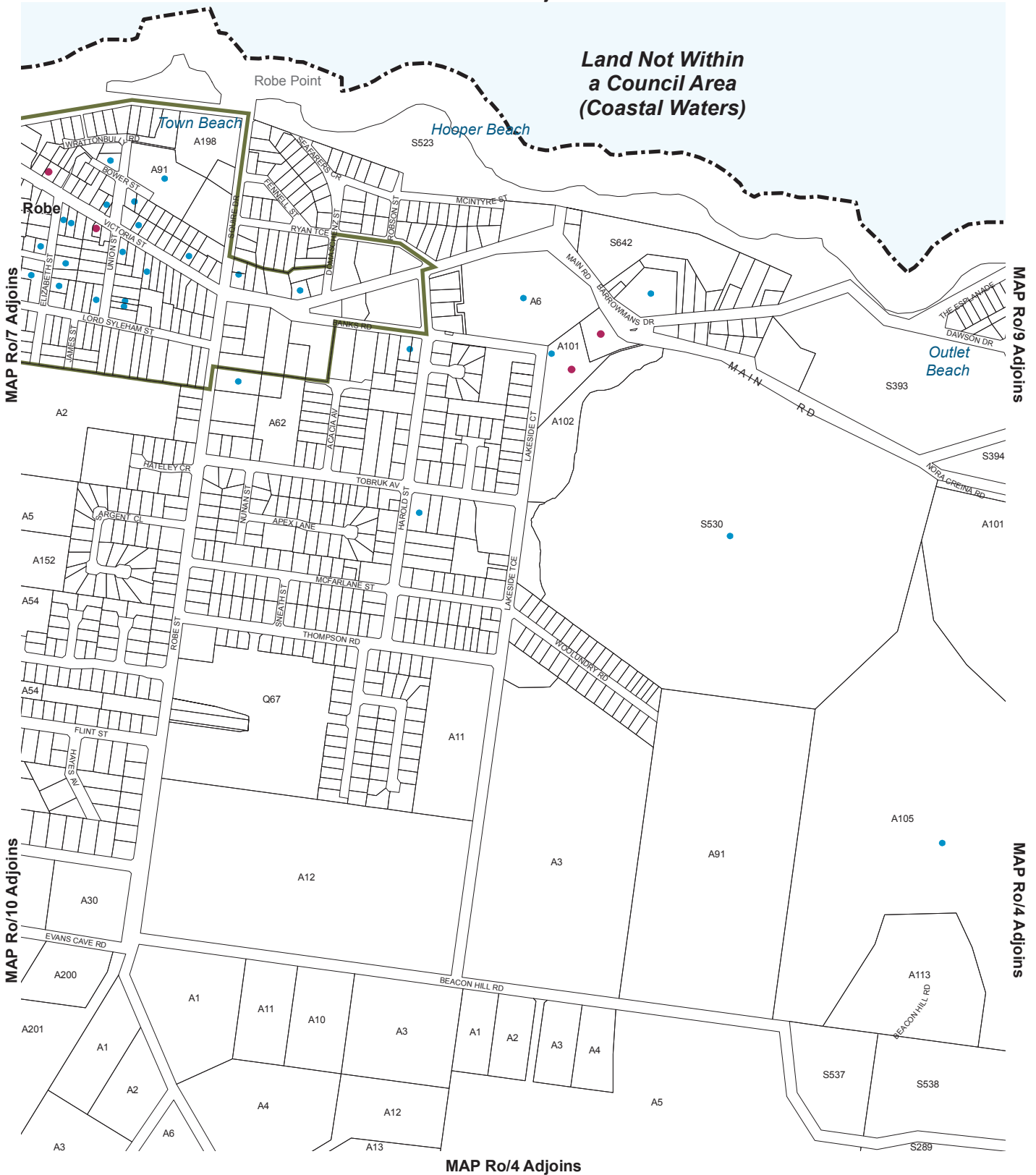
ROBE COUNCIL

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- Secondary Arterial Roads
- Development Plan Boundary

MAP Ro/4 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.

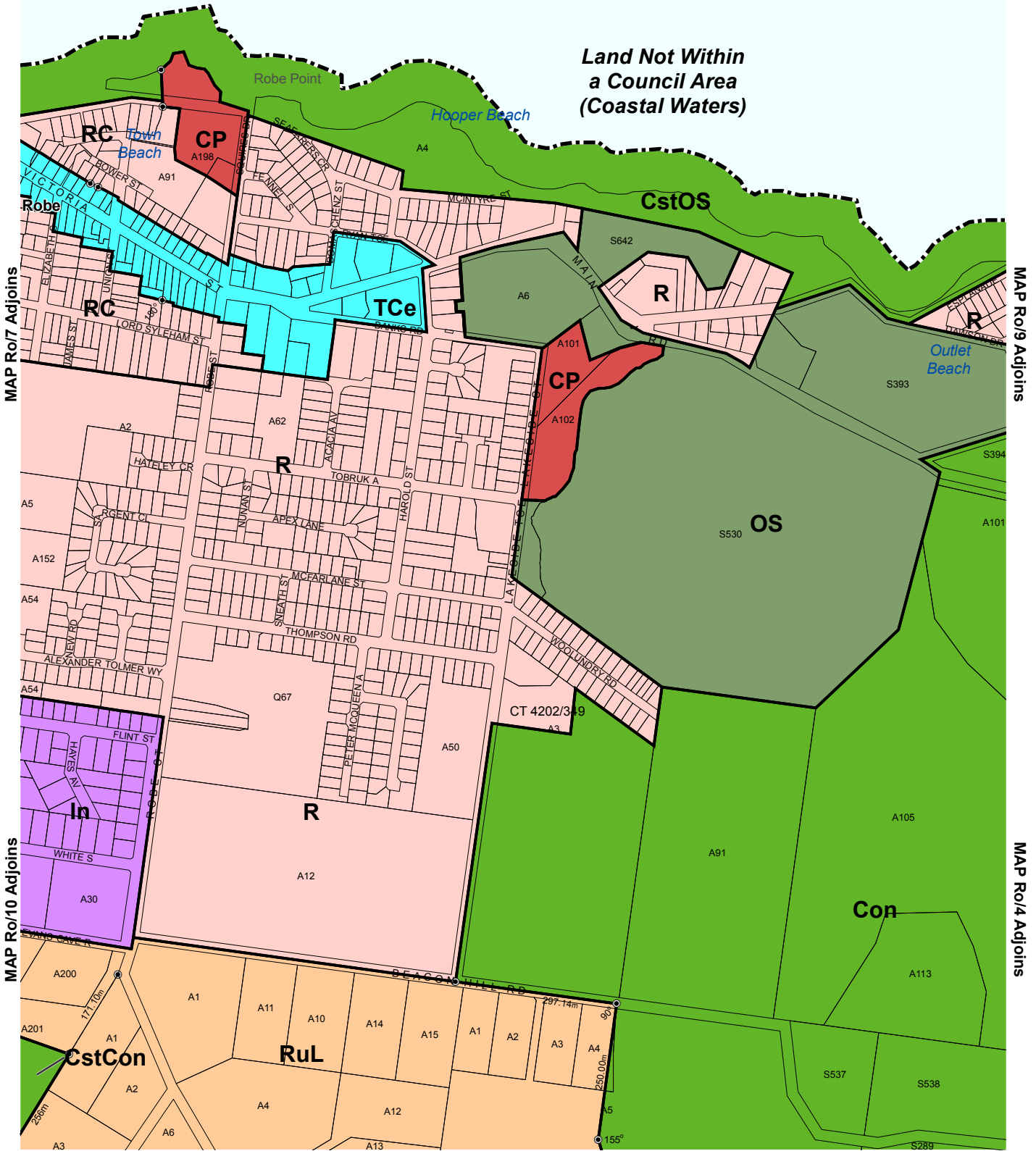


ROBE

Overlay Map Ro/8 HERITAGE

- State heritage place
- Local heritage place
- Historic Conservation Area
- Development Plan Boundary

Land Not Within
a Council Area
(Coastal Waters)



Lamberts Conformal Conic Projection, GDA94



0 500m

ROBE

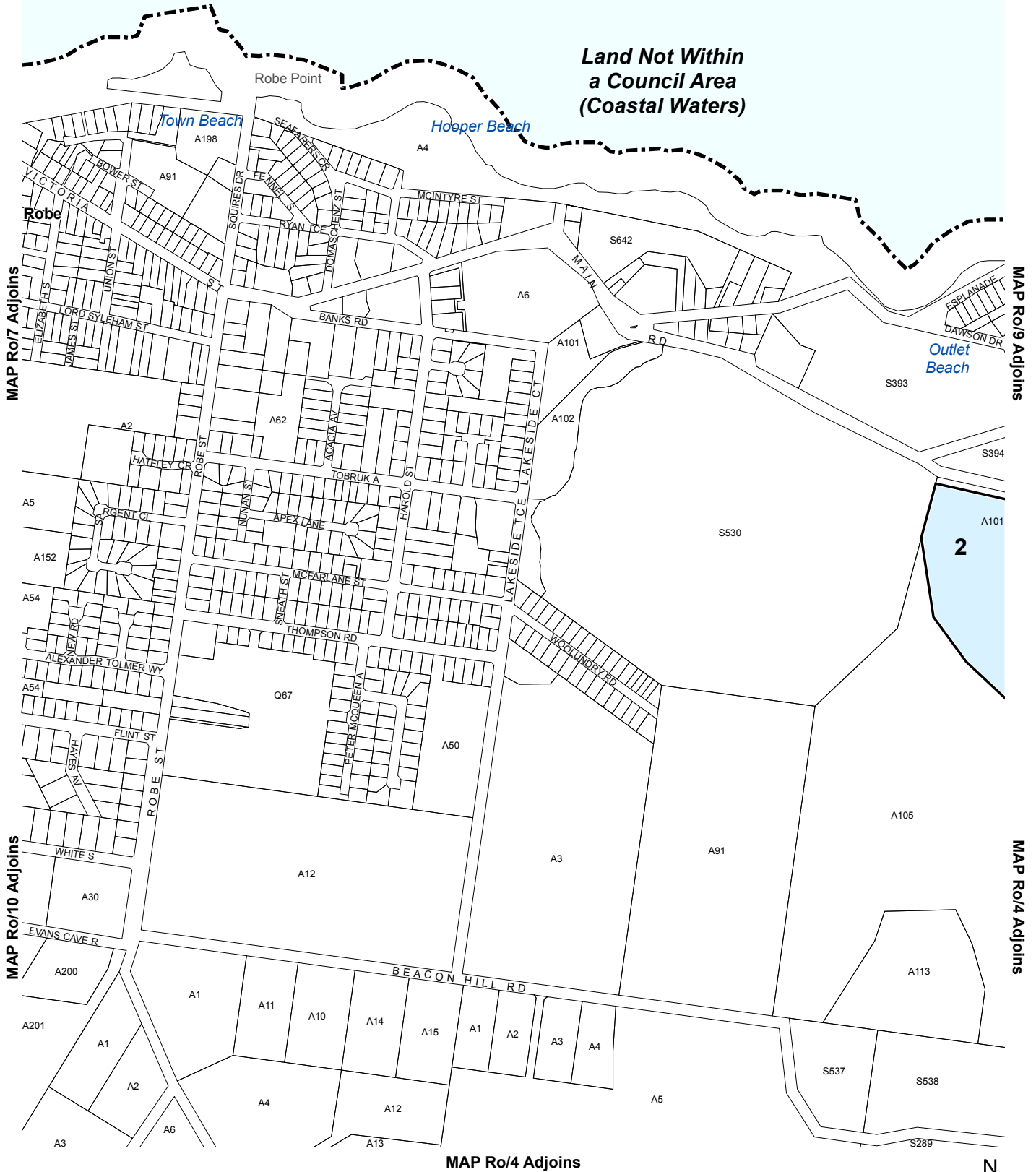
Zone Map Ro/8

Zones	OS Open Space
CP Caravan and Tourist Park	R Residential
CstCon Coastal Conservation	RC Residential Character
CstOS Coastal Open Space	RuL Rural Living
Con Conservation	TCe Town Centre
In Industry	Zone Boundary
	Development Plan Boundary

ROBE COUNCIL

Consolidated - 15 December 2016

Land Not Within
a Council Area
(Coastal Waters)





Lamberts Conformal Conic Projection, GDA94

Policy Area
2 Bushlands Tourist Accommodation



ROBE

Policy Area Map Ro/8

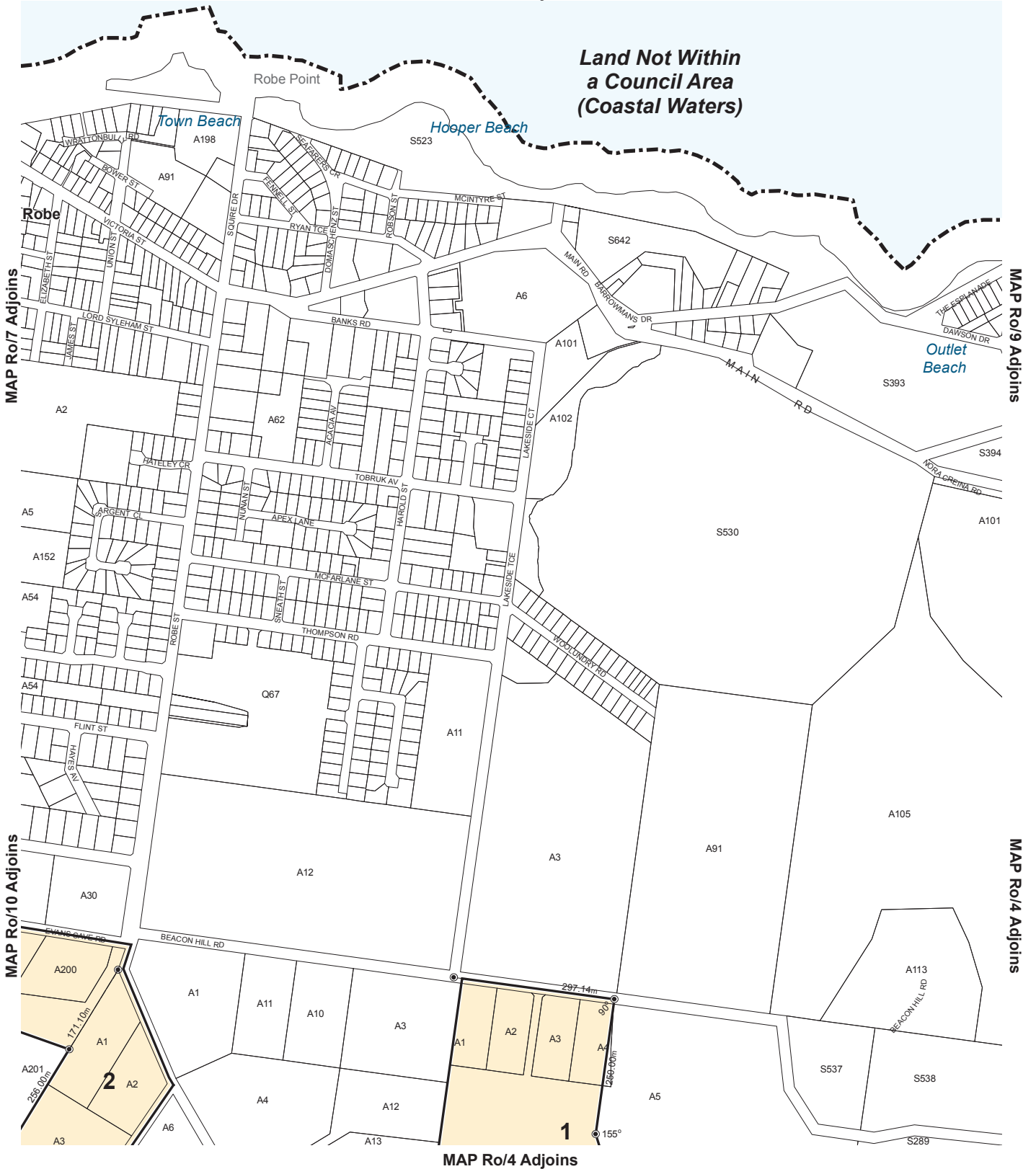
-  Policy Area Boundary
-  Development Plan Boundary

ROBE COUNCIL

Consolidated - 15 December 2016

MAP Ro/4 Adjoins

Land Not Within
a Council Area
(Coastal Waters)



Lamberts Conformal Conic Projection, GDA94

Precinct

- 1 Beacon Hill Road
- 2 Evans Cave Road



ROBE

Precinct Map Ro/8

- Precinct Boundary
- Development Plan Boundary

ROBE COUNCIL

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MAP Ro/4 Adjoins

MAP Ro/4 Adjoins

Land Not Within
a Council Area
(Coastal Waters)

MOUNT
BENSON

A228

A91

A227
RIVERA DR

A101

S573

A223

A91

MAP Ro/4 Adjoins

A101

ROBE

MAP Ro/8 Adjoins

Fox Beach

S390

DENNIS AV

PORTS HWY

Q111

The Pub
Lake

A11

LAUREL CDE

OSYRNEAN

POWELL AV

LEWING AV

DE CONCHER DR

S393

NEWTON RD

CANTERBURY DR

MATTIN RD

DENING ST

SOUTHERN

AA

S394

A2

Q112

A101

ROCK LANE RD

A100



MAP Ro/4 Adjoins

S395



ROBE

Location Map Ro/9

-  Waterbodies
-  Development Plan Boundary

ROBE COUNCIL

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MAP Ro/4 Adjoins

MAP Ro/4 Adjoins

Land Not Within
a Council Area
(Coastal Waters)

MAP Ro/8 Adjoins



MAP Ro/4 Adjoins

MAP Ro/4 Adjoins



ROBE

Overlay Map Ro/9 TRANSPORT

-  Secondary Arterial Roads
-  Development Plan Boundary

ROBE COUNCIL

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MAP Ro/4 Adjoins

MAP Ro/4 Adjoins

Land Not Within
a Council Area
(Coastal Waters)

MAP Ro/8 Adjoins

MAP Ro/4 Adjoins

MAP Ro/4 Adjoins

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



ROBE

Overlay Map Ro/9 HERITAGE

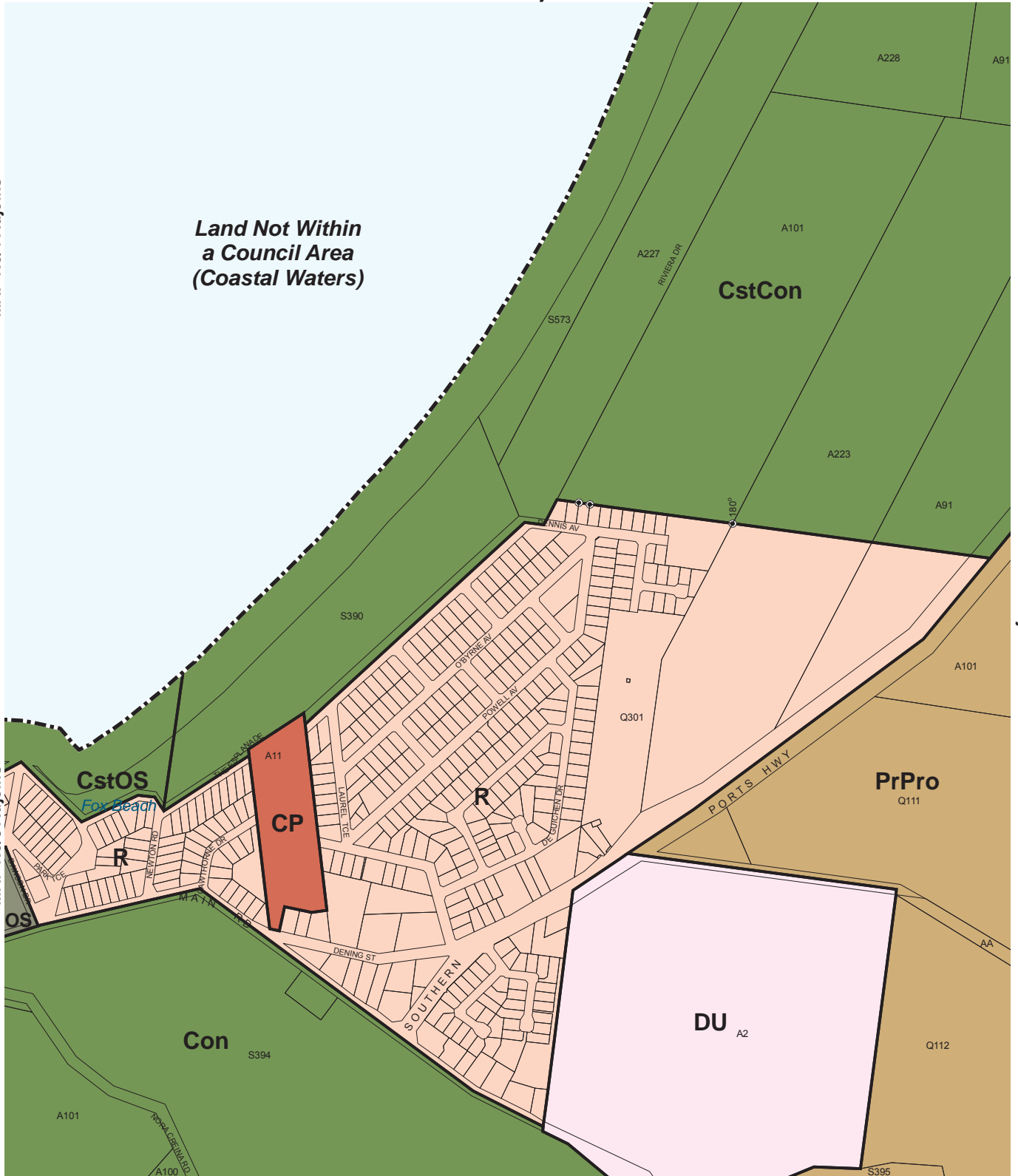
ROBE COUNCIL

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- State heritage place
- Development Plan Boundary



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



Lamberts Conformal Conic Projection, GDA94

Zones

- CP Caravan and Tourist Park
- CstCon Coastal Conservation
- CstOS Coastal Open Space
- Con Conservation
- DU Deferred Urban
- OS Open Space
- PrPro Primary Production
- R Residential
- Zone Boundary
- Development Plan Boundary



ROBE

Zone Map Ro/9

ROBE COUNCIL

Consolidated - 15 December 2016

MAP Ro/4 Adjoins

MAP Ro/4 Adjoins

Land Not Within
a Council Area
(Coastal Waters)

MAP Ro/8 Adjoins

MAP Ro/4 Adjoins

MAP Ro/4 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 1 Frenchman Bay
- 2 Bushlands Tourist Accommodation



0 500m

ROBE

Policy Area Map Ro/9

-  Policy Area Boundary
-  Development Plan Boundary

ROBE COUNCIL

Consolidated - 15 December 2016

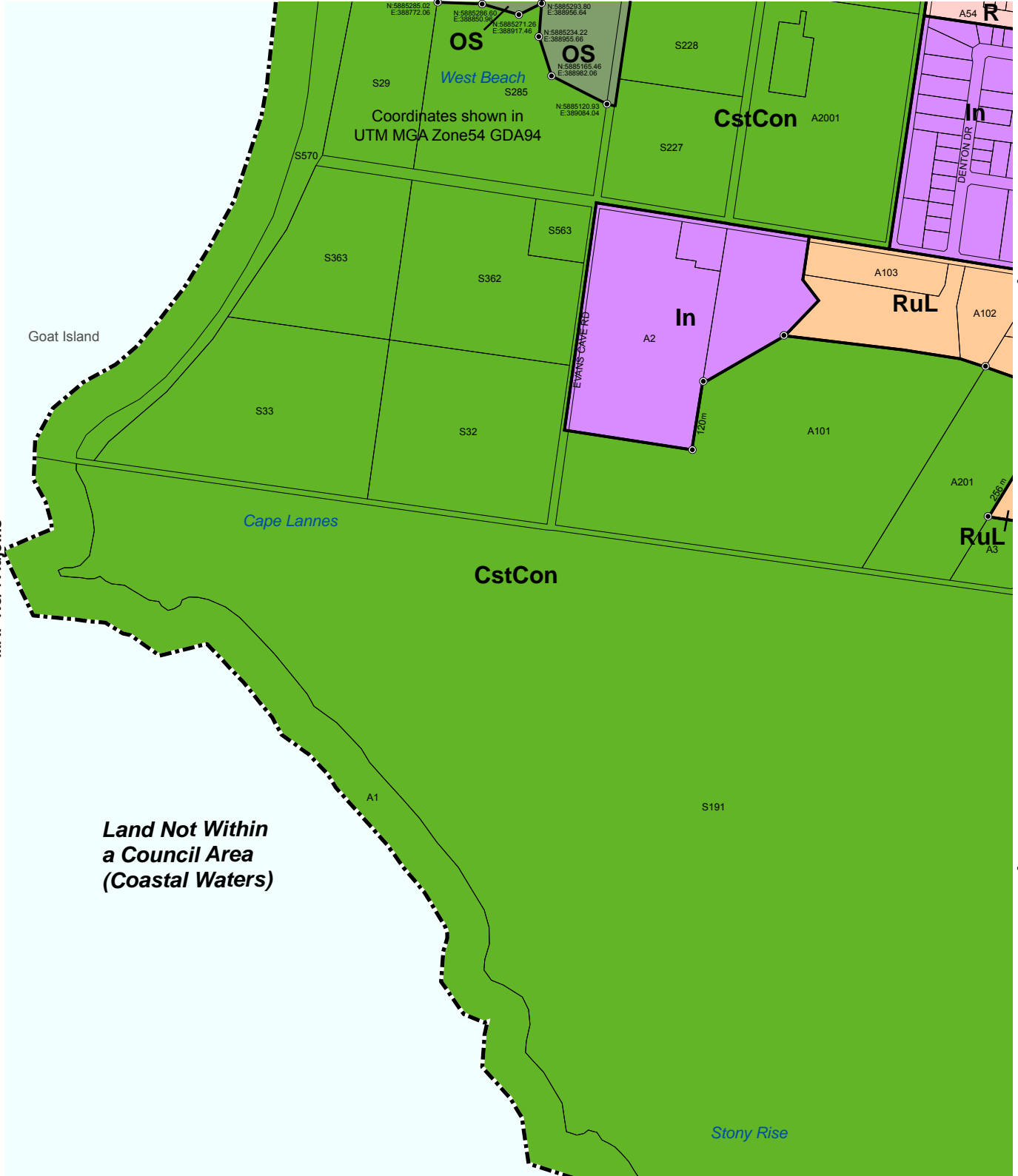


ROBE

Location Map Ro/10

- Conservation Park
- Development Plan Boundary

MAP Ro/7 Adjoins



Land Not Within a Council Area (Coastal Waters)

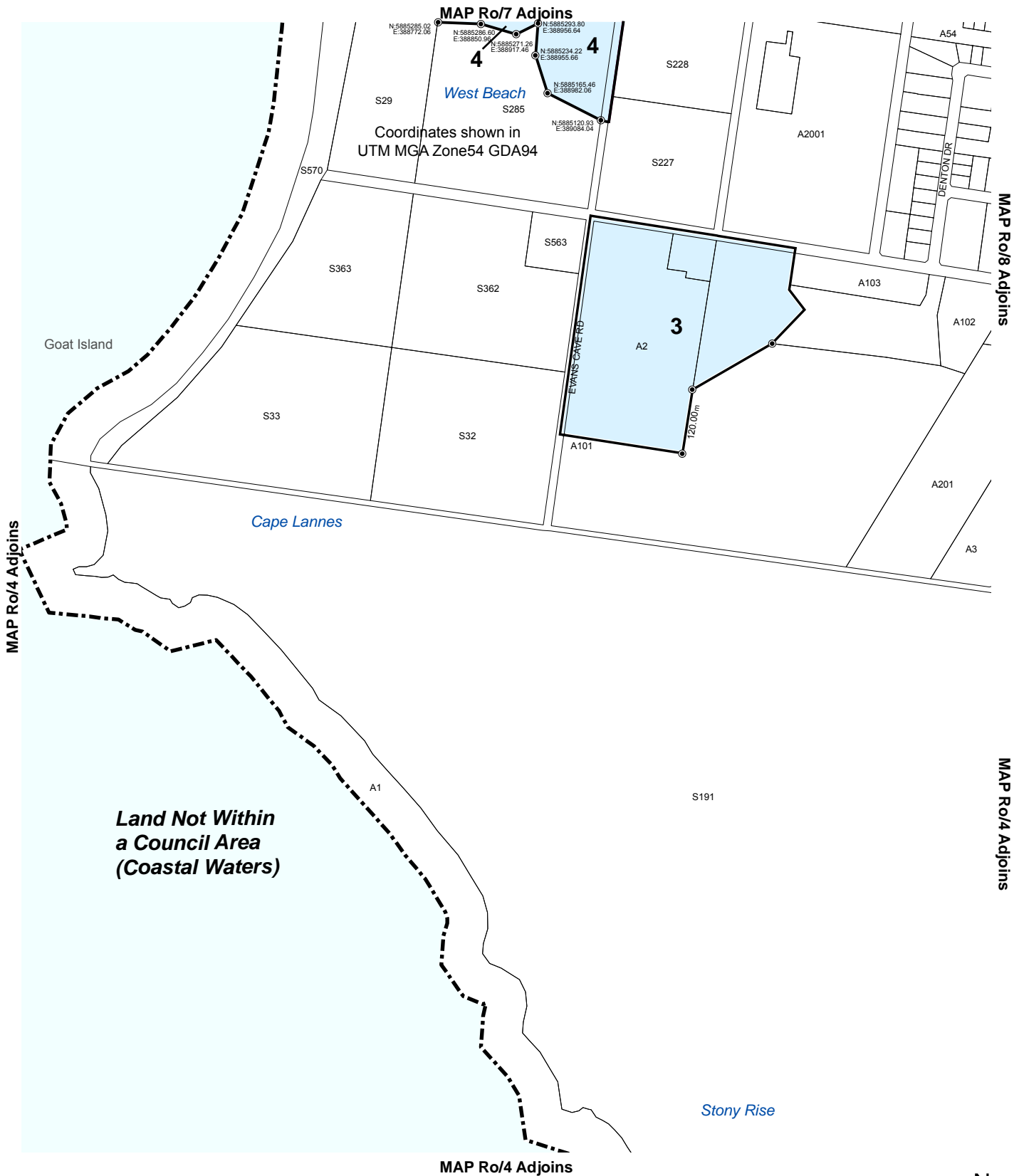
Lamberts Conformal Conic Projection, GDA94



- Zones**
- CstCon Coastal Conservation
 - In Industry
 - OS Open Space
 - R Residential
 - RuL Rural Living
 - Zone Boundary
 - Development Plan Boundary

ROBE

Zone Map Ro/10



MAP Ro/7 Adjoins

MAP Ro/8 Adjoins

MAP Ro/4 Adjoins

MAP Ro/4 Adjoins

Coordinates shown in UTM MGA Zone54 GDA94

Land Not Within a Council Area (Coastal Waters)

Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 3 Infrastructure
 - 4 Recreation



ROBE

Policy Area Map Ro/10

- Policy Area Boundary
- Development Plan Boundary

MAP Ro/7 Adjoins

MAP Ro/8 Adjoins

MAP Ro/4 Adjoins

MAP Ro/4 Adjoins

MAP Ro/4 Adjoins

Land Not Within
a Council Area
(Coastal Waters)

Lamberts Conformal Conic Projection, GDA94



Precinct

2 Evans Cave Road



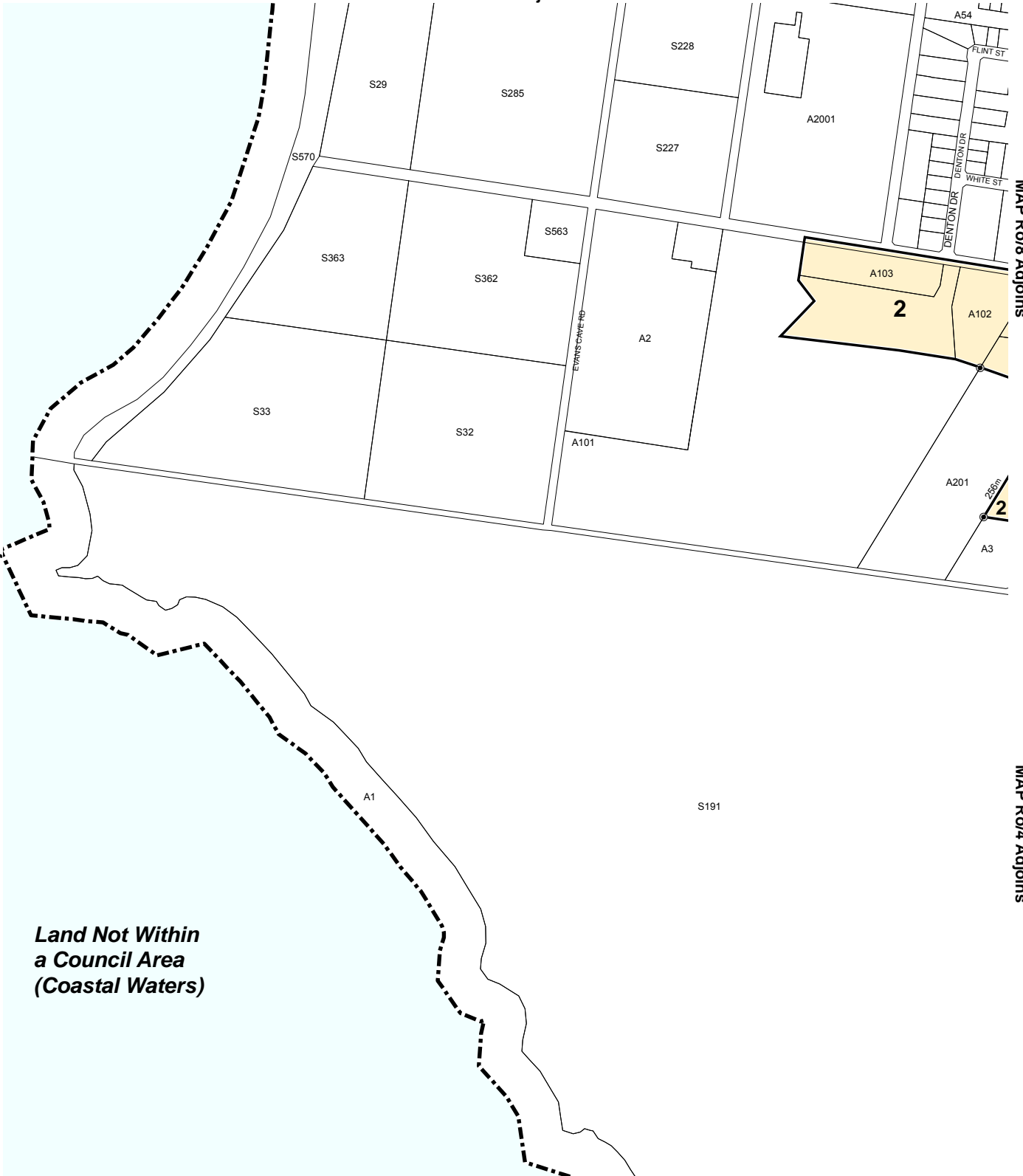
ROBE

Precinct Map Ro/10

-  Precinct Boundary
-  Development Plan Boundary

ROBE COUNCIL

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MAP Ro/1 Adjoins

GREENWAYS

S104

A27

NARACOORTE HWY

Greenways

A26

A1

PERKINSON ST

A22

S93

S83

S1

MAP Ro/1 Adjoins

MAP Ro/1 Adjoins

MAP Ro/1 Adjoins



GREENWAYS

Location Map Ro/11

ROBE COUNCIL


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MAP Ro/1 Adjoins



GREENWAYS

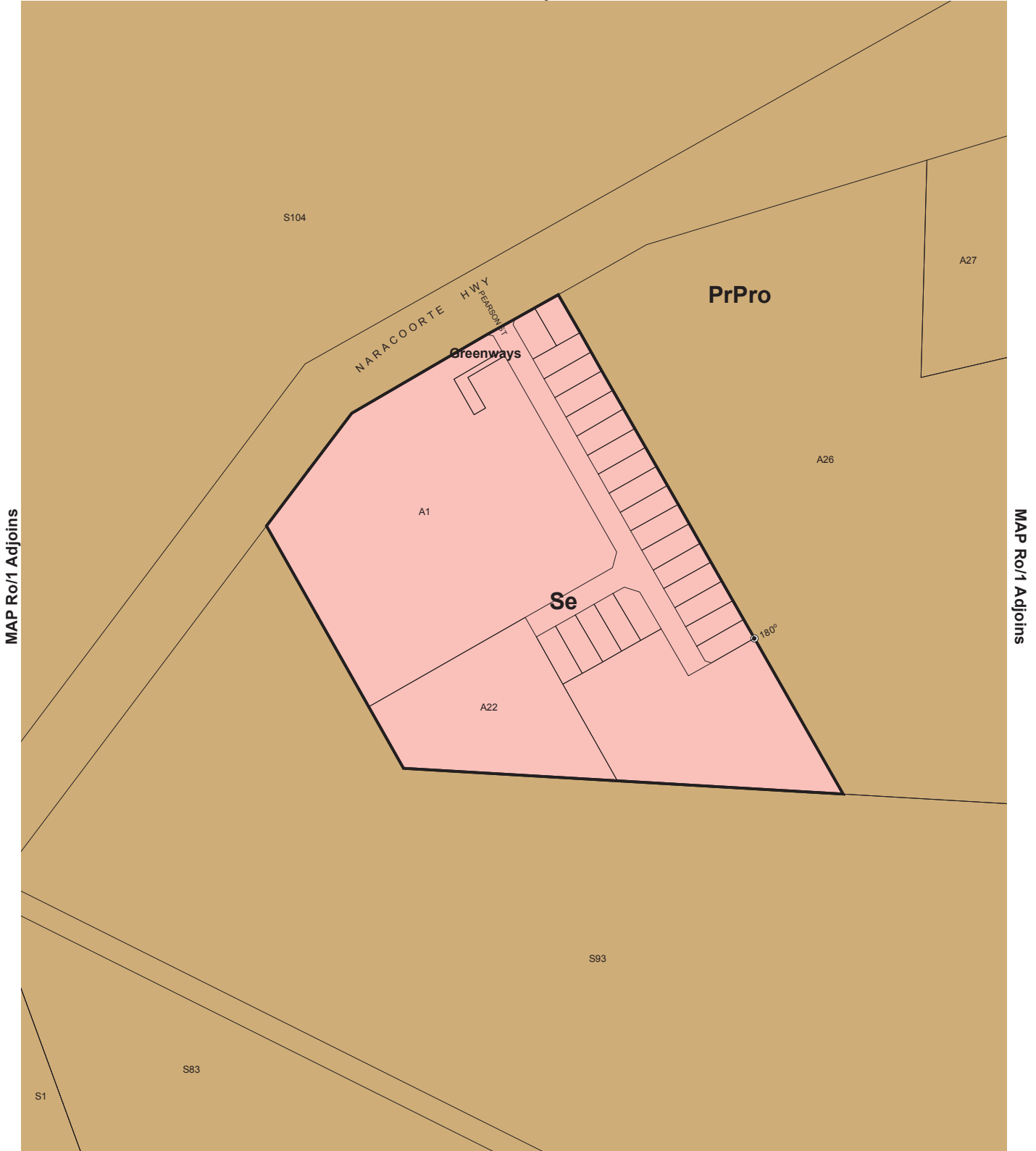
Overlay Map Ro/11 TRANSPORT

 Secondary Arterial Roads

ROBE COUNCIL

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MAP Ro/1 Adjoins



MAP Ro/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



GREENWAYS

Zone Map Ro/11

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

ROBE COUNCIL

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MAP Ro/2 Adjoins

S479 **MOUNT BENSON**

S481

BOATSWAIN POINT

S478

Boatswain Point

Cape Thomas

A122

S577

MAP Ro/2 Adjoins

MAP Ro/2 Adjoins

MAP Ro/2 Adjoins

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



0 250m

BOATSWAIN POINT

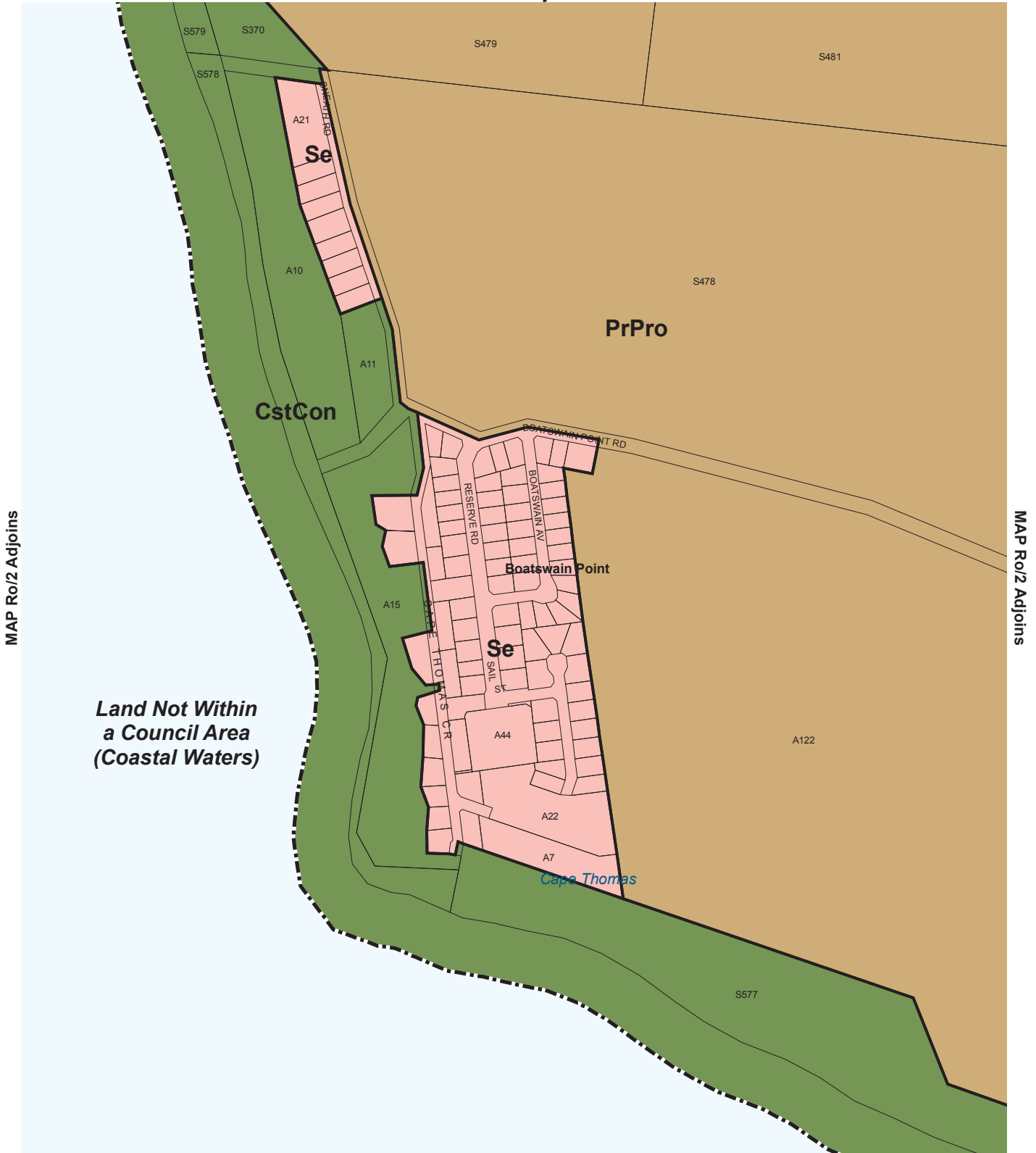
Location Map Ro/12

----- Development Plan Boundary

ROBE COUNCIL

Consolidated - 15 December 2016

MAP Ro/2 Adjoins



MAP Ro/2 Adjoins

MAP Ro/2 Adjoins

Land Not Within a Council Area (Coastal Waters)

MAP Ro/2 Adjoins

Lamberts Conformal Conic Projection, GDA94



BOATSWAIN POINT

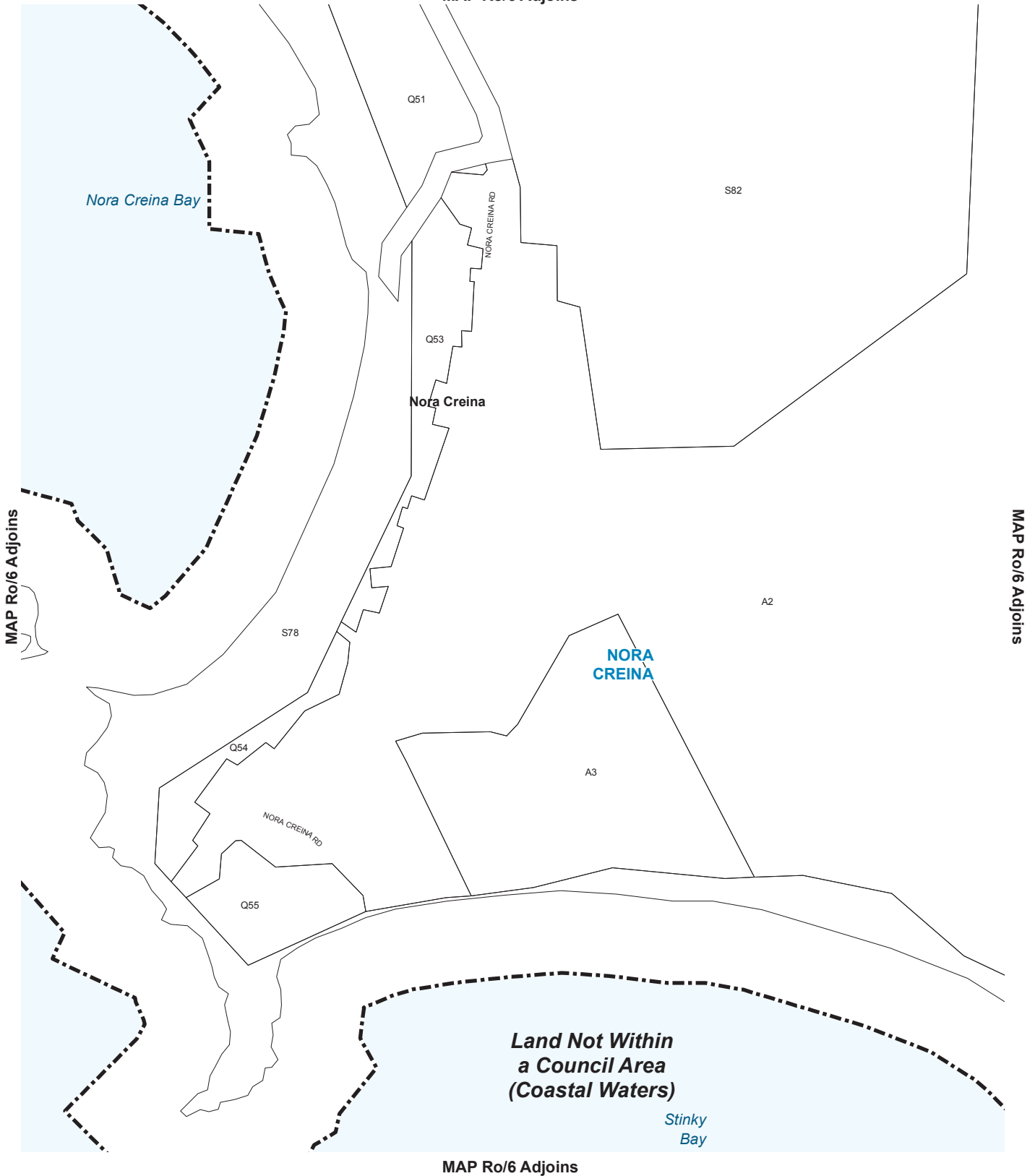
Zone Map Ro/12

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

ROBE COUNCIL

Consolidated - 15 December 2016

MAP Ro/6 Adjoins



MAP Ro/6 Adjoins

MAP Ro/6 Adjoins

MAP Ro/6 Adjoins

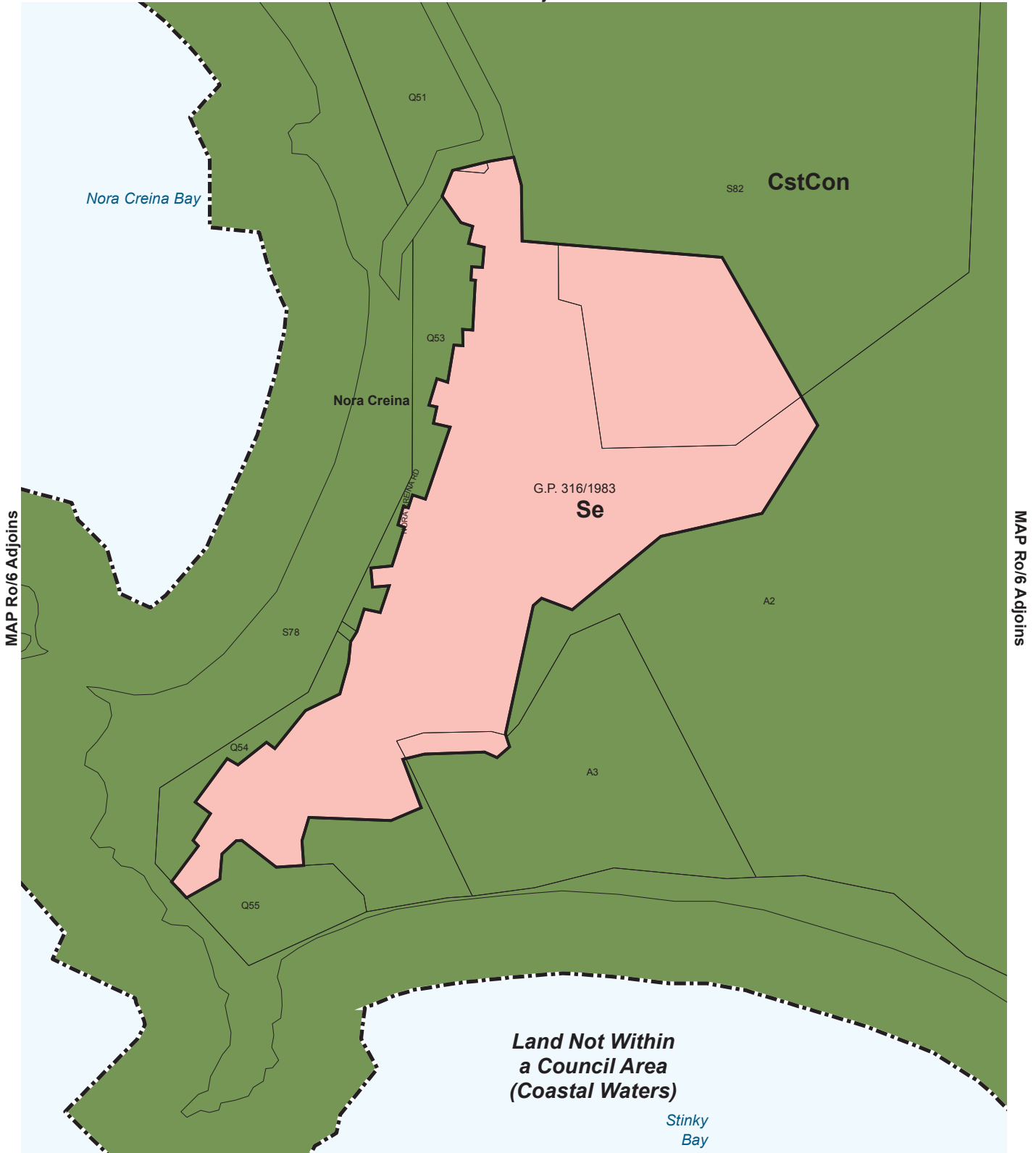


NORA CREINA

Location Map Ro/13

----- Development Plan Boundary

MAP Ro/6 Adjoins



MAP Ro/6 Adjoins

Lamberts Conformal Conic Projection, GDA94



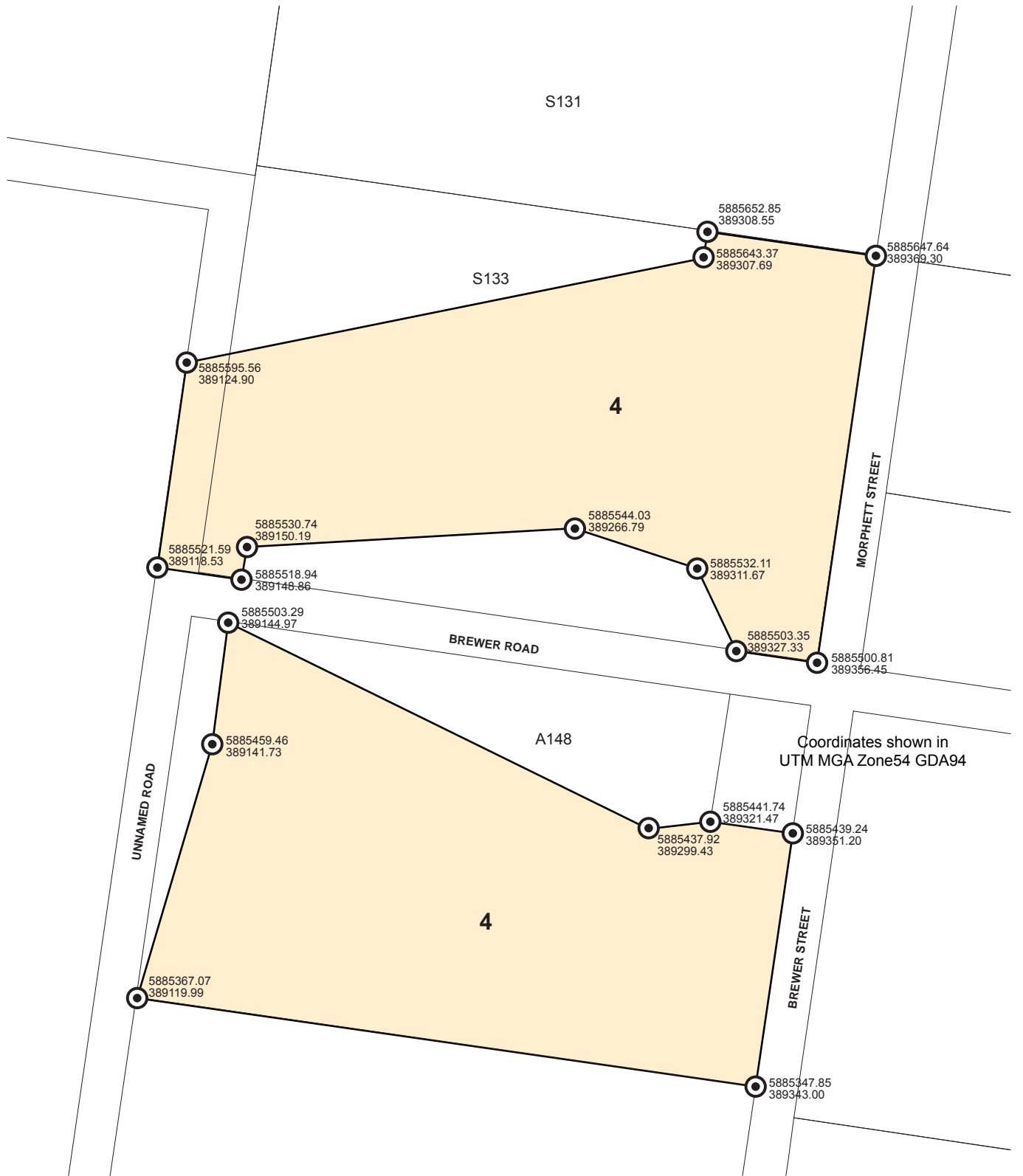
NORA CREINA

Zone Map Ro/13

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

ROBE COUNCIL

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Lamberts Conformal Conic Projection, GDA94

Precinct
4 Residential

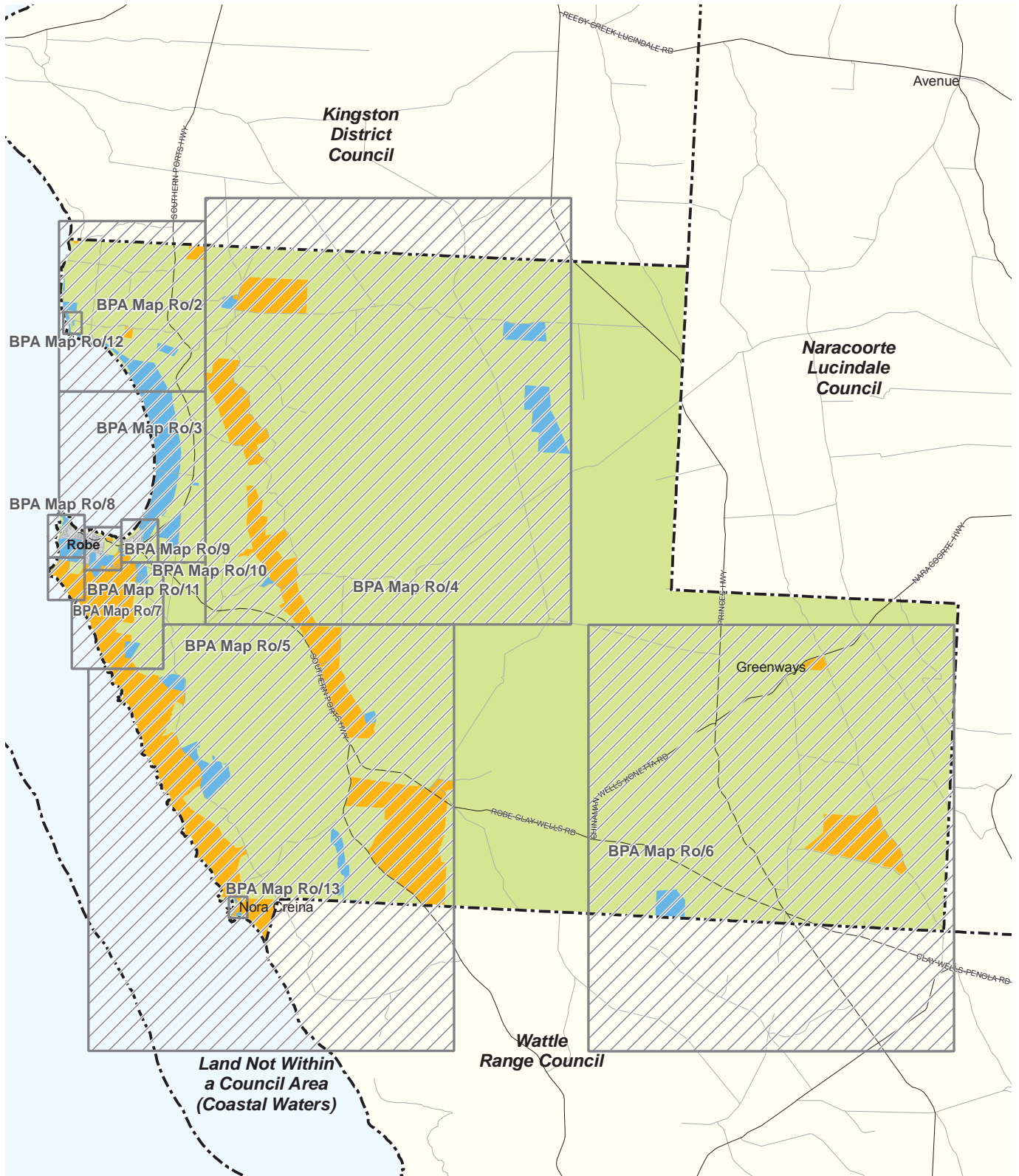
Coordinates shown in
 UTM MGA Zone54 GDA94



ROBE
Precinct Map
Enlargement Ro/14

- Precinct Boundary
- Development Plan Boundary

Bushfire Risk BPA Maps



See enlargement map for accurate representation.



Bushfire Protection Area BPA Map Ro/1 BUSHFIRE RISK

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

BPA Map Ro/1 Adjoins

Kingston District Council

WANGOLINA

MOUNT BENSON

Mount Benson

BOATSWAIN POINT

Boatswain Point

SEE BPA Map Ro/12

Cape Thomas

Guichen Bay CP

Worripa

Land Not Within a Council Area (Coastal Waters)

BPA Map Ro/3 Adjoins

See enlargement map for accurate representation.



Bushfire Protection Area

BPA Map Ro/2

BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary

ROBE COUNCIL

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BPA Map Ro/2 Adjoins

Guichen Bay CP

Guichen Bay

Land Not Within a Council Area (Coastal Waters)

Long Beach

MOUNT BENSON

ROBE

Riviera Robe

BPA Map Ro/1 Adjoins

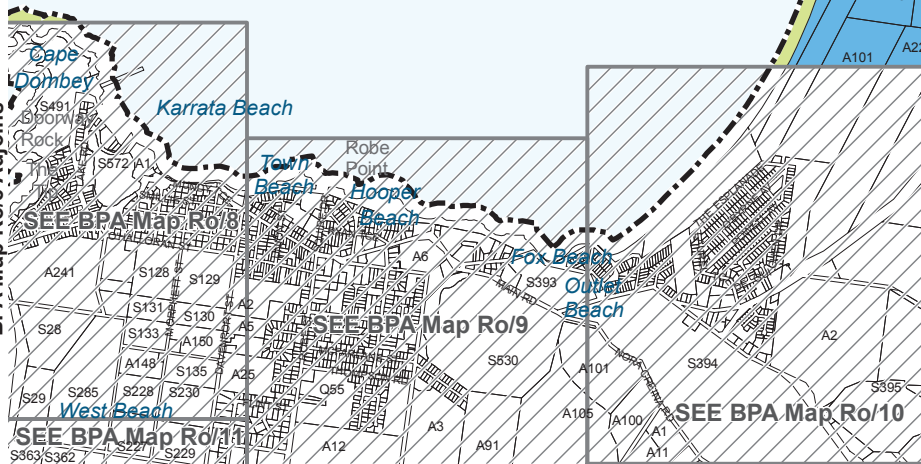
BPA Map Ro/4 Adjoins

BPA Map Ro/8 Adjoins

BPA Map Ro/9 Adjoins

BPA Map Ro/7 Adjoins

BPA Map Ro/1 Adjoins



See enlargement map for accurate representation.



Bushfire Protection Area

BPA Map Ro/3

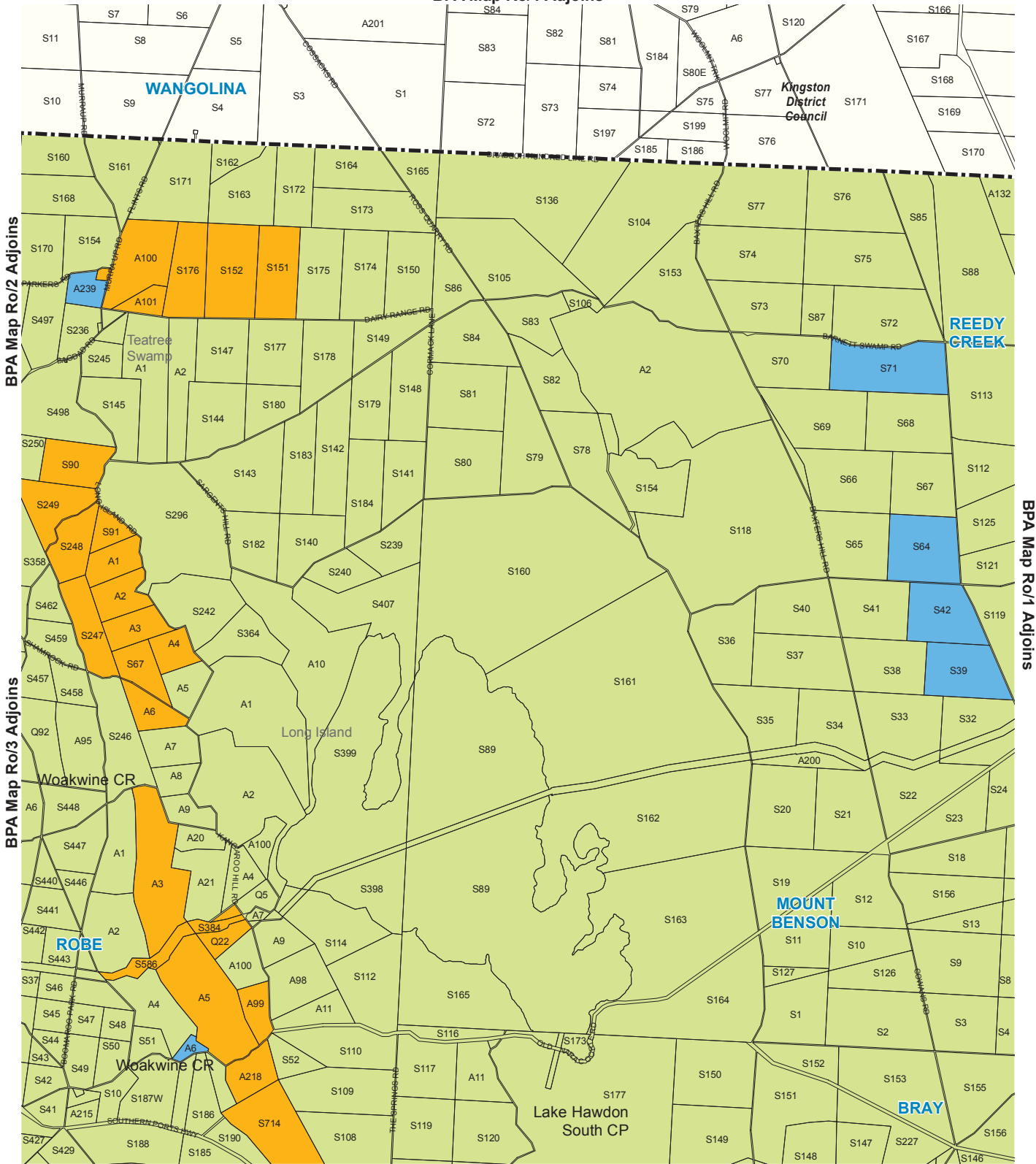
BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary

ROBE COUNCIL

Consolidated - 15 December 2016

BPA Map Ro/1 Adjoins



BPA Map Ro/5 Adjoins

BPA Map Ro/1 Adjoins

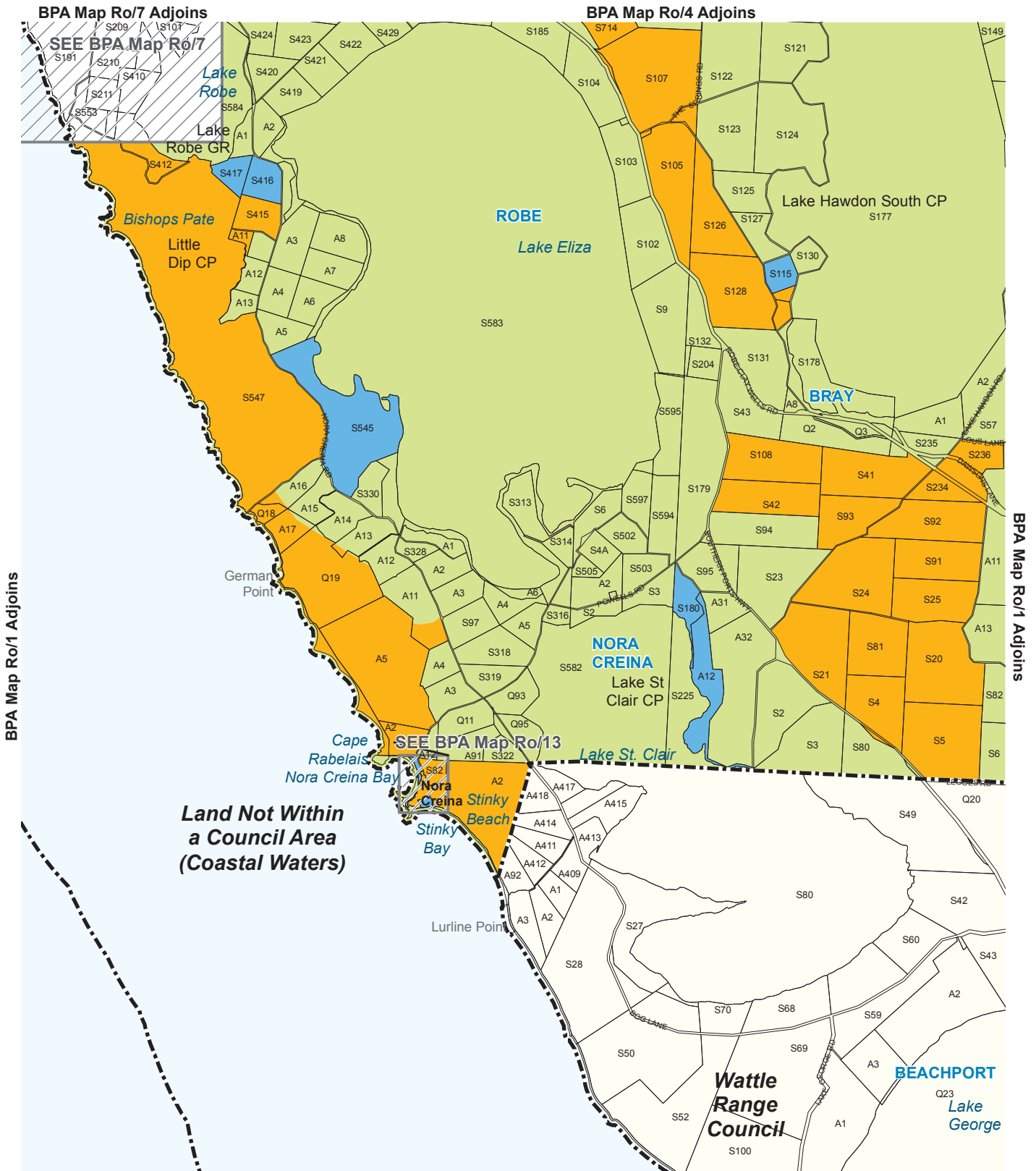


Bushfire Protection Area

BPA Map Ro/4

BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary



See enlargement map for accurate representation.



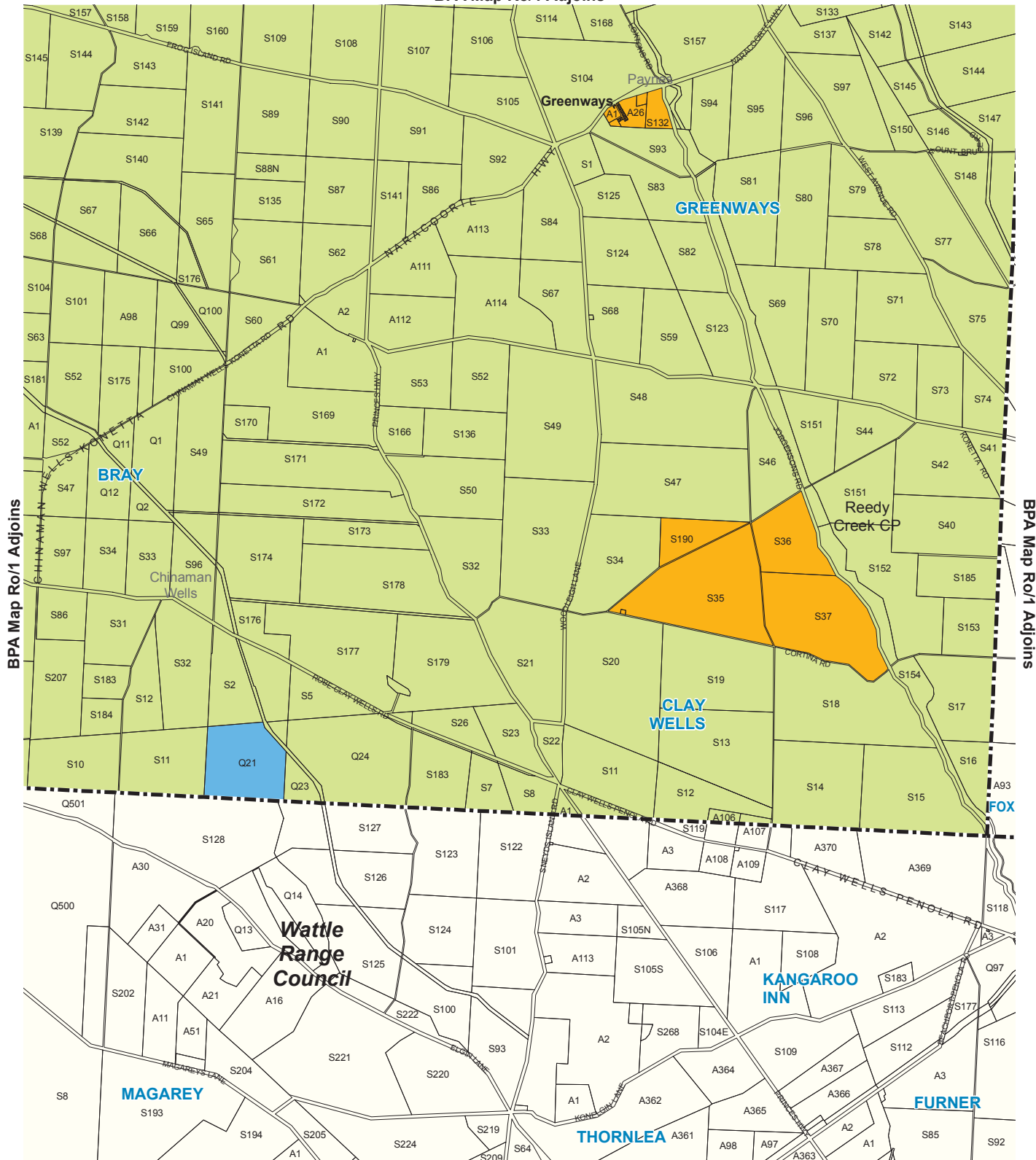
Bushfire Protection Area

BPA Map Ro/5

BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary

BPA Map Ro/1 Adjoins



BPA Map Ro/1 Adjoins

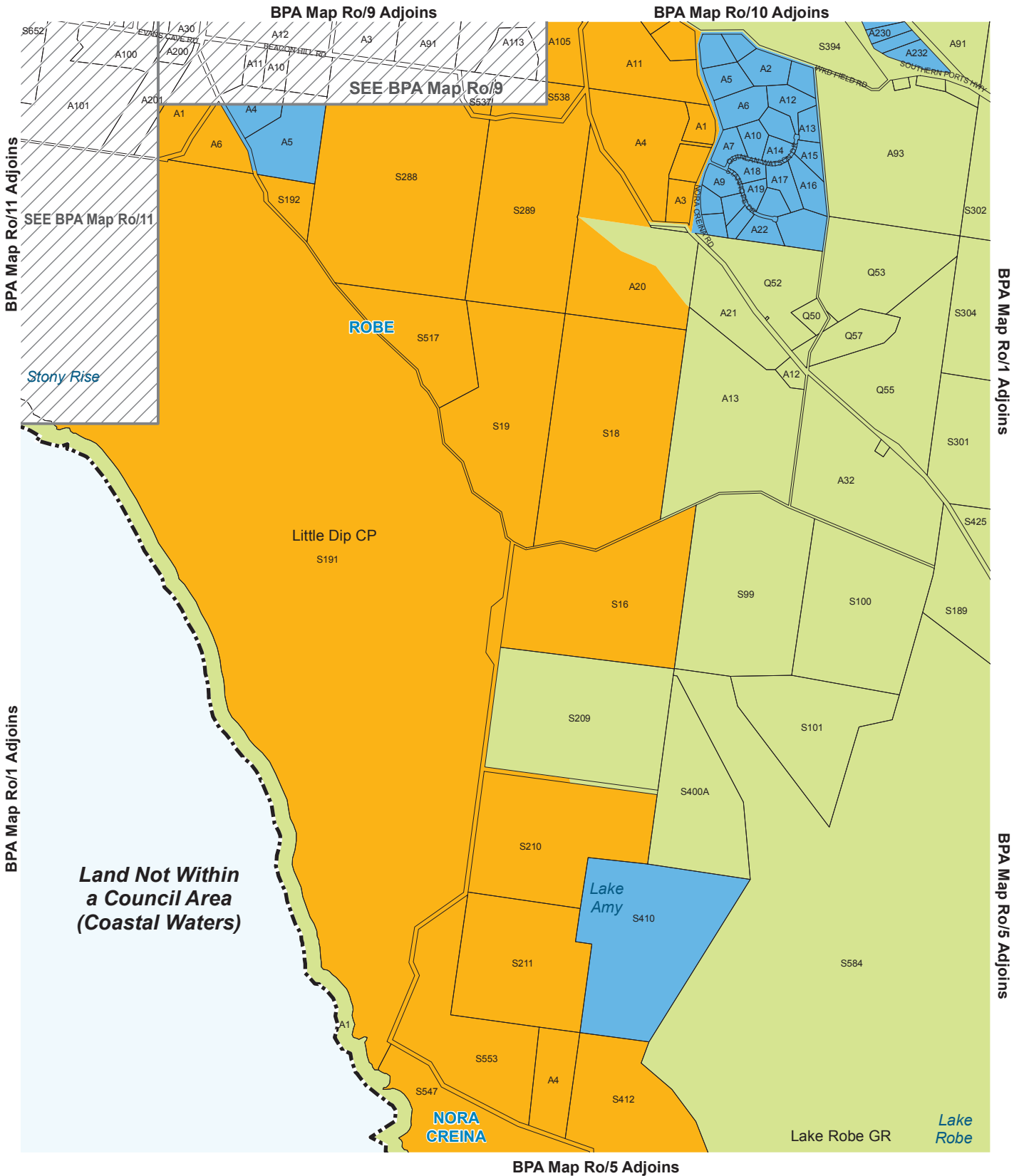


Bushfire Protection Area

BPA Map Ro/6

BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary



See enlargement map for accurate representation.



Bushfire Protection Area

BPA Map Ro/7

BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary

ROBE COUNCIL

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BPA Map Ro/1 Adjoins

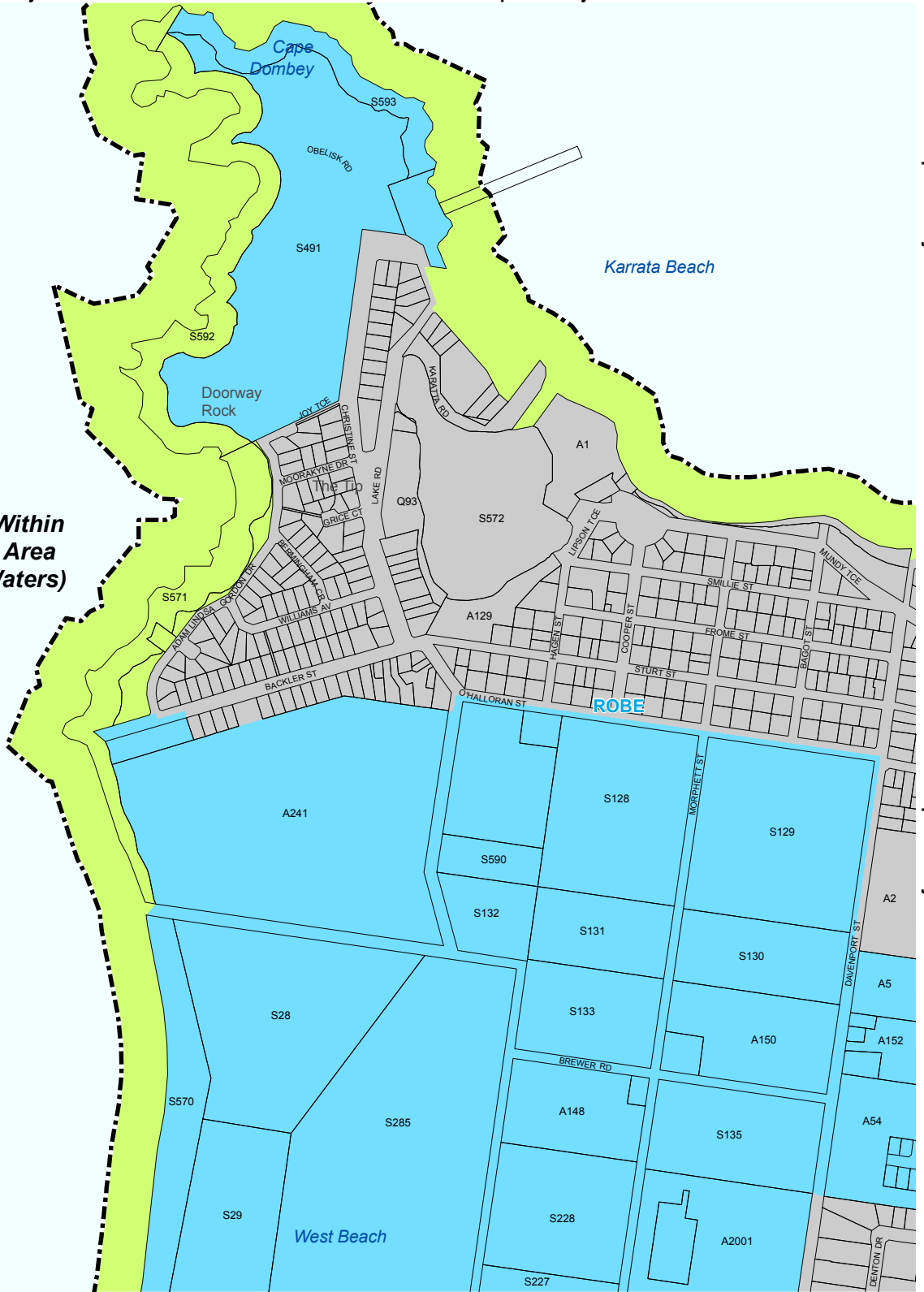
BPA Map Ro/3 Adjoins

BPA Map Ro/3 Adjoins

Land Not Within a Council Area (Coastal Waters)

BPA Map Ro/1 Adjoins

BPA Map Ro/9 Adjoins



BPA Map Ro/11 Adjoins



0 500m

Bushfire Protection Area

BPA Map Ro/8

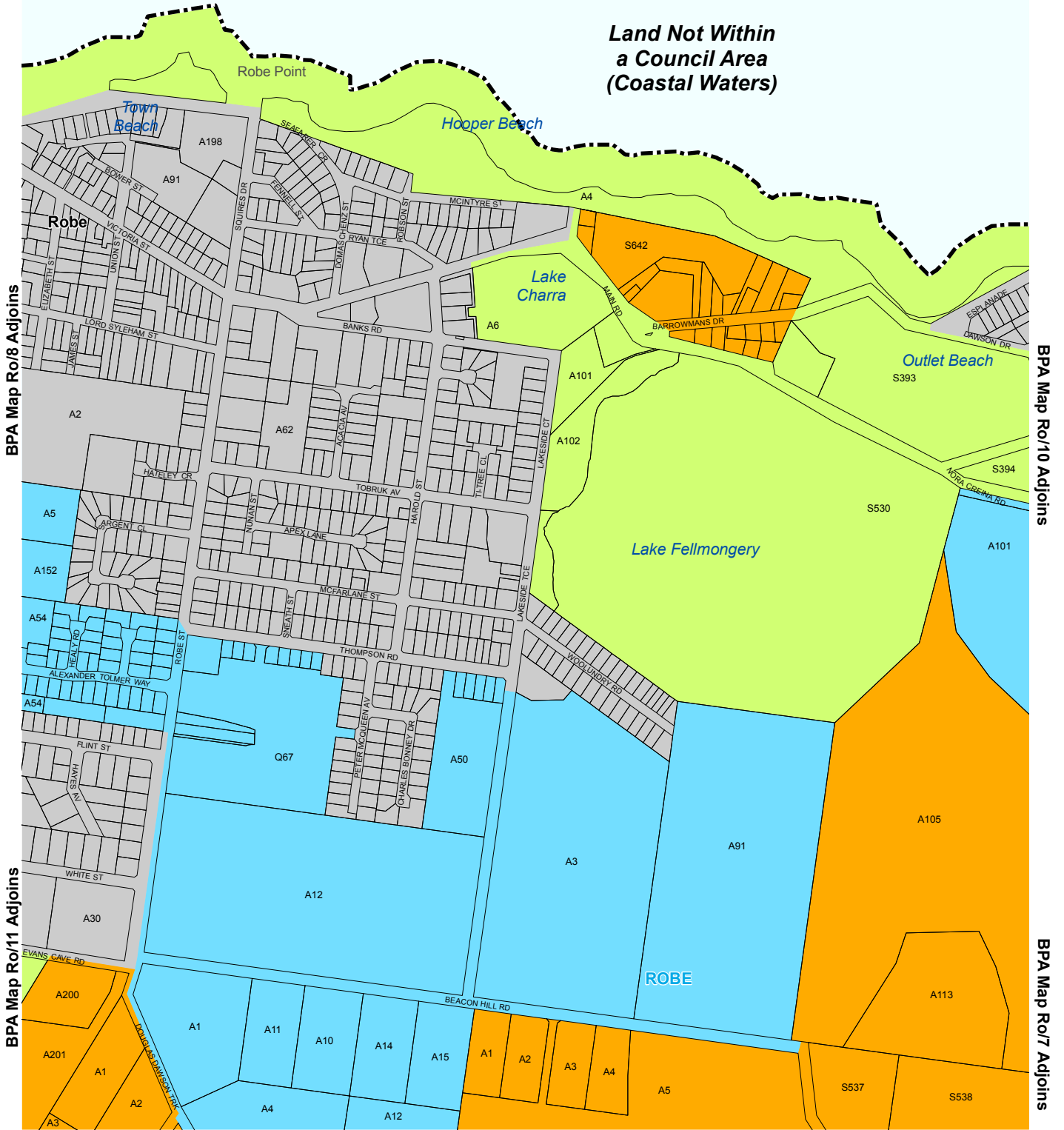
BUSHFIRE RISK

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

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Land Not Within
a Council Area
(Coastal Waters)



0 500m

Bushfire Protection Area

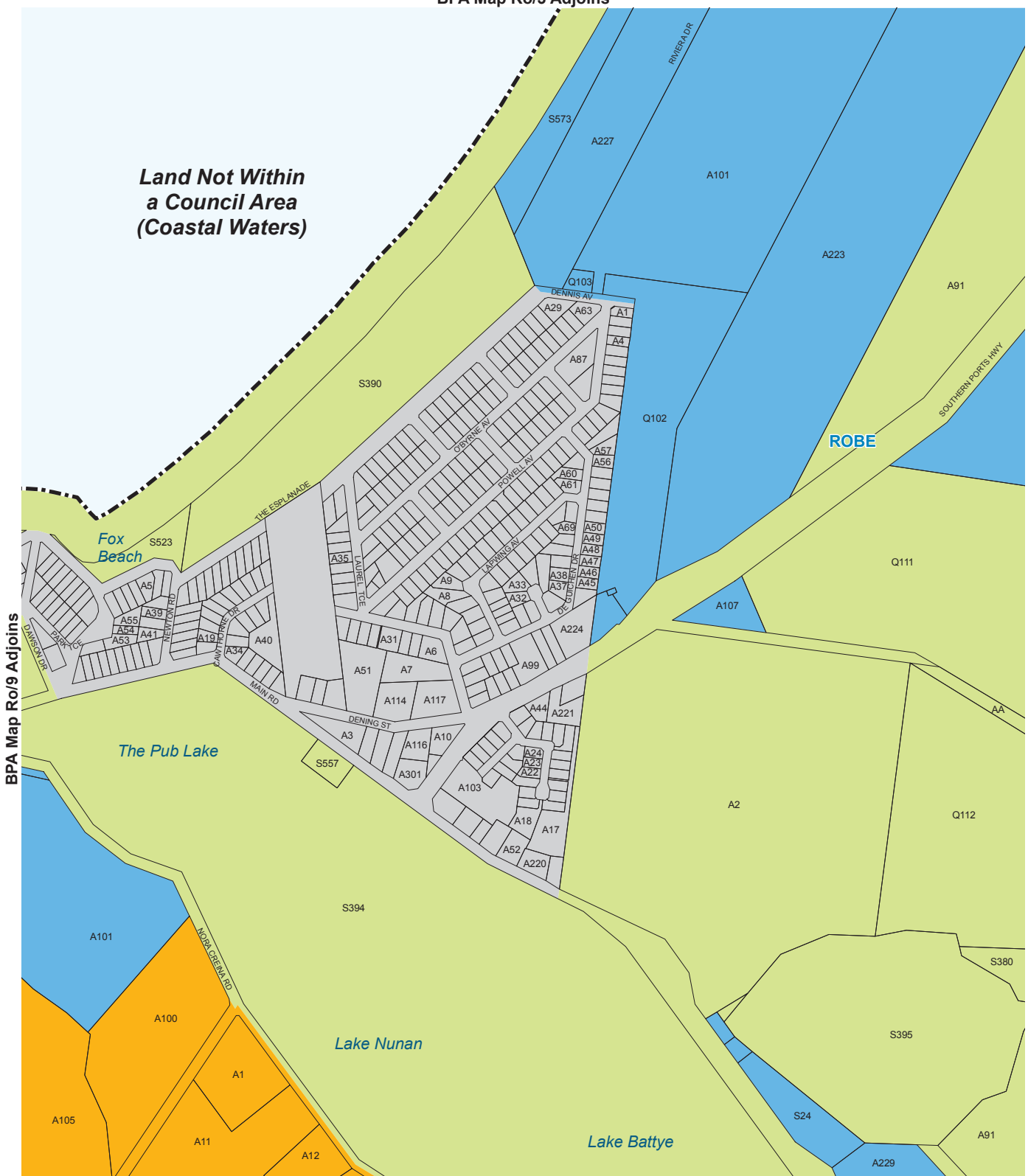
BPA Map Ro/9

BUSHFIRE RISK

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

BPA Map Ro/3 Adjoins

Land Not Within
a Council Area
(Coastal Waters)



BPA Map Ro/7 Adjoins



Bushfire Protection Area

BPA Map Ro/10

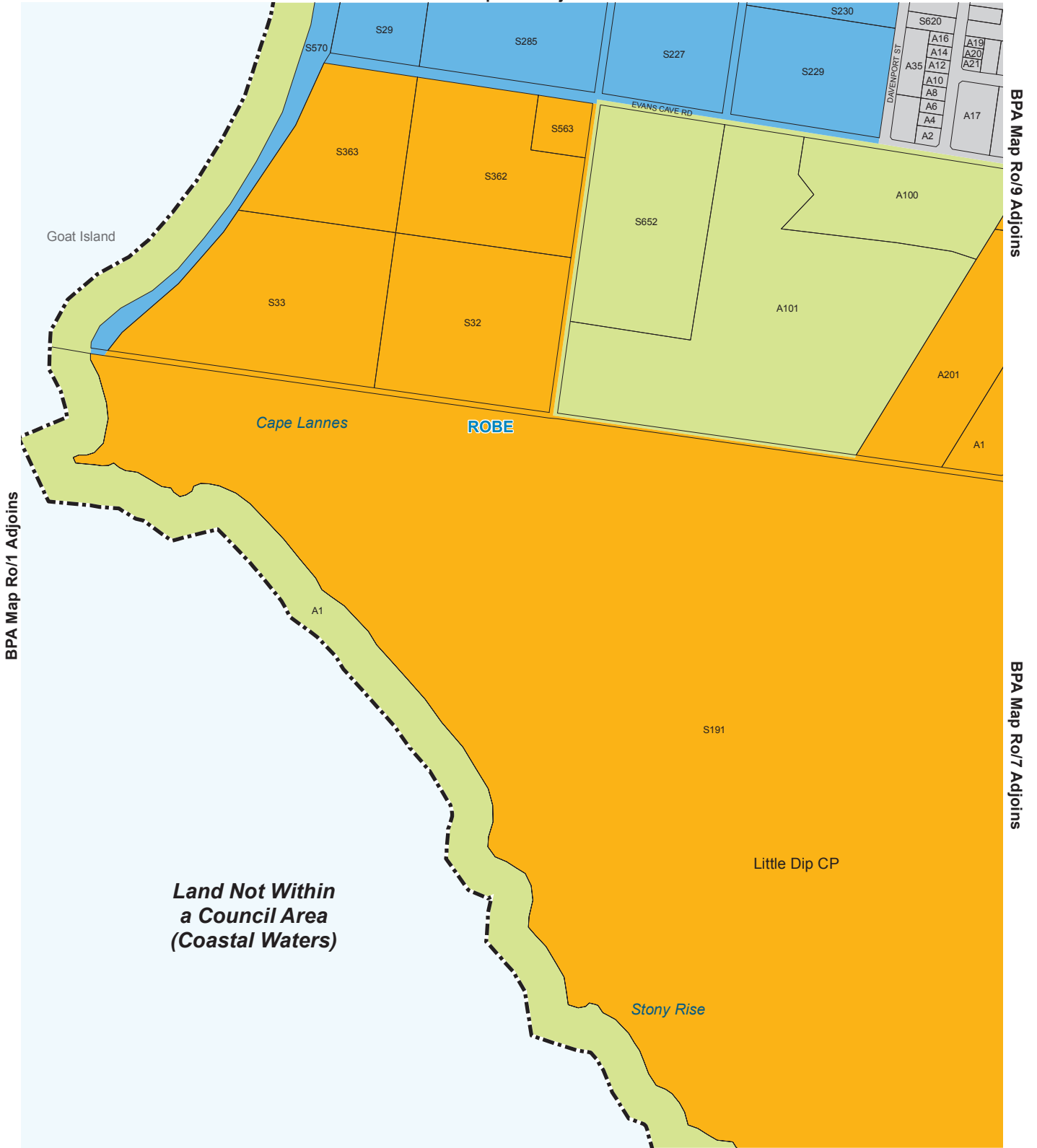
BUSHFIRE RISK

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

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BPA Map Ro/8 Adjoins



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

BPA Map Ro/1 Adjoins

BPA Map Ro/7 Adjoins



Bushfire Protection Area

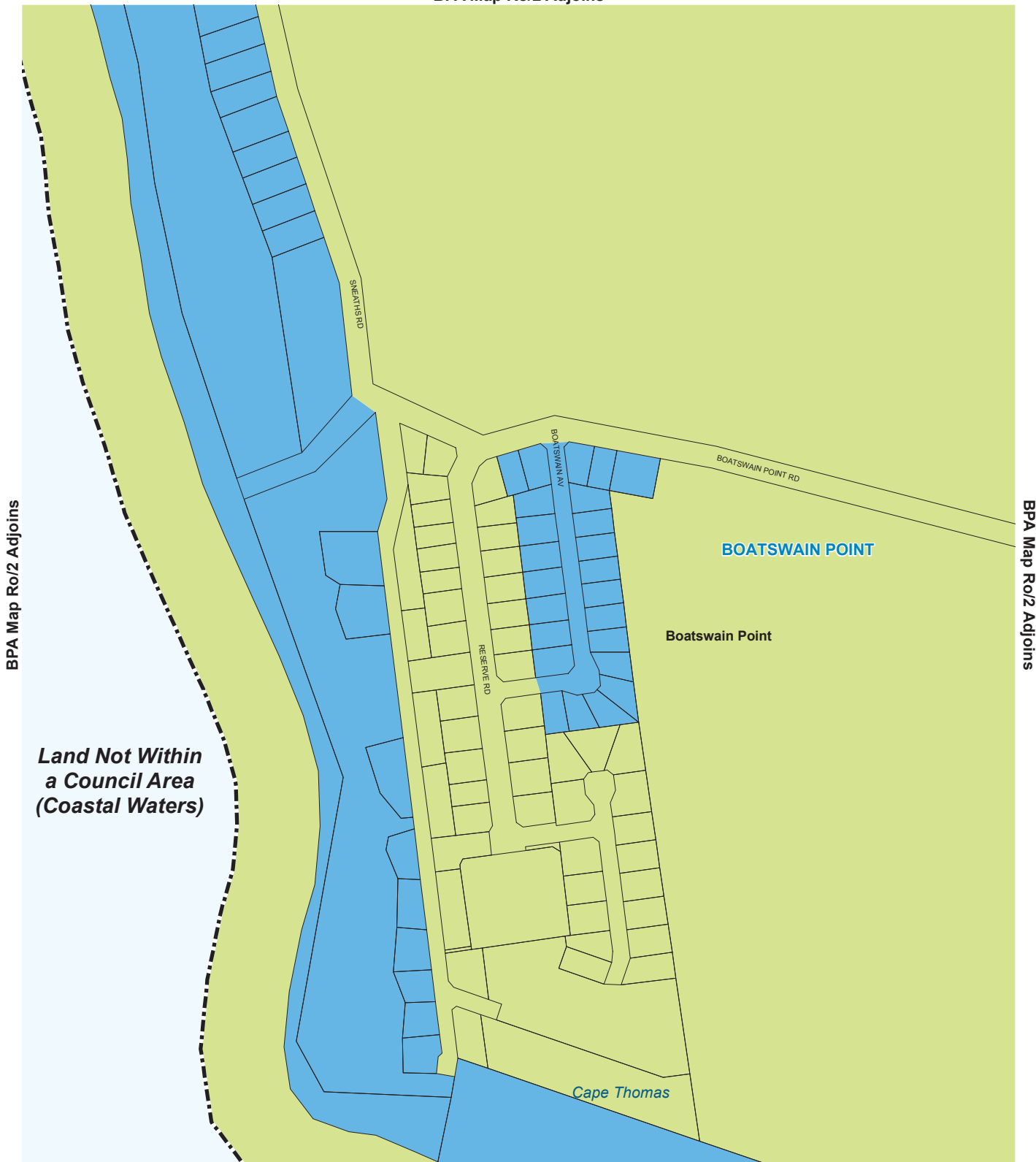
BPA Map Ro/11

BUSHFIRE RISK

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

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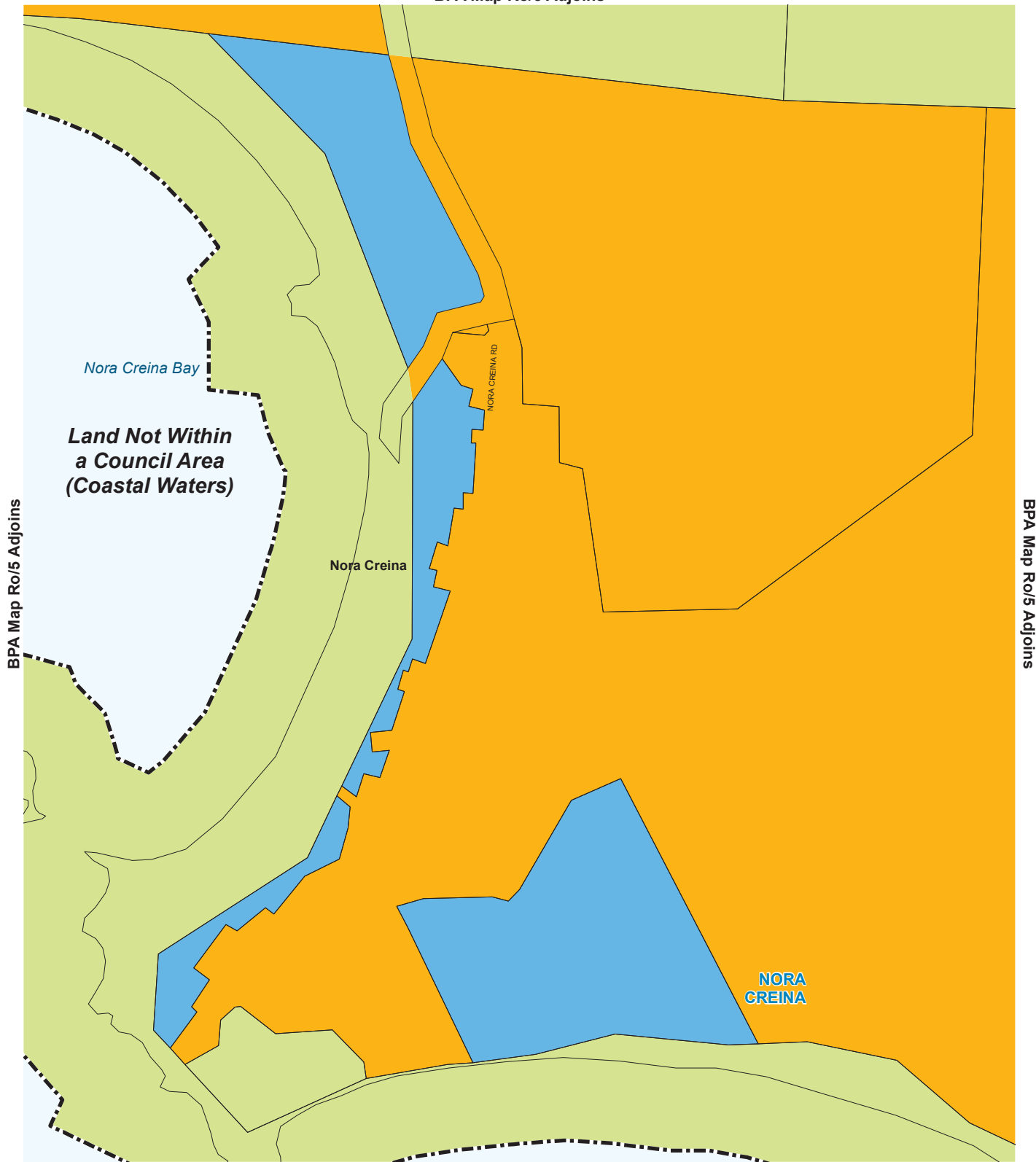


Bushfire Protection Area

BPA Map Ro/12

BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary



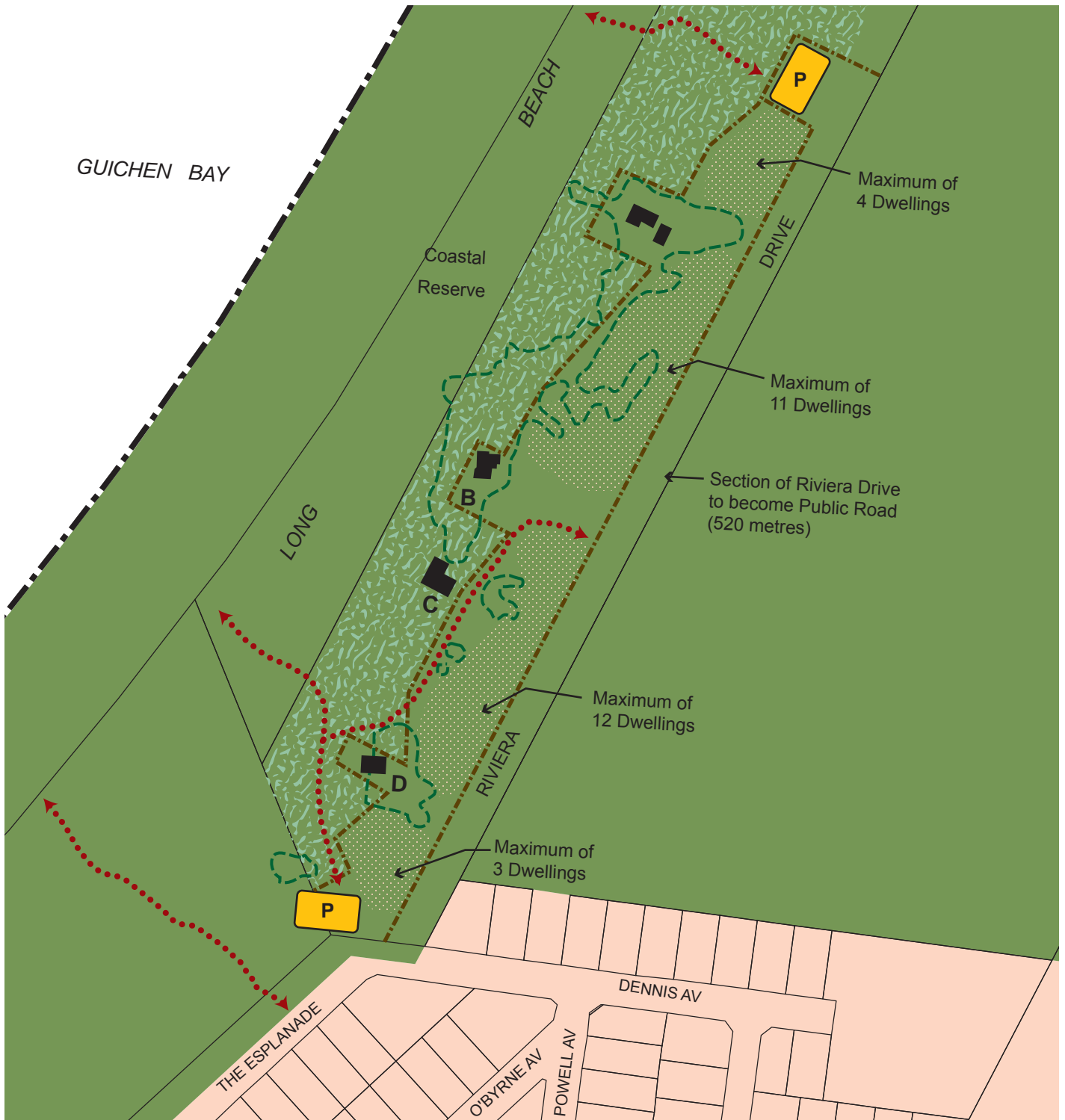
Bushfire Protection Area

BPA Map Ro/13

BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary

Concept Plan Maps



- Coastal Conservation
- Residential
- Cluster Housing
- Area to Vest as Reserve
- P Carpark
- Existing lots C & D and former dwelling sites lots A & B to be retained
- Pedestrian Path to Beach
- 10 metre contour
- Fence
- Development Plan Boundary

B denotes lot 14
C denotes lot 10
D denotes lot 4



Concept Plan Map Ro/1

FRENCHMANS BAY ESTATE

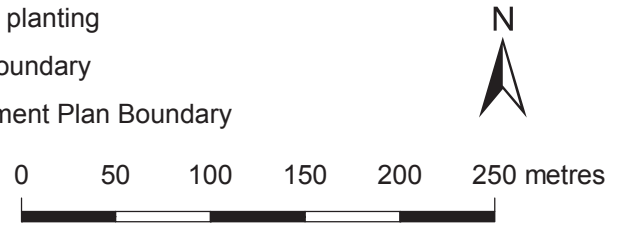
ROBE COUNCIL

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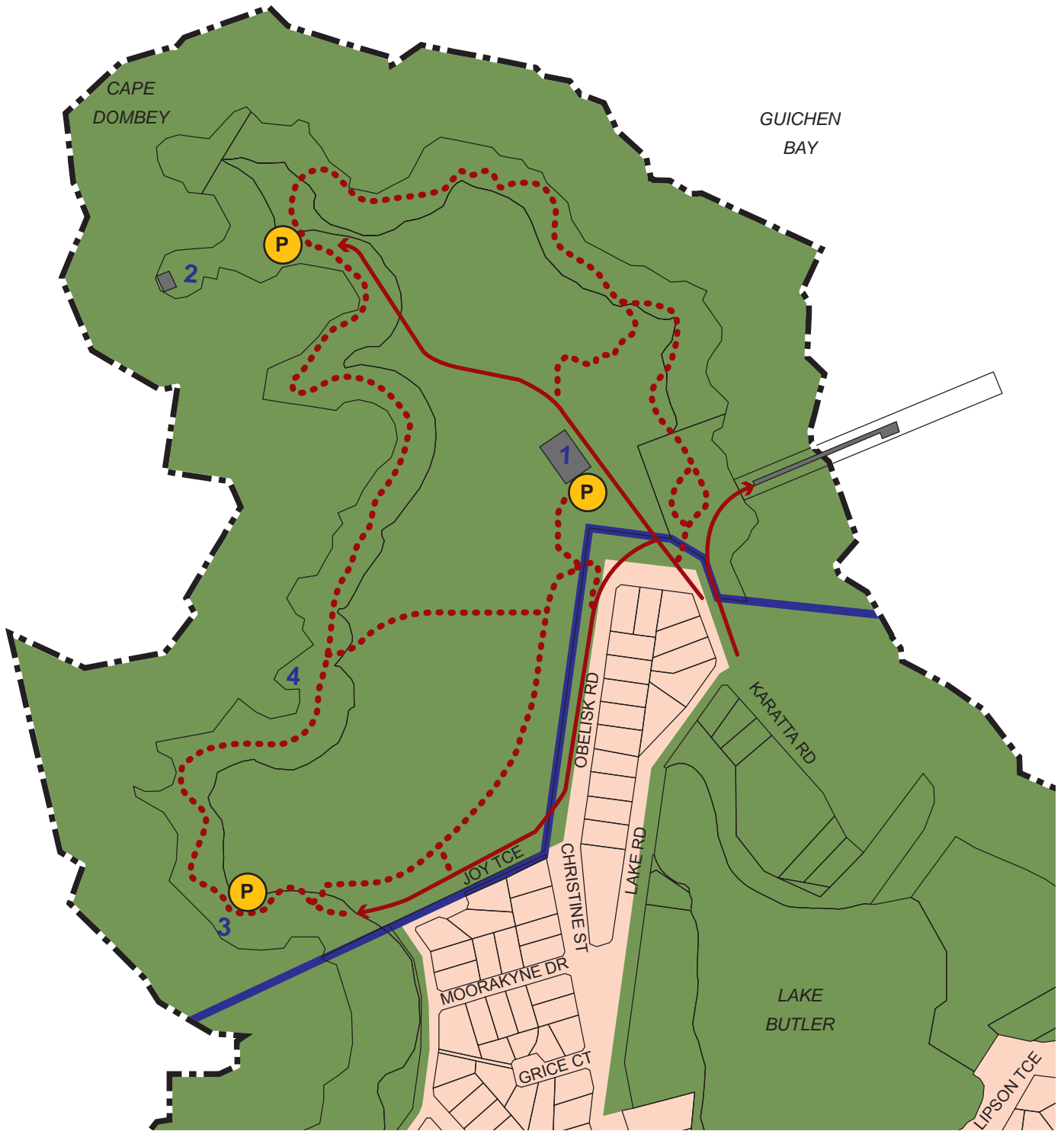


- O Open Space and/or Public Space
- B Commercial / Industrial Buildings
- P Parking
- H Historic Building/Structure
- L Lookout
- Y Yacht Club
- A Administration/Cafe/Shop/Amenities
- M Mixed Use

- ⏏ Pedestrian Access
- ⋯ Pedestrian Access
- Landscaping/Re-vegetation
- 🌳 New tree planting
- Sector Boundary
- Development Plan Boundary

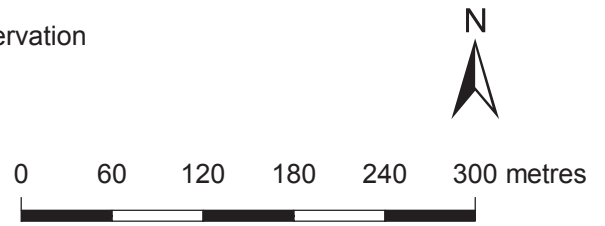


Concept Plan Map Ro/2 LAKE BUTLER



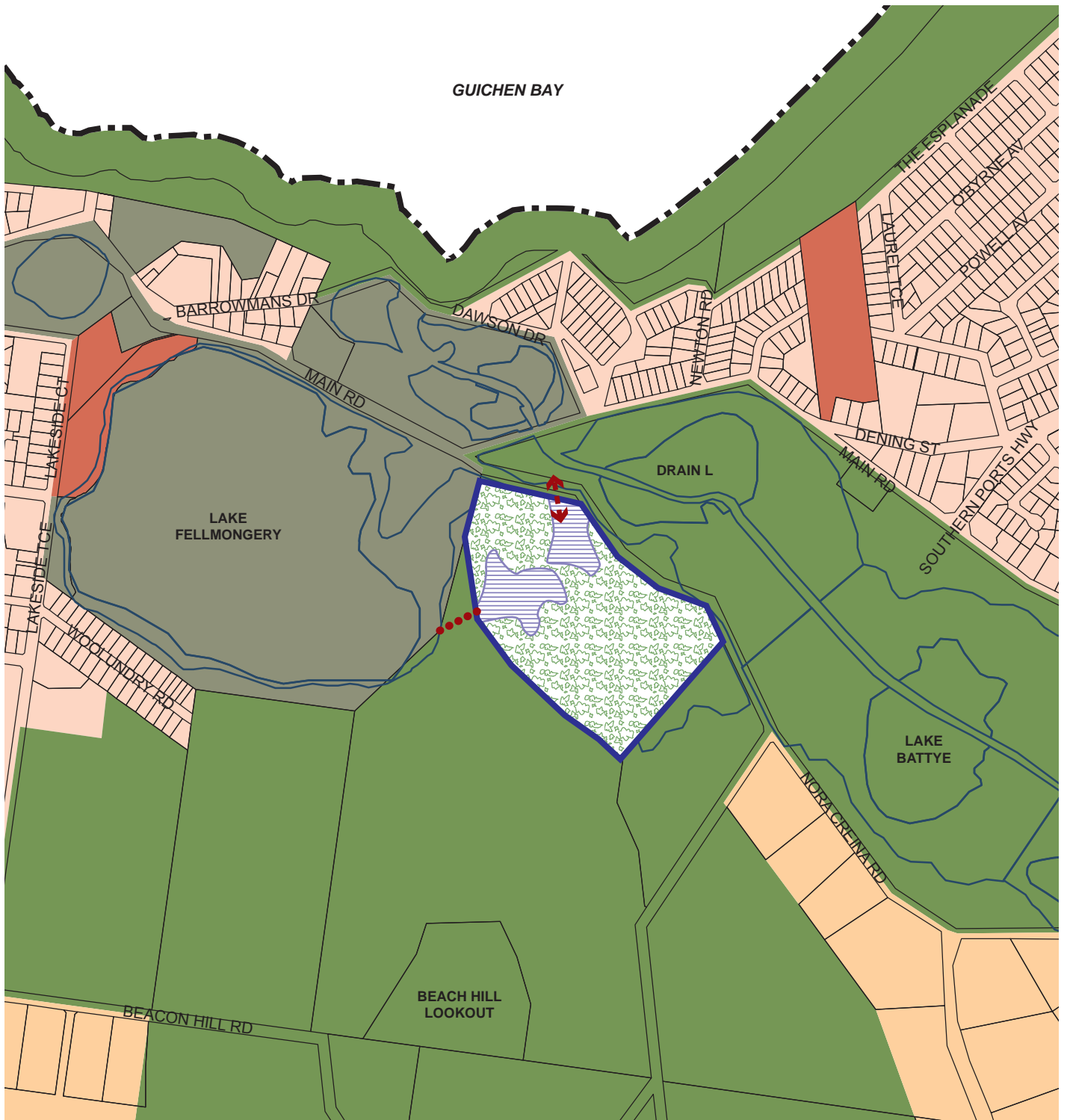
- 1 Old Gaol
- 2 Obelisk
- 3 Old Dump
- 4 Blow Hole
- Building / Structure
- Ⓟ Carpark
- ⋯ Pedestrian Path
- Vehicle Access / Road
- Concept Area Boundary
- - - Development Plan Boundary








- Coastal Conservation
- Residential








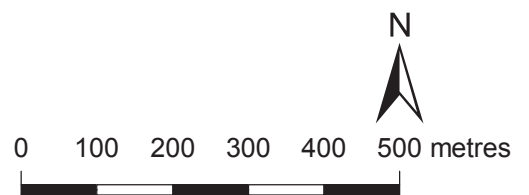
Concept Plan Map Ro/3

CAPE DOMBEY



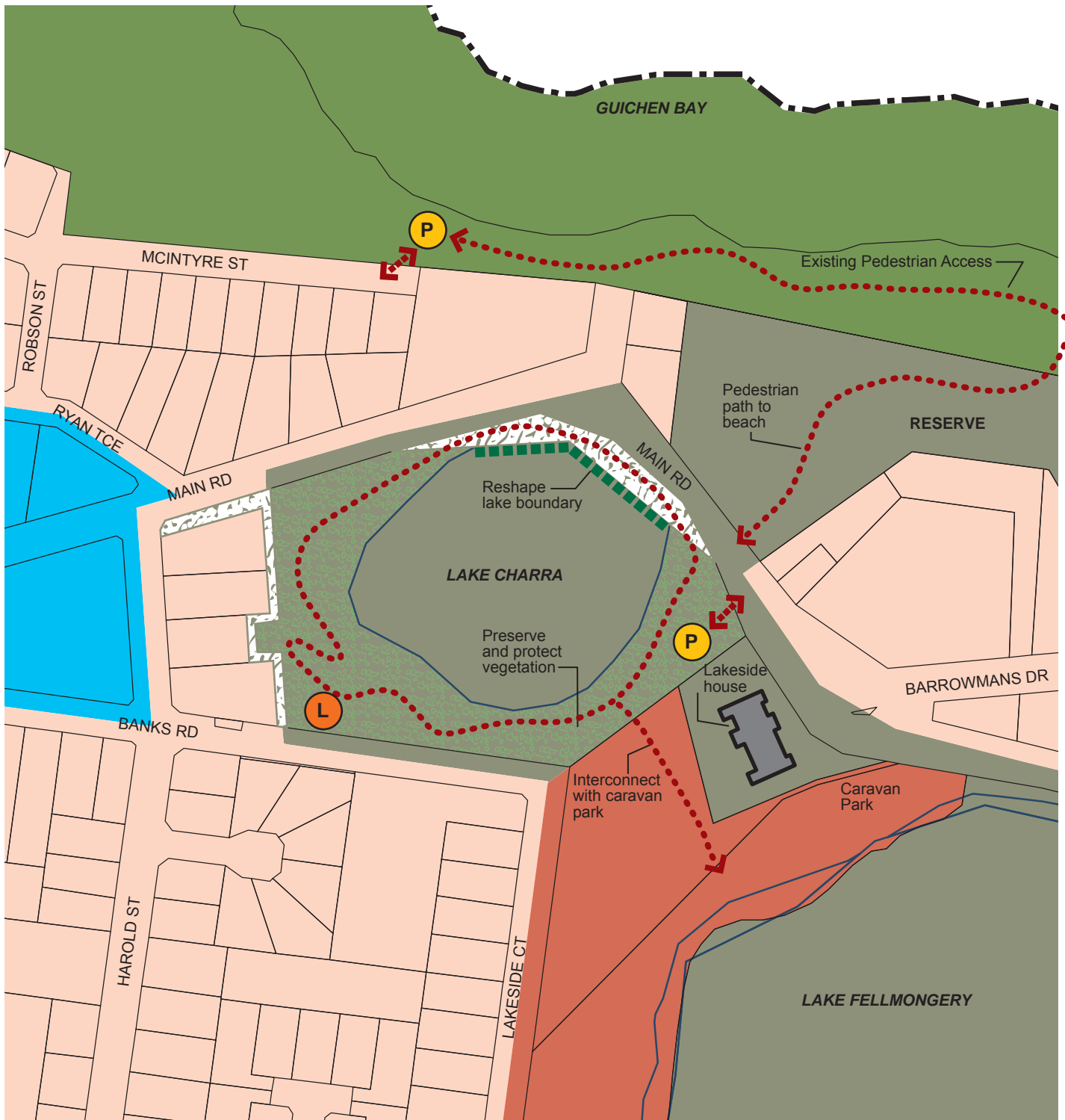
-  Area affected by Concept Plan
-  Waterways
-  Vegetated area to be preserved
-  Pedestrian Path
-  Vehicular Access
-  Cluster Tourist Accommodation
-  Development Plan Boundary

-  Conservation
-  Caravan Park
-  Open Space
-  Residential
-  Rural Living



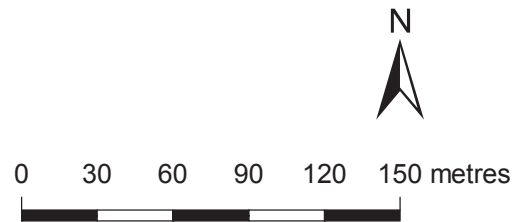
Concept Plan Map Ro/4

BUSHLANDS TOURIST ACCOMMODATION



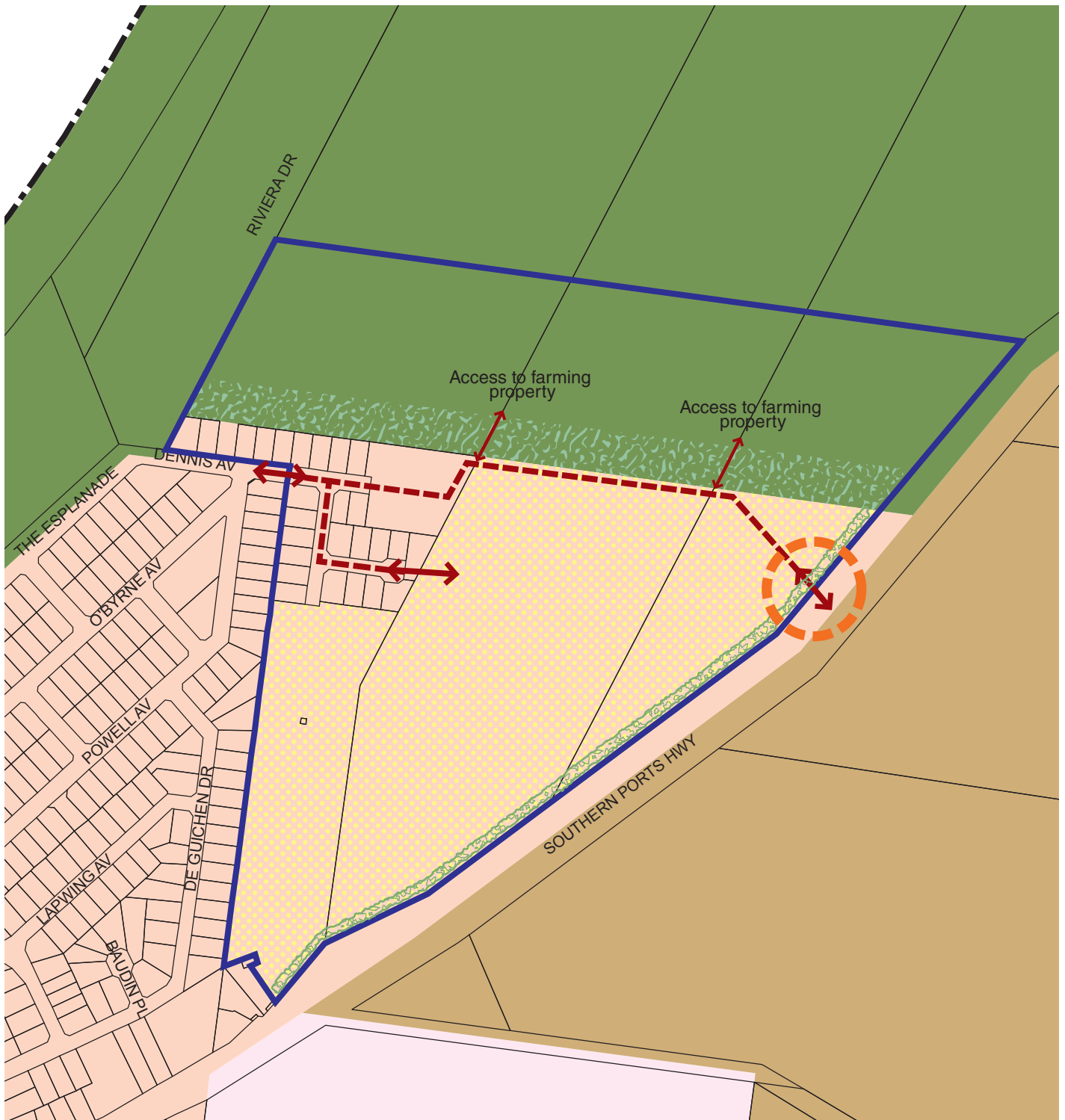
- Vehicle Access
- Pedestrian Link/Walking Track
- Lookout
- Carpark
- Reshape Lake Boundary
- Land to be added to Lake Charra
- Landscaped surrounds
- Waterways
- Development Plan Boundary














- Commercial
- Coastal Open
- Caravan Park
- Open Space
- Residential

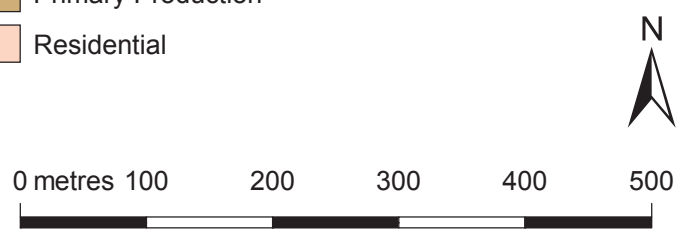


Concept Plan Map Ro/5

LAKE CHARRA AND ENVIRONS

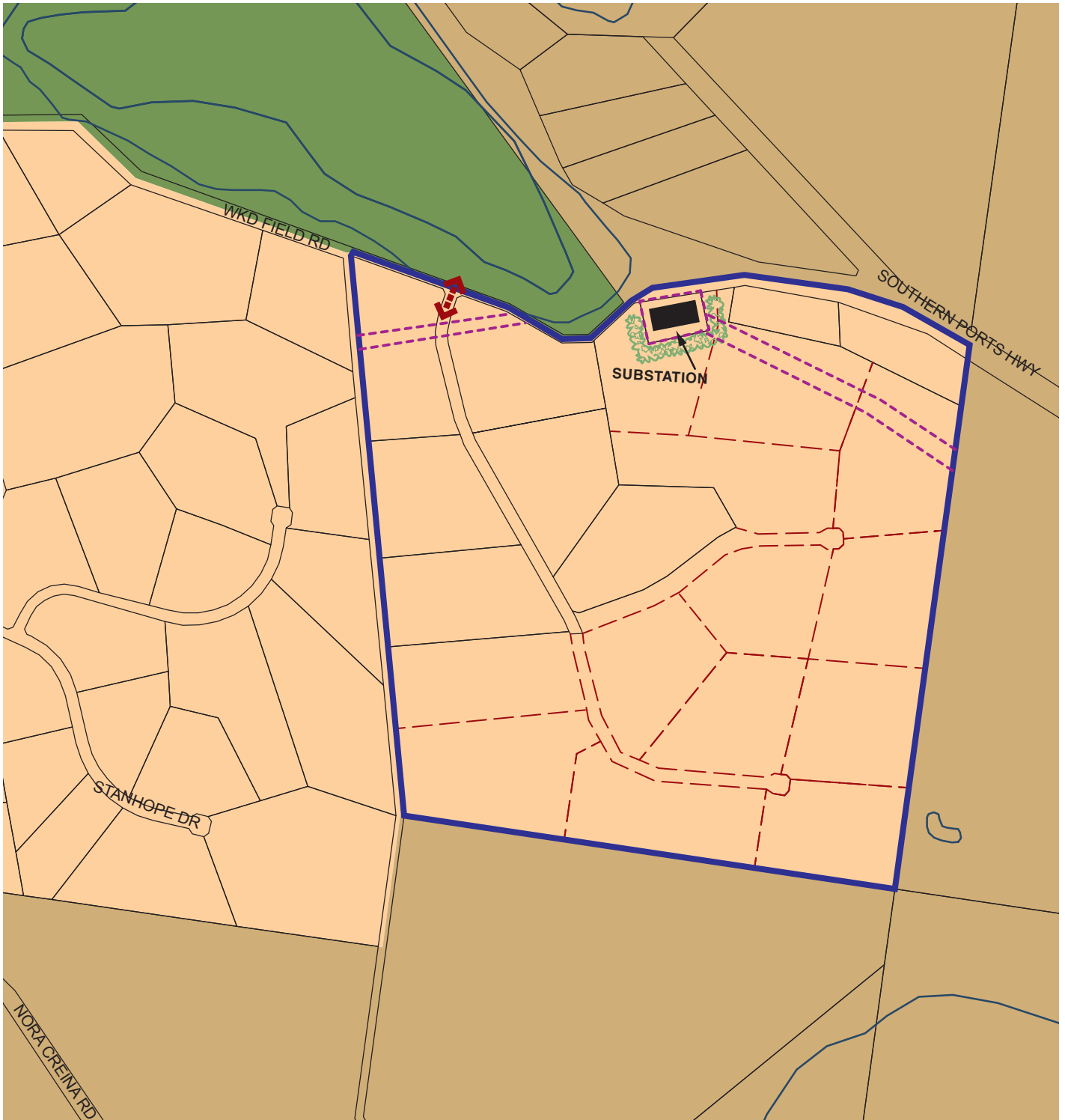


-  Concept Plan Boundary
-  Indicative residential collector road network
-  Vehicular access and future road links
-  Vehicular access to remainder of property
-  Screening Reserve
-  Native vegetation regeneration
-  Future residential development
-  Intersection design to satisfaction of Transport SA
-  Development Plan Boundary
-  Deferred Urban
-  Coastal Conservation
-  Primary Production
-  Residential






Concept Plan Map Ro/6

RESIDENTIAL



-  Concept Plan Boundary
-  Electricity Infrastructure
-  Vehicle Access
-  Indicative Subdivision Pattern
-  Proposed Landscape Buffer
-  Waterways
-  Development Plan Boundary

-  Conservation
-  Primary Production
-  Rural Living

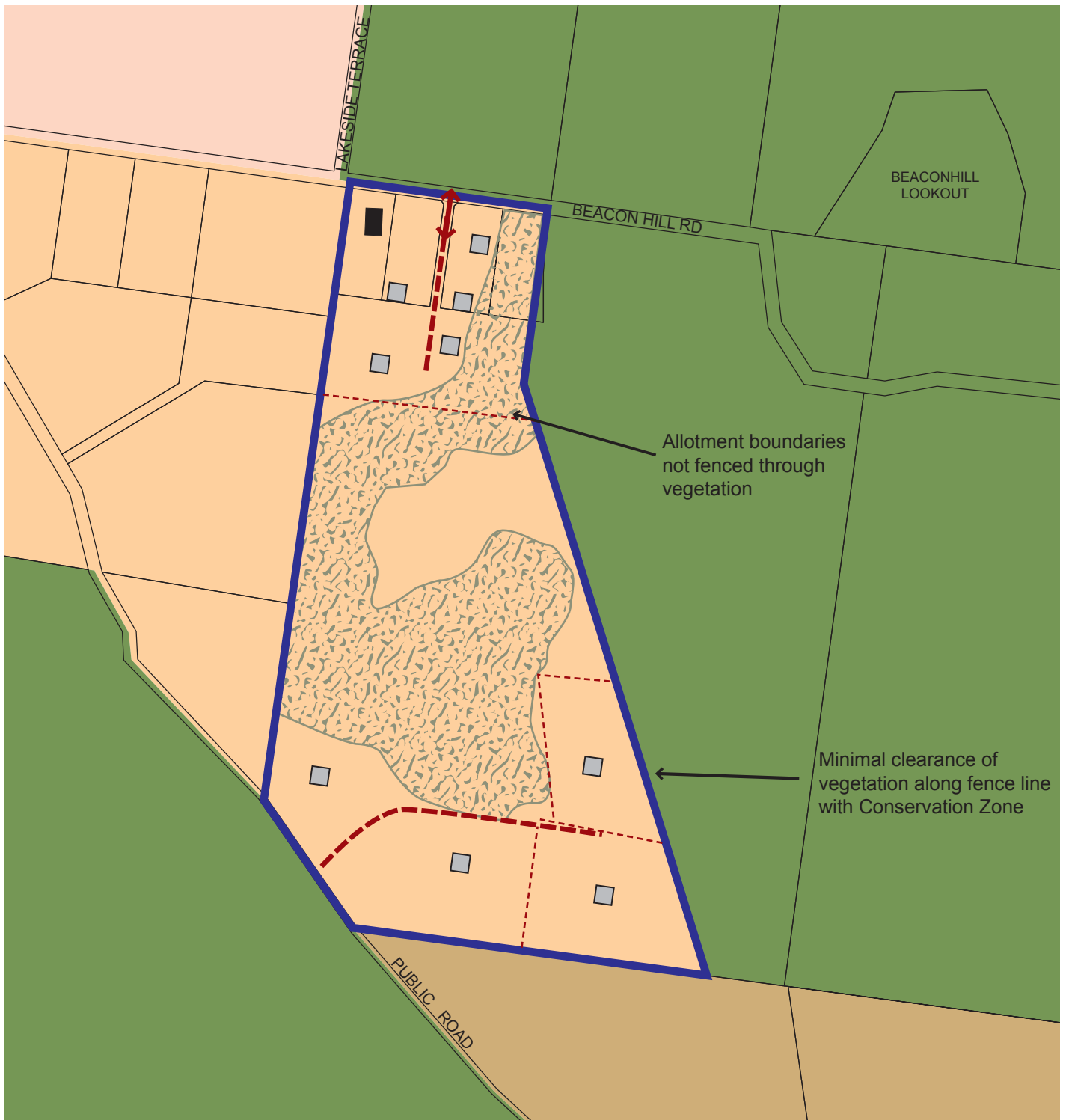


Concept Plan Map Ro/7

RURAL LIVING

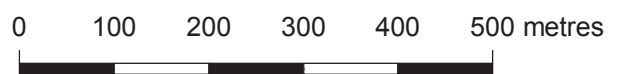
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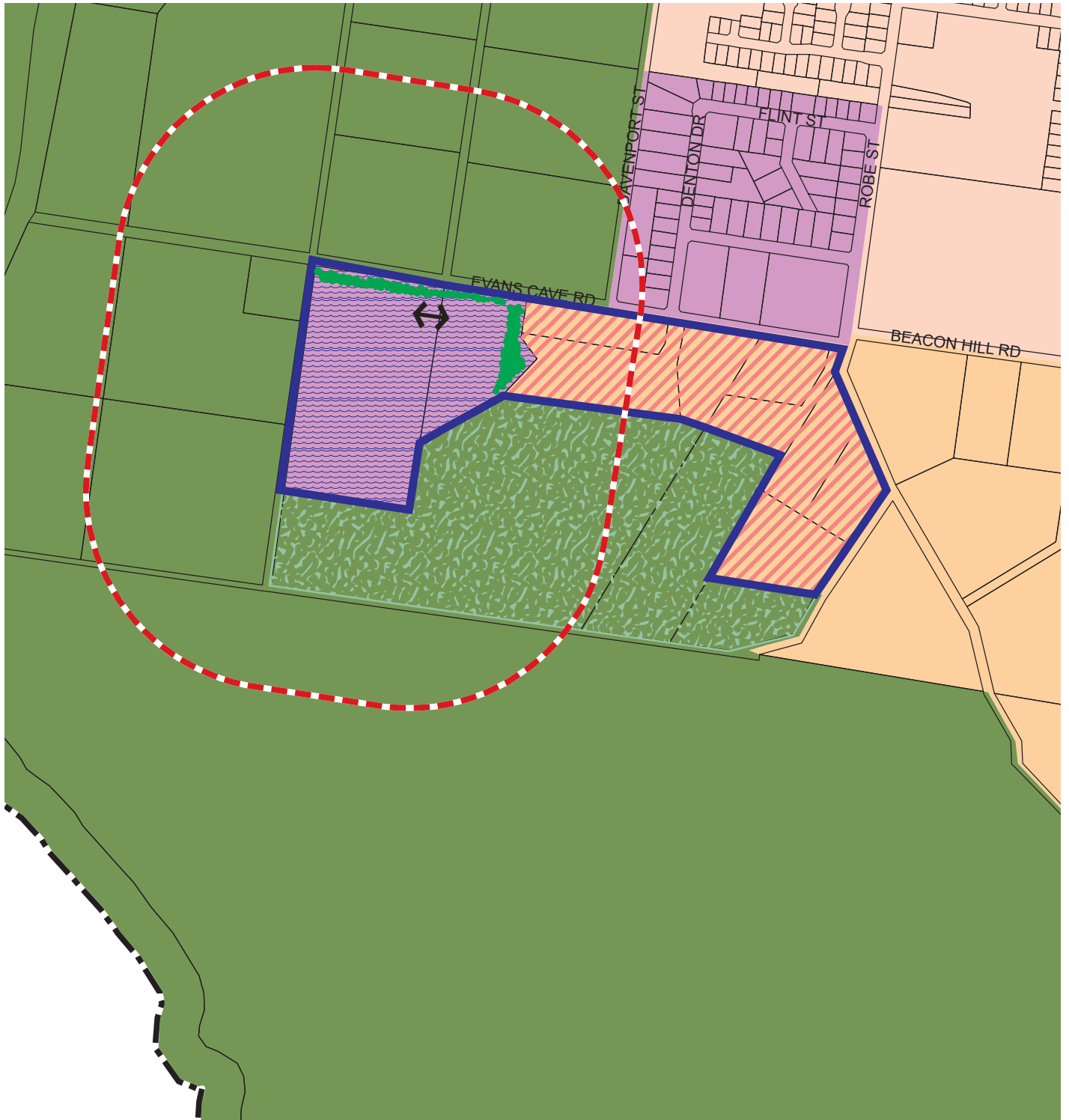
- Concept Plan Boundary
- Vehicle Access
- Indicative road layout
- Indicative rural living allotment boundaries
- Indicative building envelopes
- Vegetated area to be preserved
- Existing dwelling
- Development Plan Boundary









- Conservation
- Primary Production
- Residential
- Rural Living







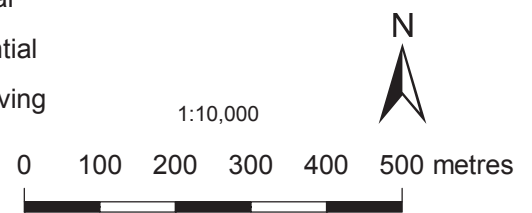
Concept Plan Map Ro/8

RURAL LIVING BEACON HILL ROAD



-  Area Affected by Concept Plan
-  Indicative rural living development area, with 1.5ha minimum allotment size
-  Vegetated area to be preserved
-  Community Wastewater Management Scheme
-  Landscape Buffer
-  Site Access
-  350m Exclusion Zone
-  Development Plan Boundary

-  Coastal Conservation
-  Industrial
-  Residential
-  Rural Living

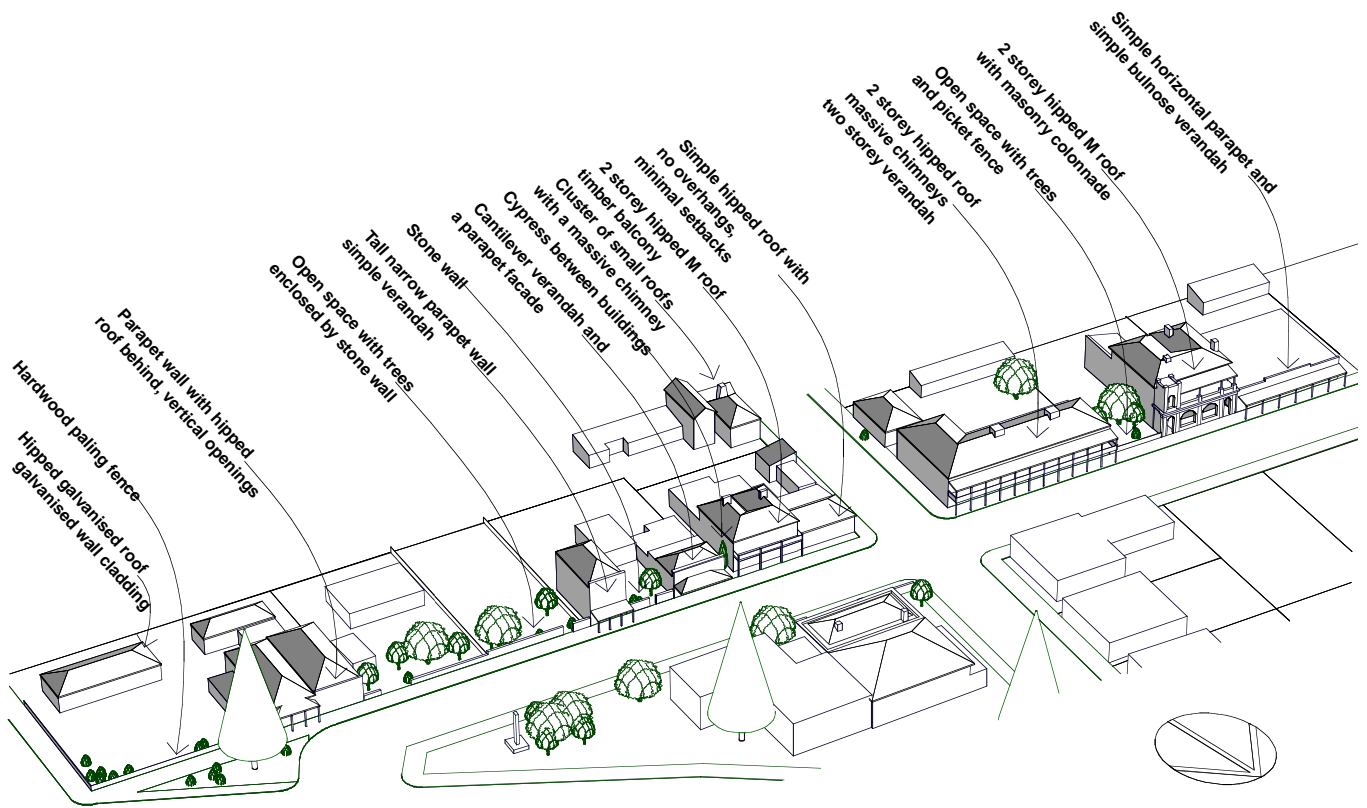


Concept Plan Map Ro/9

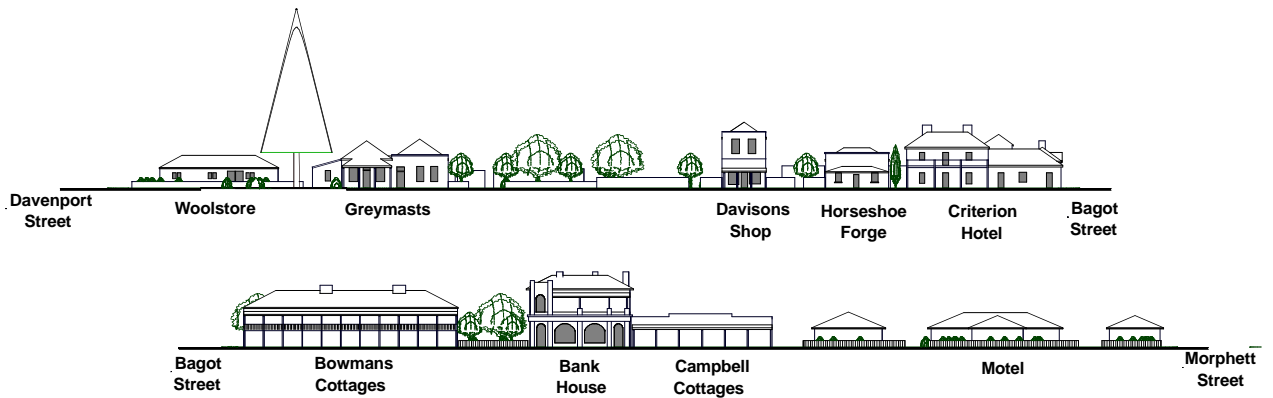
EVANS CAVE ROAD SOUTH

ROBE COUNCIL

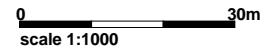
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Smillie Street form and massing

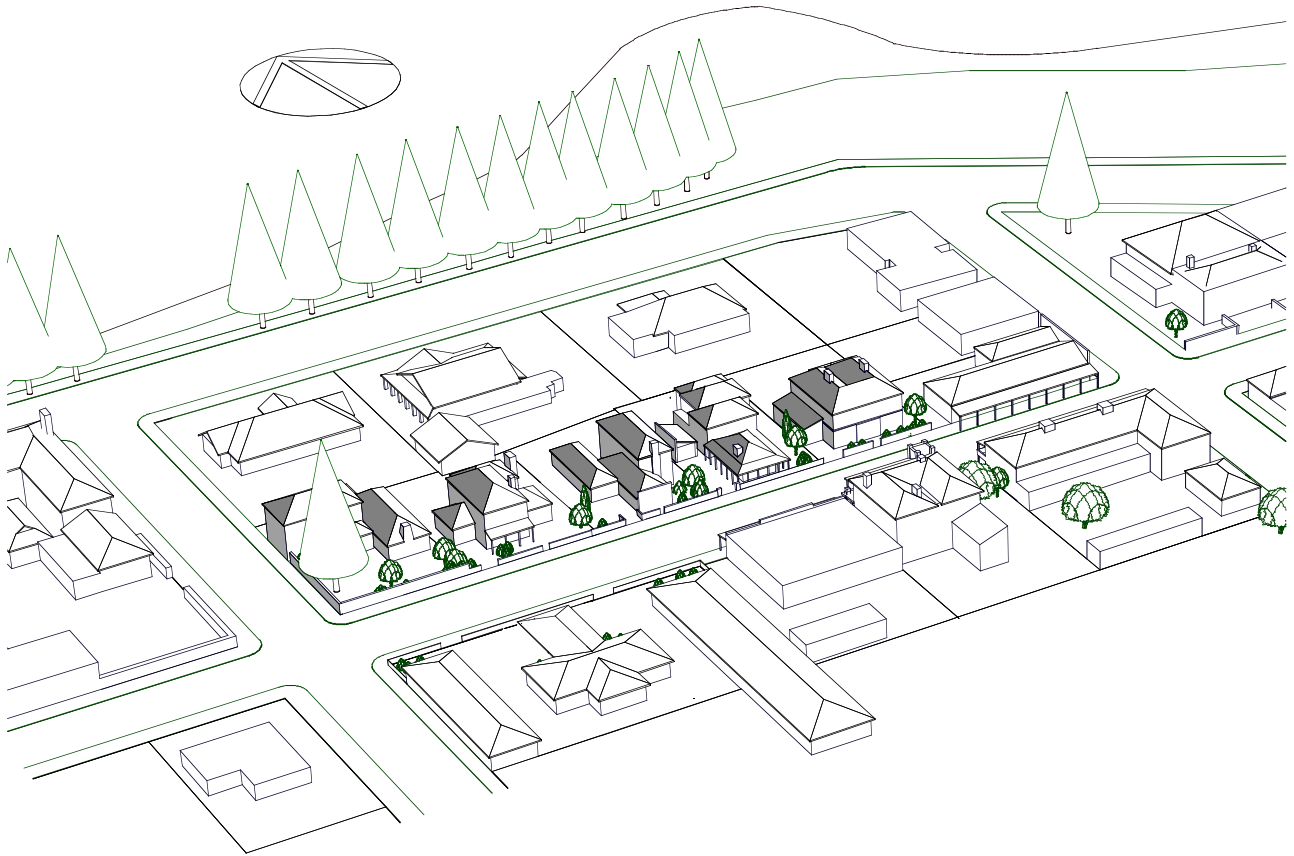


Smillie Street streetscape elevation

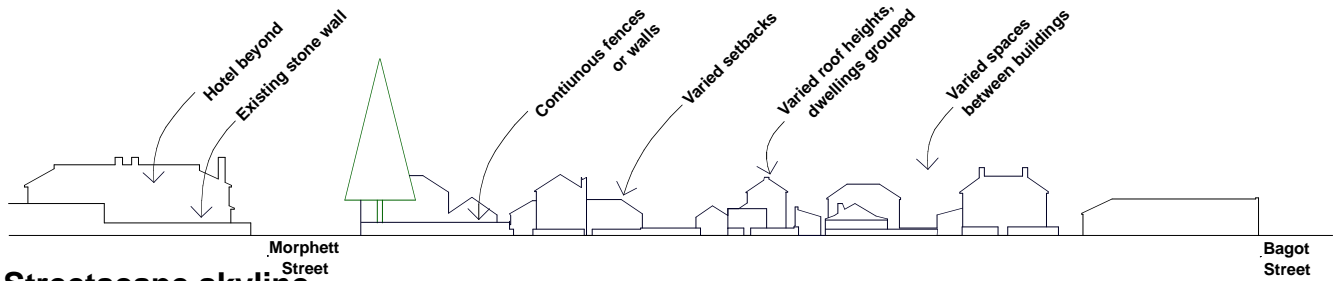


Concept Plan Map Ro/10

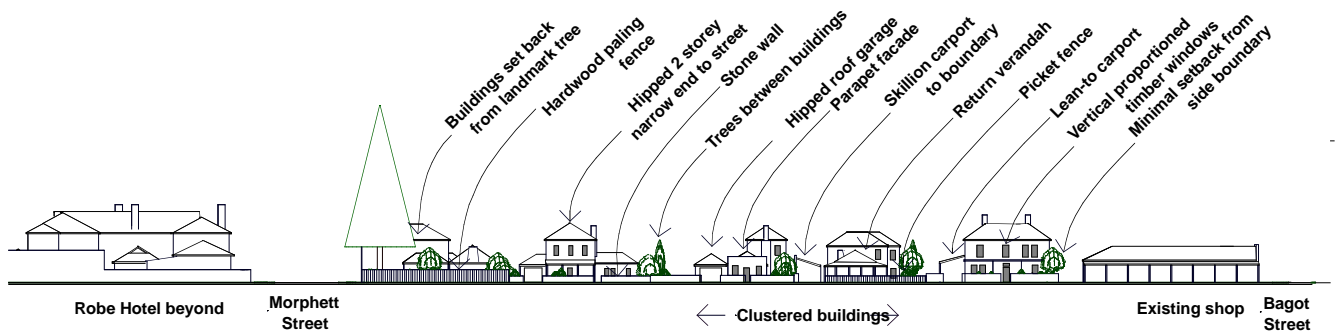
SMILLIE STREET STREETScape ANALYSIS



Indicative only



Streetscape skyline
Indicative only

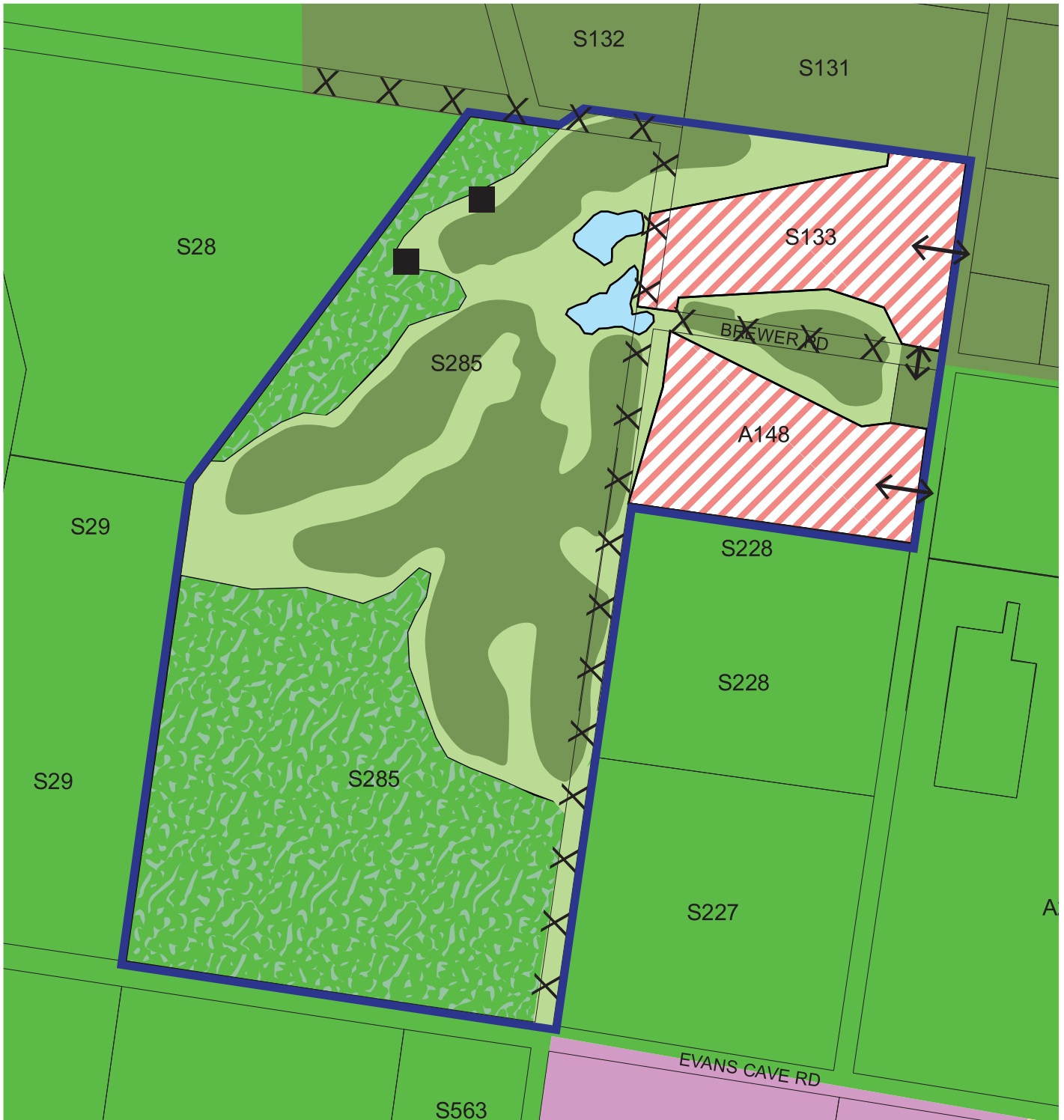


Design example Smillie Street streetscape elevation
Indicative only




0 30m
scale 1:1000

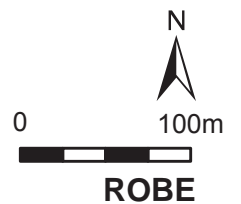
Concept Plan Map Ro/11

SMILLIE STREET STREETScape ANALYSIS



-  Area affected by concept plan
-  Future residential / tourist development integrated with golf course
-  Extension of golf course
-  Indicative golf hole layout
-  Area of native vegetation retained
-  Stormwater detention / water features
-  Road reserves to be closed
-  Radar huts to be retained
-  Development Plan Boundary
-  Vehicular access

-  Coastal Conservation
-  Open Space
-  Industrial



Concept Plan Map Ro/12

Robe Golf Course

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