

Development Plan

Yankalilla (DC)

Consolidated - 12 May 2016

Please refer to the Yankalilla (DC) page at www.sa.gov.au/developmentplans to see any amendments not consolidated.



Government of South Australia

Department of Planning,
Transport and Infrastructure

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

CONSOLIDATED	AMENDMENT - [Gazetted date]
24 April 1997	Section 29(2) Amendment (<i>Country and Outer Metro EDP</i>) - [24 April 1997]
28 August 1997	Statewide Marine Aquaculture and Offshore Development PAR (<i>Ministerial</i>) - [5 June 1997]
25 September 1997	Section 29(2) Amendment - [25 September 1997]
21 May 1998	Shacks - (Land Division and Upgrading) PAR (<i>Ministerial</i>) - [21 May 1998]
16 September 1999	Waste Disposal (Landfill) PAR (<i>Ministerial</i>) - [19 August 1999]
16 December 1999	16 December 1999
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) (<i>Ministerial</i>) - [31 August 2000]
5 October 2000	Section 27(5) Amendment - Waste Disposal (Landfill) PAR (<i>Ministerial</i>) - [9 March 2000] Small Scale Tourist Accommodation in Rural Areas of the Mount Lofty Ranges PAR (<i>Ministerial</i>) - [21 September 2000] Small Scale Rural/Agricultural and Home Based Industries PAR (<i>Ministerial</i>) - [21 September 2000]
19 July 2001	Mount Lofty Ranges Watershed Amendment PAR (<i>Ministerial</i>) - [28 June 2001]
31 January 2002	Telecommunications Facilities State-wide Policy Framework PAR (<i>Ministerial</i>) - [30 August 2001] Bushfire Management PAR (<i>Ministerial</i>) - [6 September 2001] Organic Waste Processing (Composting) PAR (Interim) (<i>Ministerial</i>) - [20 December 2001]
5 December 2002	District-wide Review PAR - [28 November 2002] Section 29(2)(a) Amendment - Bushfire Prone Area Mapping - [28 November 2002] Organic Waste Processing (Composting) PAR (<i>Ministerial</i>) - [5 December 2002]
14 August 2003	Wind Farms PAR (<i>Ministerial</i>) - [24 July 2003]
22 June 2006	Mount Lofty Ranges Watershed Wineries and Ancillary Development PAR (<i>Ministerial</i>) - [8 June 2006]
15 March 2007	Section 27(5) Amendment - Mount Lofty Ranges Watershed Wineries and Ancillary Development PAR (<i>Ministerial</i>) - [25 January 2007]
31 January 2008	Bushfire Management (Part 3) PAR (<i>Ministerial</i>) - [29 November 2007] Section 29(2)(b)(ii) Amendment - [6 December 2007] Residential Parks and Caravan and Tourist Parks DPA (<i>Ministerial</i>) (Interim) - [13 December 2007]
13 March 2008	Commercial Forestry DPA (Interim) (<i>Ministerial</i>) - [21 February 2008]
8 January 2009	Residential Parks and Caravan and Tourist Parks DPA (<i>Ministerial</i>) - [11 December 2008]
26 March 2009	Cessation of Interim Operation of the 'Commercial Forestry DPA' on 21 February 2009 and its removal from the Yankalilla (DC) Development Plan - [5 March 2009]
7 January 2010	Bushfires (Miscellaneous Amendments) DPA (Interim) (<i>Ministerial</i>) - [10 December 2009]
22 March 2012	Bushfires (Miscellaneous Amendments) DPA (<i>Ministerial</i>) - [9 December 2010] Statewide Wind Farms DPA (Interim) (<i>Ministerial</i>) - [19 October 2011] Section 29(2)(b)(ii) Amendment - [22 March 2012]
10 January 2013	Termination of the Statewide Wind Farms DPA (<i>Ministerial</i>) and its removal from the Yankalilla (DC) Development Plan - [18 October 2012] Statewide Wind Farms DPA (<i>Ministerial</i>) - [18 October 2012] Section 29(2)(c) Amendment - [29 November 2013]
26 November 2015	Brown Road DPA - [26 November 2015]
12 May 2016	Existing Activity Centres Policy Review DPA (<i>Ministerial</i>) - [21 April 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 the Government Gazette pursuant to Part 3 of the *Development Act 1993*.

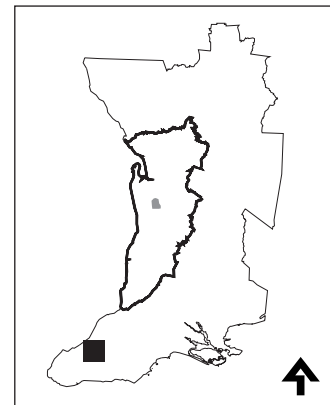
Preface

The objectives and principles of development control that follow apply within the area of the YANKALILLA (DC) Development Plan as shown below.

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



Enlargement Map



Location Map

 Metropolitan Adelaide Boundary

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YANKALILLA (DC)

Introduction

Area

The objectives and principles of development control that follow apply to the entire area of the District Council of Yankalilla.

Arrangement

Policies for the area of the District Council of Yankalilla are expressed firstly in relation to the entire Council area, and then in more detail on a zone-by-zone basis. However, to the extent of any inconsistency between the Council-wide provisions and the zone provisions, the zone provisions will prevail.

Structure plans, concept plans and zone maps also form part of the Development Plan, and should be read in conjunction with the Council-wide and zone provisions. Structure plans and concept plans depict generally the preferred form and function of development, while zone maps define with precision the boundaries of each zone.

Background

The District Council of Yankalilla covers some of the most scenic parts of the Mount Lofty Ranges. Extending from the Willunga escarpment to Cape Jervis, the district is characterised by productive agricultural land, water catchments, conservation parks and spectacular coastal scenery.

In 1991, the population of the Council area stood at 3226 persons. As at June 1996, the Australian Bureau of Statistics recorded a population of 3538 persons, which represents an increase of 9.7 percent over this five year period.

Yankalilla township is the district's main service centre. However, most residential growth is occurring in the nearby coastal settlements of Normanville and Carrickalinga, which are both popular with holiday makers and visitors alike.

Substantial tourism development has been attracted to the district, particularly at Wirrina Cove which is undergoing a \$200 million redevelopment to the standard of an international tourist destination. An integrated golf course, residential and tourist accommodation project at Lady Bay, directly to the south of Normanville, is also under construction.

Cape Jervis at the tip of the Fleurieu Peninsula has an important role as a transport interchange for freight and passengers travelling between Kangaroo Island and the mainland via ferry services operating across Backstairs Passage. Further growth in this settlement arising from the island's popularity as a tourist destination is expected.

The decommissioned frigate *HMAS Hobart*, which is intended to be scuttled on the sea bed off Second Valley and Rapid Bay, also is expected to provide a major focus for regional tourism, as well as increasing the demand for accommodation and services in nearby townships.

The district has traditionally been used for dairy farming, commercial forestry, pasture improvement and livestock grazing. In recent years there has been a focus upon other forms of primary production, such as vineyards at Myponga and Normanville, seed cleaning operations at Wattle Flat, land-based aquaculture and commercial forest plantations. It is expected that further diversification will occur throughout the rural sector, in response to the increasingly competitive and export-oriented nature of the primary industry sector.

The district's proximity to metropolitan Adelaide, together with its scenic qualities and abundance of natural features has also led to a rise in the number of small scale tourist accommodation facilities such as nature retreats, country cottages, farm-stay and bed and breakfast styles of accommodation. These types of accommodation have generally located in areas of high scenic and environmental appeal. At the same time, the coastal settlements of Normanville, Carrickalinga, Second Valley and Cape Jervis continue to be popular for conventional types of holiday accommodation such as beach houses, cabins and caravan parks.

COUNCIL-WIDE PROVISIONS

OBJECTIVES

The objectives that follow apply to the entire area of the District Council of Yankalilla.

Form of Development

- Objective 1:** Orderly and economic development.
- Objective 2:** A proper distribution and segregation of living, working and recreational activities by the allocation of suitable areas of land for those purposes.
- Objective 3:** The proper location of public and community facilities by the reservation of suitable land in advance of need.

Centres and Shops

- Objective 4:** Shopping, administrative, cultural, community, entertainment, educational, religious, and recreational facilities located in integrated centres.
- Objective 5:** Local centres to include shopping and local community facilities to serve the day-to-day needs of the local community.
- Objective 6:** Retailing, not consistent with facilities envisaged in a centre, located and operated so as not to adversely affect any designated centre, commercial, business or residential area, and traffic movement on local, primary and secondary arterial, roads.

Movement of People and Goods

- Objective 7:** The safe and efficient movement of people and goods.
- Objective 8:** The free flow of traffic on roads by minimising interference from adjoining development.
- Objective 9:** A road network of a standard that enables comfortable travel and maintains the natural and scenic qualities of the area.
- Objective 10:** The establishment of a system of scenic routes.
- Objective 11:** Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks.

Stormwater

- Objective 12:** The construction of drainage works with minimum intrusion on areas of natural beauty.

Mining and Related Activity

- Objective 13:** The siting and management of quarrying and similar extractive and associated manufacturing industries so that minimum damage is caused to the landscape.
- Objective 14:** The continued availability of metallic, industrial and construction minerals, by preventing development likely to inhibit their exploitation.

Waste Management

- Objective 15:** The orderly and economic development of waste management facilities in appropriate locations.

Objective 16: Minimisation of environmental impacts from the location and operation of waste management facilities.

Objective 17: Waste management facilities to be protected from incompatible development.

Conservation

Objective 18: The preservation of trees of historic, local, or particular visual significance.

Objective 19: The preservation and replanting of roadside vegetation.

Objective 20: The retention of native vegetation where clearance is likely to lead to problems of soil erosion, soil slip and soil salinisation, flooding or a deterioration in the quality of surface waters.

Objective 21: The conservation and preservation of flora, fauna, and significant areas of bushland, and the creation of recreation areas by establishing parks and reserves.

Objective 22: The conservation, preservation, or enhancement, of scenically attractive areas including land adjoining water and scenic routes.

Objective 23: Land division, including boundary rearrangement, which retains areas of native vegetation on single or the least number of allotments.

Objective 24: Preservation, restoration and replanting of remnant native vegetation.

Objective 25: The preservation of buildings or sites of architectural, historical or scientific interest.

Objective 26: Buildings and other structures sited on allotments in a manner which minimises the requirement to clear or remove native vegetation.

Appearance of Land and Buildings

Objective 27: The amenity of localities not impaired by the appearance of land, buildings, and objects.

Objective 28: Enhancement of the amenity and landscape for the enjoyment of all residents and visitors.

Commercial and Industrial Development

Objective 29: An adequate supply of suitable and appropriately located land to accommodate current and projected commercial and industrial activities.

Objective 30: Commercial and industrial land and activities protected from encroachment by incompatible land uses.

Objective 31: Development at the interface between commercial/industrial activities and sensitive uses compatible with surrounding activities, particularly those in adjoining zones.

Rural Environment

Objective 32: The retention of rural areas primarily for agricultural, pastoral and forestry purposes, and the maintenance of the natural character and beauty of such areas.

Objective 33: Maintenance and enhancement of the district's natural resources.

Objective 34: Long-term sustainability of rural production ensured.

Objective 35: Enhancement of the Myponga Reservoir catchment as a source of high quality water.

Agricultural industries (small-scale), Wineries, Mineral water extraction and processing plants and Home based industries

Objective 36: The development of agricultural industries (small-scale), wineries, mineral water extraction and processing plants and home based industries in rural areas.

Wineries and small-scale, low impact agricultural and home based industries are encouraged in appropriate locations where able to meet stringent performance criteria and where they expand the economic base of the Mount Lofty Ranges. Industries should be based upon the processing of agricultural produce primarily from the Mount Lofty Ranges Region, as shown on Mount Lofty Ranges Region [Figure 1](#). Home based industries should be based on rural, arts, crafts, tourist, cultural or heritage activities appropriate to the Region. Development should complement the Region's character and enhance tourist or heritage activities and be compatible with local areas.

Larger scale industries and related activities are more suited to designated industrial or commercial zones within townships in the Mount Lofty Ranges or other urban areas.

Objective 37: The extension of the economic base of the Mount Lofty Ranges Region in an environmentally sensitive and sustainable manner.

The Region continues to grow in importance, particularly for primary production and is developing as a tourism destination. Development should encourage compatible, flexible and sustainable commercial rural production of food and other primary products and tourism development where it is appropriate to rural areas. Diversification within these industries should be encouraged to meet changing needs, particularly in the Primary Production Area of the Region.

Tourism development within the rural areas should be small in scale and appropriate to the rural amenity and environment. Larger tourism developments and related retail activities should remain primarily focussed on townships and centres.

Development must be balanced between meeting social, environmental and economic goals and can be more flexible in the Primary Production Zone than in the Watershed.

The Mount Lofty Ranges Watershed is used for a range of purposes including, living and rural primary production. Sometimes these uses can be in conflict and can lead to degradation in water quality of the Watershed.

The Watershed Area is of critical importance to South Australia as it provides 60 percent of Adelaide's water supply. Maintenance and enhancement of the water quality of the Watershed and prevention of pollution is of high priority.

A lowering of water quality has been linked to the cumulative effects of a large number of small pollution sources. It is important that any activities allowed in the Watershed are only approved subject to stringent environmental performance criteria and the policies ensure that the overall number, size and scale of development is limited.

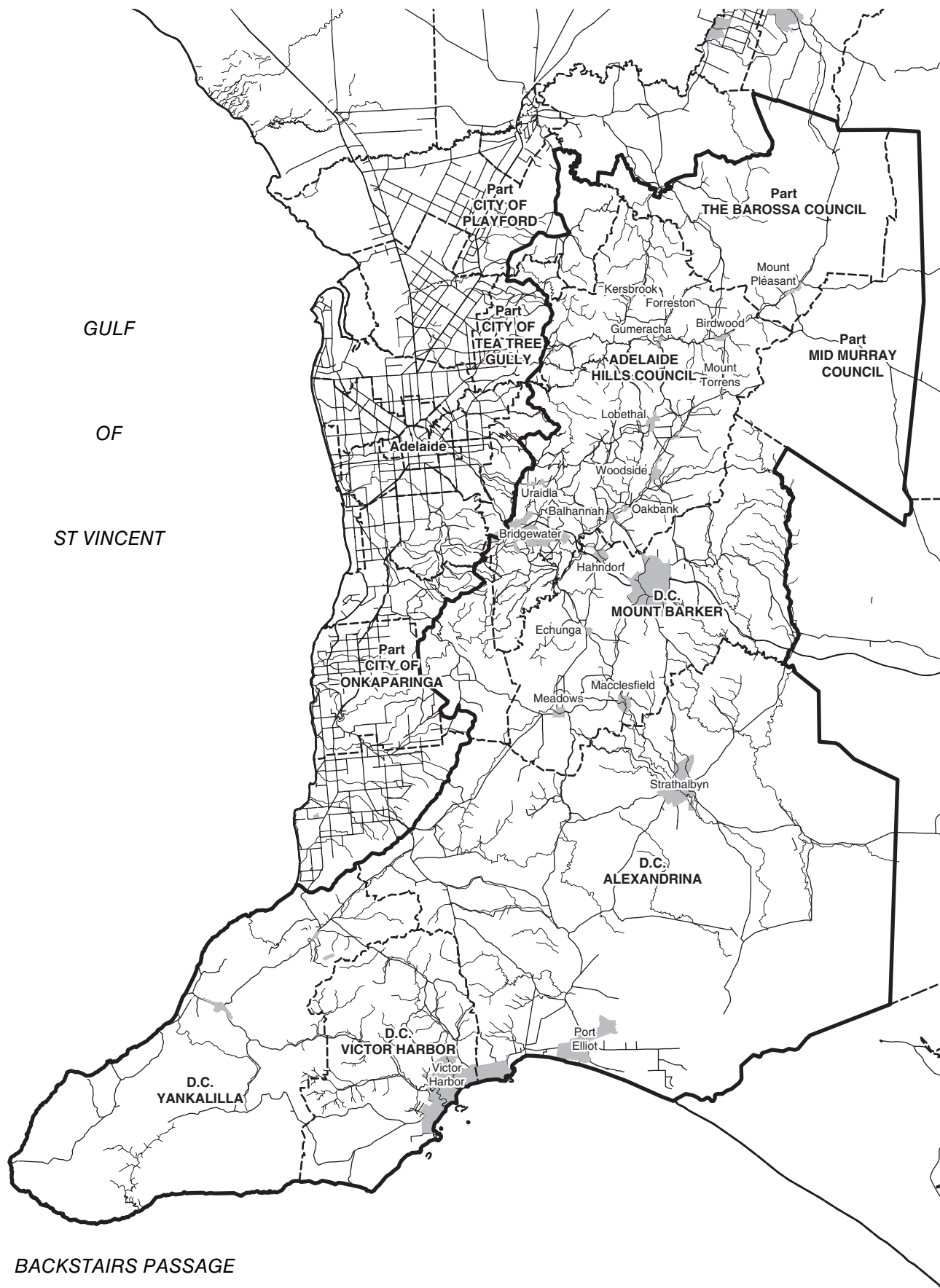
Outdoor Advertisements

Objective 38: An urban environment and rural landscape not disfigured by advertisements.

Objective 39: Advertisements in retail, commercial and industrial urban areas, and centre zones, designed to enhance the appearance of those areas.

Tourism Development

Objective 40: Development of a sustainable tourism industry with accommodation, attractions and facilities which relate to and interpret the natural and cultural resources and increase opportunities for visitors to stay overnight.



- Mount Lofty Ranges Region
- - - Local Government Area Boundary
- Roads
- ~~~ Creeks



0m 6500 13000 19500

Mount Lofty Ranges Region Figure 1

Objective 41: Tourism development where:

- (a) it does not adversely affect the use of adjoining land for primary industry; and
- (b) it does not alienate land identified as significant for primary industry.

Objective 42: Development of Wirrina Cove to the standard of an international, integrated tourist resort with marina, residential and recreational facilities.

Coastal Areas

Objective 43: The maintenance of the scenic environment of the coast.

Objective 44: Manage development in coastal areas to sustain or enhance the natural coastal environment.

Objective 45: Protect the coast from development that will adversely affect the marine and onshore coastal environment whether by pollution, erosion, damage or depletion of physical or biological resources, interference with natural coastal processes or by any other means.

Objective 46: Development which does not interfere with environmentally important features of coastal areas, including wetlands, dune areas, stands of native vegetation, wildlife habitats and estuarine areas.

Objective 47: Development which does not detract from or reduce the value of sites of heritage, cultural, scientific, environmental or educational importance.

Objective 48: Preserve areas of high landscape and amenity value including stands of vegetation, exposed cliffs, headlands, islands and hill tops, and areas which form an attractive background to urban and tourist developments.

Objective 49: Development which maintains or enhances public access to coastal areas in keeping with objectives for protection of the environment, heritage and amenity, by provision of:

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

Objective 50: Development only undertaken on land which is not subject to, or can be appropriately protected from, coastal hazards such as:

- (a) inundation by storm tides or combined storm tides and stormwater;
- (b) coastal erosion; or
- (c) sand drift.

Objective 51: Development located and designed to allow for changes in sea level due to natural subsidence and probable climate change during the first 100 years of the development. This change to be based on the historic and currently observed rate of sea level rise for South Australia with an allowance for the nationally agreed most-likely predicted additional rise due to global climate change.

- Objective 52:** Development which will not require, now or in the future, public expenditure on protection of the development or the environment.
- Objective 53:** The protection of the physical and economic resources of the coast from inappropriate development.
- Objective 54:** Development of coastal urban settlements, coastal rural living areas, tourist complexes and marinas only in environmentally acceptable areas.
- Objective 55:** Redesign and redevelop coastal living areas which do not satisfy environmental, health or public access standards for coastal areas.
- Objective 56:** Urban development including housing, holiday houses, tourist accommodation and rural living, as well as land division for all such purposes, only in the zones specifically created for such developments.
- Objective 57:** Development of coastal urban settlements, coastal rural living, tourist accommodation and marinas in an orderly and economic manner which provides for a range of sites while ensuring the number of locations and the size of the zones do not exceed that which is indicated as being required by a realistic assessment of future demand.

Marine Aquaculture

- Objective 58:** Development of the marine environment and in particular the marine aquaculture industry:
- (a) in an ecologically sustainable way;
 - (b) in a manner which recognises other users of marine and coastal areas and ensures a fair and equitable sharing of marine and coastal resources;
 - (c) to conserve environmental quality, in particular water quality, and other aspects of the coastal environment including sea floor health, visual qualities, wilderness, ecosystems, and biodiversity;
 - (d) to minimise conflict between water and land based uses including:
 - (i) aquaculture;
 - (ii) wild fisheries;
 - (iii) recreational fishing;
 - (iv) passive and active recreation activities (eg boating, skiing, sailing, swimming, diving, sightseeing, enjoyment of coastal wilderness);
 - (v) farming;
 - (vi) residential, other urban development, and holiday areas;
 - (vii) tourism;
 - (viii) industrial development;
 - (ix) defined national and conservation parks, and wilderness areas;
 - (x) mining and areas with significant mineral deposits.
 - (e) to maintain adequate safety standards, including navigational safety;

- (f) to minimise the risk of pollution from external sources and activities;
- (g) so that onshore support facilities and activities are appropriately designed and located;
- (h) to maintain public access to the foreshore and coastal waters;
- (i) to minimise adverse impact on the visual amenity of the coastal environment, and unspoilt views adjacent to the coast;
- (j) to minimise any adverse impacts on sites of ecological, economic, cultural, heritage or scientific significance such as:
 - (i) Aboriginal, European or natural Heritage sites;
 - (ii) national parks, conservation parks and reserves;
 - (iii) recreation reserves;
 - (iv) marine parks and reserves;
 - (v) sites of scientific importance;
 - (vi) mineral reserves;
 - (vii) areas of high public use;
 - (viii) areas valued for their beauty or amenity; and
 - (ix) breeding grounds for both marine and terrestrial species; and
- (k) in a manner which recognises the social and economic benefits to the community.

Telecommunication Facilities

Objective 59: Telecommunications facilities provided to meet the needs of the community.

Objective 60: Telecommunications facilities located and designed to minimise visual impact on the amenity of the local environment.

Bushfire Protection

Bushfire Protection Objectives apply to the General, Medium and High Bushfire Risk areas shown on Bushfire Protection Area [Figures Ya\(BPA\)/1 to 15](#), except where exempted.

Objective 61: Development should minimise the threat and impact of bushfires on life and property while protecting the natural and rural character.

Objective 62: Buildings and the intensification of non-rural land uses directed away from areas of high bushfire risk.

Renewable Energy Facilities

Objective 63: Development of renewable energy facilities that benefit the environment, the community and the state.

Objective 64: The development of renewable energy facilities, such as wind farms and ancillary development, in areas that provide opportunity to harvest natural resources for the efficient generation of electricity.

Objective 65: 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

The principles of development control that follow apply to the entire area of the District Council of Yankalilla.

Form of Development

- 1 Development should be in accordance with the Yankalilla (DC) Structure Plan, [Map Ya/1 \(Overlay 1\)](#), together with [Enlargements A, B, C, D, E and F](#).
- 2 Development should be orderly and economic.
- 3 Extensions of urban and country living areas should take place only in compact and contiguous units of land division or building development.
- 4 Development should not take place excessively in advance of a demonstrated need for the use it is to provide for.
- 5 New housing and other urban development should:
 - (a) form a compact and continuous extension of an existing built-up area;
 - (b) be located so as to achieve economy in the provision of public services;
 - (c) create a safe, convenient and pleasant environment in which to live; and
 - (d) be located so that effluent can be disposed of safely and without risk to public health within the boundaries of an allotment, or unless the allotment is provided with a connection to an approved septic tank effluent disposal scheme which does not create a risk to public health.
- 6 Extensions of built-up areas should not be in the form of ribbon development along roads.
- 7 Development which is likely to be affected adversely by flooding should not take place where:
 - (a) there is a significant risk of flooding or aggravation of flooding of other land; or
 - (b) information is available indicating that a risk to life or property could result from a 100-year return period flood.
- 8 Development should be located such that it is not detrimentally affected by flooding and does not increase the risk of flooding of other properties and in particular development should:
 - (a) not obstruct or interfere with watercourses, swamps, bogs or wetlands;
 - (b) have primary regard for human safety and the protection of property; and
 - (c) be located where the risk of flooding is appropriate for the intended use of the land.
- 9 Development should take place on land which is suitable for the intended use of that land, having regard to the location and condition of that land and the objectives for the zone in which it is located.
- 10 Development should take place in a manner which will not interfere with the effective and proper use of other land in the vicinity and which will not prevent the attainment of the objectives for that other land.
- 11 Development should not take place if it may result in over-exploitation of surface or underground water resources.
- 12 Development should not detrimentally affect the amenity of its locality or cause nuisance to the community:

- (a) by the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, wastewater, waste products, electrical interference or light; or
 - (b) by stormwater, or the drainage of run-off from the land; or
 - (c) by the unreasonable loss of privacy.
- 13** Building development should be designed and sited in a manner which avoids the risk of damage from ground instability.
- 14** Development should not be undertaken in the vicinity of known mineral deposits:
- (a) until the full extent and significance of such deposits has been determined;
 - (b) if such development would be incompatible with mining operations; or
 - (c) if it would add to the cost of extracting the resource.
- 15** Development on poorly drained land should not take place until effective remedial measures have been taken.
- 16** The excavation and/or filling of land should:
- (a) be limited to 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; and
 - (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 district.
- 17** Development should not be undertaken if the construction, operation and/or management of such development is likely to result in:
- (a) the pollution of surface or groundwater;
 - (b) degradation of watercourses, swamps, bogs or wetlands;
 - (c) loss or damage to native vegetation;
 - (d) the denudation of pastures;
 - (e) erosion;
 - (f) dust;
 - (g) noise nuisance;
 - (h) the introduction of or an increase in the number of pest plants or vermin;
 - (i) increased risk of flooding or impairment of stream water quality through the disposal of stormwater; or
 - (j) sealing of large areas of ground likely to result in increased stormwater run-off.

18 Buildings:

- (a) should have a year round water supply and a safe and efficient effluent disposal system which will not pollute watercourses or underground water resources, or be a risk to health; and
- (b) should have a safe, clean, tidy and unobtrusive area for the storage and disposal of refuse so that the desired natural character of the district is not adversely affected.

Residential Development, Outbuildings, Caravans and Transportable Dwellings

19 Residential buildings should be clad in materials which are non-reflective and which do not detract from the amenity and character of the locality by reason of their unsightly appearance.

20 The erection of a shed, garage or outbuilding should only be undertaken where:

- (a) it is an ancillary use to an existing dwelling or business; or
- (b) it is erected for a period not exceeding twelve months:
 - (i) to enable the erection of a dwelling on the same allotment to proceed;
 - (ii) is used only for the storage of building materials or tools; and
 - (iii) it is removed at the expiration of that period if construction of the dwelling has not been substantially completed.

21 No caravan or motor-powered van should be located on any vacant allotment and be used for human habitation unless:

- (a) it is an ancillary use to an existing dwelling or business;
- (b) the allotment forms part of an existing caravan park; or
- (c) the construction of a dwelling has been approved on the same allotment as the caravan or motor-powered van is sited for a period not exceeding six months to enable the erection of the dwelling to proceed. The caravan or motor-powered van is to be removed at the expiration of that period if construction of the dwelling has not been substantially completed.

22 No caravan or motor-powered van should be located on any vacant allotment and used for human habitation unless it is connected to an approved effluent disposal system.

23 Dwellings should be energy and resource efficient and incorporate into their design:

- (a) rainwater tanks;
- (b) wall, floor, ceiling and roof insulation;
- (c) solar orientation;
- (d) solar hot water systems;
- (e) dual flush toilet cisterns; and
- (f) other water saving devices.

24 A transportable dwelling should not be placed on any allotment unless:

- (a) all external materials of construction are new;
- (b) the finished floor level is less than 500 millimetres above natural ground level;

- (c) base perimeters are enclosed with masonry or compressed fibre cement sheeting or a similar non combustible material which blends with the appearance and style of the dwelling;
- (d) the building satisfies the relevant requirements for buildings in bushfire protection areas;
- (e) the building's structural integrity conforms with relevant wind speed requirement for its particular area; and
- (f) in relation to transportable dwellings erected within 1 kilometre of the coast, suitable marine fixings are used.

Residential Parks

25 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.

26 Residential 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 to enhance 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.

27 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.

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

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

Land Division

30 Land should not be divided:

- (a) if the proposed use, or the establishment of the proposed use, is likely to lead to erosion of the land in the vicinity thereof;
- (b) unless wastes produced by the proposed use of the land can be managed so as to prevent pollution of a public water supply or any surface or underground water resources;
- (c) if the slope and soil structure of the land is unsuitable for septic tank effluent disposal where required;

- (d) if the size, shape and location of, and the slope and nature of the land contained in each allotment resulting from the division is unsuitable for the purpose for which the allotment is to be used;
- (e) if any part of the land is likely to be inundated by floodwaters and risk of flooding is inappropriate to the intended use of the land;
- (f) without due regard being given to the surface drainage of each allotment created;
- (g) if the proposed use is likely to require the clearance of native vegetation or cause the degradation of native vegetation;
- (h) if it will lead to the sterilisation of mineral resources;
- (i) if safe and convenient vehicular access via an all-weather public road does not exist or is not proposed; or
- (j) where the allotment, or allotments, would have the shape of a "battle-axe", "hammerhead", "flagpole" or similar configuration.

31 When land is divided:

- (a) any reserves or easements necessary for the provision of public utility services;
- (b) stormwater should be capable of being drained safely and efficiently from each proposed allotment and managed in a manner which does not have an adverse impact on natural drainage systems, exceeds the capacity of downstream drainage systems or results in or exacerbates the flooding of property;
- (c) a water supply sufficient for the purpose for which the allotment is to be used should be made available to each allotment;
- (d) provision should be made for the management of waste waters, sewage and other effluent on each allotment without risk to health and the environment;
- (e) roads or thoroughfares should be provided, where necessary, for safe and convenient communication with adjoining land and neighbouring localities;
- (f) each allotment resulting from the division should be provided with safe and convenient access, and be of a safe and convenient gradient, to the carriageway of an existing or proposed road or thoroughfare; and

allotment boundaries should be located where interference with native vegetation and natural drainage lines will be minimal.

- 32** The size, shape and layout of allotments should be determined with regard to physical characteristics and the intended use of the land.
- 33** Allotment boundaries should be located where interference with native vegetation and drainage lines will be minimal and in locations which enhance the management of the natural features.
- 34** No land division should take place which may lead to or result in the over-exploitation or pollution of a water resource.
- 35** Land should not be divided, nor allotment boundaries rearranged, in such a way that development of the resulting allotments in accordance with the objectives and principles of development control would result in greater risk of pollution of surface or underground waters than would development of the existing allotments.
- 36** Proposals to divide land or re-arrange allotment boundaries should not increase the number of allotments adjoining allotments on which there is native vegetation.

- 37** Land should not be divided or allotment boundaries re-arranged in a way which increases the number of allotments or part allotments over areas of native vegetation.
- 38** Land division should only occur where:
- (a) the land is suitable for its intended or particular use;
 - (b) the development proposed for the land will not destroy or impair materially significant natural features on the land or the character thereof; and
 - (c) convenient interconnection with other roads and allotments is provided where appropriate.
- 39** Land division in rural areas should not occur where the proposed or potential use is liable to:
- (a) result in the pollution of water resources; or
 - (b) cause the loss of productive agricultural land.
- 40** Land division within an area identified as being 'Excluded Area from Bushfire Protection Planning Provisions' on Bushfire Protection Area [Figures Ya\(BPA\)/1 to 15](#) should be designed to make provision 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; and
 - (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.

Roads

- 41** Uncontrolled or ribbon development along arterial roads leading into towns should be discouraged.
- 42** The number of access points to arterial roads should be rationalised and limited through the use of service roads or direct access to local roads.
- 43** Direct access to arterial roads should only be granted in safe locations, where there is adequate sight distance, reasonable distance from side roads and where alternative convenient access via local roads is not available.
- 44** Where development abuts an arterial road:
- (a) it should not change the arterial road's nature and function; and
 - (b) provision should be made on-site for vehicles to manoeuvre and exit the site in a forward direction.
- 45** The construction of access ways onto public roads should:
- (a) not interfere with or restrict drainage channels or watercourses;
 - (b) be located in a safe and convenient location;
 - (c) provide adequate parking and turning areas on-site; and
 - (d) not create conditions that cause interference with the free flow of traffic on adjoining roads.

- 46 Road construction should be designed to blend with the landscape and be in sympathy with the terrain.

Off Street Parking

- 47 Provision should be made for off-street parking of motor vehicles in all development to conform with the standards specified in [Table Ya/1](#). Lesser amounts of car parking should only occur if compliance with the requirements specified in [Table Ya/1](#) would be detrimental to the achievement of the character desired, or sufficient spaces exist nearby which can be freely and legally available to service the development.
- 48 Car parking areas in townships should be sealed to provide a hard standing surface and should provide adequate space of manoeuvring of vehicles. They should be drained, line-marked, kerbed and landscaped, and provided with directional signs to facilitate safe and efficient vehicular and pedestrian movement to, from and within such car parking areas.
- 49 The dimensions of a car parking space should be 5.5 metres long and 2.5 metres wide, except in the case of a parallel parking space, where the length should be at least 6.1 metres, and in the case of a disabled persons parking space where the width should be 3.6 metres.
- 50 Aisle widths providing access to car parking bays which are located at right angles to the manoeuvring aisle should be not less than six metres wide.
- 51 Development should be consistent with Australian Standard AS2890 Parking Facilities.
- 52 Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the Australian Standards and Australian Guide to Traffic Engineering Practice Part 14.

Public Utilities

- 53 Utility buildings and structures should be grouped with non-residential development where possible and utility buildings such as transformer stations and pumping stations should be designed, landscaped and maintained to minimise adverse effects on the landscape or the amenity of adjacent land uses.
- 54 Development should only be undertaken where demands placed on essential services such as water supply, common effluent drains or electricity can be met by existing facilities.

Waste Management

- 55 Waste management facilities should be located, sited, designed and managed to minimise adverse impacts on both the site and surrounding areas due to generation of surface water and ground water pollution, traffic, noise, odours, dust, vermin, weeds, litter, gas and visual impact.
- 56 Landfill operations should not be located in existing or future urban, township, living, residential, commercial, centre, office, business or institutional zones or environmental protection, conservation, landscape, open space or similar zones.
- 57 Waste management facilities should be provided with appropriate separation distances to minimise adverse impacts on the surrounding area and land uses.
- 58 Land uses and activities which are compatible with waste management facilities may be located within any separation distances established.
- 59 Land uses and activities which are not compatible with a waste management facility should not be located within any separation distances established.
- 60 Organic waste processing facilities for the composting of waste should be located at least a distance of 500 metres from the nearest dwelling, shop, office, public institution or other building designed primarily for human occupation. A lesser distance may be provided where the

processing operations and technologies are considered compatible with the surrounding area, land uses and activities. Alternatively, a greater distance may be required where the processing operations are considered incompatible with the surrounding area, land uses and activities.

- 61** Landfill and associated facilities for the handling of waste, should be located at least a distance of 500 metres from the boundaries of the landfill site. A lesser distance may be provided within the land-fill site where the land-fill facility is considered compatible with the surrounding area, land uses and activities so that an effective minimum separation distance of 500 metres can be provided and maintained between the land-fill facility and potentially incompatible land uses and activities.
- 62** The area of landfill operations on a site should:
- (a) be located a minimum distance of 100 metres from any river, creek, inlet, wetland or marine estuarine area and not within the area of a 1 in 100 year flood event; and
 - (b) not be located on areas with ground slopes of greater than 10 percent except where the site incorporates a disused quarry; and
 - (c) not be located on land subject to land slipping; and
 - (d) not be located within three kilometres of an airport used by commercial aircraft. If located closer than three kilometres the land-fill operations should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 63** The area of the organic waste processing facilities on a site should:
- (a) be located a minimum distance of 100 metres from any dam, river, creek, natural watercourse, channel or bore, and not within the area of a 1 in 100 year flood event; and
 - (b) not be located on areas with ground slopes of greater than 6 percent; and
 - (c) not be located on land subject to land slipping; and
 - (d) not be located within three kilometres of an airport used by commercial aircraft. If located closer than three kilometres the organic waste processing operations should incorporate bird control measures to minimise the risk of bird strikes to aircraft; and
 - (e) not be located within 250 metres of a public open space reserve, a forestry reserve, a National Park, a Conservation Zone or Policy Area.
- 64** The waste management site should be landscaped to screen views of the processing facilities and operational areas
- 65** Sufficient area should be provided within the waste management site to ensure on-site containment of potential groundwater contaminants and for the diversion of stormwater.
- 66** Noise reduction treatments comprising separation distances and the incorporation of on-site treatments should be provided to ensure noise generation associated with the waste management operation does not result in an adverse impact to any existing or future development on an adjacent allotment.
- 67** Litter control measures which minimise the incidence of windblown litter should be provided on the site of a waste management operation.
- 68** Leachate from waste management activities should be contained within the property boundary of the waste management site and should not contaminate surface water or ground water.
- 69** A leachate barrier should be provided between the operational areas and the underlying soil and groundwater of organic waste processing operations.

- 70** The interface between any engineered landfill liner and the natural soil should be:
- (a) greater than 15 metres from unconfined aquifers bearing ground water with a water quality of less than 3000 milligrams per litre of total dissolved salts; or
 - (b) greater than five metres from ground water with a water quality between 3000 milligrams per litre of total dissolved salts and 12 000 milligrams per litre of total dissolved salts; or
 - (c) greater than two metres from ground water with a water quality exceeding 12 000 milligrams per litre of total dissolved salts.
- 71** Surface water run-off from the waste management operations should not cause unacceptable sediment loads in receiving waters.
- 72** Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should sustainably utilise landfill gas emissions. For smaller landfill activities, if the sustainable utilisation of the gas emissions is not practically feasible then controlled flaring is appropriate to avoid gases being vented directly to the air.
- 73** Fencing to a minimum height of two metres should be erected on the perimeter of a waste management site to prevent access other than at appropriate entries. For landfill sites, the fencing should be of chain wire mesh or pre-coated painted metal construction.
- 74** Plant, equipment or activities that could cause a potential hazard to the public within a waste management site should be enclosed by a security fence.
- 75** Waste management sites should not be located where access to the site using non-arterial roads in adjoining residential areas is required or likely.
- 76** Waste management sites should be accessed by an appropriately constructed and maintained road.
- 77** Traffic circulation movements within the waste management site should be adequate in dimension and construction to support all vehicles hauling waste and to enable forward direction entry to and exit from the site.
- 78** Suitable access for emergency vehicles to and within the waste management site should be provided.
- 79** A proposal to establish, extend or amend a waste management operation should include an appropriate Environment Management Plan that addresses the following:
- (a) The prevention of ground water and surface water contamination;
 - (b) The need to protect and enhance native vegetation;
 - (c) Litter control, dust control and sanitary conditions generally;
 - (d) Odour and noise control;
 - (e) Fire safety;
 - (f) Security;
 - (g) Maintenance of landscaping and the general condition of the site; and
 - (h) Final contour plan and rehabilitation proposals including soil cover, landscaping, drainage, the removal of any contamination or waste, restoration and the like to ensure compatibility with the surrounding landscape and to enable a suitable after use of the site.

Commercial and Industrial Development

- 80** Activities which have the potential for off-site environmental impacts should be appropriately located in relation to more sensitive land uses.
- 81** The intensity and/or nature of a commercial or industrial activity should not result in land, water or air pollution, and should effectively manage wastes/emissions in an environmentally responsible manner.
- 82** Industrial activities should not result in environmental harm (which includes environmental nuisance), nor cause risk to the health of residents, workers and visitors through the emission of airborne pollutants.
- 83** Vehicle driveways and car parking areas associated with commercial and industrial development should be:
- (a) designed to withstand vehicular traffic in all weather conditions, and to prevent soil erosion, dust and drainage problems; and
 - (b) sealed with an all-weather hard paved surface such as bitumen, concrete or block paving.
- 84** Commercial vehicle movements to, from and within commercial and industrial sites should be managed in a safe, efficient and convenient manner, whereby:
- (a) access points to commercial and industrial sites are arranged so that all vehicles can enter and leave the site in a forward direction; and
 - (b) a designated loading and unloading area is provided on the site, separate from customer and employee car parking
- 85** Car parking areas should be suitably planted with canopy trees and screened with landscaping to reduce their visual impact from the road and adjacent properties.
- 86** Site drainage should:
- (a) include, where practicable, scope for on-site stormwater detention, retention and use (including the collection and storing of water from roofs and communal car parks) in appropriate devices;
 - (b) provide on-site infiltration where practicable, having regard to:
 - (i) the availability of un-scaled areas or areas which are not built upon;
 - (ii) the capacity of the soil to absorb water;
 - (iii) the capacity of building footings on and adjacent to the site to withstand the likely effects of retained water; and
 - (iv) potential impacts on groundwater levels;
 - (c) allow convenient access to all components of the drainage system for maintenance purposes; and
 - (d) not cause damage or nuisance on the site, or on adjoining properties.
- 87** The stormwater drainage system should maximise the interception, retention and removal of water-borne physical, chemical and biological pollutants prior to their discharge to surface or underground receiving waters, and dispose of them via onsite treatment or authorised disposal to a sewer or licensed waste depot by a licensed waste carrier.

- 88** Chemicals and other potentially dangerous materials used in commercial and industrial operations should be stored and handled on-site and disposed of in a manner which guards against the risk of spillage, fire and explosion.
- 89** Outdoor lighting associated with commercial and industrial development should be designed and installed so that it does not intrude onto other rooms or properties in the locality, and in particular outdoor lighting should be directed down and towards the site to prevent light spillage onto surrounding roads and properties.
- 90** Waste generated as a by product of commercial and industrial activities should be stored and handled on site and disposed of in a manner which guards against the risk of pollution.
- 91** Where commercial and industrial sites adjoin residential and other sensitive land uses or zones, set-backs from side and rear boundaries should progressively increase as building height increases to:
- (a) reduce the visual impact of buildings from adjoining properties;
 - (b) reduce overshadowing effects on adjoining properties; and
 - (c) maintain adequate daylight to adjoining properties.

Stormwater

- 92** Stormwater discharge points should be located and constructed so as to prevent soil erosion.
- 93** Development should incorporate on-site stormwater harvesting where possible.
- 94** Stormwater systems should be designed with structures to minimise the entry of pollutants such as sediment, pesticides and herbicides, bacteria, animal wastes and oil and grease into drainage systems.
- 95** Stormwater systems should be located and designed to minimise the impact of stormwater discharge on streams by mitigating peak flows and providing erosion protection at entry points.
- 96** Stormwater drainage systems should preserve rather than eliminate natural drainage systems.

Conservation

- 97** Development should be undertaken with the minimum effect on natural features, land adjoining water, scenic routes or scenically attractive areas.
- 98** Roadside vegetation should be preserved and replanted where practical.
- 99** Development involving the alteration of natural drainage systems should not be undertaken unless there will not be adverse effects to existing vegetation within adjoining land or roads, and no increase in the risk of flooding of existing development or erosion downstream.
- 100** The natural character of rivers, creeks swamps, bogs and wetlands should be preserved.
- 101** Important natural resources including watercourses, swamps, bogs, wetlands and water catchment areas, scenic areas and significant flora and fauna areas should be conserved and protected from development which would affect them adversely.
- 102** Development should not detract from the natural and rural landscape character of the region.
- 103** Linkages between significant regional recreational and conservation features should be established or enhanced.
- 104** The nature, features and general character of areas and items, other than building development and vegetation, should be conserved which are of special:

- (a) historical (including archaeological) significance or heritage value;
- (b) scientific interest; or
- (c) scenic value or natural beauty.

105 Buildings and other structures should not be located within areas of native vegetation.

106 Buildings and other structures near native vegetation should be sited only where there is an existing cleared area of sufficient size to ensure (on the advice of the Country Fire Service) the safety of the proposed structures from fire hazard without the need for further clearance.

107 No change of land use should occur in or near areas of native vegetation which are likely to adversely impact on the vegetation.

108 Services, including power, water, effluent and waste disposal, access roads and tracks should be located in areas already cleared of native vegetation, or if this is not possible, where they will cause the minimum interference or disturbance to native vegetation.

109 No development or change in land use should occur where its proximity to a swamp or wetland, whether permanently or periodically inundated, has the potential to damage or interfere with the hydrology or water regime of the swamp or wetland.

110 Trees and other vegetation, including native flora and bushland remnants, which are of:

- (a) special visual significance or interest;
- (b) existing or possible future value in the screening of a building or unsightly views;
- (c) existing or possible future value in the provision of shade or as a windbreak;
- (d) existing or possible future value in the prevention of soil erosion;
- (e) special historical significance or heritage value;
- (f) scientific interest; or
- (g) value as a habitat for native fauna;

should be conserved.

111 Native vegetation should not be cleared if it:

- (a) provides a significant habitat for wildlife;
- (b) has a high plant species diversity or has rare or endangered plant species and plant associations;
- (c) has significant amenity value;
- (d) contributes to the landscape quality of an area;
- (e) has value as a remnant of vegetation associations characteristic of the district or region prior to extensive clearance for agriculture;
- (f) is associated with sites of scientific, archaeological, historic or cultural significance; or
- (g) is growing in, or is characteristically associated with, a wetland environment.

112 Native vegetation should not be cleared if such clearance is likely to:

- (a) create or contribute to soil erosion;

- (b) decrease soil stability and initiate soil slip;
- (c) create, or contribute to, a local or regional soil salinity problem;
- (d) lead to the deterioration in the quality of surface waters; or
- (e) create or exacerbate the incidence or intensity of local or regional flooding.

113 When clearance is proposed, consideration should be given to:

- (a) retention of native vegetation for, or as:
 - (i) corridors or wildlife refuges;
 - (ii) amenity purposes;
 - (iii) livestock shade and shelter; or
 - (iv) protection from erosion along watercourses and filtering of suspended solids and nutrients from run-off;
- (b) effects of retention on farm management; and
- (c) implications of retention or clearance on fire control.

114 Development should take place in a manner which will not interfere with the utilisation, conservation or quality of water resources, and protects the natural systems that contribute to natural improvements in water quality.

Heritage

115 Individual buildings or groups of buildings should be conserved and, where possible, restored which are of special:

- (a) architectural merit, significance or interest;
- (b) visual interest;
- (c) historical significance or heritage value; or
- (d) scientific interest.

116 Uses to which such buildings, structures or sites of heritage significance are put should be those which will support their continuing conservation, maintenance and/or restoration.

117 Development adjoining buildings, structures or sites of heritage significance should be visually compatible with that building, structure or site.

118 Development or use of a building, structure or site of heritage significance, including buildings and groups of buildings, should only be altered in such a way as to protect or enhance the design or condition which gives the building, structure or site its heritage significance.

Appearance of Land and Buildings

119 In rural areas, buildings and structures should be located in unobtrusive locations and, in particular, should:

- (a) be located well below the ridgeline;
- (b) be located within valleys or behind spurs;

- (c) be located in such a way as to not be visible against the skyline when viewed from public roads;
 - (d) be set well back from public roads, particularly when the allotment is on the high side of the road;
 - (e) be sited on an excavated rather than a filled site in order to reduce the vertical profile of the building;
 - (f) where possible, be located in such a way as to be screened by existing native vegetation when viewed from public roads; and
 - (g) be located in such a way as to maximise the retention of existing native vegetation and the protection and retention of watercourses in their natural state.
- 120** In rural areas, buildings and structures should be designed in such a way and be of such a scale as to be unobtrusive and not detract from the desired natural character of the district and, 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; and
 - (c) large eaves, verandahs and pergolas should be incorporated into designs so as to create shadowed areas which reduce the bulky appearance of buildings.
- 121** The external materials of buildings should:
- (a) have surfaces which are of a low light-reflective nature; and
 - (b) be of natural colours so as to be unobtrusive, blend with a natural rural landscape and minimise any visual intrusion.
- 122** Additions to buildings should be located on the side of the building which minimises the obtrusiveness of the completed building.
- 123** The number of outbuildings should be limited, and where appropriate, they should be grouped together, located in unobtrusive locations and comply with the previously mentioned principles of development control relating to the location and design of buildings.
- 124** Indigenous native trees, shrubs and ground covers should be established to screen development, including scree slopes created as a result of the excavation and/or filling of land, in such a way that the bushfire hazard is not increased. Screening mounds may also be appropriate.
- 125** Trees, other vegetation and earth mounding should be retained or provided as part of the development, where the environment will be visually improved by such works.
- 126** Alterations or additions to buildings should be designed and constructed to harmonise with the character of the existing building.
- 127** Development should take place in a manner which will not visually interfere with the achievement of the zone objectives, or otherwise the existing character of scenically or environmentally important areas, or areas which are prominently visible from other land or which are frequented by the public.
- 128** Development should take place in a manner which will minimise alteration to the existing landform.
- 129** Excavation and earthworks should take place in a manner that is not extensively visible from surrounding localities.

- 130 The appearance of land, buildings and objects should not impair the amenity of the locality in which they are situated.
- 131 Facilities for the storage and removal of waste materials should not be obtrusive or have an untidy appearance when viewed from adjoining roads or allotments.
- 132 The rural character, comprising natural features and man-made activities, should be preserved by careful siting, design and landscaping of new building development and/or intensive land uses.
- 133 Buildings should be located and designed in respect of their size, colour, form, siting, architectural style and materials of construction to harmonise with zone the objectives, other buildings of historical significance or heritage value or, in the absence of guidance from these, the predominant character of existing buildings.
- 134 Driveways and access tracks to properties should be designed and constructed to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms.
- 135 Buildings or structures should be sited unobtrusively and be of a character and design which will blend naturally with the landscape.

Building Set-backs

- 136 In rural areas, the distance which a building is set-back from a road should be related to the effectiveness of the screening of views of the building from that road by existing vegetation, natural landforms or other natural features, or by other existing buildings.
- 137 The distance which a building is set-back from a road should not create unsafe traffic conditions.
- 138 The distance which a building is set-back from a road should be consistent with the distance which other buildings on land in the locality with frontage to the same road are set-back from that road, particularly where those other buildings are of heritage interest or significance.

Primary Production

- 139 Development should be compatible with the district's use as a water catchment and storage area, and with its values as an area of primary production and scenic quality.
- 140 Development should primarily be limited to that which is essential for the maintenance of sustainable grazing, commercial forestry and mixed agricultural activities.
- 141 Activities which produce strong organic, chemical, or other intractable wastes, should not be established in the water catchment of the Myponga Reservoir.
- 142 Rural areas should be retained primarily for horticultural, agricultural, pastoral and forestry purposes and other uses compatible with maintaining rural productivity.
- 143 Development should ensure that genuine agricultural activities are not prejudiced.
- 144 Development should ensure the sustainable use of land for primary production by the use of sound land management practices.
- 145 Land which is particularly suitable for agriculture, including viticulture and horticulture, should be used or remain available for such agricultural purposes.
- 146 Development which would remove productive land from agriculture or diminish its overall productivity for primary production, should not be undertaken unless the land is required for essential public purposes.

147 Primary production should be carried out having regard to surface and groundwater conservation, the preservation of bushland remnants, wetlands, swamps, bogs, watercourses and landscape beauty.

Commercial Forestry

148 Commercial forestry plantations should not be established unless a land capability assessment has been undertaken to prove site suitability by reference to soil texture, soil structure, slope, rainfall, erosion potential, and impacts on surface water drainage systems.

149 In the establishment of commercial forestry plantations:

- (a) a firebreak not less than twenty metres wide should be established between the forestry plantation and land in the ownership of another person;
- (b) the firebreak referred to in (a) above should comprise of either a twenty metre wide break (inclusive of a fire track), or a ten metre wide break (inclusive of a fire track) plus a ten metre wide fuel modified area within the plantation;
- (c) large plantations should be divided into units not exceeding 400 hectares by firebreaks referred to in (a) and (b) above;
- (d) access tracks should be a minimum of 7 metres in width to allow for the simultaneous access of two fire fighting vehicles;
- (e) vehicular access tracks should enclose individual plantation units generally not exceeding 40 hectares and of such dimensions that a hose lay can reach any point in the unit;
- (f) firetracks should be provided around individual plantation units of not less than 25 hectares;
- (g) firetracks should be aligned to provide "straight-through" access at junctions; and
- (h) dead-end firetracks should be sign posted and provide a turn-around area for firefighting vehicles.

150 Commercial forestry plantations should be set-back:

- (a) a minimum of 50 metres from the edge of stands of remnant native vegetation greater than 5.0 hectares in area, and a minimum of 50 metres from native vegetation associated with swamps, bogs or wetlands;
- (b) not less than 100 metres from a habitable dwelling; and
- (c) from overhead electricity power lines in accordance with the requirements of the Regulations under the *ETSA Act 1996*.

Outdoor Advertisements

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

- (a) consistent with the Outdoor Advertising Development Standards and Guidelines comprising [Table Ya/3](#);
- (b) consistent with the desired character of areas or zones as described by their objectives;
- (c) consistent with the predominant character of the urban or rural landscape; and
- (d) in harmony with any building or site of historic significance or heritage value in the locality.

152 Advertisements should:

- (a) not disfigure or impair the urban environment or rural landscape;
- (b) be situated only on land on which a related business is conducted; and
- (c) not be hazardous to any persons or vehicles.

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

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

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

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

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

158 Advertisements should not be erected in positions close to existing electricity mains so that potentially hazardous situations are created.

159 Advertisements should not obscure a driver's view of other road vehicles, of rail vehicles at or approaching level crossings, of pedestrians, and of features of the road such as junctions, bends, changes in width, traffic control devices and the like, that are potentially hazardous.

160 Advertisements should not be so highly illuminated as to cause discomfort to an approaching driver, or create difficulty in his/her perception of the road, or of persons or objects on it.

161 Advertisements should not be liable to interpretation by drivers as an official traffic sign, or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals.

162 Advertisements should not distract drivers from the primary driving task at a location where the demands on driver concentration are high.

Tourism Development

163 Other than at Wirrina Cove and at Cape Jervis, tourism development should be small in scale and designed so that it relates appropriately to the character of the locality within which it is proposed to be situated.

164 Tourism developments should:

- (a) enhance the character of the locality in which they are to be located;
- (b) be compatible with the cultural and heritage values of the locality and the region;
- (c) be small in scale and designed and sited to be compatible with the local environment;
- (d) enhance the visual amenity of the locality; and
- (e) utilise, where possible, existing buildings, particularly heritage buildings.

165 Major tourism developments should preferably be located within townships, settlements, urban areas, the Wirrina Cove Zone and the Cape Jervis Port Zone.

- 166** Tourism development in rural areas should ensure that primary industry is maintained as the predominant land use in the district, and be situated on land with lower agricultural potential.
- 167** Tourism development, where proposed to be located in proximity to primary industry and seasonal activities associated with primary industry, should be designed and sited to reduce the potential for disturbance or disruption to the tourist activity and should be located in a manner that is compatible with surrounding uses.
- 168** Staging of tourism development should be coordinated so that there is consistency in appearance, building themes, materials, and links between buildings, vehicle parking and ancillary uses on the site.
- 169** Tourism development should provide visitor experiences and be developed in association with:
- (a) agriculture, viticulture and winery development;
 - (b) heritage buildings and areas;
 - (c) linear parks;
 - (d) walking and cycling trails;
 - (e) interpretive infrastructure; or
 - (f) recreation and sporting venues.
- 170** Tourism development should:
- (a) not exceed the capacity of the infrastructure or facilities required to service them;
 - (b) use external materials of construction that are in keeping with traditional building styles, incorporating by way of example stone, masonry or weatherboard walls, timber framed windows, pitched corrugated steel roofs in either naturally weathered galvanised iron or similar, verandahs where appropriate and outbuildings, fences and other structures to complement the major buildings;
 - (c) provide vehicle parking and access ways which are surfaced with materials appropriate to maintaining the character of the locality;
 - (d) be designed and sited to prevent overshadowing and overlooking; and
 - (e) provide safe and convenient vehicle access to an all weather public road that is compatible with the surrounding uses.
- 171** Tourism development should:
- (a) ensure the retention of as much native vegetation as possible, by only locating in areas which consist of a modified landscape;
 - (b) not require changes to natural features; and
 - (c) be designed and sited to ensure the bed and banks of swamps, bogs, wetlands and watercourses are protected from inappropriate development and management practices.
- 172** Tourism development should protect water resources by:
- (a) being located away from water sensitive areas;
 - (b) having safe and efficient effluent disposal systems;
 - (c) incorporating an adequate area for waste disposal on the allotment of the proposed development;

- (d) disposing of waste water and effluent onto land and at a rate within the capacity of the allotment to retain and treat effluent;
 - (e) not disposing of waste water and effluent into swamps, bogs, wetlands or watercourses; and
 - (f) avoiding the use of holding tanks for waste water and effluent.
- 173** Stormwater should be contained on the allotment of the tourism development and run off directed from hard-paved areas, car parks and access roads to landscaped areas or dedicated grassed swales.
- 174** Tourism development should only occur if a water source of acceptable quality, quantity and reliability is secured.
- 175** Tourist accommodation, when proposed to be located in a Local or State Heritage listed building or group of buildings, should only involve alterations which are in keeping with the form and scale of the original building(s) and which conserve and enhance the heritage value of the building(s).
- 176** Tourist accommodation, when proposed to be located in existing building(s), should ensure that development is in keeping with the existing form and scale of the building(s).
- 177** Tourist accommodation ancillary uses such as recreation, leisure, conference/meeting rooms and dining facilities should be limited to the requirements of guests being catered for.
- 178** Advertisements in association with and as part of tourism development should:
- (a) not exceed 0.5 square metres in area for each display area;
 - (b) be limited to no more than two advertisements per site; and
 - (c) not be internally illuminated.
- 179** Interpretive signs should be constructed, designed and located so as to complement the features of the surrounding area, enhance visitors' understanding of the region, and facilitate access to sites in a manner that minimises impacts on the environment.

Caravan and Tourist Parks

- 180** 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 to enhance 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.
- 181** On-site visitor parking 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
- (d) be provided at the rate of:
 - (i) one space per 10 sites to be used for accommodation for parks with less than 100 sites
 - (ii) one space per 15 sites to be used for accommodation for parks with greater than 100 sites.

182 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.

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

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

Coastal Areas

Principles of development control numbered 185 to 228 inclusive are applicable to all development which could impact on coastal areas, affect coastal processes or be subject to effect or hazard from coastal processes now or in the future, whether or not the development is located in a designated coastal zone.

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

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

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

188 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.

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

- (a) it or the subsequent development and use of the land will not adversely affect the management of the land, adjoining land or the coast;
- (b) sand dunes, wetlands and remnant vegetation are maintained in single parcels;
- (c) the number of allotments abutting directly onto the coast or onto a reserve for conservation purposes is minimised; and
- (d) outside of urban, tourist-accommodation and rural living zones it will not result in allotments with frontages to the coast or coastal reserve shorter than the depth of the allotment (or less than the square root of the area for irregular shaped allotments).

190 Development should be designed for solid or fluid wastes and stormwater run-off to be disposed of so that it will not cause pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.

191 Effluent disposal systems incorporating soakage trenches or a similar system should be located not less than 100 metres or greater where it is necessary to avoid effluent migration onto the inter-tidal zone, the 100 metres to be measured from:

- (a) the mean high water mark at spring tide adjusted for any subsidence for the first 50 years of development plus a sea-level rise of one metre; or
- (b) the nearest boundary of any erosion buffer determined in accordance with principle of development control numbered 209;

whichever is the greater or except where Department of Human Services standards can be met by a lesser set-back.

192 Development should preserve natural drainage systems and should not significantly increase or decrease the volume of water flowing to the sea. Where necessary, it should incorporate stormwater management schemes including:

- (a) on-site harvesting of water and land based disposal systems;
- (b) retention basins to facilitate settlement of pollutants and to regulate water flow; and
- (c) infiltration.

193 Development should not cause deleterious effects on the quality or hydrology of groundwater.

194 Development proposed to include or create confined, coastal waters (whether partially or wholly), including water subject to the ebb and flow of the tide, should ensure the quality of such waters is maintained at an acceptable level.

195 Development should not preclude the natural geomorphological and ecological adjustment to changing climate, sea level or other conditions. For example, landward migration of coastal wetlands should not be prevented by embankments. Development should be designed to allow for new areas to be colonised by mangroves and wetland species and for removal of existing embankments where practical.

196 Development should not result in the disturbance or the devaluation of sites of heritage, cultural, scientific or educational significance.

197 Development adjacent to the coast should not be undertaken unless it has or incorporates the provision of a public reserve, not including a road or erosion buffer provided in accordance with principle of development control numbered 208, of at least 50 metres width between such development and the toe of the primary dune or the top edge of the escarpment, unless the development relates to small scale infill development in a predominantly urban zone.

198 Development which abuts or includes a coastal reserve for scenic, conservation or recreational purposes should be located and designed in such a way as to have regard to the purpose, management and amenity of the reserve and to prevent illegal incorporation of reserve land into private land.

199 All development, including marinas and aquaculture development, should be located and designed for public access along the waterfront to beaches and to coastal reserves, except where public safety reasons preclude.

200 Access to beaches and reserves should be, by means of walkways and roads suitably designed and constructed to meet the environmental objectives and principles of development control for coastal areas.

201 Access roads to the coast and lookouts should preferably be by spur roads. Tourist routes may be loop roads but should be located back from the coast and only where the road will not detract from the amenity of the area or lead to management problems.

202 Development should not occur on land where the risk of flooding is unacceptable having regard to personal and public safety and to property damage.

- 203** For the purposes of assessing coastal developments the standard sea-flood risk level for a development site is defined as the 100 year average return interval extreme sea level (tide, stormwater and associated wave effects combined), plus an allowance for land subsidence for 50 years at that site.
- 204** Land should not be divided for commercial, industrial or residential purposes unless a layout can be achieved whereby roads, parking areas and adequate development sites on each allotment are at least 0.3 metres above the standard sea flood risk level, unless the land is or can be protected in accordance with principle of development control numbered 208.
- 205** Commercial, industrial or residential development should only be undertaken where:
- (a) building floor levels are at least 0.25 metres above the minimum site level of principle of development control numbered 204 (ie 0.55 metres above the standard sea flood risk level), unless the development is or can be protected in accordance with principle of development control numbered 207; and
 - (b) there are practical measures in accordance with principle of development control numbered 207 available to the developer, or subsequent owners, to protect the development against a further sea level rise of 0.7 metres above the minimum site level determined by principle of development control numbered 204.
- 206** Buildings to be located over tidal water or which are not capable of being raised or protected by floor protection measures in future, should have a floor level of at least 1.25 metres above the standard sea flood risk level.
- 207** Development which requires protection measures against coastal erosion, sea or stormwater flooding, sand drift or the management of other coastal processes at the time of development, or which may require protection or management measures in the future, should only be undertaken if:
- (a) the measures themselves will not have an adverse effect on coastal ecology, processes, conservation, public access and amenity;
 - (b) the measures do not now, or in the future, require community resources, including land;
 - (c) the risk of failure of measures such as sand management, levee banks, flood gates, valves or stormwater pumping, is appropriate to the degree of the potential impact of a failure; and
 - (d) adequate financial guarantees are in place to cover future construction, operation, maintenance and management of the protection measures.
- 208** Development should be set-back a sufficient distance from the coast to provide an erosion buffer which will allow for at least 100 years of coastal retreat for single buildings or small scale developments, or 200 years of retreat for large scale developments such as new towns, unless:
- (a) the development incorporates private coastal works to protect the development and public reserve from the anticipated erosion, and the private coastal works comply with principle of development control numbered 207; or
 - (b) the Council is committed to protecting the public reserve and development from the anticipated coastal erosion.
- 209** Where a coastal reserve exists, or is to be provided in accordance with principle of development control numbered 197, it should be increased in width by the amount of buffer required.
- 210** The width of an erosion buffer should be based on:
- (a) the susceptibility of the coast to erosion;
 - (b) local coastal processes;

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

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

- (a) the Council has committed itself to erosion protection measures which may be necessary along this section of the coast; or
- (b) a legally binding agreement is included on the freehold certificate(s) of title(s) that protection measures will not be built and that any building will be transportable and will be removed when threatened by erosion or storm surge flooding; or
- (c) a legally binding agreement is included on the freehold title(s) that protection measures that comply with the principle of development control numbered 207 for coastal development will be built by the land owner(s) when required.

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

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

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

Settlement, Tourist Facilities, Marinas and other Development in Appropriate Zones

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

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

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

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

- (a) compact not linear development;
- (b) contiguous with any existing built-up areas;
- (c) developed in a staged and orderly manner which facilitates the economic provision of services and infrastructure; and

- (d) in particular no such development should occur without provision of an adequate reticulated domestic-quality mains water supply and a common effluent drainage scheme.

Redevelopment of Unsatisfactory Areas

218 Existing development which is contrary to the objectives for the coastal areas should not be redeveloped unless the redevelopment significantly rectifies the unsatisfactory aspects.

Marine Aquaculture

219 Marine aquaculture should be located, sited, designed, constructed and managed to be ecologically sustainable, to minimise interference and obstruction to the natural processes of the marine environment, and to allow maintenance of the environmental quality of the foreshore, coastline, ocean and ocean bed. Marine aquaculture should be developed and undertaken:

- (a) in areas which will not contaminate the product for human consumption;
- (b) at a suitable distance from pollution sources including country townships, urban and residential areas, established shack areas, industrial development, stormwater or other drainage outlets, sewage treatment facilities and outfall;
- (c) at a sufficient height above the sea floor and in a manner to minimise seabed damage, and in areas with adequate water current to disperse sediments to prevent the build up of waste (except where waste can be removed);
- (d) to avoid damage to sensitive ecological areas, creeks, estuaries, wetlands and significant seagrass and mangrove communities;
- (e) to avoid the risk of pollution to and from external sources including any accidental discharge of pollutants;
- (f) to ensure satisfactory removal and disposal of litter, disused material, shells, debris, detritus, faecal matter, and dead animals from the farm to prevent fouling of waters, publicly owned wetlands, or the nearby coastline;
- (g) so as not to involve the discharge of human waste on the site, or any adjacent land, or into nearby waters (if required, sanitary facilities should be provided);
- (h) to avoid adverse impacts to wildlife (marine and terrestrial, plants and animals), and on breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species;
- (i) to minimise harm or destruction of marine predators such as seals, dolphins and birds;
- (j) to facilitate relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows;
- (k) at a suitable distance from any tidal creek to ensure that adverse impacts are minimised; and
- (l) of a sufficient standard of construction to ensure that structures can withstand normal marine conditions.

220 Marine aquaculture and other offshore development should:

- (a) minimise adverse impacts on the visual amenity or natural character of the coast and foreshore, particularly in areas of outstanding beauty or areas of high public use;
- (b) avoid adverse impacts on:
 - (i) National Parks, conservation parks and conservation reserves;

- (ii) marine parks and reserves;
- (iii) recreation reserves;
- (iv) indigenous, non-indigenous and natural heritage sites including shipwrecks;
- (v) sites of scientific importance including geological monuments and habitats of rare species;
- (vi) mineral reserves; and
- (vii) areas valued for their outstanding beauty or amenity.

221 Marine aquaculture and other offshore development should be located at least:

- (a) 550 metres from a proclaimed shipwreck; and
- (b) 1000 metres seaward from the boundary of any reserve under the National Parks and Wildlife Act, unless a lesser distance is agreed with the Minister responsible for that Act.

222 Racks, floats and other farm structures associated with marine aquaculture or other offshore development should be as visually unobtrusive as possible, apart from those required by the relevant authority for navigational safety. Development should:

- (a) blend visually with the environment and have a low profile;
- (b) be constructed of non-reflective materials;
- (c) use uniform, subdued colours throughout a development, suited and in keeping with the local surrounding features;
- (d) use feed hoppers which are painted in subdued colours, and suspended as low as possible above the water;
- (e) design and locate structures in relation to surrounding features;
- (f) position structures to protrude the minimum distance practicable above water; and
- (g) not jeopardise the attainment of visual amenity provisions by incorporating unnecessary shelters and structures above cages and platforms.

223 Marine aquaculture and other offshore development should:

- (a) be located to minimise adverse impacts on public access to beaches, public watercourses, or the foreshore;
- (b) be located to take into account the requirements of traditional fishing grounds;
- (c) in ocean waters be located a minimum of 100 metres seaward of high water mark;
- (d) be located not to obstruct nor interfere with navigational channels, access channels, frequently used natural launching sites, safe anchorage areas, known diving areas, commercial shipping movement patterns or activities associated with existing jetties and wharves;
- (e) be developed to maintain existing rights of way within or adjacent to a site; and
- (f) where possible, use existing and established roads, tracks, ramps and paths to or from the sea.

224 Marine aquaculture access, launching and maintenance facilities wherever possible should be developed cooperatively, and co-located to serve the needs of the industry and community as a whole, and where necessary may be located on the foreshore.

225 Marine aquaculture development should minimise its impact on navigational safety and:

- (a) be suitably marked for navigational purposes;
- (b) be sited to allow an adequate distance between farms for safe navigation;
- (c) be located at least 250 metres from a commercial shipping lane;
- (d) comprise structures secured and/or weighted to prevent drifting;
- (e) ensure that structures and materials used are maintained to prevent hazards to people and wildlife; and
- (f) provide for rehabilitation of sites no longer operational.

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

227 Marine aquaculture development should:

- (a) be carried out in a manner which ensures a fair and equitable sharing of marine and coastal resources and minimises conflict between legitimate users of the marine resource, both commercial and recreational;
- (b) not significantly obstruct or adversely affect:
 - (i) areas of high public use;
 - (ii) areas established for recreational activities;
 - (iii) areas of outstanding visual, environmental, commercial or tourism value;
 - (iv) sites used for recreational activities such as swimming, fishing, skiing and sailing and other water sports, including beaches.

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

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

Telecommunications Facilities

229 Telecommunications facilities should:

- (a) be located and designed to meet the communication needs of the community;
- (b) utilise materials and finishes that minimise visual impact;
- (c) have antennae located as close as practical to the support structure;

- (d) primarily be located in industrial, commercial, business, office, centre and rural zones;
- (e) incorporate landscaping to screen the development, in particular equipment shelters and huts; and
- (f) be designed and sited to minimise the visual impact on the character and amenity of the local environment, in particular visually prominent areas, main focal points or significant vistas.

230 Where technically feasible, co-location of telecommunications facilities should primarily occur in industrial, commercial, business, office, centre and rural zones.

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

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

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

233 Telecommunications facilities should not detrimentally affect the character or amenity of Historic Conservation Zones or Policy Areas, Local Heritage Places, State Heritage Places, or State Heritage Areas.

Bushfire Protection

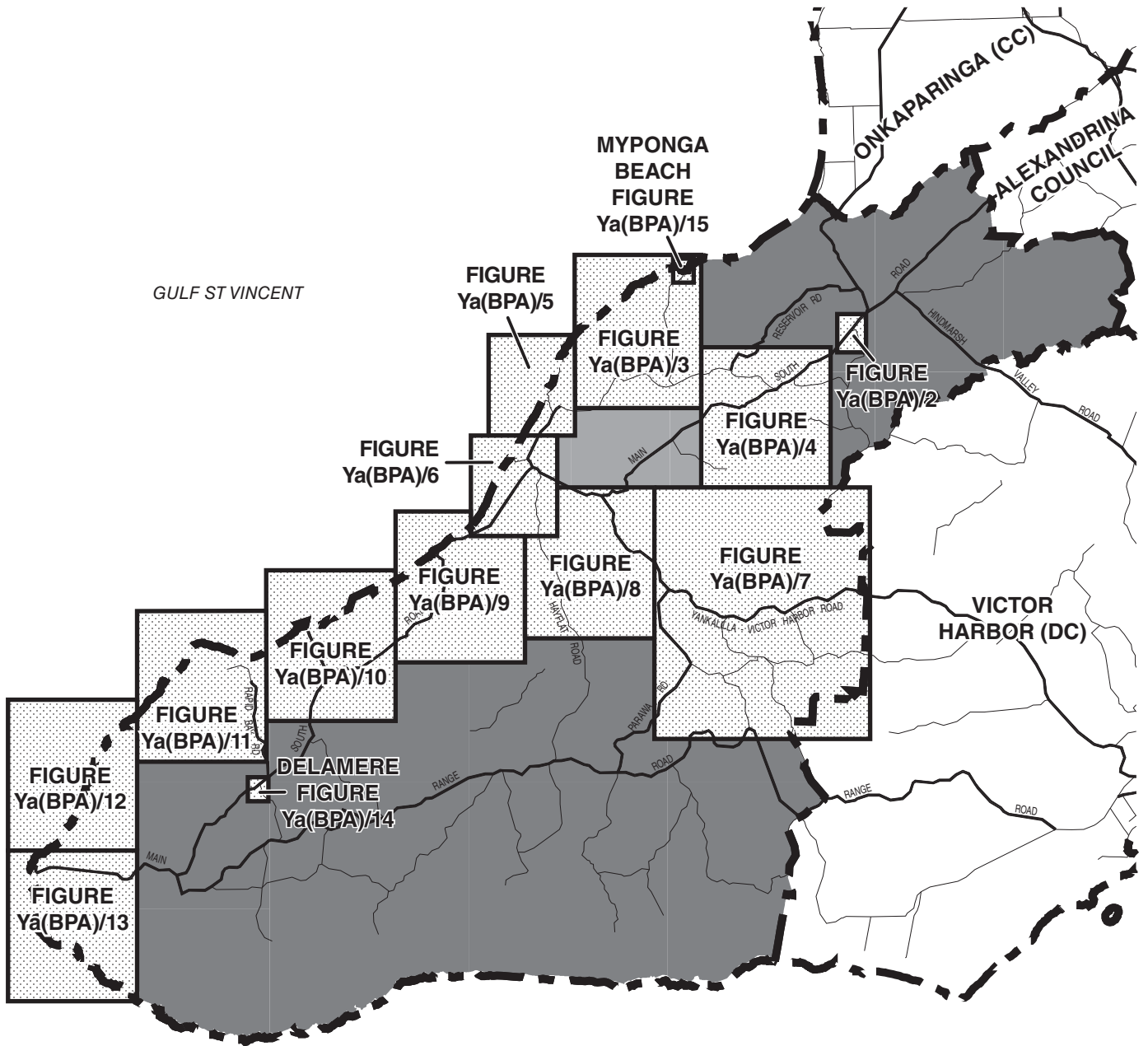
Bushfire Protection Principles of Development Control apply to the General, Medium and High Bushfire Risk areas shown on Bushfire Protection Area [Figures Ya\(BPA\)/1 to 15](#), except where exempted.

234 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; or
- (e) inability to provide an adequate supply of water for fire-fighting purposes.

235 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; and
- (c) have a dedicated and accessible water supply available at all times for fire fighting.



SOUTHERN OCEAN

Scale 1:260000



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

YANKALILLA (DC) INDEX TO BUSHFIRE PROTECTION AREA FIGURE Ya(BPA)/1

Consolidated - 12 May 2016

FIGURE Ya(BPA)/1 ADJOINS

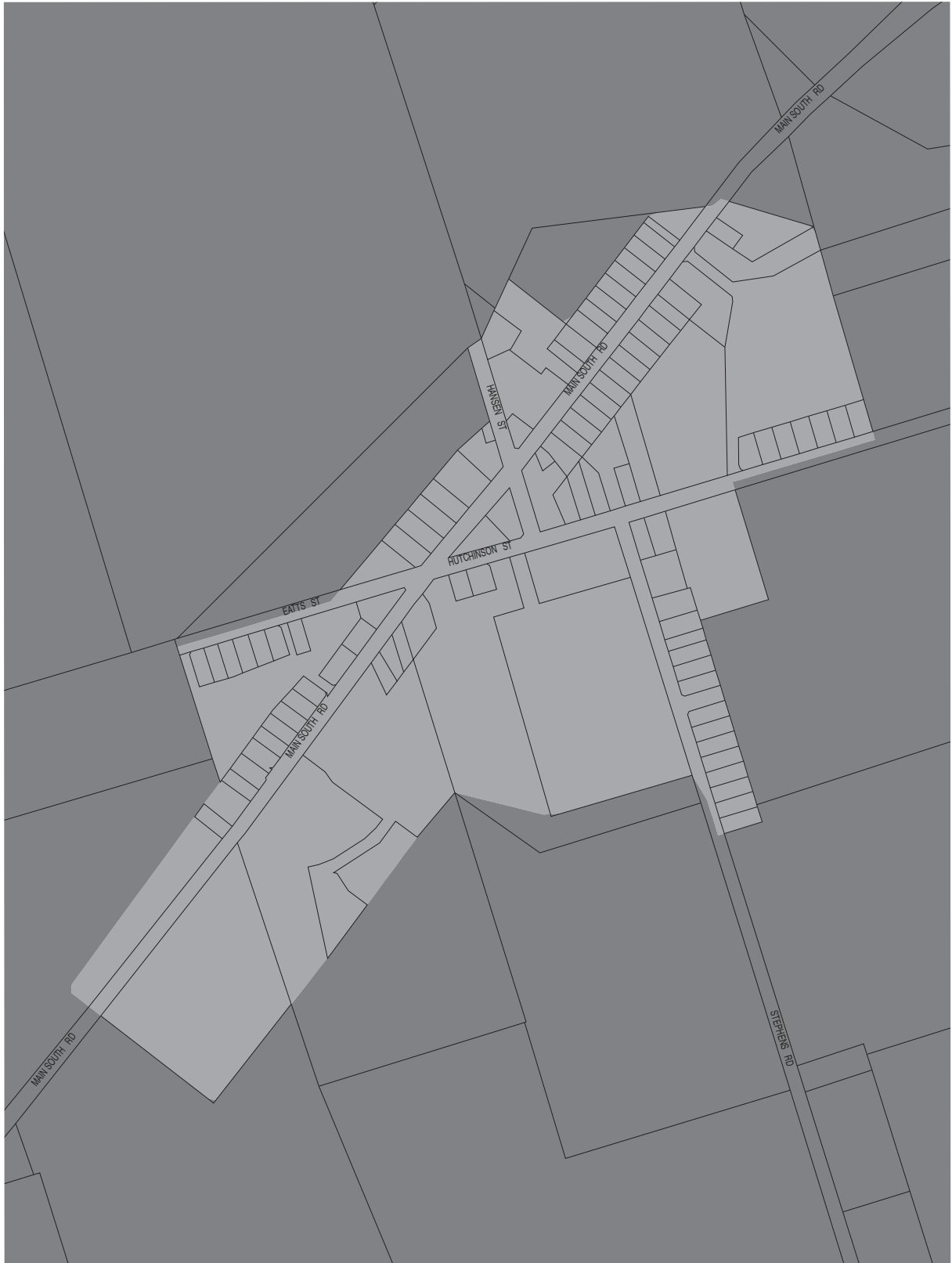


FIGURE Ya(BPA)/1 ADJOINS

FIGURE Ya(BPA)/1 ADJOINS

FIGURE Ya(BPA)/1 ADJOINS

MYPONGA

Scale 1:7500



High Bushfire Risk
 Medium Bushfire Risk

**YANKALILLA (DC)
 BUSHFIRE PROTECTION AREA
 FIGURE Ya(BPA)/2**

Consolidated - 12 May 2016

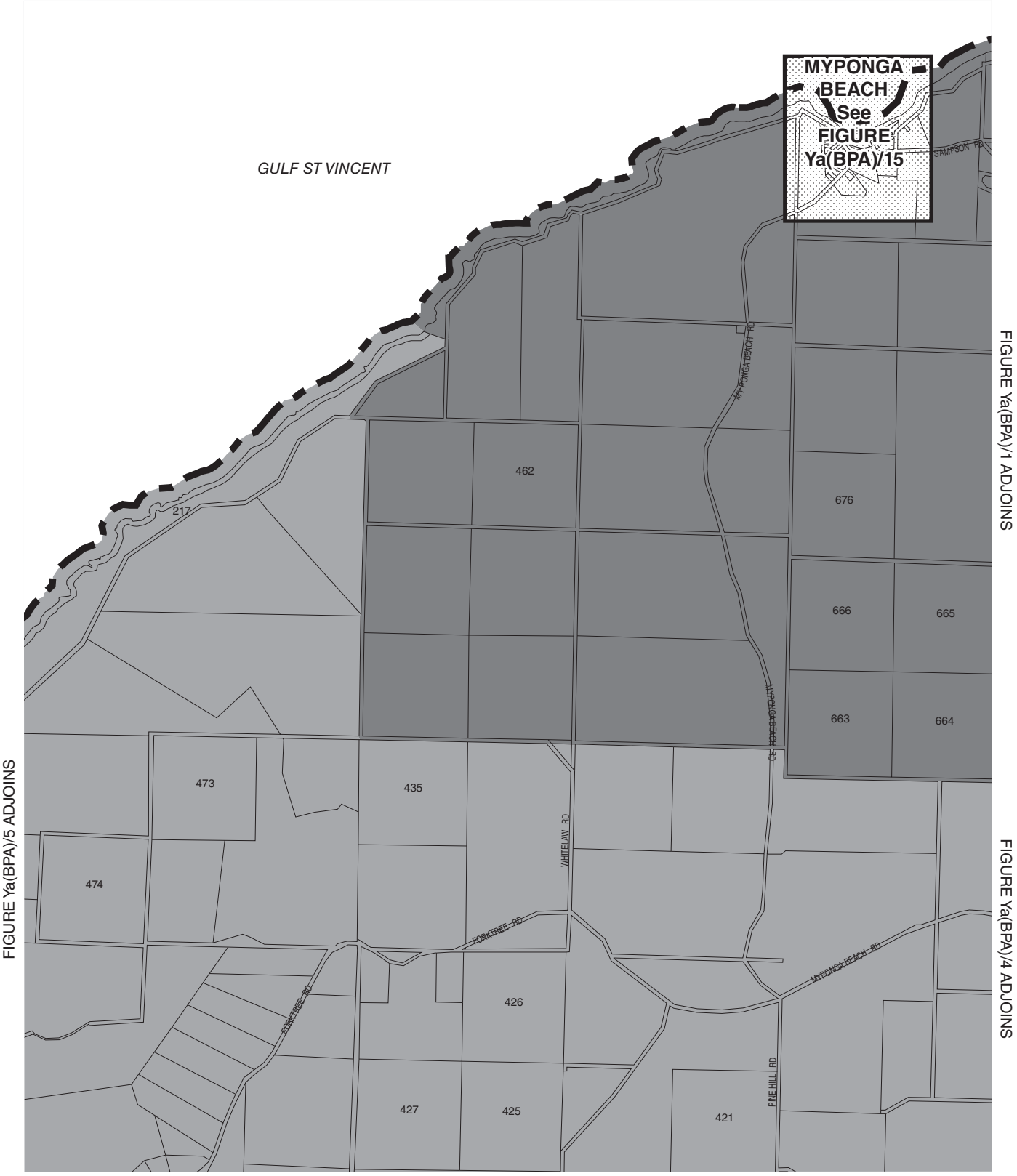





FIGURE Ya(BPA)/1 ADJOINS


FIGURE Ya(BPA)/5 ADJOINS


FIGURE Ya(BPA)/1 ADJOINS

FIGURE Ya(BPA)/4 ADJOINS

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

Scale 1:30000

0  2km



YANKALILLA (DC) BUSHFIRE PROTECTION AREA FIGURE Ya(BPA)/3

FIGURE Ya(BPA)/1 ADJOINS

FIGURE Ya(BPA)/3 ADJOINS

FIGURE Ya(BPA)/1 ADJOINS

FIGURE Ya(BPA)/1 ADJOINS

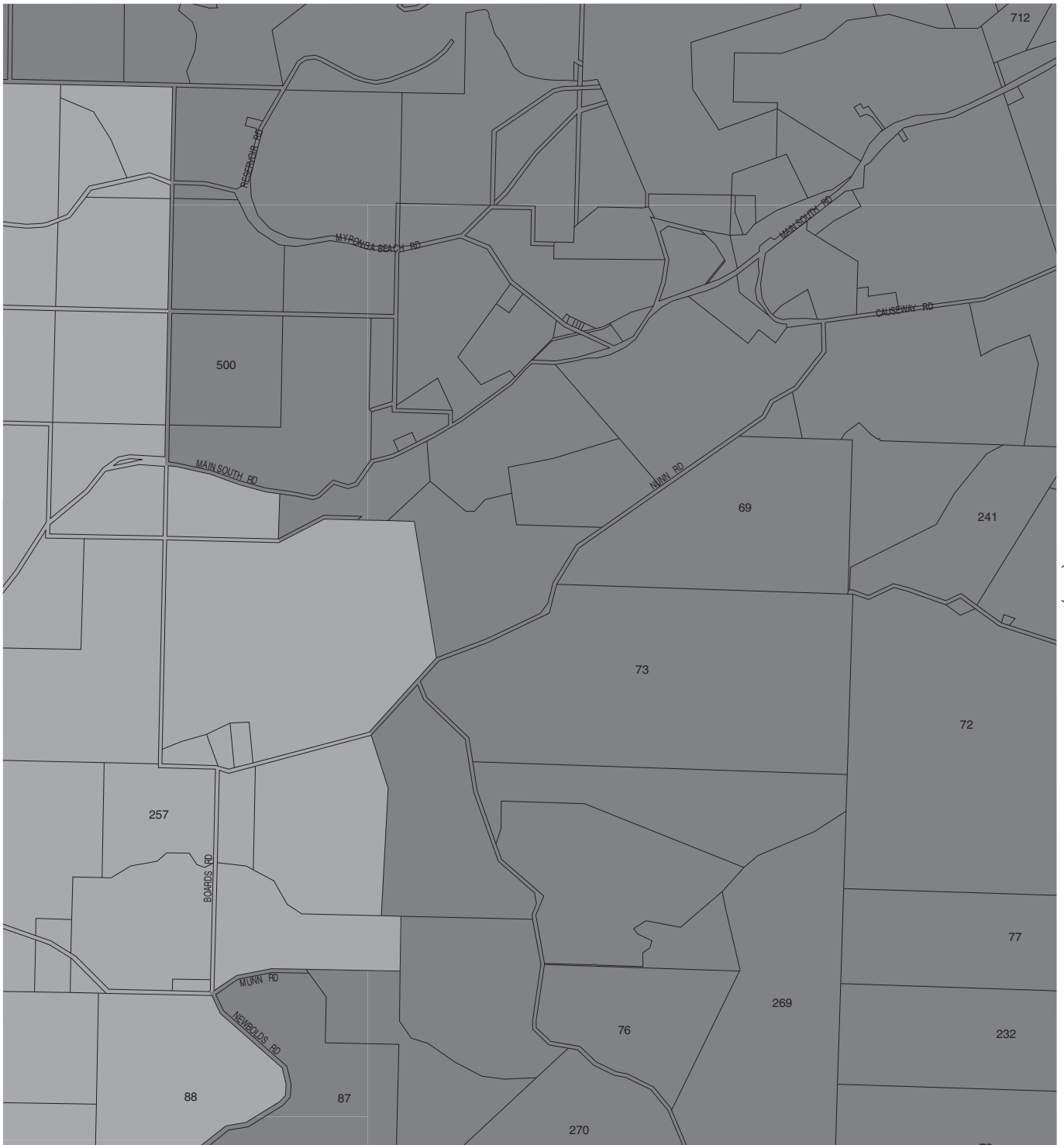


FIGURE Ya(BPA)/7 ADJOINS



Scale 1:30000



High Bushfire Risk
 Medium Bushfire Risk

YANKALILLA (DC) BUSHFIRE PROTECTION AREA FIGURE Ya(BPA)/4

Consolidated - 12 May 2016

GULF ST VINCENT



FIGURE Ya(BPA)/3 ADJOINS

FIGURE Ya(BPA)/1 ADJOINS

FIGURE Ya(BPA)/6 ADJOINS

FIGURE Ya(BPA)/1 ADJOINS

CARRICKALINGA



Medium Bushfire Risk



Excluded Area from Bushfire Protection Planning Provisions



Development Plan Boundary

Scale 1:20000



YANKALILLA (DC)
BUSHFIRE PROTECTION AREA
FIGURE Ya(BPA)/5

Consolidated - 12 May 2016

FIGURE Ya(BPA)/5 ADJOINS

GULF ST VINCENT

FIGURE Ya(BPA)/1 ADJOINS

FIGURE Ya(BPA)/8 ADJOINS

FIGURE Ya(BPA)/9 ADJOINS

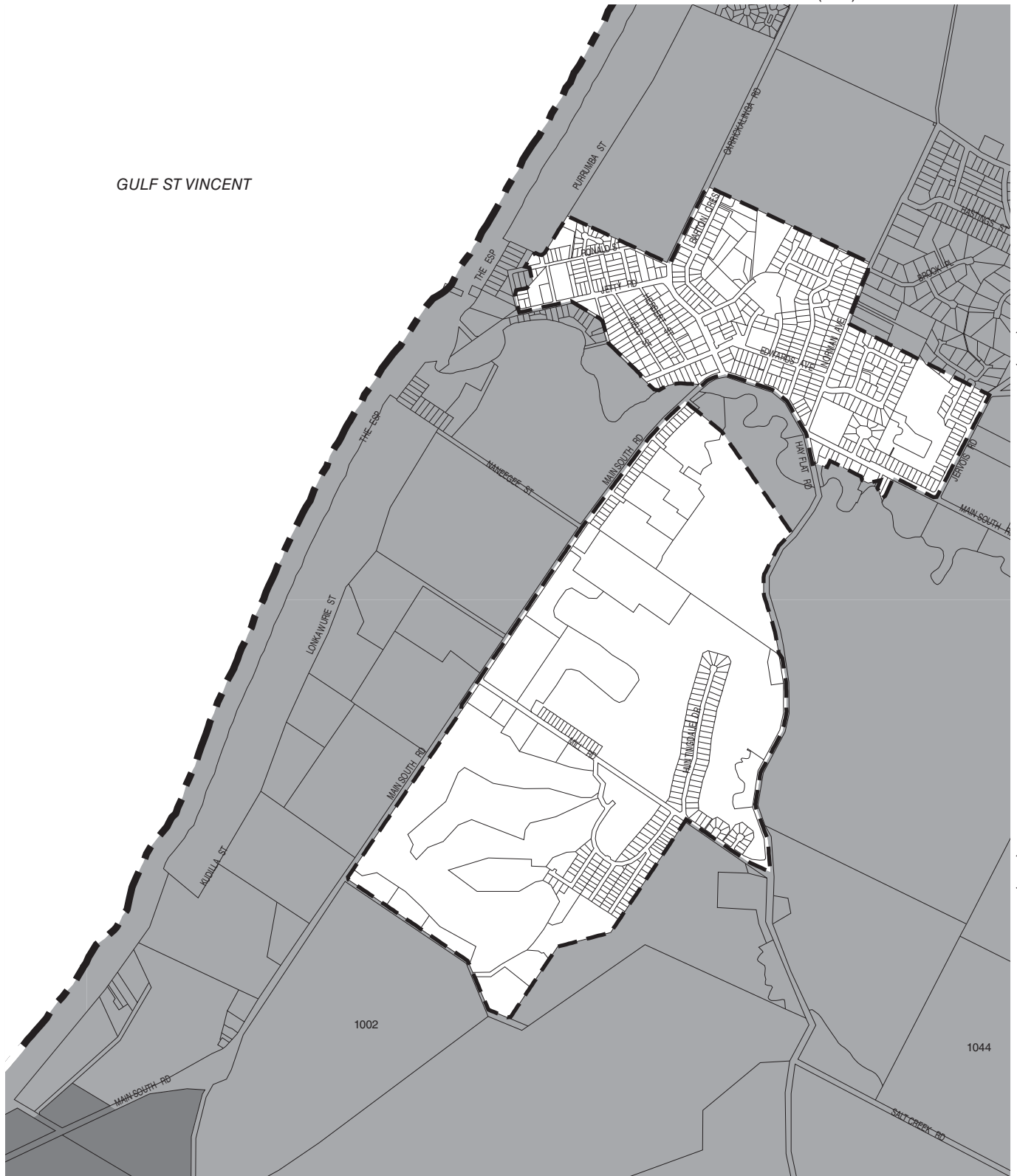




FIGURE Ya(BPA)/9 ADJOINS

FIGURE Ya(BPA)/8 ADJOINS

NORMANVILLE

-  High Bushfire Risk
-  Medium Bushfire Risk
-  Excluded Area from Bushfire Protection Planning Provisions
-  Development Plan Boundary



Scale 1:20000



**YANKALILLA (DC)
BUSHFIRE PROTECTION AREA
FIGURE Ya(BPA)/6**

FIGURE Ya(BPA)/1 ADJOINS

FIGURE Ya(BPA)/4 ADJOINS

FIGURE Ya(BPA)/1 ADJOINS

FIGURE Ya(BPA)/8 ADJOINS

FIGURE Ya(BPA)/1 ADJOINS

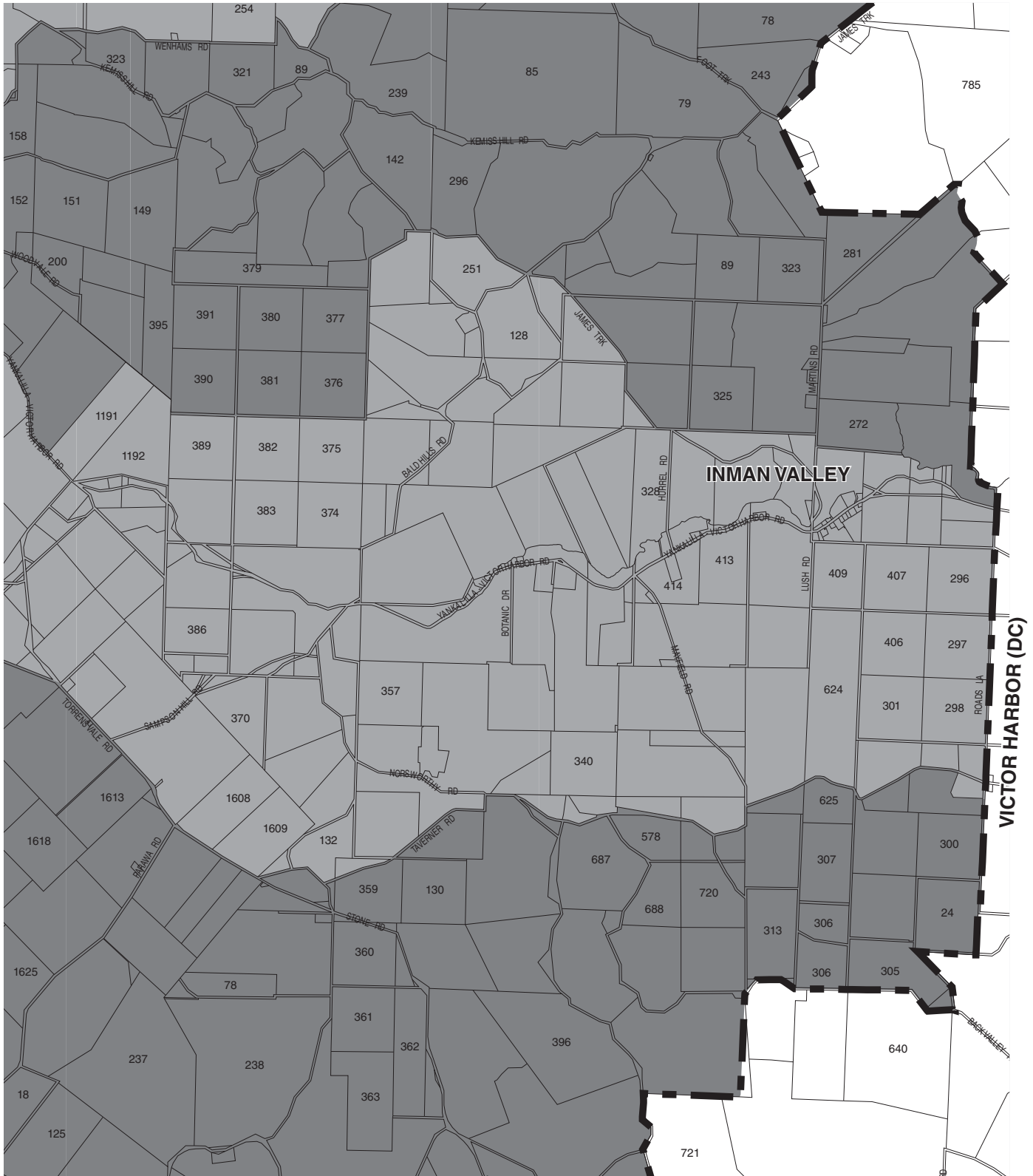


FIGURE Ya(BPA)/1 ADJOINS

Scale 1:50000



High Bushfire Risk

Medium Bushfire Risk



Development Plan Boundary

YANKALILLA (DC) BUSHFIRE PROTECTION AREA FIGURE Ya(BPA)/7

FIGURE Ya(BPA)/1 ADJOINS

FIGURE Ya(BPA)/6 ADJOINS

FIGURE Ya(BPA)/6 ADJOINS

FIGURE Ya(BPA)/9 ADJOINS

FIGURE Ya(BPA)/7 ADJOINS

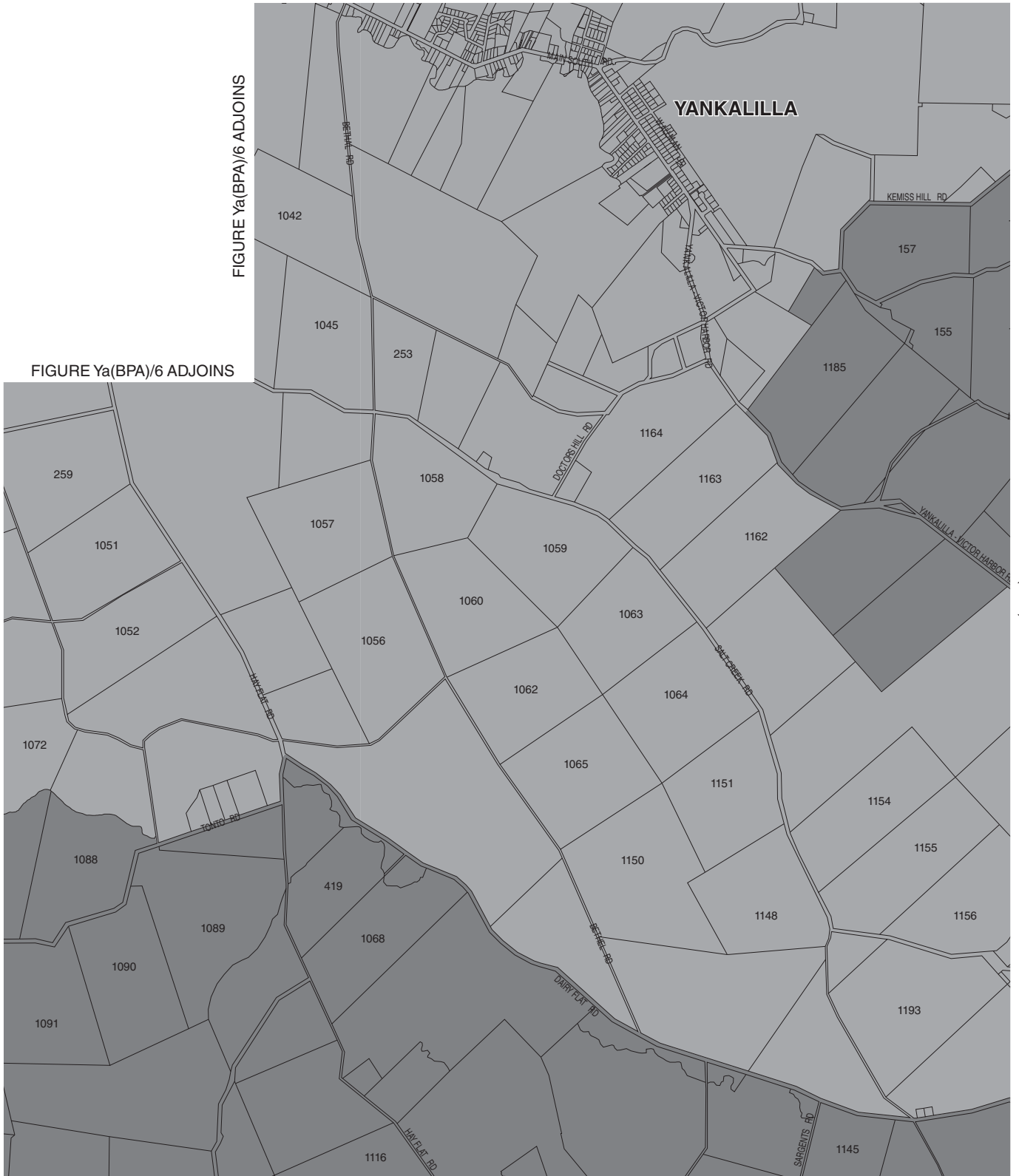


FIGURE Ya(BPA)/1 ADJOINS



Scale 1:30000



High Bushfire Risk
 Medium Bushfire Risk

YANKALILLA (DC) BUSHFIRE PROTECTION AREA FIGURE Ya(BPA)/8

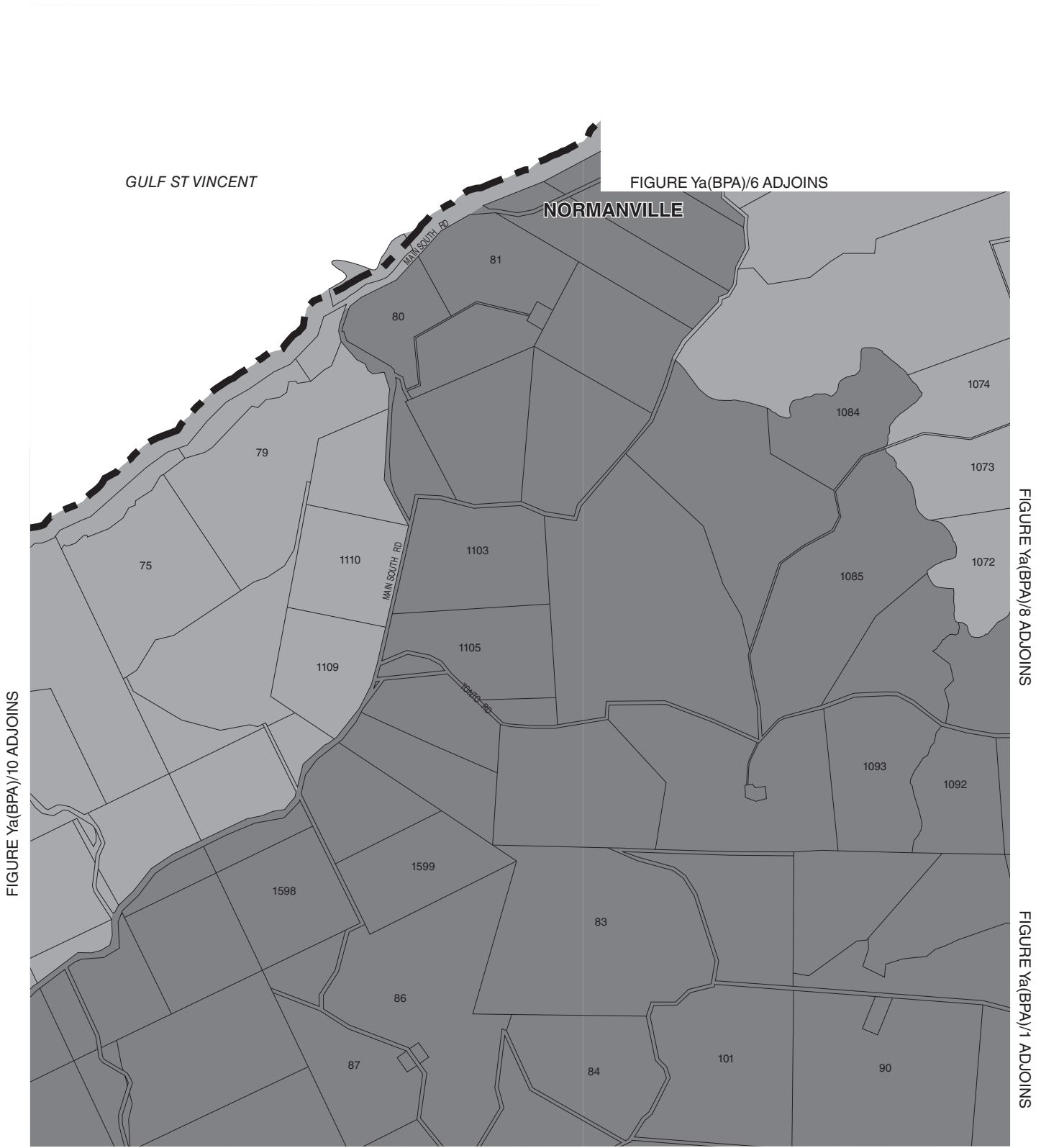





FIGURE Ya(BPA)/1 ADJOINS


FIGURE Ya(BPA)/10 ADJOINS

FIGURE Ya(BPA)/6 ADJOINS

FIGURE Ya(BPA)/8 ADJOINS

FIGURE Ya(BPA)/1 ADJOINS

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

Scale 1:30000 

0  2km

YANKALILLA (DC) BUSHFIRE PROTECTION AREA FIGURE Ya(BPA)/9

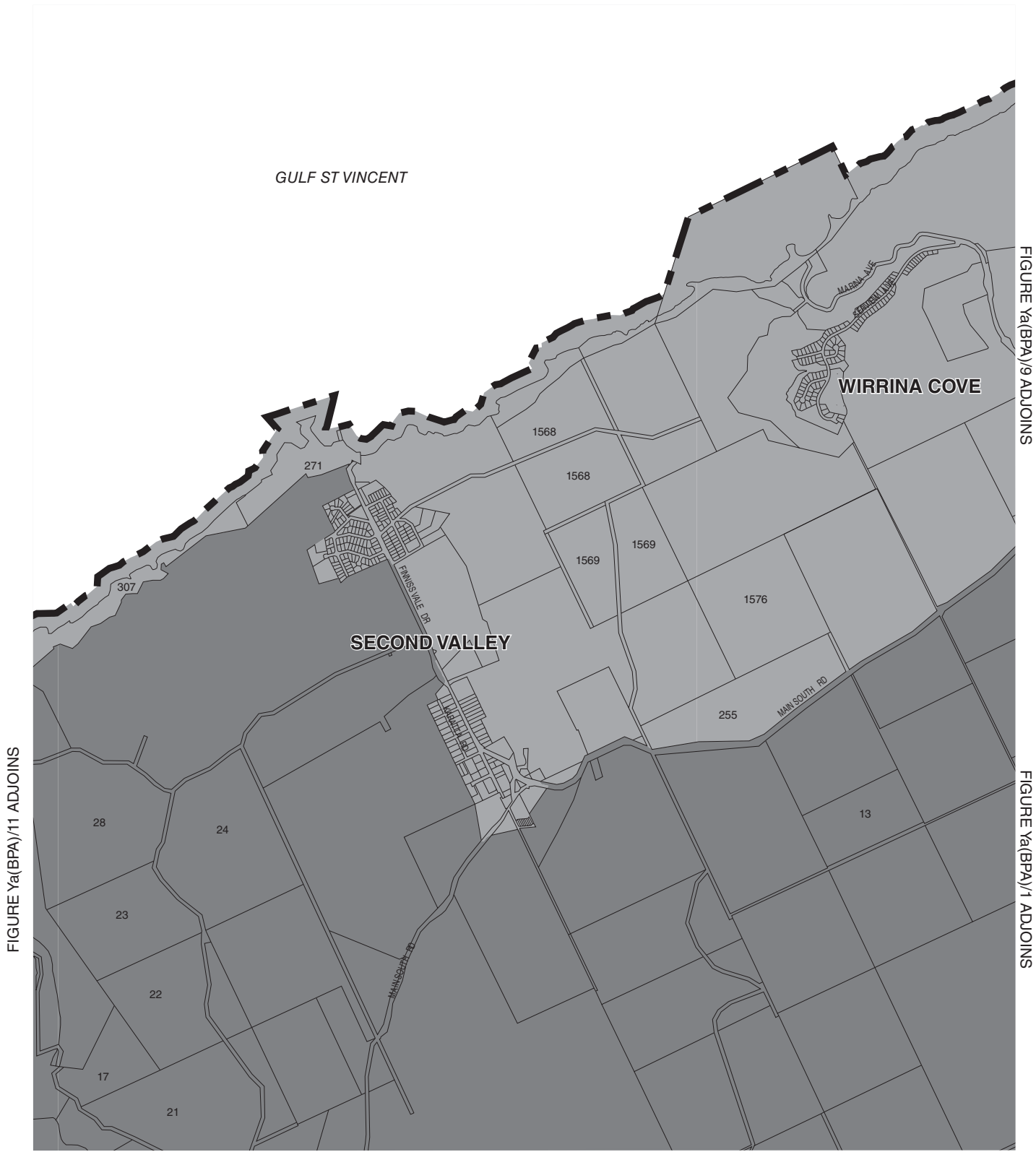





FIGURE Ya(BPA)/1 ADJOINS



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

YANKALILLA (DC) BUSHFIRE PROTECTION AREA FIGURE Ya(BPA)/10

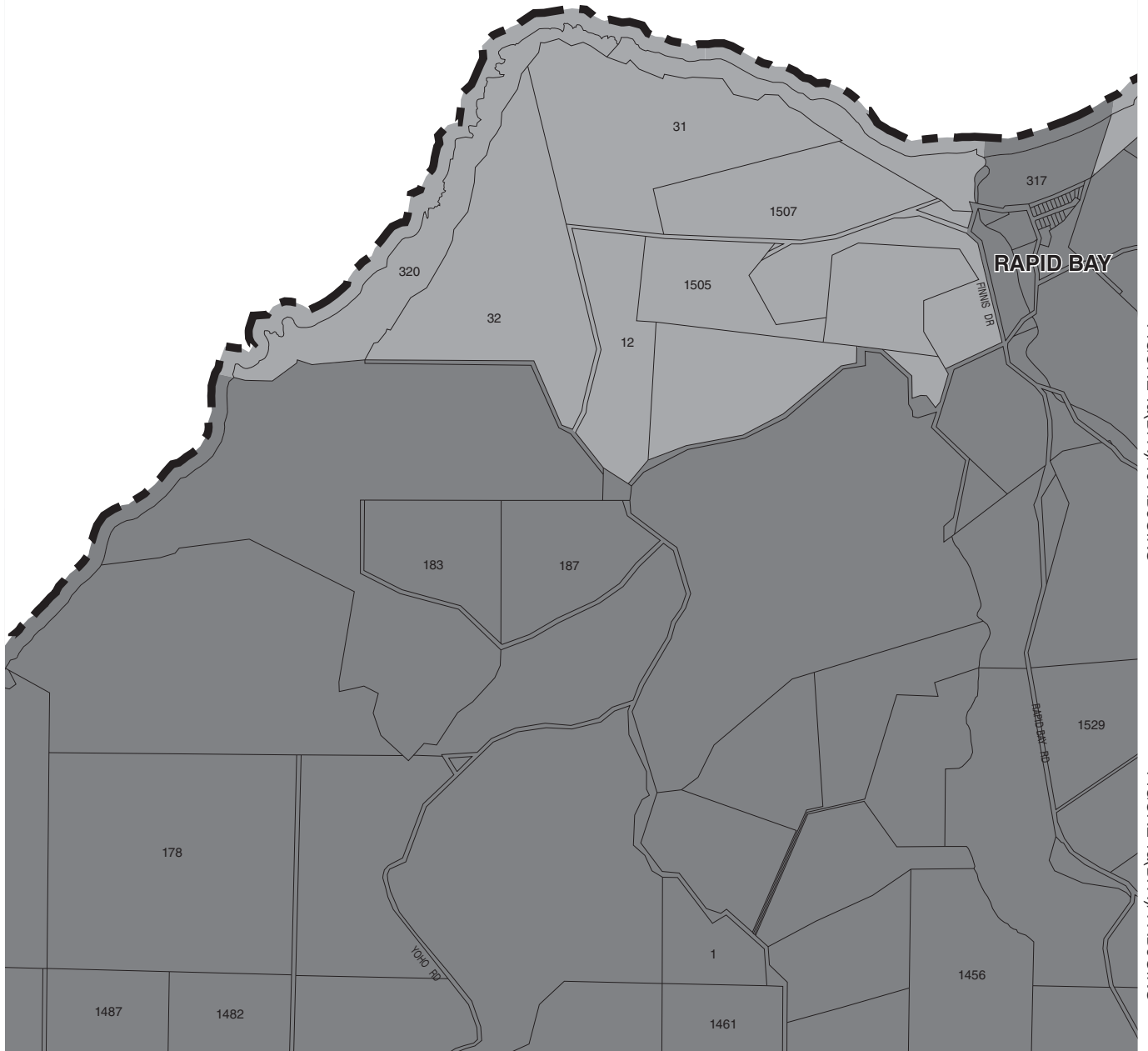


FIGURE Ya(BPA)/12 ADJOINS

FIGURE Ya(BPA)/10 ADJOINS

FIGURE Ya(BPA)/1 ADJOINS

FIGURE Ya(BPA)/1 ADJOINS



Scale 1:30000



High Bushfire Risk

Medium Bushfire Risk



Development Plan Boundary

YANKALILLA (DC) BUSHFIRE PROTECTION AREA FIGURE Ya(BPA)/11

Consolidated - 12 May 2016

GULF ST VINCENT

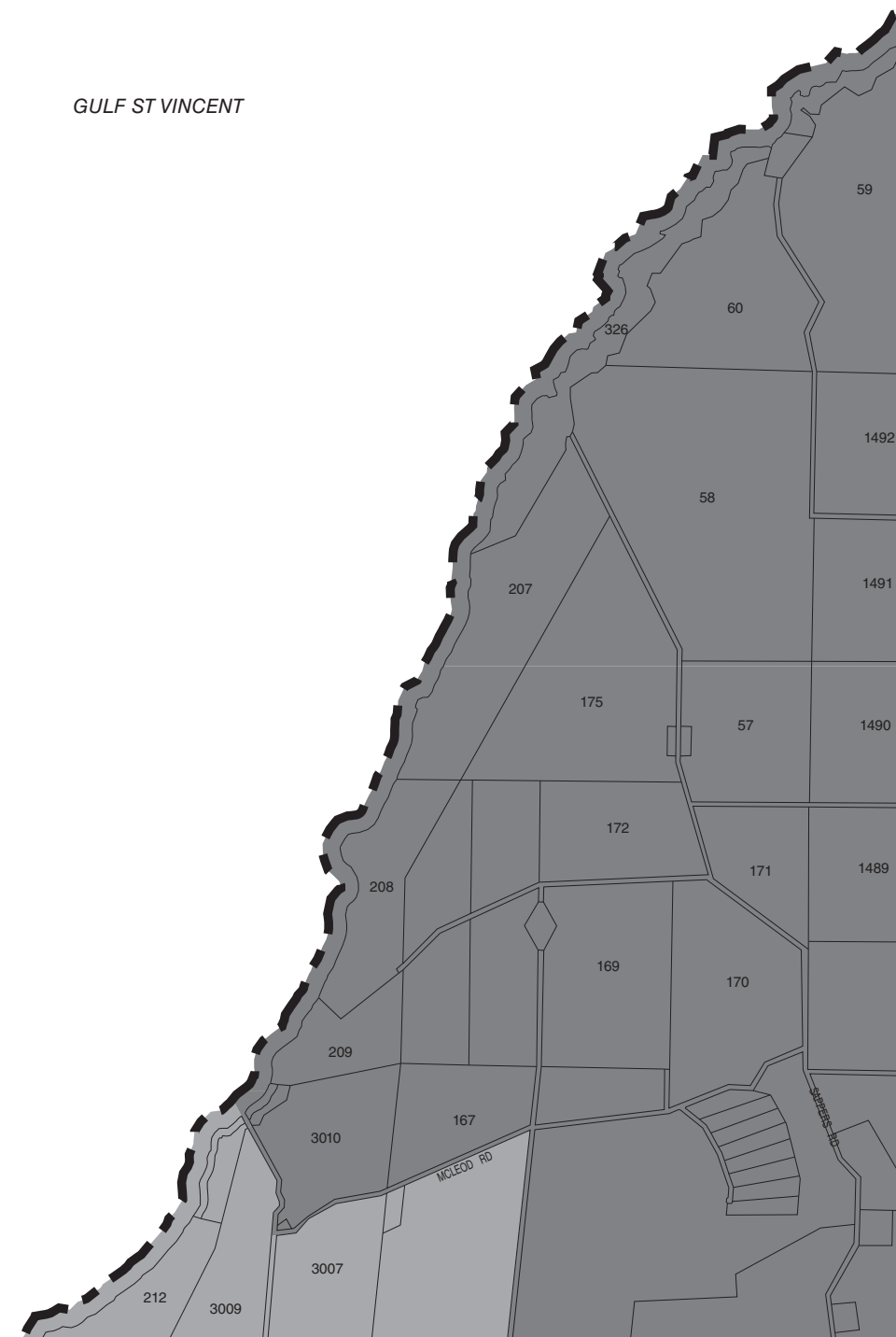


FIGURE Ya(BPA)/13 ADJOINS



Scale 1:30000



High Bushfire Risk

Medium Bushfire Risk



Development Plan Boundary

YANKALILLA (DC) BUSHFIRE PROTECTION AREA FIGURE Ya(BPA)/12

Consolidated - 12 May 2016

FIGURE Ya(BPA)/12 ADJOINS






FIGURE Ya(BPA)/1 ADJOINS

SOUTHERN OCEAN



Scale 1:30000



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

**YANKALILLA (DC)
BUSHFIRE PROTECTION AREA
FIGURE Ya(BPA)/13**

Consolidated - 12 May 2016



FIGURE Ya(BPA)/1 ADJOINS



FIGURE Ya(BPA)/1 ADJOINS

DELAMERE






-  High Bushfire Risk
-  Medium Bushfire Risk

YANKALILLA (DC) BUSHFIRE PROTECTION AREA FIGURE Ya(BPA)/14

Consolidated - 12 May 2016



MYPONGA BEACH

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

Scale 1:5000



0  300metres

**YANKALILLA (DC)
BUSHFIRE PROTECTION AREA
FIGURE Ya(BPA)/15**

- 236** Extensions to existing buildings, outbuildings and other ancillary structures should be located and constructed using materials to minimise the threat of fire spread to residential, tourist accommodation and other habitable buildings in the event of bushfire.
- 237** 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.
- 238** 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.
- 239** 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; and
 - (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.
- 240** 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; and
 - (b) provide for two-way vehicular access between areas of fire risk and the nearest public road.
- 241** 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.

Renewable Energy Facilities

- 242** 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

- 243** The visual impacts of wind farms and ancillary development (such as substations, maintenance sheds, access roads and wind monitoring masts) should be managed through:
- (a) wind turbine generators being:
 - (i) setback at least 1000 metres from non-associated (non-stakeholder) dwellings and tourist accommodation;
 - (ii) setback at least 2000 metres from defined and zoned township, settlement or urban areas (including deferred urban areas);

- (iii) regularly spaced;
 - (iv) uniform in colour, size and shape and blade rotation direction;
 - (v) mounted on tubular towers (as opposed to lattice towers);
- (b) provision of vegetated buffers around substations, maintenance sheds and other ancillary structures.

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

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

245 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.

PRIMARY INDUSTRY ZONE

Introduction

The objectives and principles of development control that follow apply in the Primary Industry Zone shown on [Maps Ya/3 to 36](#) inclusive. They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

OBJECTIVES

Primary Industries

- Objective 1:** A zone primarily for primary industry, including primary production, on-farm activities related to the harvest and storage of that production and, in appropriate locations, processing of raw products.
- Objective 2:** A zone characterised by a diverse range of primary industries, including livestock grazing, dairy farming, livestock breeding and pasture improvement.
- Objective 3:** Viticulture, floriculture, orchards and other kinds of horticulture, as well as commercial forestry and land based aquaculture, in suitable areas.
- Objective 4:** The long-term sustainability of primary industries.
- Objective 5:** Protection of primary industry from incompatible land uses.
- Objective 6:** The long-term protection of land and water resources identified as significant for primary industry development.

Soils

- Objective 7:** Protection and maintenance of the naturally occurring:
 - (a) physical, chemical and biological properties of soil resources;
 - (b) form and depth of soil profiles; and
 - (c) processes of sediment transfer.

Water

- Objective 8:** Protection of the supply and quality of water resources and the maintenance of natural hydrological systems and environmental flows.
- Objective 9:** Management of surface run-off to minimise soil erosion, protect life and property and protect water quality.
- Objective 10:** The construction and management of dams, water diversion mechanisms in watercourses and drainage paths in a manner which protects:
 - (a) the needs of downstream users;
 - (b) water quality and quantity; and
 - (c) ecosystems dependent on these resources.

Air Quality

- Objective 11:** Protection of air quality from the adverse impacts of smoke, dust, fumes and odour.

Vegetation

Objective 12: Retention and maintenance of existing native vegetation for its environmental values and functions, including conservation, biodiversity and habitat and minimisation of dryland salinity.

Noise

Objective 13: Prevention or minimisation of adverse impacts resulting from noise.

Hazards

Objective 14: Prevention of harm to life and property from biological, chemical or fire hazards, energy emissions or explosions.

Waste

Objective 15: Effective treatment and management of solid and liquid waste to prevent adverse impacts on:

- (a) the environment;
- (b) public and worker health; and
- (c) the amenity of a locality.

Objective 16: Increased opportunities for the reduction, recycling and reuse of waste.

Built Form and Design

Objective 17: Development compatible with the environmental qualities, built form and character of the surrounding area and landscape.

Objective 18: Development designed and sited to minimise the potential for impacts from primary industry.

Dwellings

Objective 19: Residential development only where:

- (a) it supports legitimate primary industry activities; and
- (b) the use of a dwelling will not jeopardise the continuation of primary production on adjoining land or elsewhere within the zone.

Rural-Based Industrial Development

Objective 20: Development of small-scale agricultural industries, wineries, mineral water extraction and processing plants and home based industries, all having a direct association with primary industries and sited and designed so as to not have an adverse impact on primary industries and the character and amenity of the locality.

Infrastructure

Objective 21: The economic provision of infrastructure in an environmentally sensitive manner.

Objective 22: Development provided with services and infrastructure that are appropriate for the intended development.

Land Division

Objective 23: Allotments of a size and configuration which:

- (a) take account of environmental features, existing development, site constraints and the availability of infrastructure;
- (b) promote the efficient use of rural land for primary industry; and
- (c) discourage land uses that are incompatible with primary industry.

PRINCIPLES OF DEVELOPMENT CONTROL

Primary Industries

- 1 Primary industry for purposes associated with livestock grazing, dairy farming, livestock breeding and pasture improvement should predominate, and should be managed so as to control or eliminate pest plants, vermin, soil erosion, pollution and bushfire hazards.
- 2 Land should only be used for horticulture, including viticulture, where:
 - (a) there is no risk of pollution to either surface or groundwater supplies;
 - (b) the land is capable of sustaining the horticultural activity in terms of soil type and structure, quality and quantity of water, gradient and micro-climate;
 - (c) the use is compatible with surrounding uses of land;
 - (d) adverse impacts on downstream property owners in terms of water flow, erosion and discharge of pollutants is avoided;
 - (e) removal of native vegetation is not required;
 - (f) there is no risk to surrounding occupiers and users of land from chemical spray drift; and
 - (g) there is no risk to native vegetation, including native vegetation associated with swamps, bogs, wetlands and watercourses, from chemical spray drift or run-off from chemical or fertilizer application.
- 3 Irrigated horticulture operations (except olive orchards) should be located a minimum of 50 metres from the edge of stands of remnant native vegetation greater than 5 hectares in area, or a minimum of 50 metres from native vegetation associated with swamps, bogs or wetlands.
- 4 Olive orchards should be located:
 - (a) a minimum of 200 metres from the edge of stands of significant native vegetation, with at least one perch (a tree that will grow to a minimum height of 7 metres) located every 100 metres around the perimeter of the orchard; and
 - (b) a minimum of 1.0 kilometre from any Conservation Zone.
- 5 Land based aquaculture ponds should be designed, constructed and sited to:
 - (a) incorporate a free-board and spillway capable of coping with a 1-in-25 year flood event;
 - (b) prevent pond leakage that would pollute any groundwater resource, and provide a minimum buffer of one metre between the bottom of the pond and the water table;
 - (c) be located outside the 100 year floodplain of a watercourse, and prevent surface flows from entering the ponds; and

- (d) prevent any overflow which would enable species being farmed to enter any watercourse or body.

Soils

- 6 Development should not have an adverse impact on the natural, physical, chemical or biological properties of soil resources.
- 7 On sites of high erosion potential development should minimise the loss of soil from a site through soil erosion:
 - (a) during the construction phase;
 - (b) following commencement of an activity; and
 - (c) at the culmination of an activity.
- 8 Development should not result in alterations to natural landforms or drainage patterns, such that it will significantly impede natural processes of sediment transfer.
- 9 Development should not increase soil salinity levels.

Water

- 10 Development should not compromise the utilisation, conservation or quality of water resources, or the capacity for natural systems to restore or maintain water quality.
- 11 Development should not result in an over-exploitation of surface or underground water resources.
- 12 The location and construction of a dam should:
 - (a) occur off-stream;
 - (b) not take place in ecologically sensitive areas or areas prone to erosion;
 - (c) provide for low flow by-pass mechanisms;
 - (d) minimise the loss of soil from the site through soil erosion and siltation;
 - (e) minimise the removal or destruction of in-stream or riparian vegetation; and
 - (f) incorporate features to improve water quality and enhance biodiversity where appropriate, for example wetlands.
- 13 Development should not have an adverse impact on surface or underground water resources.
- 14 Buildings and any modifications to the landform should not be located closer than 50 metres to a watercourse identified on a current series 1:50 000 SA Government Standard Topographic map.
- 15 The quality and volume of water leaving a site should be of a physical, chemical and biological condition equivalent to or better than pre-development flow characteristics.
- 16 Stormwater systems for buildings and ground areas should maximise the potential for stormwater harvesting and reuse, and minimise the impact on natural drainage systems by:
 - (a) preventing soil erosion or siltation;
 - (b) minimising the entry of pollutants; and
 - (c) mitigating peak flows.

Flooding

- 17 Development should only take place where:
- (a) it is not likely to be adversely affected by flooding, and there is an acceptable risk from flooding to life or property;
 - (b) it will not increase the risk of flooding of other land; and
 - (c) it will not obstruct or interfere with watercourses.
- 18 Development should only occur where it will not impede the flow of floodwaters or change the pattern of movement of floodwaters.
- 19 Development should not take place within the 1-in-100 year floodplain of a watercourse.

Air Quality

- 20 Development likely to result in the emission of odour, or other airborne particles, should minimise environmental harm external to the site as a result of that emission.
- 21 Where a 300 metre separation distance cannot be achieved between primary industries involving chemical spraying and sensitive uses*, a vegetated buffer should be established between the primary industry and the sensitive use(s) which incorporates:
- (a) a minimum total width of 40 metres;
 - (b) random planting of a variety of tree and shrub species of differing growth habits, at spacings of 4 to 5 metres for a minimum width of 20 metres;
 - (c) species with long, thin and rough foliage to facilitate the more efficient capture of spray droplets;
 - (d) a permeable barrier which allows air to pass through the buffer. A porosity of 0.5 is acceptable (approximately 50 percent of the screen should be air space);
 - (e) foliage which is from the plant's base to the crown;
 - (f) species which are fast growing and hardy and which do not pose a threat to nearby remnant stands of native vegetation, including native vegetation associated with swamps, bogs, wetlands and watercourses;
 - (g) a mature tree height 1.5 times the spray release height or target vegetation height, whichever is higher;
 - (h) mature height and width dimensions which do not detrimentally impact upon adjacent cropped or cultivated land; and
 - (i) an area of at least 10 metres clear of vegetation or other flammable material to either side of the vegetated area.

Vegetation and Landscape Character

- 22 Native vegetation, including the full range of tree, understorey and groundcover species, should be retained and managed so as to maintain and enhance its environmental values and functions, including conservation, biodiversity and habitat, and minimisation of dryland salinity.

* For the purpose of this principle of development control, a sensitive use includes a dwelling, aged persons housing complex, tourist accommodation facility, caravan park, childcare centre, kindergarten, school or other educational facility and a medical centre.

- 23** Non-native vegetation should be conserved, and its value and function not compromised by development, where it:
- (a) has scenic, historical or scientific significance or interest;
 - (b) screens buildings or unsightly views;
 - (c) provides shade or acts as a windbreak; or
 - (d) assists in the prevention of soil erosion.
- 24** Any essential clearance of native vegetation (for example, for management or fire protection purposes) should be accompanied by other conservation initiatives, such as replanting with indigenous native vegetation, to ensure the overall result is a biodiversity gain.
- 25** Development should be designed and sited to maintain and enhance the rural landscape and character of an area which:
- (a) has historical (including archaeological) significance;
 - (b) is of scientific interest;
 - (c) has scenic value or natural beauty;
 - (d) has other heritage significance; or
 - (e) is located adjacent to a designated scenic route.
- 26** Development should not:
- (a) increase the potential for, or result in, the spread of proclaimed pest plants or other non-indigenous plants; or
 - (b) result in the degradation of remnant native vegetation including native vegetation associated with swamps, bogs, wetlands or watercourses, including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water, or changes to groundwater levels.

Noise Pollution

- 27** Development should take all reasonable and practicable noise reduction steps to prevent or minimise adverse impacts resulting from noise.
- 28** Gas guns should be operated in accordance with the following:
- (a) gas guns are only used between dawn and dusk on any day, where the time of day for dawn and dusk is from time to time prescribed in the Government Gazette;
 - (b) the maximum number of firings of gas guns is no more than 6 sounds an hour emanating from any area of 10 hectares or less on any one property (two firings in quick succession of the gas gun count for only one shot for the purposes of complying with the 6 sounds an hour criterion);
 - (c) the timing of firing of multiple gas guns on the same property are the same or similar;
 - (d) gas guns are not used closer than 300 metres to a noise sensitive receiver that is not associated with the property on which the gas gun is used. This distance may be reduced if the proponent can show that it is permanently set up as such that the average maximum level of the explosions does not exceed 100dB (Lin Peak) measured at any noise sensitive receiver not associated with the property on which the gas gun is used;

- (e) a gas gun is positioned such that it minimises the impact to noise sensitive receivers and where the device is not directed towards the nearest noise sensitive receiver depending on the location of other receivers and the local topography between the device and the receiver; and
- (f) the gas gun is only used in conjunction with other methods of bird control.

Hazards

- 29** The storage of hazardous substances should occur in a manner which prevents land or water contamination and minimises risk to public health and safety.

Waste Treatment and Disposal

- 30** On-site waste treatment facilities with a capacity of 1400kL/day or greater should be installed with an adequate warning system to detect any malfunctions of equipment or spillage of waste.
- 31** Untreated waste should not be discharged to any water body.
- 32** On-site waste treatment and the spreading or discharging of treated waste on-site should only occur where:
- (a) site conditions, including soil type and permeability, soil nutrient levels, crop selection, soil percolation rates, the slope of land, potential for flooding and site drainage, rainfall and depth to water table have been considered and are conducive to waste being spread or discharged on-site; and
 - (b) the capacity of the on-site treatment facility is sufficient to accommodate likely daily demands.
- 33** The methods for and siting of effluent and waste treatment and disposal systems should minimise the potential for:
- (a) environmental harm;
 - (b) adverse impacts on the quality of surface and groundwater resources;
 - (c) adverse impacts on public and worker health;
 - (d) adverse impacts on the amenity of a locality; and
 - (e) adverse impacts on sensitive land use receptors.
- 34** No part of a septic tank effluent drainage field or any other wastewater disposal area is:
- (a) located within 50 metres of any bore, well, dam or watercourse that either clearly exists or is identified on a current series 1:50 000 SA Government Standard Topographic map, and any residence on an adjacent property or within 10 metres of any public land (including public roads);
 - (b) located on any land with a slope steeper than 20 percent (1 in 5);
 - (c) located on land where the depth to bedrock is less than 1.2 metres;
 - (d) located on land where the depth to a sub surface seasonal tidal or permanent water table (fresh or saline) is less than 1.2 metres from the ground surface level;
 - (e) located within 100 metres landward from mean high water mark on the sea shore at spring tide;
 - (f) located on land likely to be inundated by a 10 year return period flood event for any watercourse;

- (g) located in a manner that leads to surface run-off from the wastewater irrigation area at any time; or
- (h) located on waterlogged or saline areas.

Built Form, Design and Siting

- 35** Buildings should be set-back a minimum of 50 metres from every public road, other than adjacent to Main South Road, Yankalilla-Victor Harbor Road, Hindmarsh Tiers Road and Pages Flat Road where buildings should be set-back a minimum of 100 metres.
- 36** Buildings should be designed and sited to:
- (a) enhance the environmental qualities, built form and character of the locality;
 - (b) minimise the need for the excavation or filling of land; and
 - (c) minimise the need for the removal of existing vegetation;
- and should be located on land that has a natural gradient which is no steeper than 1 in 4.
- 37** Where practicable, the visibility of buildings from public roads and adjoining properties should be minimised by:
- (a) grouping buildings together;
 - (b) locating buildings behind natural landforms and existing vegetation; and
 - (c) the planting of screening vegetation.
- 38** The external materials of buildings and structures should minimise the visual obtrusiveness of buildings by consisting of:
- (a) a low reflective finish; and
 - (b) colours which are consistent with the colours of the natural rural landscape within the locality.
- 39** The external form and appearance of buildings and structures which are visible from public roads or nearby dwellings should minimise their visual obtrusiveness by:
- (a) consisting of a low profile;
 - (b) the use of smaller components by variations in wall and roof lines; and
 - (c) the inclusion of eaves, verandahs and other similar design techniques to create shadowed areas.
- 40** No building should exceed a height, measured from the lowest point of the building at natural ground level to the highest point of the building, of:
- (a) 7.5 metres, where the site of the proposed development has a natural gradient equal to or flatter than one in six; or
 - (b) 9.0 metres, where the site of the proposed development has a natural gradient steeper than one in six.

Dwellings

- 41** Not more than one dwelling should be constructed on an allotment.

42 Construction of a dwelling should only occur where it:

- (a) is unlikely to limit or jeopardise the use of adjoining land for primary production;
- (b) is sited and located at a distance to not be significantly affected by odour emissions of primary industry activities;
- (c) will not give rise to demands for infrastructure and services that are inappropriate to the purpose of the Primary Industry Zone;
- (d) is able to be equipped with an adequate and reliable water supply and effluent management system;
- (e) the dwelling is located on the least productive part of the holding; and
- (f) is sited to allow safe and convenient access to an all-weather public road.

Agricultural Industries (small-scale)

43 Agricultural industries (small-scale) should:

- (a) include at least one of the following activities normally associated with the processing of primary produce:
 - (i) washing;
 - (ii) grading;
 - (iii) processing (including bottling); or
 - (iv) packing or storage; and

may include an ancillary area for sale and/or promotion of produce (including display areas);
- (b) have a total combined area for any 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;
- (c) process primary produce sourced from the Mount Lofty Ranges Region; and
- (d) only occur on an allotment where a habitable dwelling exists.

Home Based Industries

44 Home based industries should:

- (a) include at least one of the following activities:
 - (i) arts;
 - (ii) crafts;
 - (iii) tourist; or
 - (iv) heritage related activities; and

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

- (b) have a total combined area for any 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; and
- (c) not be located further than 50 metres from a habitable dwelling occupied by the proprietor of the industry on the allotment.

Mineral Water Extraction and Processing Plants

45 Mineral water extraction and processing plants should:

- (a) include at least one of the following activities normally associated with the extraction and processing of mineral water:
 - (i) extraction;
 - (ii) bottling;
 - (iii) packaging;
 - (iv) storage; or
 - (v) distribution; and

may include ancillary activities of administration and sale and/or promotion of mineral water product; and
- (b) have a total combined area for any one or any combination of these activities (including ancillary sale and/or promotion areas) not exceeding 350 square metres per allotment with a maximum building area of 250 square metres, including a maximum area of 50 square metres for ancillary sale and/or promotion of mineral water product.

Wineries and Ancillary Activities

46 Wineries 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;

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

Agricultural Industries (small-scale), Mineral Water Extraction and Processing Plants, Home Based Industries and Wineries

47 Agricultural industries, mineral water extraction and processing plants, home based industries and wineries should:

- (a) incorporate all-weather on-site parking (including for commercial vehicles) with safe and convenient access for staff and visitors;
- (b) utilise existing buildings and, in particular, buildings of heritage value, as an alternative to constructing new buildings;
- (c) locate any effluent system or effluent drainage field within the allotment of the development;
- (d) incorporate effluent management systems which ensure protection of surface and ground water and reduce the need for on-site storage systems, and should accord with the following:
 - (i) the disposal area consists of soil and vegetation that has the capacity to store and use the effluent without polluting surface or ground water resources;
 - (ii) effluent is irrigated using low trajectory low pressure sprinklers, drip irrigators or agricultural pipe;
 - (iii) on-site storage and disposal of effluent and any malodours not impacting on the local environment, surface or ground water, and nearby soil and crop conditions;
 - (iv) storm water run-off from areas at wineries which are contaminated with grape or grape products be drained to winery effluent management systems during vintage periods;
 - (v) storm water from roofs and clean hard paved surfaces at the winery diverted away from winery effluent management systems, and disposed of in an environmentally sound manner or used for productive purposes;
 - (vi) storm water management incorporate techniques which avoid erosion and maintain water quality, through development of on-site detention, retention basins or other appropriate means;
- (e) be set-back at least 50 metres from any bore, well or watercourse, where a water course is identified as a blue line on a current series 1:50 000 SA Government Standard Topographic map, or where there is observed a clearly defined bed and banks and where water flows at any time and includes a:
 - (i) dam or reservoir that collects water flowing in a watercourse;
 - (ii) lake through which water flows;
 - (iii) channel into which water has been diverted;
 - (iv) known underground seepage condition;
- (f) be located within the boundary of a single allotment including any ancillary uses and there should be not more than one industry located on the allotment;
- (g) process primary produce that is grown within the Mount Lofty Ranges Region, and sell goods manufactured and produced by the industry;
- (h) enhance the rural/agricultural character and/or heritage features and tourist activities of the Mount Lofty Ranges Region; and

- (i) include signage which is designed and located to complement the features of the surrounding area, enhance visitors' experience of the Mount Lofty Ranges Region and facilitate access to the site and which:
 - (i) does not exceed 2 square metres in area per sign;
 - (ii) is limited to 1 sign per establishment (for agricultural and home based industries); and
 - (iii) is not internally illuminated.

48 Agricultural industries, home based industries mineral water extraction and processing plants, and wineries should not:

- (a) necessitate significant upgrading of public infrastructure including roads and other utilities, unless upgrading would be required through normal maintenance or was imminent due to growth in demand in the locality;
- (b) generate traffic beyond the capacity of roads necessary to service the development;
- (c) result in traffic volumes that would be likely to adversely alter the character and amenity of the locality;
- (d) generate significant additional traffic noise or other nuisance which would detract from residents' or other land holders' enjoyment of the locality;
- (e) generate noise of greater than 40 decibels during the hours of 10 pm to 7am and 47 decibels between 7 am to 10 pm respectively as measured at the nearest neighbouring dwelling or boundary of a vacant allotment;
- (f) be located:
 - (i) on land with a slope steeper than 20 percent (1 in 5);
 - (ii) on land that is classified as being poorly drained or very poorly drained;
 - (iii) within 800 metres of the high water level of a public water supply reservoir;
 - (iv) 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;
 - (v) within a 900 millimetre or greater rainfall per year area in the Watershed, with the exception of mineral water extraction and processing plants where bottling and packaging of mineral water in non refillable containers for sale and distribution is to be undertaken; and

Services

49 Infrastructure required for development should:

- (a) be able to be economically provided;
- (b) be of a sufficient standard, design and capacity to accommodate the proposed development;
- (c) not have a detrimental impact on the environmental qualities and amenity of the area;
- (d) minimise the need for the removal of native vegetation;
- (e) not increase the level of risk to public health; and
- (f) not compromise the level of service to other existing users.

- 50** Development should be provided with safe and convenient access which:
- (a) avoids unreasonable interference with the flow of traffic on adjoining roads;
 - (b) accommodates the type and volume of traffic likely to be generated by the development or land use; and
 - (c) is located and designed to minimise any adverse impact on the occupants of and visitors to neighbouring properties.
- 51** Sufficient provision should be made on-site for the parking, loading, unloading and turning of all vehicles likely to be generated by the proposed development or land use.
- 52** Driveways, access tracks and parking areas should:
- (a) follow the natural contours of the land;
 - (b) be designed and constructed with a minimum amount of excavation and/or fill;
 - (c) be designed and constructed to minimise the potential for erosion from run-off and not interfere with natural drainage; and
 - (d) minimise the need for the removal of existing native vegetation.
- 53** Outdoor lighting should be designed and installed so that it does not cause a nuisance or intrude on other properties or roads in the locality.

Land Division

- 54** Land division for the purpose of rearranging allotment boundaries where no additional allotments are created should not occur unless:
- (a) each allotment is equal to or greater than 10 hectares in area;
 - (b) each allotment resulting from the division has frontage to an all-weather, public access road;
 - (c) the smaller of the rearranged allotment(s) does not occupy prime agricultural land*;
 - (d) a suitable site for the erection of a dwelling exists on each allotment; and
 - (e) the smaller of the rearranged allotment(s) is located on land that has a gradient no steeper than one in four.
- 55** Allotments should be of a size and configuration which:
- (a) take account of environmental features and site constraints;
 - (b) provide sufficient space in appropriate locations for the siting of buildings and associated services and infrastructure; and
 - (c) can satisfactorily accommodate land use consistent with the site's land capability and the purpose of the Primary Industry Zone.
- 56** The division of land to facilitate more intensive forms of primary production should only be undertaken where:
- (a) water of sufficient quantity and quality is available to sustain the proposed use;

* "Prime agricultural land", for the purposes of Principle 69(c), means land that has been classified as land Capability Classes A1 and A2 by Primary Industries and Resources SA.

- (b) the soil structure and land capability classification is appropriate to the proposed use;
- (c) the proposed use will be compatible with existing and anticipated uses of adjacent land, and with the purpose of the Primary Industry Zone;
- (d) adverse impacts on downstream property owners, in terms of water flow and discharge of pollutants, can be avoided;
- (e) there will not be a risk of the water table either falling or rising because of excessive irrigation; and
- (f) all new allotments have frontage to a constructed, all weather public road, or where an all weather public road does not exist, the road is upgraded to provide all weather access to each allotment at no cost to the Council.

Advertisements

- 57** Advertisements (other than those advertisements listed as non-complying in the zone) should conform with the standards and guidelines set out in [Table Ya/3](#), and should in all circumstances be small in scale and incorporate clear and simple type faces.

Complying Development

- 58** Those kinds of development listed in [Table Ya/4](#), together with the following kinds of development, are **complying** in the Primary Industry Zone:

Farming

Farm Buildings that:

- (a) are sited more than 100 metres from any public road or allotment boundary;
- (b) have a total floor area of 500 square metres or less;
- (c) have exterior cladding consisting of new, pre-colour coated materials; and
- (d) are used wholly or partly for the purpose of farming or horticulture.

Horse Keeping

Non-complying Development

- 59** All kinds of development are **non-complying** in the Primary Industry Zone, except the following:

Advertisements:

- (a) within a 60 km/h or 80 km/h speed restriction zone; or
- (b) where the development has an advertisement area of two square metres or less and providing the message contained thereon relates entirely to a lawful use of land, the advertisement is erected on the same site as that use, and the advertisement will not result in more than two advertisements on the site.

Agricultural Industry where:

- (a) at least one of the following activities associated with the processing of primary produce takes place:
 - (i) washing;
 - (ii) grading;
 - (iii) processing (including bottling);
 - (iv) packing or storage; and may include an ancillary area for sale of produce (including display areas); and

- (b) the total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 250 square metres per allotment with a maximum building area of no greater than 150 square metres, including a maximum area of 50 square metres for sale and display of goods manufactured in the agricultural industry; and
- (c) the agricultural industry, including any ancillary uses, is located within the boundary of a single allotment; and
- (d) there is no more than one agricultural industry located on an allotment; and
- (e) the agricultural industry is not located in areas subject to inundation by a 100-year return period flood event or sited on land fill which would interfere with the flow of such flood waters; and
- (f) the agricultural industry is connected to an approved sewerage effluent disposal scheme or has an on-site waste water treatment and disposal method which complies with the requirements of the South Australian Environment Protection Authority; and
- (g) the agricultural industry effluent system and any effluent drainage field are located within the allotment of the development; and
- (h) the agricultural industry is not located:
 - (i) on land with a slope steeper than 20 percent (1 in 5);
 - (ii) on land that is classified as being poorly drained or very poorly drained;
 - (iii) within 50 metres of any bore, well or watercourse, where a water course is identified as a blue line on a current series 1:50 000 SA Government Standard Topographic map, or where there is observed a clearly defined bed and banks and where water flows at any time;
 - (iv) within 200 metres of a major stream (3rd order or higher); and
- (i) the agricultural industry does not have a septic tank or any other waste water treatment facility located on land subject to inundation by a 10-year return period flood event.

Alterations and additions to an existing building, or other than those buildings specifically exempted below, where the total floor area of the extension does not exceed 50 percent of the total floor area as at 14 September 1990

Alterations or additions to an existing dwelling where:

- (a) the extension does not exceed 50 percent of the floor area of an existing dwelling; or
- (b) the extension does exceed 50 percent of the floor area of an existing dwelling, and which comply with the following criteria:
 - (i) is not located in areas subject to inundation by a 100-year return period flood event or sited on land fill which would interfere with the flow of such flood waters.
 - (ii) is connected to an approved sewerage or common effluent disposal scheme or has an on-site wastewater treatment and disposal method which complies with the Standard for the Installation and Operation of Septic Tank Systems in South Australia (including supplements A & B) as prepared by the South Australian Health Commission.
 - (iii) not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse identified on a current series 1:50 000 SA Government Standard Topographic map.
 - (iv) not have a wastewater disposal area located on any land with a slope greater than 20 percent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres.
 - (v) not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 10-year return period flood event.
 - (vi) is sited at least 25 metres from any watercourse identified on a current series 1:50 000 SA Government Standard Topographic map.

Aviary
Carport

Commercial Forestry
Community Centre
Dairy

Detached Dwelling where the detached dwelling is to be erected on an existing allotment and where a habitable dwelling or tourist accommodation for up to ten guests, unless in association with a State or Locally listed heritage building, does not already exist on the allotment and where:

- (a) no valid planning authorisation to erect a dwelling on that allotment exists; and
- (b) no other application for planning authorisation is being made or has been made and is not yet determined for a dwelling on that allotment; and
- (c) where the detached dwelling and allotment complies with the following criteria:
 - (i) is not located in areas subject to inundation by a 100-year return period flood event or sited on land fill which would interfere with the flow of such flood waters;
 - (ii) is connected to an approved sewerage or common effluent disposal scheme or has an on-site wastewater treatment and disposal method which complies with the Standard for the Installation and Operation of Septic Tank Systems in South Australia (including supplements A & B) as prepared by the South Australian Health Commission;
 - (iii) does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse identified on a current series 1:50 000 SA Government Standard Topographic map;
 - (iv) does not have a wastewater disposal area located on any land with a slope greater than 20 percent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres;
 - (v) does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 10-year return period flood event; and
 - (vi) is sited at least 25 metres from any watercourse identified on a current series 1:50 000 SA Government Standard Topographic map.

Farming
Farm Building
Fire Station

Home based industry where:

- (a) at least one of the following activities takes place;
 - (i) arts;
 - (ii) crafts;
 - (iii) tourism;
 - (iv) heritage related activities; and
 may include an ancillary area for sale and/or promotion of goods manufactured in the industry (including display areas);
- (b) the total combined area for any one or any combination of these activities does not exceed 80 square metres per allotment with a maximum building area of no greater than 80 square metres, including a maximum area of 30 square metres for sale and display of goods manufactured in the industry; and
- (c) the home based industry is not located further than 50 metres from a habitable dwelling on the allotment; and
- (d) the home based industry, including any ancillary uses, is located within the boundary of a single allotment; and
- (e) there is no more than one home based industry located on an allotment; and

- (f) the home based industry is not located in areas subject to inundation by a 100-year return period flood event or sited on land fill which would interfere with the flow of such flood waters; and
- (g) the home based industry is connected to an approved sewerage effluent disposal scheme or has an on-site waste water treatment and disposal method which complies with the requirements of the South Australian Environment Protection Authority; and
- (h) the home based industry effluent system and any effluent drainage field is located within the allotment of the development; and
- (i) the home based industry is not located:
 - (i) on land with a slope steeper than 20 percent (1 in 5);
 - (ii) on land that is classified as being poorly drained or very poorly drained;
 - (iii) within 50 metres of any bore, well or watercourse, where a water course is identified as a blue line on a current series 1:50 000 SA Government Standard Topographic map, or where there is observed a clearly defined bed and banks and where water flows at any time;
 - (iv) within 200 metres of a major stream (3rd order or higher); and
- (j) the home based industry does not have a septic tank or any other waste water treatment facility located on land subject to inundation by a 10-year return period flood event.

Horticulture (excluding olives)

Land Division where no additional allotments are created, either partly or wholly, within the zone, and where the development of the proposed allotments does not result in a greater risk of pollution of surface or underground waters than would the development of the existing allotments, and provided a suitable site for a detached dwelling is available which complies with the following criteria:

- (a) is not located in areas subject to inundation by a 100-year return period flood event or sited on land fill which would interfere with the flow of such flood waters;
- (b) is connected to an approved sewerage or common effluent disposal scheme or has an on-site wastewater treatment and disposal method which complies with the Standard for the Installation and Operation of Septic Tank Systems in South Australia (including supplements A & B) as prepared by the South Australian Health Commission;
- (c) does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse identified on a current series 1:50 000 SA Government Standard Topographic map;
- (d) does not have a wastewater disposal area located on any land with a slope greater than 20 percent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres;
- (e) does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 10-year return period flood event; and
- (f) is sited at least 25 metres from any watercourse identified on a current series 1:50 000 SA Government Standard Topographic map.

Mineral water extraction and processing plant where:

- (a) at least one of the following activities associated with the extraction and processing of mineral water takes place;
 - (i) extraction;
 - (ii) bottling;
 - (iii) packaging;
 - (iv) storage;
 - (v) distribution; and

may include ancillary activities of administration and sale or promotion of mineral water product; and

- (b) the total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 350 square metres per allotment with a maximum building area of no greater than 250 square metres, including a maximum area of 50 square metres for sale and display of goods manufactured in the industry; and
- (c) the industry, including any ancillary uses, is located within the boundary of a single allotment; and
- (d) there is no more than one industry located on an allotment; and
- (e) the industry is not located in areas subject to inundation by a 100 year return period flood event or sited on land fill which would interfere with the flow of such flood waters; and
- (f) the industry is connected to an approved sewerage effluent disposal scheme or has an on site waste water treatment and disposal method which complies with the requirements of the South Australian Environment Protection Authority; and
- (g) the industry effluent system and any effluent drainage field are located within the allotment of the development; and
- (h) the building for bottling/packaging of spring water for sale and distribution in refillable containers is not located:
 - (i) on land with a slope greater than 20 percent (1 in 5);
 - (ii) on land that is classified as being poorly drained or very poorly drained;
 - (iii) within 50 metres of any bore, well or watercourse, where a water course is identified as a blue line on a current series 1:50 000 Government standard topographic map, or where there is observed a clearly defined bed and banks and where water flows at any time;
 - (iv) within 200 metres of a major stream (3rd order or higher); and
- (i) the industry does not have a septic tank or any other waste water treatment facility located on land subject to inundation by a 10 year return period flood event.

Organic waste processing facility where:

- (a) a leachate barrier is provided between the operational areas and the underlying soil and groundwater of an organic waste processing operation proposed to be located on a site that is wholly or partly within a water protection area; and
- (b) the proposed organic waste processing operation is located on a site with ground slopes no greater than 6 percent; and
- (c) the proposed organic waste processing operation is located a minimum distance of 100 metres from any dam, river, creek, natural watercourse, channel or bore and not within the area of a 1 in 100 year flood event; and
- (d) the proposed organic waste processing operation is located on land with a depth to subsurface seasonal, tidal or permanent groundwater of 2 metres or greater; and
- (e) the land to be used for the organic waste processing operation is at least a distance of 500 metres from the nearest dwelling, shop, office, public institution or other building designed primarily for human occupation; or
- (f) the proposed organic waste processing operation employs an in-vessel or fully enclosed composting system where a lesser distance to the nearest dwelling, shop, office, public institution or other building designed primarily for human occupation may be appropriate.

Outbuilding

Pergola

Recreation Area, including associated buildings and facilities

Telecommunications Facilities below 30 metres in height

The alteration of or addition to existing chicken and other poultry batteries or hatcheries, or the alteration of or addition to existing dog kennels, or the alteration of or addition to existing piggeries

Tourist Accommodation and ancillary uses (but not including caravan or camping grounds):

- (a) within, as part of, or as an extension to a dwelling or lawful tourist accommodation existing as at 21 September 2000 and where up to eight guests are accommodated in hosted accommodation; or

- (b) wholly within a dwelling or lawful tourist accommodation existing as at 21 September 2000, and where up to ten guests are accommodated in non-hosted accommodation; or
- (c) wholly within or within part of or as an extension to a State or Locally listed heritage building (which may be in association with a new or existing dwelling), and where no more than 30 guests are accommodated on a single allotment; or
- (d) in any combination of State or Locally listed heritage buildings or other existing buildings or new buildings, and where from 31 to 55 guests are accommodated;

and which in all cases complies with the following criteria:

- (i) is not located in areas subject to inundation by a 100-year return period flood event or situated on land fill which would interfere with the flow of such flood waters;
- (ii) is connected to an approved sewerage or common effluent disposal scheme or has an on-site waste water treatment and disposal method which complies with the Standard for the Installation and Operation of Septic Tank Systems in South Australia (including Supplements A & B) as prepared by the South Australian Health Commission;
- (iii) not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse identified on a current series 1:50 000 SA Government Standard Topographic map, and when accommodating eleven guests or more any effluent generated is not disposed onto land within 200 metres of a major watercourse (3rd or higher order);
- (iv) not have a waste water disposal area located on any land with a slope greater than 20 percent (1 in 5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres;
- (v) not have a septic tank or any other waste water treatment facility located on land likely to be inundated by a 10-year return period flood event;
- (vi) is sited at least 25 metres from any watercourse identified on a current series 1:50 000 SA Government Standard Topographic map;
- (vii) has a secure, potable water supply that can provide at least 125 litres per person per day (including staff) that meets the South Australian Health Commission standards

Verandah

Waste Water disposal area where no part of a wastewater disposal area (eg irrigation area) is:

- (a) located within 25 metres of a watercourse identified on a current series 1:50 000 SA Government Standard Topographic map;
- (b) located on any land with a slope greater than 20 percent (1 in 5), or depth to bedrock or seasonal or permanent water table less than 1.2 metres; and
- (c) located on land likely to be inundated by a 10-year return period flood event.

Water Storage Tanks

Winery where:

- (a) at least one of the following activities associated with the making of wine takes place:
 - (i) crushing;
 - (ii) fermenting;
 - (iii) bottling; or
 - (iv) maturation/cellaring of wine;
 and may include ancillary activities of administration, sale or promotion of wine product and dining; and
- (b) buildings and infrastructure for the winery and associated activities are located within the boundary of a single allotment which adjoins, or is on the same allotment as, a vineyard; and
- (c) there is no more than one winery located on an allotment; and

- (d) the winery and ancillary activities are not located in areas subject to inundation by a 100-year return period flood event or sited on land fill which would interfere with the flow of such flood waters; and
- (e) the winery and ancillary activities are connected to an approved sewerage effluent disposal scheme or have an on-site waste water treatment and disposal method which complies with the requirements of the South Australian Environment Protection Authority; and
- (f) the winery and ancillary activities effluent system or any effluent drainage field are located within the allotment of the development; and
- (g) the winery and ancillary activities are not located:
 - (i) on land with a slope steeper than 20 percent (1 in 5);
 - (ii) on land that is classified as being poorly drained or very poorly drained;
 - (iii) within 50 metres of any bore, well or watercourse, where a water course is identified as a blue line on a current series 1:50 000 SA Government Standard Topographic map, or where there is observed a clearly defined bed and banks and where water flows at any time;
 - (iv) within 200 metres of a major stream (3rd order or higher); and
- (h) the winery and ancillary activities do not have a septic tank or any other waste water treatment facility located on land subject to inundation by a 10 year return period flood event.

Public Notification

- 60** Those kinds of development listed in [Table Ya/5](#), together with the following kinds of development, are assigned as **Category 1 Development*** in the Primary Industry Zone, except where the development is non-complying:

Additions and alterations to existing development

Dairy

Farming

Farm Building

Horse Keeping

Horticulture, other than horticulture involving olive plantations, and where the horticultural plantation is more than 300 metres from any Residential, Rural Living or Tourist Accommodation Zone

Land Division involving the rearrangement of allotment boundaries where no additional allotments are created

- 61** The following kinds of development are assigned as **Category 2 Development** in the Primary Industry Zone, except where the development is non-complying:

Agricultural Industry

Commercial Forestry

Dwelling

Home Based Industry

Horticulture involving olive plantations, and horticulture within 300 metres of any Residential, Rural Living or Tourist Accommodation Zone

Mineral Water Extraction and/or Processing Plant

Tourist Accommodation Facility in the nature of a guest house, farm-stay accommodation, nature retreat, bed and breakfast accommodation and home hosted accommodation.

Winery of less than 500 tonnes crush capacity per annum

Winery of 500 tonnes or more crush capacity per annum where not within 300 metres of a dwelling or tourist accommodation facility that is not in the ownership of the winery applicant

* Pursuant to Section 38(2) of the Development Act, the assignment of Category 1 Development does not extend to developments that involve, or are for the purpose of, any activity specified in Schedule 22 of the Development Regulations (ie Activities of Major Environmental Significance).

WATERSHED ZONE

Introduction

The objectives and principles of development control that follow apply in the Watershed Zone shown on [Maps Ya/3 to 5, 7, 8 and 23](#). They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

OBJECTIVES

General

- Objective 1:** Maintenance and enhancement of the natural resources of the zone.
- Objective 2:** Enhancement of the Myponga Reservoir watershed catchment as a source of high quality water.
- Objective 3:** Long term sustainability of rural production.
- Objective 4:** Preservation and restoration of remnant native vegetation, including native vegetation associated with swamps, bogs, wetlands and watercourses.
- Objective 5:** Enhancement of the amenity and landscape for the enjoyment of residents and visitors.

Watershed Protection

- Objective 6:** The protection of the Myponga Reservoir Watershed against pollution and contamination.
- Objective 7:** The prevention of development which could lead to a deterioration in the quality of surface or underground waters within the Myponga Reservoir Watershed.

The zone includes land within the watershed of the Mount Lofty Ranges which contains the catchment areas for existing and proposed reservoirs serving metropolitan Adelaide and adjacent areas. The quality of water within the existing reservoirs is deteriorating at an alarming rate. Special control of development in the watershed is necessary to ensure a continued economic supply of safe drinking water. In particular there should be no additional allotments created since these are likely to give rise to additional development and activities. It is also important that no development which increases the level of pollution within the watersheds takes place.

PRINCIPLES OF DEVELOPMENT CONTROL

General

- 1** Development should be compatible with the zone's use as a water catchment and storage area for the Myponga Reservoir.
- 2** Development should primarily be limited to that which is essential for the maintenance of sustainable grazing, commercial forestry and mixed agricultural activities, including horticulture in suitable areas.
- 3** Activities which produce strong organic, chemical, or other intractable wastes, should not be established (other than wineries, where the risk to water supply is negligible with appropriate management, design and siting).
- 4** Activities which produce large amounts of wastewater should not be established unless they can be connected to an approved sewerage or common effluent scheme (other than wineries, where the risk to water supply is negligible with appropriate management, design and siting).

Horticulture

- 5** Land should only be used for horticulture where:
- (a) there is no risk of pollution to either surface or groundwater supplies;
 - (b) the land is capable of sustaining the horticultural activity in terms of soil type and structure, quality and quantity of water, gradient and microclimate;
 - (c) it is compatible with surrounding uses of land;
 - (d) adverse impacts of downstream property owners in terms of water flow, erosion and discharge of pollutants are avoided;
 - (e) removal of native vegetation is not required; and
 - (f) there is no risk to surrounding occupiers and users of land from chemical spray drift.
- 6** Irrigated horticulture operations (except olive orchards) should be located a minimum of 50 metres from the edge of stands of remnant native vegetation greater than 5 hectares in area, or a minimum of 50 metres from native vegetation associated with swamps, bogs or wetlands.
- 7** Olive orchards should be located:
- (a) a minimum of 200 metres from the edge of stands of significant native vegetation, with at least one perch (a tree that will grow to a minimum height of 7 metres) located every 100 metres around the perimeter of the orchard; and
 - (b) a minimum of 1 kilometre from any Conservation Zone.

Built Form Design and Siting

- 8** Buildings should be set-back a minimum of 50 metres from every public road, other than adjacent to Main South Road, Hindmarsh Tiers Road and Pages Flat Road where the building set-back should be a minimum of 100 metres.
- 9** Buildings should be designed and sited to:
- (a) enhance the environmental qualities, built form and character of the locality;
 - (b) minimise the need for the excavation or filling of land; and
 - (c) minimise the need for the removal of existing vegetation;
- and should be located on land that has a natural gradient which is no steeper than 1 in 4.
- 10** Where practicable, the visibility of buildings from public roads and adjoining properties should be minimised by:
- (a) grouping buildings together;
 - (b) locating buildings behind natural landforms and existing vegetation; and
 - (c) the planting of screening vegetation.
- 11** The external form and appearance of buildings and structures, which are visible from public roads or nearby dwellings, should minimise their visual intrusiveness by:
- (a) consisting of a low profile;
 - (b) the use of smaller components by variations in wall and roof lines; and

- (c) the inclusion of eaves, verandahs and other similar design techniques to create shadowed areas.
- 12** No building should exceed a height, measured from the lowest point of the building at natural ground level to the highest point of the building, of:
- (a) 7.5 metres, where the site of the proposed development has a natural gradient equal to or flatter than one in six; or
 - (b) 9.0 metres, where the site of the proposed development has a natural gradient steeper than one in six.

Soils

- 13** Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.
- 14** On sites of high erosion potential, development should minimise the loss of soil from a site through soil erosion:
- (a) during the construction phase;
 - (b) following commencement of an activity; and
 - (c) at the culmination of an activity.
- 15** Development should not result in alterations to natural landforms or drainage patterns, such that it will significantly impede natural processes of sediment transfer.
- 16** Development should not increase soil salinity levels.

Water

- 17** Development should not compromise the utilisation, conservation or quality of water resources, or the capacity for natural systems to restore or maintain water quality.
- 18** Development should not result in an over-exploitation of surface or underground water resources.
- 19** The location and construction of a dam should:
- (a) occur off-stream;
 - (b) not take place in ecologically sensitive areas or areas prone to erosion;
 - (c) provide for low flow by-pass mechanisms;
 - (d) minimise the loss of soil from the site through soil erosion and siltation;
 - (e) minimise the removal or destruction of in-stream or riparian vegetation; and
 - (f) incorporate features to improve water quality and enhance biodiversity where appropriate, for example wetlands.
- 20** Development should not have an adverse impact on surface and underground water resources, including environmental flows.
- 21** Buildings (but not including cellar door sales outlets, restaurants and shops where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product) and any modifications to the landform should not be located closer than 50 metres to a watercourse identified on a current series 1:50 000 SA Government Standard Topographic map.

- 22** The quality and volume of water leaving a site should be of a physical, chemical and biological condition equivalent to or better than pre-development flow characteristics.
- 23** Stormwater systems for buildings and ground areas should maximise the potential for stormwater harvesting and reuse, and minimise the impact on natural drainage systems by:
- (a) preventing soil erosion or siltation;
 - (b) minimising the entry of pollutants; and
 - (c) mitigating peak flows.

Flooding

- 24** Development should only take place where:
- (a) it is not likely to be adversely affected by flooding, and there is an acceptable risk from flooding to life or property;
 - (b) it will not increase the risk of flooding of other land; and
 - (c) it will not obstruct or interfere with watercourses.
- 25** Development should only occur where it will not impede the flow of floodwaters or change the pattern of movement of floodwaters.
- 26** Development should not take place within the 1-in-100 year floodplain of a watercourse.

Air Quality

- 27** Development likely to result in the emission of odour, or other airborne particles, should minimise environmental harm external to the site as a result of that emission.
- 28** Where a 300 metre separation distance cannot be achieved between primary industries involving chemical spraying and sensitive uses*, a vegetated buffer should be established between the primary industry and the sensitive use(s) which incorporates:
- (a) a minimum total width of 40 metres;
 - (b) random planting of a variety of tree and shrub species of differing growth habits, at spacings of 4 to 5 metres for a minimum width of 20 metres;
 - (c) species with long, thin and rough foliage to facilitate the more efficient capture of spray droplets;
 - (d) a permeable barrier which allows air to pass through the buffer. A porosity of 0.5 is acceptable (approximately 50 percent of the screen should be air space);
 - (e) foliage which is from the plant's base to the crown;
 - (f) species which are fast growing and hardy and that do not pose a threat to nearby remnant stands of native vegetation, including native vegetation associated with swamps, wetlands and watercourses.
 - (g) a mature tree height 1.5 times the spray release height or target vegetation height, whichever is higher;

* For the purpose of this principle of development control, a sensitive use includes a dwelling, aged persons housing complex, tourist accommodation facility, caravan park, childcare centre, kindergarten, school or other educational facility and a medical centre.

- (h) mature height and width dimensions which do not detrimentally impact upon adjacent cropped or cultivated land; and
- (i) an area of at least 10 metres clear of vegetation or other flammable material to either side of the vegetated area.

Vegetation and Landscape Character

- 29** Native vegetation, including the full range of tree, understorey and groundcover species, should be retained and managed so as to maintain and enhance its environmental values and functions, including conservation, biodiversity and habitat, and minimisation of dryland salinity.
- 30** Non-native vegetation should be conserved, and its value and function not compromised by development, where it:
- (a) has scenic, historical or scientific significance or interest;
 - (b) screens buildings or unsightly views;
 - (c) provides shade or acts as a windbreak;
 - (d) assists in the prevention of soil erosion; or
 - (e) is not a proclaimed pest plant or species known to invade native vegetation, including native vegetation associated with swamps, wetlands and watercourses.
- 31** Any essential clearance of native vegetation (for example, for management or fire protection purposes) should be accompanied by other conservation initiatives, such as replanting with indigenous native vegetation, to ensure the overall result is a biodiversity gain.
- 32** Development should be designed and sited to maintain and enhance the rural landscape character of an area which:
- (a) has historical (including archaeological) significance;
 - (b) is of scientific interest;
 - (c) has scenic value or natural beauty;
 - (d) has other heritage significance; or
 - (e) is located adjacent to a designated scenic route.
- 33** Development should not:
- (a) increase the potential for, or result in, the spread of proclaimed pest plants or other non-indigenous plants; or
 - (b) result in the degradation of remnant native vegetation, including native vegetation associated with swamps, bogs, wetlands and watercourses including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water, or changes to groundwater levels.

Noise Pollution

- 34** Development should take all reasonable and practicable noise reduction steps to prevent or minimise adverse impacts resulting from noise.
- 35** Gas guns should be operated in accordance with the following:
- (a) gas guns are only used between dawn and dusk on any day, where the time of day for dawn and dusk is from time to time prescribed in the Government Gazette;

- (b) the maximum number of firings of gas guns is no more than 6 sounds an hour emanating from any area of 10 hectares or less on any one property (two firings in quick succession of the gas gun count for only one shot for the purposes of complying with the 6 sounds an hour criterion);
- (c) the timing of firing of multiple gas guns on the same property are the same or similar;
- (d) gas guns are not used closer than 300 metres to a noise sensitive receiver that is not associated with the property on which the gas gun is used. This distance may be reduced if the proponent can show that it is permanently set up as such that the average maximum level of the explosions does not exceed 100dB (Lin Peak) measured at any noise sensitive receiver not associated with the property on which the gas gun is used;
- (e) a gas gun is positioned such that it minimises the impact to noise sensitive receivers and where the device is not directed towards the nearest noise sensitive receiver depending on the location of other receivers and the local topography between the device and the receiver; and
- (f) the gas gun is only used in conjunction with other methods of bird control.

Hazards

- 36** The storage and use of biological organisms and chemicals should occur in a controlled environment and in a controlled manner, to prevent any airborne or waterborne movement or land contamination.
- 37** The storage of hazardous substances should occur in a manner which prevents land or water contamination and minimises risk to public health and safety.

Dwellings

- 38** Not more than one dwelling should be constructed on an allotment.
- 39** Construction of a dwelling should only occur where it:
 - (a) is unlikely to limit or jeopardise the use of adjoining land for primary production;
 - (b) will not give rise to demands for infrastructure and services that are inappropriate to the purpose of the Primary Industry Zone;
 - (c) is able to be equipped with an adequate and reliable water supply and effluent management system;
 - (d) the dwelling is located on the least productive part of the holding; and
 - (e) is sited to allow safe and convenient access to an all-weather public road.

Services

- 40** Infrastructure required for development should:
 - (a) be able to be economically provided;
 - (b) be of a sufficient standard, design and capacity to accommodate the proposed development;
 - (c) not have a detrimental impact on the environmental qualities and amenity of the area;
 - (d) minimise the need for the removal of native vegetation;
 - (e) not increase the level of risk to public health; and

- (f) not compromise the level of service to other existing users.
- 41** Development should be provided with a safe and convenient access which:
- (a) avoids unreasonable interference with the flow of traffic on adjoining roads;
 - (b) accommodates the type and volume of traffic likely to be generated by the development or land use; and
 - (c) is located and designed to minimise any adverse impact on the occupants of and visitors to neighbouring properties.
- 42** Sufficient provision should be made on-site for the parking, loading, unloading and turning of all vehicles likely to be generated by the proposed development or land use.
- 43** Driveways, access tracks and parking areas should:
- (a) follow the natural contours of the land;
 - (b) be designed and constructed with a minimum amount of excavation and/or fill;
 - (c) be designed and constructed to minimise the potential for erosion from run-off and not interfere with natural drainage; and
 - (d) minimise the need for the removal of existing native vegetation.
- 44** Outdoor lighting should be designed and installed so that it does not cause a nuisance or intrude on other properties or roads in the locality.

Home Based Industries

- 45** Home based industries should:
- (a) include at least one of the following activities:
 - (i) arts;
 - (ii) crafts;
 - (iii) tourist;
 - (iv) heritage related activities; andmay include an ancillary area for sale or promotion of goods manufactured in the industry (including display areas);
 - (b) have a total combined area for any 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; and
 - (c) not be located further than 50 metres from a habitable dwelling occupied by the proprietor of the industry on the allotment;

Land Division

- 46** Land should not be divided, nor allotment boundaries rearranged, in such a way that development of the resulting allotments in accordance with the objectives and principles of development control would result in a greater risk of pollution of surface or underground waters than would development of the existing allotments.

- 47** Land division may only be undertaken where no additional allotment or allotments are created and the purpose of the plan of division is to:
- (a) provide for a minor readjustment of allotment boundaries in order to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings and structures; or
 - (b) provide for a minor readjustment of allotment boundaries in order to improve the management of the land for the purpose of primary production and/or the conservation of its natural features.

Advertisements

- 48** Advertisements (other than those advertisements listed as non-complying in the zone) should conform with the standards and guidelines set out in [Table Ya/3](#), and should in all circumstances be small in scale and incorporate clear and simple type faces.

Wineries and Accessory and Subordinate Activities

- 49** Wineries should be located on an allotment with a vineyard or adjacent to an allotment with a vineyard.
- 50** Wineries should only be established where:
- (a) the processing of grapes or grape product is less than the equivalent of a 250 tonne crush per annum; or
 - (b) the method of wastewater disposal is by means of a mains sewerage or common effluent scheme.
- 51** Wineries processing grapes or grape product exceeding the equivalent of a 500 tonne crush per annum should:
- (a) not store winery waste water in holding tanks;
 - (b) locate winery waste water treatment equipment, effluent dams, buildings containing wine-making activities or buildings containing bottling activities no closer than 300 metres to:
 - (i) tourist accommodation (except where it is sited on the same allotment as the winery);
 - (ii) residential development (except where it is sited on the same allotment as the winery);
 - (iii) a zone that includes any of the following wording in its title:
 - (A) country township;
 - (B) conservation.
- 52** Winery development should be of a scale that does not result in:
- (a) detrimental impacts upon rural landscapes, infrastructure and services; or
 - (b) the processing of grapes or grape product exceeding the equivalent of a 2500 tonne crush per annum on an allotment.
- 53** Winery development (including any accessory and subordinate uses) should be located within the boundary of a single allotment and there should be no more than one winery on an allotment.

- 54** Winery development should house all structures involving wine-making, wine storage, packaging and bottling are housed within enclosed buildings.
- 55** Wineries should be sited as follows:
- (a) a minimum of 300 metres from a:
 - (i) watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks and where water flows at any time;
 - (ii) dam (but not including an effluent dam), bore or well

other than where an associated spill retention basin(s) is constructed, in which circumstances the setback can be reduced to 50 metres
 - (b) not within areas subject to inundation by a 100-year period flood event or sited on land fill which would interfere with the flow of such flood waters;
 - (c) on land with a slope less than 20 percent (1 in 5).
- 56** Wineries incorporating a spill retention basin(s), for the purposes of reducing the setback to a watercourse, dam, bore or well, should site and design the basins(s):
- (a) on the same allotment as the winery;
 - (b) in close proximity to the wine-making, wine storage and waste water treatment facilities;
 - (c) to minimise the risk of spills entering a downhill:
 - (i) watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks and where water flows at any time;
 - (ii) dam (but not including an effluent dam), bore or well
 - (d) to capture at least 120 percent of the aggregate volume of juice, wine, brine and untreated waste water of the associated winery, which can be contained or produced at any one time during the peak of vintage;
 - (e) to be impervious; and
 - (f) to minimise the interception of any natural or artificial stormwater flow.
- 57** Wineries involving the on-site treatment and disposal of waste water should:
- (a) connect to a system capable of treating the winery waste water to a biological oxygen demand (BOD) of less than 100 mg/litre before it is stored in the open for more than 48 hours;
 - (b) dispose the treated winery waste water to a suitable irrigation field; and
 - (c) mound the irrigation field in a manner that would direct excess effluent runoff to a spill retention basin(s) and minimise the potential for treated waste water to enter:
 - (i) an adjacent allotment;
 - (ii) public land;

- (iii) a watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks and where water flows at any time;
- (iv) a dam (but not including an effluent dam), bore or well.

58 Winery waste water holding tanks should:

- (a) have a total storage capacity of more than four days total flow during the peak of vintage; and
- (b) be contained within an impervious, bunded area having a total liquid holding capacity of more than 120 percent of the total holding tank capacity.

59 Wineries should:

- (a) incorporate all-weather on-site parking (including for commercial vehicles) with safe and convenient access for staff and visitors;
- (b) utilise existing buildings except where a new building would minimise detrimental environmental impacts;
- (c) process primary produce that is grown within the Mount Lofty Ranges Region as shown on [Figure 1](#) Mount Lofty Ranges Region and sell goods manufactured and produced by the industry;
- (d) enhance the rural/agricultural character and/or heritage features and tourist activities of the Mount Lofty Ranges Region; and
- (e) include signage, which is designed and located to complement the features of the surrounding area, enhance visitors' experience of the Mount Lofty Ranges Region and facilitate access to the site and which:
 - (i) does not exceed 2 square metres in area per sign;
 - (ii) is limited to 1 sign per establishment (for agricultural and home based industries); and
 - (iii) is not internally illuminated.

60 Wineries should not:

- (a) necessitate significant upgrading of public infrastructure including roads and other utilities, unless upgrading would be required through normal maintenance or was imminent due to growth in demand in the locality;
- (b) generate traffic beyond the capacity of roads necessary to service the development;
- (c) result in traffic volumes that would be likely to adversely alter the character and amenity of the locality;
- (d) generate significant additional traffic noise or other nuisance which would detract from resident's or other land holder's enjoyment of the locality; and
- (e) generate noise of greater than 40 decibels during the hours of 10 pm to 7am and 47 decibels between 7am to 10pm respectively as measured at the nearest neighbouring dwelling or boundary of a vacant allotment.

Cellar Door Sales Outlets, Restaurants and Shops where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product

- 61** Restaurants should only be established where connected to a mains sewerage or common effluent scheme.
- 62** Restaurants should:
- (a) be established on the same allotment as, and be visually associated with a winery or shop where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product;
 - (b) not result in more than 75 seats for customer dining purposes on the allotment; and
 - (c) not result in a gross leasable area of greater than 25 square metres for the display and sale of any non-beverage or non-food items on the allotment.
- 63** Cellar door sales outlets should:
- (a) be established on the same allotment as a winery;
 - (b) primarily sell and offer the tasting of wine that is produced within the Mount Lofty Ranges Region, as shown on Mount Lofty Ranges Region [Figure 1](#);
 - (c) not result in a gross leasable area of greater than 25 square metres for the display and sale of any non-beverage or non-food items on the allotment; and
 - (d) not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales (and this includes any retail sale of non-beverage or non-food items).
- 64** Shops where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product should:
- (a) be established on the same allotment as a vineyard, where the vineyard should be at least 0.5 hectares;
 - (b) primarily sell and offer the tasting of wine that is produced within the Mount Lofty Ranges Region, as shown on Mount Lofty Ranges Region [Figure 1](#);
 - (c) not result in a gross leasable area of greater than 25 square metres for the display and sale of any non-beverage or non-food items on the allotment; and
 - (d) not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales (and this includes any retail sale of non-beverage or non-food items).
- 65** Restaurants, cellar door sales outlets and shops where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product should:
- (a) not be sited:
 - (i) within areas subject to inundation by a 100-year period flood event or sited on land fill which would interfere with the flow of such flood waters;
 - (ii) on land with a slope more than 20 percent (1 in 5);
 - (b) be setback a minimum of 25 metres from any bore, well or watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks where water flows at any time and includes all:

- (i) dams or reservoirs that collect water flowing in a watercourse;
 - (ii) lakes through which water flows;
 - (iii) channels into which water has been diverted; and
 - (iv) any known underground seepage condition;
- (c) be setback a minimum of 50 metres from a road other than where occupying a local or state heritage listed building;
 - (d) not result in ribbon development along roads; and
 - (e) maintain a clear delineation between urban and rural development.

Complying Development

66 The following kinds of development are **complying** in the Watershed Zone:

Farming

Farm Buildings that:

- (a) are sited more than 100 metres from any public road or allotment boundary;
- (b) have a total floor area of 500 square metres or less;
- (c) have exterior cladding consisting of new, pre-colour coated materials; and
- (d) are used wholly or partly for farming or horticulture.

Non-complying Development

67 All kinds of development are **non-complying** in the Watershed Zone, except the following:

Advertisements:

- (a) within a 60 km/h or 80 km/h speed restriction zone; or
- (b) where the advertisement has an advertisement area of two square metres or less, and providing the message contained thereon relates entirely to a lawful use of land, the advertisement is erected on the same site as that use, and the advertisement will not result in more than two advertisements on the site.

Agricultural industry (not including wineries) where:

- (a) at least one of the following activities associated with the processing of primary produce takes place:
 - (i) washing;
 - (ii) grading;
 - (iii) processing (including bottling);
 - (iv) packing or storage;
 and may include an ancillary area for sale of produce (including display areas); and
- (b) the total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 250 square metres per allotment with a maximum building area of no greater than 150 square metres, including a maximum area of 50 square metres for sale and display of goods manufactured in the industry; and
- (c) the industry, including any ancillary uses, is located within the boundary of a single allotment; and
- (d) there is no more than one industry located on an allotment; and

- (e) the industry is not located in areas subject to inundation by a 100 year return period flood event or sited on landfill which would interfere with the flow of such flood waters; and
- (f) the industry is connected to an approved effluent disposal scheme or has an onsite wastewater treatment and disposal method which complies with the requirements of the South Australian Environment Protection Authority; and
- (g) the industry effluent system and any disposal area are located within the allotment of the development; and
- (h) the industry is not located:
 - (i) within a 900 millimetres or greater rainfall per year area;
 - (ii) on land with a slope greater than 20 percent (1 in 5);
 - (iii) on land that is classified as being poorly drained or very poorly drained;
 - (iv) within 50 metres of any bore, well or watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 SA Government Standard Topographic map, or where there is observed a clearly defined bed and banks and where water flows at any time;
 - (v) within 800 metres of the high water level of a public water supply reservoir; and
- (i) the industry does not have a septic tank and sub-surface soakage field or disposal area or any other wastewater treatment facility located on land subject to inundation by a 10 year return period flood event.

Alterations or additions to an existing dwelling where:

- (a) the extension does not exceed 50 percent of the floor area of an existing dwelling; or
- (b) the extension does exceed 50 percent of the floor area of an existing dwelling, and which comply with the following criteria:
 - (i) is not located in areas subject to inundation by a 100-year return period flood event or sited on land fill which would interfere with the flow of such flood waters;
 - (ii) is connected to an approved sewerage or common effluent disposal scheme or has an on-site wastewater treatment and disposal method which complies with the Standard for the Installation and Operation of Septic Tank Systems in South Australia (including supplements A & B) as prepared by the South Australian Health Commission;
 - (iii) does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse identified on a current series 1:50 000 SA Government Standard Topographic map;
 - (iv) does not have a wastewater disposal area located on any land with a slope greater than 20 percent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres;
 - (v) does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 10-year return period flood event; and
 - (vi) is sited at least 25 metres from any watercourse identified on a current series 1:50 000 SA Government Standard Topographic map.

Aviary
Carport

Cellar door sales outlet where:

- (a) the tasting of wine and retail sale of wine are the predominant activities;
- (b) it does not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales on the allotment (and this includes any retail sale of non-beverage or non-food items);
- (c) the method of waste water disposal does not involve the storage of wastewater in holding tanks;

- (d) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time; and
- (e) no part of the development is undertaken in areas subject to inundation by 1 in 100-year average flood or sited on land fill that would interfere with the flow of such flood waters.

Commercial Forestry
Community Centre
Community Facility

Dairy (which meets the requirements of the Regulations made under the Waterworks Act)

Detached dwelling where the detached dwelling is to be erected on an existing allotment and where a habitable dwelling or tourist accommodation for up to ten guests does not already exist on the allotment and where:

- (a) no valid planning authorisation to erect a dwelling on that allotment exists; and
- (b) no other application for planning authorisation is being made or has been made and is not yet determined for a dwelling on that allotment; and
- (c) where the detached dwelling and allotment complies with the following criteria:
 - (i) is not located in areas subject to inundation by a 100-year return period flood event or sited on land fill which would interfere with the flow of such flood waters;
 - (ii) is connected to an approved sewerage or common effluent disposal scheme or has an on-site wastewater treatment and disposal method which complies with the Standard for the Installation and Operation of Septic Tank Systems in South Australia (including supplements A & B) as prepared by the South Australian Health Commission;
 - (iii) does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse identified on a current series 1:50 000 SA Government Standard Topographic map;
 - (iv) does not have a wastewater disposal area located on any land with a slope greater than 20 percent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres;
 - (v) does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 10-year return period flood event; and
 - (vi) is sited at least 25 metres from any watercourse identified on a current series 1:50 000 SA Government Standard Topographic map.

Farming
Farm building
Fire Station
Horticulture (excluding olives)

Land Division where no additional allotments are created, either partly or wholly, within the Zone, and where the development of the proposed allotments does not result in a greater risk of pollution of surface or underground waters than would the development of the existing allotments, and provided a suitable site for a detached dwelling is available which complies with the following criteria:

- (a) is not located in areas subject to inundation by a 100-year return period flood event or sited on land fill which would interfere with the flow of such flood waters;
- (b) is connected to an approved sewerage or common effluent disposal scheme or has an on-site wastewater treatment and disposal method which complies with the Standard for the Installation and Operation of Septic Tank Systems in South Australia (including supplements A & B) as prepared by the South Australian Health Commission;
- (c) does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse identified on a current series 1:50 000 SA Government Standard Topographic map;

- (d) does not have a wastewater disposal area located on any land with a slope greater than 20 percent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres;
- (e) does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 10-year return period flood event; and
- (f) is sited at least 25 metres from any watercourse identified on a current series 1:50 000 SA Government Standard Topographic map.

Mineral water extraction and processing plant where:

- (a) at least one of the following activities associated with the extraction and processing of mineral water takes place:
 - (i) extraction;
 - (ii) bottling;
 - (iii) packaging;
 - (iv) storage;
 - (v) distribution; and

may include ancillary activities of administration and sale or promotion of mineral water product; and
- (b) the total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 450 square metres per allotment with a maximum building area of no greater than 250 square metres, including a maximum area of 50 square metres for sale and display of goods manufactured in the industry; and
- (c) the industry, including any ancillary uses, is located within the boundary of a single allotment; and
- (d) there is no more than one industry located on an allotment; and
- (e) the industry is not located in areas subject to inundation by a 100 year return period flood event or sited on landfill which would interfere with the flow of such flood waters; and
- (f) the industry is connected to an approved sewage effluent disposal scheme or has an onsite wastewater treatment and disposal method which complies with the requirements of the South Australian Environment Protection Authority; and
- (g) the industry effluent system and any effluent drainage field are located within the allotment of the development; and
- (h) the building for bottling/packaging of mineral water for sale and distribution in refillable containers is not located:
 - (i) within a 900 millimetres or greater rainfall per year area;
 - (ii) on land with a slope greater than 20 percent (1 in 5);
 - (iii) on land that is classified as being poorly drained or very poorly drained;
 - (iv) within 50 metres of any bore, well or watercourse, where a water course is identified as a blue line on a current series 1:50 000 SA Government Standard Topographic map, or where there is observed a clearly defined bed and banks and where water flows at any time;
 - (v) within 800 metres of the high water level of a public water supply reservoir; and
- (i) the industry does not have a septic tank or any other wastewater treatment facility located on land subject to inundation by a 10 year return period blood event.

Organic waste processing facility where:

- (a) a leachate barrier is provided between the operational areas and the underlying soil and groundwater of an organic waste processing operation proposed to be located on a site that is wholly or partly within a water protection area; and

- (b) the proposed organic waste processing operation is located on a site with ground slopes no greater than 6 percent; and
- (c) the proposed organic waste processing operation is located a minimum distance of 100 metres from any dam, river, creek, natural watercourse, channel or bore and not within the area of a 1 in 100 year flood event; and
- (d) the proposed organic waste processing operation is located on land with a depth to subsurface seasonal, tidal or permanent groundwater of 2 metres or greater; and
- (e) the land to be used for the organic waste processing operation is at least a distance of 500 metres from the nearest dwelling, shop, office, public institution or other building designed primarily for human occupation; or
- (f) the proposed organic waste processing operation employs an in-vessel or fully enclosed composting system where a lesser distance to the nearest dwelling, shop, office, public institution or other building designed primarily for human occupation may be appropriate.

Outbuilding

Pergola

Recreation area

Restaurant where:

- (a) it is located on the same allotment as a winery or a shop where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product;
- (b) the method of waste water disposal is by means of a mains sewerage or common effluent scheme;
- (c) it does not result in more than 75 seats for customer dining purposes on the allotment;
- (d) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time; and
- (e) no part of the development is undertaken in areas subject to inundation by a 1 in 100-year average flood or sited on land fill that would interfere with the flow of such flood waters.

Shop where:

- (a) the tasting of wine and retail sale of wine are the predominant activities;
- (b) the sale and tasting of wine is limited to that which is uniquely the licensee's own product;
- (c) it is established on the same allotment as a vineyard, where the vineyard is at least 0.5 hectares;
- (d) it does not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales on the allotment (and this includes any retail sale of non-beverage or non-food items);
- (e) the method of waste water disposal does not involve the storage of wastewater in holding tanks;
- (f) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time; and
- (g) no part of the development is undertaken in areas subject to inundation by 1 in 100-year average flood or sited on land fill that would interfere with the flow of such flood waters.

Telecommunications Facilities below 30 metres in height

Tourist Accommodation and ancillary uses (not including caravan or camping grounds):

- (a) within part of or as an extension to a dwelling or lawful tourist accommodation existing as at 14 September 1990, and where up to eight guests are accommodated in hosted accommodation; or

- (b) wholly within a dwelling or lawful tourist accommodation existing as at 14 September 1990, and where up to ten guests are accommodated in non-hosted accommodation; or
- (c) wholly within or within part of or as an extension to a State or Locally listed heritage building, and where no more than thirty guests are accommodated on a single allotment and where no other habitable building erected after 21 September 2000 exists;

and which in all cases complies with the following criteria:

- (i) is not located in areas subject to inundation by a 100 year return period flood event or situated on land fill which would interfere with the flow of such flood waters;
- (ii) is connected to an approved sewerage or common effluent disposal scheme or has an on-site waste water treatment and disposal method which complies with the Standard for the Installation and Operation of Septic Tank Systems in South Australia (including Supplements A & B) as prepared by the South Australian Health Commission;
- (iii) not have any part of a septic tank effluent drainage field or any other waste water disposal area (eg irrigation area) located within 50 metres of a watercourse identified on a current series 1:50 000 SA Government Standard Topographic map and when accommodating eleven guests or more any effluent generated is not disposed onto land:
 - (a) in a high rainfall zone (>900 mm/year);
 - (b) within 200 metres of a major watercourse (3rd or higher order);
- (iv) not have a waste water disposal area located on any land with a slope greater than 20 percent (1 in 5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres;
- (v) not have a septic tank or any other waste water treatment facility located on land likely to be inundated by a 10 year return period flood event;
- (vi) is sited at least 25 metres from any watercourse identified on a current series 1:50 000 SA Government Standard Topographic map; and
- (vii) has a secure, potable water supply that can provide at least 125 litres per person per day (including staff) that meets the South Australian Health Commission standards.

Verandah

Water Storage Tank

Winery where:

- (a) it includes at least one of the following activities associated with the making of wine:
 - (i) grape crushing;
 - (ii) juice fermentation;
 - (iii) wine maturation
 and may include one or more of the following as accessory and subordinate activities:
 - (iv) administration;
 - (v) bottling;
 - (vi) packaging;
 - (vii) storage of wine;
 - (viii) waste water treatment, storage and disposal (where the processing of grapes or grape product does not exceed the equivalent of a 250 tonne crush per annum);
- (b) at least one of the following applies:
 - (i) the processing of grapes or grape product does not exceed the equivalent of a 250 tonne crush per annum; or
 - (ii) the proposed method of waste water disposal is by means of a mains sewerage or common effluent disposal scheme

- (c) the development is setback at least 50 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time;
- (d) no part of the development is undertaken in areas subject to inundation by 1 in 100-year average flood or sited on land fill which would interfere with the flow of such flood waters; and
- (e) all structures involving wine-making, wine storage, packaging and bottling are housed within enclosed buildings.

Public Notification

68 The following kinds of development are assigned as **Category 1 Development*** in the Watershed Zone:

Additions and alterations to existing development
 Advertisements, other than advertisements that are non-complying in the zone
 Carport
 Farming
 Farm Building
 Land Division involving the re-arrangement of allotment boundaries, where no additional allotments are created
 Outbuilding
 Pergola
 Recreation Area
 Verandah
 Water Storage Tank

69 The following kinds of development are listed as **Category 2 Development** in the Watershed Zone, except where the development is non-complying:

Agricultural Industry
 Commercial Forestry
 Dairy
 Cellar Door Sales Outlet
 Dwelling

Dwelling where:

- (a) it is to be established adjacent to an allotment that contains a lawfully existing winery processing grapes or grape products exceeding the equivalent of a 500 tonne crush per annum; or
- (b) it is to be established within 300 metres of any winery wastewater treatment equipment, effluent dam, building containing wine-making activities, and buildings containing bottling activities associated with a lawfully existing winery processing grapes or grape products exceeding the equivalent of a 500 tonne crush per annum

Fire Station
 Horticulture (excluding olives)
 Mineral Water Extraction and/or Processing Plant where bottling plants only use non refillable containers
 Restaurant

Shop where:

- (a) the tasting of wine and retail sale of wine are the predominant activities;
- (b) the sale and tasting of wine is limited to that which is uniquely the licensee's own product; and

** Pursuant to Section 38(2a) of the Development Act, the assignment of a development to a Category 1 Development does not extend to developments that involve, or are for the purpose of, any activity specified in Schedule 22 of the Development Regulations (ie activities of major environmental significance)*

- (c) it is established on the same allotment as a vineyard, where the vineyard is at least 0.5 hectares.

Tourist Accommodation Facility in the nature of a guest house, farm stay accommodation, nature retreat, bed and breakfast accommodation and home hosted accommodation, but not including a caravan and/or camping ground.

Winery processing grapes or grape product less than the equivalent of a 500 tonne crush per annum

Winery where:

- (a) the processing of grapes or grape product exceeds the equivalent of a 500 tonne crush per annum; and
- (b) winery waste water treatment equipment, buildings containing wine-making activities and buildings containing bottling activities are located at least 300 metres from:
 - (i) tourist accommodation (except where it is sited on the same allotment as the winery);
 - (ii) residential development (except where it is sited on the same allotment as the winery);
 - (iii) a zone that includes any of the following wording in its title:
 - (A) country township;
 - (B) conservation.

RESIDENTIAL ZONE

Introduction

The objectives and principles of development control that follow apply in the Residential Zone shown on [Maps Ya/24 to 27, 29 to 32, 34 and 36](#). They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

OBJECTIVES

Land Use Intent

- Objective 1:** Primarily detached dwellings at low densities.
- Objective 2:** Small-scale tourist accommodation and aged persons' housing designed and sited to be compatible with the zone's primary purpose for detached dwellings at low densities.

Local Shopping and Other Local Facilities

- Objective 3:** Local shopping facilities and other local facilities catering for the day-to-day needs of local residents in suitable parts of the zone.

The Links Lady Bay Golf Course

- Objective 4:** The Links Lady Bay Golf Course Estate developed in accordance with The Links Lady Bay Golf Course Estate Concept Plan [Figure R\(LB\)/1](#).

Pedestrians, Cyclists and Roads

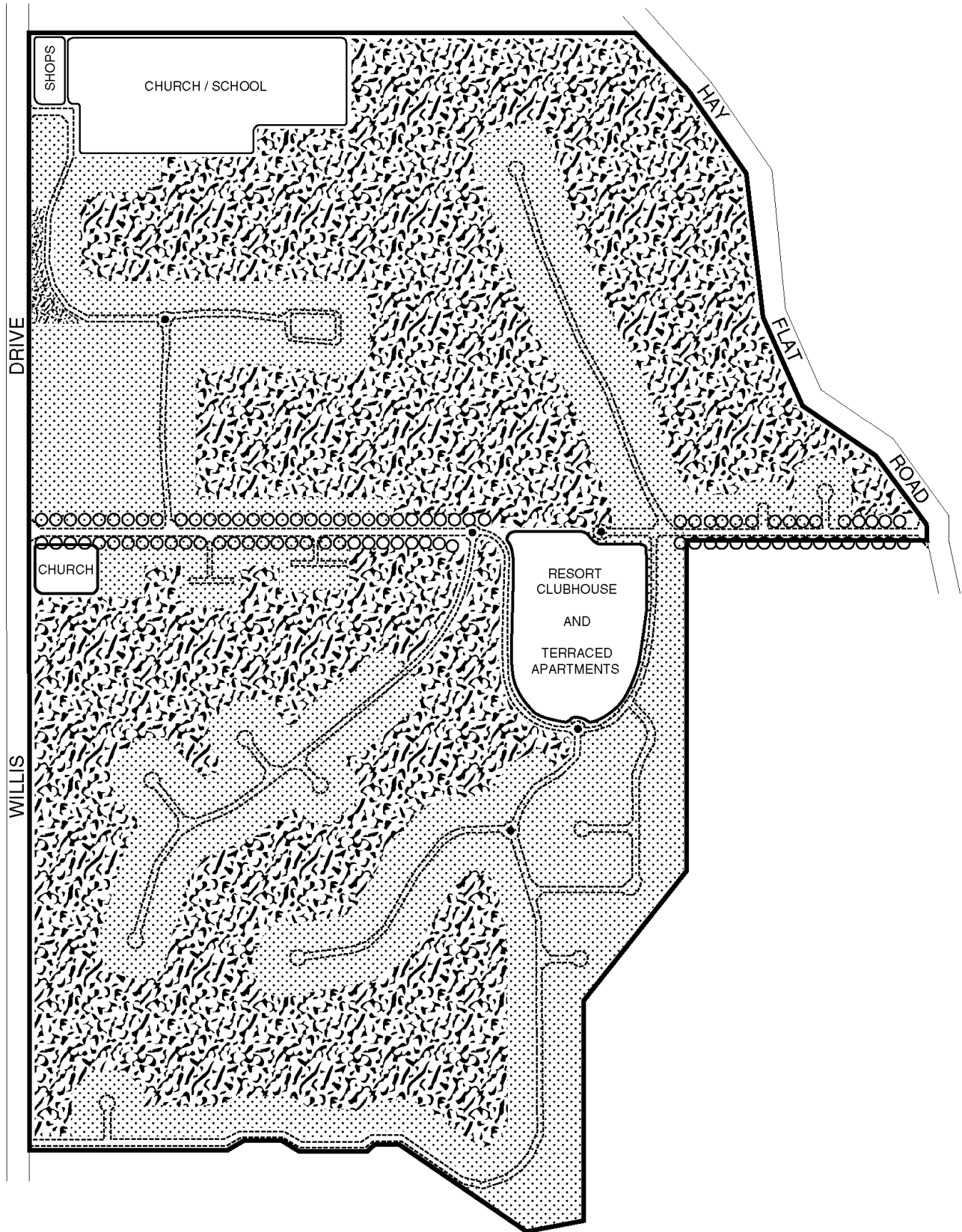
- Objective 5:** Walking and cycling encouraged by providing safe, convenient and legible movement networks.
- Objective 6:** A road network which provides for safe and convenient movement, accommodates public utility services and drainage systems, and creates an attractive living environment.

Stormwater Drainage, Water Quality and Stormwater Harvesting

- Objective 7:** Drainage systems which collect and carry stormwater to:
 - (a) protect people and the natural and built environments;
 - (b) contribute positively to environmental enhancement of catchment areas; and
 - (c) minimise disturbance to natural drainage systems.
- Objective 8:** Stormwater used to reduce demands on mains water supplies.
- Objective 9:** Provision for on-site detention, retention and re-use of stormwater where possible.

Streetscape Design

- Objective 10:** Attractive streetscapes and landscaping which reinforce the functions of a street, enhance the amenity of buildings and are sensitive to the built form, landscape and environmental conditions of the locality.



- Proposed Road Layout
- ▨ Golfcourse
- ▨ Living
- ▨ Landscaped Buffer
- Avenue Feature Planting
- Roundabout
- Concept Plan Boundary


 0 metres 100 200 300
YANKALILLA (DC)
THE LINKS LADY BAY
GOLFCOURSE ESTATE
CONCEPT PLAN
Fig R(LB)/1

Building Appearance and Siting

- Objective 11:** Building appearance when viewed from public streets, other public places and adjoining residential sites which is attractive and visually compatible with surrounding development.
- Objective 12:** Site layouts that provide a pleasant, attractive, safe and resource-efficient and sustainable living environment.
- Objective 13:** Dwellings, carports and garages set-back from streets to provide adequate space for landscaping, open space, visual and acoustic privacy and vehicle parking, and to assist in establishing attractive streetscapes.
- Objective 14:** Buildings sited to:
- (a) protect neighbouring amenity;
 - (b) maintain desired residential character; and
 - (c) ensure adequate daylight to dwellings and sunlight to private open space.

Energy and Water Conservation

- Objective 15:** Energy and water conservation measures in and around housing to assist in establishing ecologically sustainable residential environments and reduce reliance on external energy and water sources.

Private Open Space

- Objective 16:** Private open space provided for each dwelling to meet the requirements for private outdoor activities.

Privacy

- Objective 17:** Dwellings sited and designed to achieve visual and acoustic privacy, in dwellings and private open space, for:
- (a) the occupants of the dwellings; and
 - (b) nearby residents.

On-Site Car parking

- Objective 18:** Secure and accessible on-site car parking provided to meet the needs of residents and visitors.

Safety and Security

- Objective 19:** Personal and property security enhanced for residents and their visitors.

PRINCIPLES OF DEVELOPMENT CONTROL

Structure Plans and Design Guidelines

- 1 Development should be in accordance with:
- (a) the Carrickalinga, Normanville and Yankalilla (Town) Structure Plan [Map Ya/1 \(Overlay 1\) Enlargement A](#); and
 - (b) the Residential Design Guidelines, [Table Ya/2](#).

Allotment Size and Site Coverage

Principles 2, 3, 4, 5 and 6 which follow do not apply to that part of the Residential Zone which is defined as The Links Lady Bay Golf Course Estate Policy Area on [Map Ya/38](#).

- 2 Any allotment for a detached dwelling should be:
 - (a) no smaller than 560 square metres, and have a frontage to a public road of not less than 17 metres, in those parts of the zone which are serviced by a sewer or a septic tank effluent drainage scheme;
 - (b) no smaller than 1000 square metres, and have a frontage to a public road of not less than 20 metres, in those parts of the zone which are not serviced by a sewer or a septic tank effluent drainage scheme; and
 - (c) in Policy Area 5:
 - (i) no smaller than 1500 square metres or have an allotment frontage of less than 22 metres where effluent is disposed of on site.
- 3 Allotments for the accommodation of semi-detached dwellings, group dwellings and row dwellings should be confined to those areas identified on [Maps Ya/37, 39 and 40](#) as Housing Diversity Policy Area 3.
- 4 Semi-detached dwellings and row dwellings should have a minimum site area of 560 square metres per dwelling, and a frontage to a public road of not less than 8.0 metres per dwelling.
- 5 Group dwellings should have a minimum site area of 600 square metres per dwelling, and be contained on an allotment with a frontage to a public road of not less than 18 metres.
- 6 Dwellings in any configuration should:
 - (a) not cover more than 50 percent of the development site with dwellings, carports, garages and other outbuildings; and
 - (b) have a total floor area, exclusive of carports, garages and verandahs, of not less than 100 square metres per dwelling.

Tourist Accommodation Facilities

- 7 Except for The Links Lady Bay Golf Course Estate Policy Area defined on [Map Ya/38](#), tourist accommodation facilities in the form of bed and breakfast style accommodation (hosted or non-hosted), and cottage style accommodation should be small in scale and designed to be in keeping with the low density residential character of the locality, and should not detract from the character and amenity of the locality by reason of:
 - (a) excessive noise;
 - (b) the type or number of vehicles;
 - (c) the size, number, location and appearance of advertisements; or
 - (d) the design, siting or landscaping of the development.

Non-residential Development

- 8 Non-residential development of a local community nature such as small shops or groups of shops less than 200 square metres in floor area, health and welfare services, child care facilities, schools, recreation and open space, should only be located in accordance with the relevant Structure Plan.

- 9 Non-residential development should be of a nature and scale that serves a local area function and does not detrimentally affect the character and amenity of the locality by way of emissions, traffic generation or other negative effects.
- 10 The scale, bulk, design and siting of non-residential development should be sensitive to the desired low density residential character of the surrounding locality.

The Links Lady Bay Golf Course Estate

- 11 Development within The Links Lady Bay Golf Course Estate Policy Area should be primarily for a golf course, residential uses and for recreational and tourist facilities associated with the golf course, all located in accordance with The Links Lady Bay Golf Course Estate Concept Plan, [Figure R\(LB\)/1](#).
- 12 Allotments created and intended to be used for residential purposes should not have direct access to or from Willis Drive.

Pedestrian, Cyclist and Other Movement Systems

- 13 Road reserves should be wide enough to accommodate, where required:
 - (a) footpaths;
 - (b) cycle ways; and
 - (c) shade trees;for the safety, comfort and convenience of pedestrians and cyclists.
- 14 Footpaths and cycle ways should be:
 - (a) well lit; and
 - (b) located along public spaces fronted by houses or streets.
- 15 Footpaths, cycle ways and shared paths should be constructed to a safe and convenient width and gradient, to cater for pedestrians and cyclists, particularly elderly and very young people, people with prams and in wheelchairs and people with disabilities.
- 16 Safe transitions should be provided between paths and street pavements, particularly for sight-impaired pedestrians.
- 17 Pedestrian and cyclist paths should have a stable, smooth surface which can be easily maintained.
- 18 Street layout and design should facilitate the efficient provision of utility services and stormwater drainage, and an adequate amount of on-street car parking.
- 19 Traffic generated by a development should be within the acceptable environmental capacity of the roads and streets likely to be affected by the development.
- 20 Street design should facilitate safe use by pedestrians, particularly people with disabilities, the aged and children, by:
 - (a) providing a carriageway width which allows vehicles to proceed safely at the operating speed intended for that level of street;
 - (b) making allowances for restrictions caused by on-street parking;
 - (c) providing a horizontal and vertical alignment which is not conducive to excessive speeds;

- (d) promoting the safety of pedestrians where it is intended that they use the carriageway at bus stops and other crossing points; and
- (e) promoting the safety of cyclists in streets and at crossing points.

Stormwater Drainage, Water Quality and Stormwater Harvesting

21 Stormwater drainage systems should be designed to:

- (a) optimise the interception, retention and removal of water-borne pollutants prior to their discharge to receiving waters, whether surface or underground; and
- (b) ensure the continuation of, or assist in the establishment of, healthy and diverse wetland environments.

22 On-site stormwater should:

- (a) include, where practicable, scope for stormwater detention, retention and use, including the collection and storing of water from roofs;
- (b) provide on-site infiltration where practicable, having regard to:
 - (i) the availability of unbuilt upon or unsealed areas;
 - (ii) the ability of soils to absorb water;
 - (iii) the ability of building footings on and adjacent to the site to withstand the likely effects of retained water; and
 - (iv) the potential adverse effects on ground water levels;
- (c) allow convenient access to all components of the drainage system for maintenance purposes; and
- (d) not cause damage or nuisance flows on-site, or to adjoining properties.

23 Where site conditions do not permit either on-site stormwater retention or detention, site drainage should be directed into the street drainage network.

24 Residential development that is dependent on the use of holding tanks for the storage of household wastewater for subsequent removal off-site should not occur.

Streetscape Design

25 Landscaping of streets and other public spaces should be designed to:

- (a) define a theme for new streets, or complement existing attractive streetscapes, to create a 'sense of place';
- (b) reinforce the function of the street according to its position in the residential street hierarchy;
- (c) reinforce desired traffic speed and driver behaviour;
- (d) achieve adequate lines of sight for pedestrians, cyclists and vehicles;
- (e) enhance attractive site attributes;
- (f) incorporate existing vegetation, where practicable;
- (g) be of an appropriate scale relative to both the street reserve width and the building bulk;

- (h) promote safety and casual street surveillance;
- (i) improve privacy and minimise unwanted overlooking;
- (j) contribute to energy efficiency and amenity by providing substantial shade in summer, especially to west-facing windows, on-street car parking spaces and footpaths, and admitting winter sunlight to outdoor and indoor living areas;
- (k) minimise the visual impact of above-ground utilities and service areas;
- (l) minimise the risk of damage to buildings, overhead and underground power lines and other services; and
- (m) minimise maintenance and irrigation requirements.

Building Height

- 26** Building height onto the street frontage should maintain a compatible scale with adjacent development.
- 27** No building should exceed a maximum height, measured from the lowest point of the building at natural ground level to the highest point of the building, of:
- (a) 7.5 metres, where the site of the proposed development has a natural gradient equal to or flatter than one in six;
 - (b) 9.0 metres, where the site of the proposed development has a natural gradient steeper than one in six; or
 - (c) 9.5 metres in The Resort Clubhouse and Terraced Apartments area at The Links Lady Bay Golf Course Estate, as shown on [Figure R\(LB\)/1](#).

Building Appearance, Design and Siting

- 28** Dwellings adjacent to streets should emphasise their residential function by facing doors and other openings towards the primary street frontage.
- 29** Buildings should incorporate articulation along the street frontages to create interest and individuality, and to reduce visual bulk.
- 30** Dwellings should be designed and sited to acknowledge the surrounding private open space of surrounding development by:
- (a) keeping the upper storey sections of the buildings away from neighbouring private open space, in order to avoid an unreasonable sense of visual enclosure; and
 - (b) using articulation, colour and detailing to reduce visual bulk.
- 31** Garages or carports should be designed so that they do not dominate the street frontage by:
- (a) minimising their width; and
 - (b) ensuring roof form and pitch, building materials and detailing complement the associated dwelling.
- 32** The excavation and/or filling of land should:
- (a) be kept to a minimum so as to preserve the natural land form and avoid existing vegetation, particularly native vegetation;
 - (b) only be undertaken to reduce the visual impact and vertical profile of buildings; and

- (c) only be undertaken if the resultant scree slope can be adequately stabilised to prevent erosion, then covered with topsoil and landscaped

33 Dwellings should be sited to maximise the beneficial effects of cool breezes in summer, and minimise the effects of hot breezes in summer and cold winter winds.

Sheds, Garages and Residential Outbuildings

34 Sheds, garages and other residential outbuildings should:

- (a) not exceed, either singly or in combination, a floor area of 72 square metres per allotment;
- (b) not exceed a side wall height of 3.0 metres, nor exceed an overall height of 3.7 metres to the highest point of the building;
- (c) have external walls consisting of new pre-colour coated metal, or masonry, timber, compressed fibre cement or metal which is painted in a muted or earthy colour within six months of the building's construction; and
- (d) not be erected unless there exists or is under construction a dwelling on the same allotment, or a valid planning authorisation exists for the construction of a dwelling on the same allotment.

Building Set-backs

35 Set-backs of dwellings, carports and garages from the front of the allotment should:

- (a) contribute to the attractive existing or desired streetscape character;
- (b) provide adequate visual and acoustic privacy by separating habitable rooms from pedestrian and vehicle movement; and
- (c) provide for the efficient use of the site.

36 Within the above context, dwellings, carports and garages should be set-back from the road boundaries of an allotment as follows:

- (a) 8.0 metres, other than at the corner of two roads in which case the set-back distance should be 8.0 metres from the primary road and 2.5 metres from the secondary road; or
- (b) in relation to a dwelling which is located between two existing dwellings and with frontage to one road boundary only, a set-back distance equal to the average of the set-back distances of the dwellings on either side of the proposed dwelling.

37 Dwellings, carports and garages should be set-back from the side and rear boundaries of an allotment as follows:

- (a) 1000 millimetres for dwellings, but where the side or rear wall in question contains no windows and has no roof overhang, the wall of the dwelling may be built on the boundary; and
- (b) either on the boundary or not less than 600 millimetres for carports and garages.

38 The location of carports and garages should:

- (a) not diminish the attractiveness of the streetscape;
- (b) not dominate views of the dwelling from the street; and
- (c) provide for adequate and conveniently accessible on-site car parking.

- 39** Side boundary walls should be limited in length and height to:
- (a) minimise the visual impact of buildings from adjoining properties;
 - (b) minimise the overshadowing of adjoining properties;
 - (c) maintain adequate daylight to adjoining dwellings; and
 - (d) reduce risk of damage to mature vegetation on adjoining properties, taking into account potential major damage to root systems.

Energy and Water Conservation

- 40** Dwellings should be sited and designed to provide adequate thermal comfort for occupants while minimising the need for mechanical heating and cooling, by:
- (a) providing internal day living areas with north facing windows;
 - (b) incorporating external opening doors and windows fitted with draught control devices;
 - (c) designing living areas to be capable of being closed off from other areas of the dwelling to allow sufficient heating and cooling;
 - (d) providing opportunities to vary thermal conditions through movement of air between rooms;
 - (e) using building materials appropriate to the climatic conditions;
 - (f) incorporating appropriately located, sized and shaded windows and glass doors to reduce summer heat load and permit entry of winter sun; and
 - (g) incorporating adequate building insulation.
- 41** Building design should incorporate techniques for conserving water, for example by fitting low flow water regulators to all kitchen and bathroom taps and shower roses, and the fitting of rainwater tanks.
- 42** External clothes drying areas with access to sunlight and breezes should be provided.

Overshadowing

- 43** Dwellings should be sited so as not to significantly overshadow neighbouring dwellings: to meet this requirement, the north-facing windows to living areas of neighbouring dwellings should not have the amount of sunlight received over portion of their surface reduced to less than 3 hours between 9:00 am and 5:00 pm on 21 June.
- 44** Dwellings should be sited and designed to maximise solar access to north-facing windows of living areas: to meet this requirement the north-facing windows to living areas should receive at least 3 hours of sunlight over portion of their surface between 9.00 am and 5.00 pm on 21 June.

Private Open Space

- 45** Dwellings should have private open space areas which are at an appropriate location, dimension and gradient.
- 46** Dwellings should be provided with private outdoor living space which is equal to or greater than 20 percent of the dwelling site area, and where the private outdoor living space:
- (a) is directly accessible from the living area of that dwelling;
 - (b) is located and screened to provide privacy from adjoining residents;

- (c) has a minimum dimension in any direction of 2.5 metres; and
- (d) is capable of containing at least one part of the outdoor space measuring not less than 4.0 metres by 4.0 metres.

Privacy

- 47** Direct overlooking from upper level habitable room windows and balconies, terraces and decks into the habitable rooms, windows and useable private open spaces of nearby dwellings should be minimised by building layout, location and design of windows and balconies, screening devices and landscaping, or separation by distance.
- 48** Direct views from upper level habitable room windows to the habitable room windows or useable private open space of an adjacent dwelling should be restricted by:
 - (a) permanently fixed translucent glazing in any part of the window below 1.5 metres from floor level; or
 - (b) window still heights of 1.5 metres above floor level; or
 - (c) permanently fixed external screens, including wing walls, solid or translucent panels and planter boxes; or
 - (d) by permanently fixed external perforated panels or trellises which have a maximum of 25 percent openings.

On-Site Car parking

- 49** Each dwelling should be provided with not less than two on-site parking spaces, one of which is covered and the other of which may be directly behind that covered space in the open air.
- 50** Open car parking areas and access ways should:
 - (a) where practicable be designed, surfaced and graded to facilitate stormwater infiltration on-site; and
 - (b) be landscaped to enhance amenity while providing for the security needs of residents and visitors.

Safety and Security

- 51** Dwellings should, wherever reasonably practical, be designed to overlook public and communal streets and public open space, in order to provide casual surveillance.
- 52** Entries to dwellings should allow visitors to be seen from inside the dwelling without opening the door.
- 53** Landscaping and fencing should not present a security risk by hiding doors, windows and major paths.

Advertising

- 54** Advertising signs should only be located on non-residential premises, and should be:
 - (a) for direction, identification and interpretation purposes only;
 - (b) low key in terms of their size, design and colour.
 - (c) restricted to one sign per allotment.

- 55 Third party signs, roof-mounted signs, illuminated signs, flashing signs and bunting should not be erected.
- 56 No advertisement should:
- (a) exceed an area of 1.5 square metres where the advertisement is to be fixed to the building; or
 - (b) exceed an area of 1.5 square metres, per advertisement panel, and an overall height of 3.0 metres, where the advertisement is to be freestanding.

Complying Development

- 57 Those kinds of development listed in [Table Ya/4](#), together with the following kinds of development, are **complying** in the Residential Zone:

New shed, garage or other freestanding outbuilding where:

- (a) not more than 72 square metres of the allotment is covered in such buildings;
- (b) the side wall height of the building does not exceed 3.0 metres, and the overall building height does not exceed 3.7 metres;
- (c) there already exists on the same allotment an occupied dwelling, or a dwelling under construction;
- (d) the building is set-back at least 8.0 metres from the road boundary of the allotment, and at least 1000 millimetres from the side and rear boundaries of the allotment;
- (e) the external walls of the building consist of either masonry (rendered or exposed), compressed fibre cement, pre-treated timber, pre colour-coated metal or metal which is painted in a muted or earth colour within 6 months of the building's construction; and
- (f) the building is only used for purposes accessory to a dwelling.

Pergola, where the pergola:

- (a) is to be erected on an allotment where a dwelling already exists or is under construction;
- (b) does not have a roof;
- (c) is open-sided; and
- (d) is not more than 4.0 metres above natural ground level.

Water storage tank(s), where the capacity of the tank(s) does not exceed 45 000 litres.

Non-complying Development

- 58 The following kinds of development are **non-complying** in the Residential Zone:

Amusement Machine Centre

Builders Yard

Dwelling in Policy Area 5 on [Map Ya/42](#) where the maximum building height exceeds 62 metres AHD or 8 metres in height measured from the lowest point of the building at natural ground level to the highest point of the building

Fuel Depot

General Industry

Horse Keeping

Industry

Intensive Animal Keeping

Junk Yard

Land division (other than land division in The Links Lady Bay Policy Area on [Maps Ya/37, 39 and 40](#), where the new allotment or allotments:

- (a) are smaller than 560 square metres in those parts of the zone serviced by a sewer or a septic tank effluent drainage scheme;

- (b) are smaller than 1000 square metres in those parts of the zone not serviced by a sewer or a septic tank effluent drainage scheme;
- (c) are smaller than 1500 square metres in Policy Area 5 where effluent is disposed of on site;
- (d) have a frontage to a public road of less than 10 metres.

Light Industry

Office

Motor Repair Station

Petrol Filling Station

Retail Showroom

Residential Flat Building, other than in The Links Lady Bay Golf Course Estate Policy Area on [Map Ya/38](#)

Road Transport Terminal

Service Industry

Service Trade Premises

Shop or group of shops with a gross leasable floor area exceeding 200 square metres.

Special Industry

Stock Slaughter Works

Store

Timber Yard

Warehouse

Waste Disposal Depot

Waste Transfer Station

Public Notification

- 59** Those kinds of development listed in [Table Ya/5](#), together with the following kinds of development, are assigned as **Category 1 Development*** in the Residential Zone:

All kinds of development in The Links Lady Bay Golf Course Estate Policy Area on [Map Ya/38](#)

Alterations and additions to existing residential development

Detached Dwelling

Land Division other than land division that would be non-complying in the zone

Pergola

Recreation Area

Shed, garage and other free standing outbuilding associated with a dwelling

Water storage tank

- 60** The following kinds of development are assigned as **Category 2 Development** in the Residential Zone:

Aged Persons Housing

Child Care Centre

Community Centre

Consulting Rooms

Group Dwelling

Row Dwelling

Semi Detached Dwelling

Shop or group of shops with a gross leasable floor area of 200 square metres or less

Tourist Accommodation Facility

* Pursuant to Section 38(2a) of the Development Act, the assignment of a development to a Category 1 Development does not extend to developments that involve, or are for the purpose of, any activity specified in Schedule 22 of the Development Regulations (ie activities of major environmental significance)

RESIDENTIAL PARK ZONE

Introduction

The objectives and principles of development control that follow apply in the Residential Park Zone shown on [Map Ya/29](#). They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

OBJECTIVES

- Objective 1:** A zone which primarily provides for affordable housing opportunities in a landscaped village setting.
- Objective 2:** A zone accommodating low to medium-scale accommodation predominantly in the form of caravan and camping sites, cabins and transportable dwellings surrounded by open landscaped areas.
- Objective 3:** Development that contributes to the desired character of the zone.

DESIRED CHARACTER

A zone accommodating a range of affordable housing options, within a landscaped setting, that promotes community interaction through its permeable layout, the orientation of buildings, range of shared facilities and quality communal open space.

The zone accommodates a range of low to medium-scale, long-term and short-term accommodation, including camping sites, caravans, relocatable dwellings and cabins.

Buildings, including dwellings, are designed and constructed to enable their relocation, are a maximum of two storeys in height and generously set back from boundaries to allow for landscaped edges of the park. A landscaped village environment will be created.

New development will be sympathetic to the scale, shape, materials and colours of existing adjoining development and landscapes. Vegetation buffers and landscaping will be important in integrating the residential park into the landscape and adjoining urban areas, providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users. The soft landscaping should dominate over buildings and hard surfaces, with caravans only glimpsed in a leafy environment. The park will be enhanced through the further planting of street trees to provide a more leafy and attractive setting and to conceal the built form when viewed from the approaches to the park.

Pedestrian and vehicle linkages provide safe access to employment, shops, public transport facilities, medical services, education facilities, child care and other community facilities. Circulation and movement within the park should be pedestrian friendly and promote low speed vehicle movement.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- Amenity Block, including shower, toilet, laundry and kitchen facilities
- Cabin
- Camping Ground
- Caravan permanently fixed to land
- Outbuilding ancillary to a dwelling
- Recreation Area
- Resident Workshop
- Residential Park
- Storage Area for recreation vehicle
- Swimming Pool
- Transportable Dwelling

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a residential park), community or recreational facility and toilets/amenities.
- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 At least 16 square metres of contiguous private space, which may be used as a second car parking space, should be provided on each site intended for residential accommodation.
- 6 Caravan, cabin and dwelling sites should be greater than 100 square metres in area.
- 7 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

Car Parking and Access

- 8 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

Street and Boundary Setbacks

- 9 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 (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
 - (b) 6 metres from a public road
 - (c) 2 metres from the boundary of the caravan park or camping ground.

Natural Hazards

- 10 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

- 11 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

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

Non-complying Development

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

- Amusement Machine Centre
- Bus Depot
- Cemetery
- Commercial Forestry
- Community Centre, except where in association with and ancillary to a residential park
- Consulting Room
- Crematorium

Dairy
 Dam
 Dwelling (except for a manager's residence in association with and ancillary to a residential park)
 Educational Establishment
 Farming
 Fuel Depot
 Horse Keeping
 Horticulture
 Hospital
 Hotel
 Indoor Recreation Centre, except where in association with and ancillary to a residential park
 Industry
 Intensive Animal Keeping
 Land Division which results in the creation of an additional allotment(s) either wholly or partly within the Zone, except where a lease or license agreement is made, granted or accepted under the *Residential Parks Act 2007*
 Marina
 Motor Repair Station
 Nursing Home
 Office, except where in association with and ancillary to a residential park
 Petrol Filling Station
 Place of Worship
 Pre-school
 Prescribed Mining Operations
 Public Service Depot
 Residential Flat Building
 Restaurant, except where it is both:

- (a) less than 150 square metres in gross floor area
- (b) in association with and ancillary to a residential park

 Road Transport Terminal
 Service Trade Premises
 Shop or group of shops, except where it is both:

- (a) less than 150 square metres in gross floor area
- (b) in association with and ancillary to a residential park

 Stadium
 Stock Sales Yard
 Stock Slaughter Works
 Store
 Warehouse
 Waste Reception, storage, treatment or disposal, except where in association with and ancillary to a residential park
 Wrecking Yard

Public Notification

- 14** For the purpose of Section 38 of the *Development Act 1993* the following kinds of development are assigned as **Category 1 Development** in the Residential Park Zone:

Amenity Block, including shower, toilet, laundry and kitchen facilities
 Cabin
 Camping Ground
 Caravan permanently fixed to land
 Outbuilding ancillary to a dwelling
 Recreation Area
 Resident Workshop
 Residential Park
 Storage Area for recreation vehicle
 Swimming Pool
 Transportable Dwelling

TOWN CENTRE ZONE

Introduction

The objectives and principles of development control that follow apply in the Town Centre Zone shown on [Maps Ya/26, 27, 31 and 32](#). They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

OBJECTIVES

- Objective 1:** A town centre providing a range of retail, business and community facilities to accommodate the needs of the district.
- Objective 2:** Orderly development and revitalisation of the Yankalilla and Normanville town centres, particularly through the redevelopment of vacant and under-utilised land, to link with adjoining compatible development by pedestrian paths, shared car parking and integration of built-form.
- Objective 3:** Enhancement of the character, image and identity of each town centre through quality development and improvement of streetscapes.
- Objective 4:** Rationalise vehicle movement patterns in relation to access, egress, car parking and servicing.
- Objective 5:** Walking and cycling encouraged by providing safe, convenient and legible movement networks.
- Objective 6:** A road network which provides for safe and convenient movement.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1** The Town Centre Zone should primarily accommodate retail, office, business and community facility development.
- 2** Secondary land use activities which are appropriate within the zone include small scale commercial, educational, cultural, recreational and tourist facilities.
- 3** Where development is adjacent to residential land use, careful attention should be given to the height, scale and bulk of buildings, set-backs from boundaries, and car parking and servicing arrangements, in order to achieve a high level of compatibility at the interface.

Movement of People and Goods

- 4** Development should not interfere with the free flow of traffic, particularly along the Main South Road, the Victor Harbor Road, and the Normanville to Carrickalinga Road.
- 5** Development involving the provision of fewer car parking spaces than those prescribed in [Table Ya/1](#) may be appropriate where:
 - (a) a smaller than expected number of employees can be reasonably anticipated;
 - (b) the relatively low-intensity of the activity can be reasonably expected to generate a lesser parking demand than commonly expected from the activity;
 - (c) the proposed car parking area is located within proximity to an existing public car park having unused capacity; or

- (d) opportunities exist for shared use of an adjoining car parking area, where the development to be served has complementary periods of maximum occupancy and traffic generation.
- 6 Points of access, car parking and service areas should be sealed with bitumen, *paving* or such similar surface material, suitably line marked, and screened with landscaping to enhance the amenity of the locality. Rear servicing of development should occur wherever possible.
 - 7 Development should not cause inconvenient and unsafe traffic and pedestrian movements, or be likely to result in the need for significant expenditure on transport and traffic works, or facilities within, or outside, the locality.
 - 8 Developments should be concentrated for pedestrian convenience and not allowed to extend unnecessarily along road frontages (increasing the depth of development is a more desirable alternative).
 - 9 Pedestrian and vehicle movements should be separated to ensure safety and convenience.
 - 10 Access to car parking areas should be designed so as not to cause congestion or detract from the safety of traffic on abutting roads.
 - 11 Adequate and convenient provision should be made for service vehicles and the storage and removal of waste goods and materials.
 - 12 Car parks should be orientated to facilitate direct and convenient access of pedestrians between them and the facilities they serve.
 - 13 Parking areas should be consolidated and coordinated into convenient groups, rather than located individually, and access points should be minimised.

Pedestrians and Cyclists

- 14 Road reserves should be wide enough to accommodate, where required:
 - (a) footpaths;
 - (b) cycle ways; and
 - (c) shade trees;

for the safety, comfort and convenience of pedestrians and cyclists.
- 15 Footpaths and cycle ways should be:
 - (a) well lit; and
 - (b) located along public spaces fronted by shops or streets.
- 16 Footpaths, cycle ways and shared paths should be constructed to a safe and convenient width and gradient, to cater for pedestrians and cyclists, particularly elderly and very young people, people with prams and in wheelchairs and people with disabilities.
- 17 Safe transitions should be provided between paths and street pavements, particularly for sight-impaired pedestrians.
- 18 Pedestrian and cyclist paths should have a stable, smooth surface which can be easily maintained.
- 19 Street layout and design should facilitate the efficient provision of utility services and stormwater drainage, and an adequate amount of on-street car parking.

- 20 Traffic generated by a development should be within the acceptable environmental capacity of the roads and streets likely to be affected by the development.

Appearance of Buildings

- 21 Buildings within the zone should generally be single storey and simple in design to maintain the predominant townscape character.
- 22 Buildings with frontage to the Main South Road, the Victor Harbor Road, and the Normanville to Carrickalinga Road should maintain a relatively continuous edge of built form to these road frontages.
- 23 Buildings should be designed to integrate with neighbouring development and contribute to the enhancement of the character and amenity of the locality. In particular, development should consolidate under-utilised or vacant sites in a manner which promotes shared car parking, and the safe and convenient movement of people and goods.
- 24 Buildings and structures should be of a high standard of design, and external colours and materials should be selected to match the character of the locality, particularly the quality of the surrounding rural environment.
- 25 Buildings should wherever possible incorporate the use of verandahs and awnings on a scale similar to those of existing buildings. Verandahs should form a uniform facade which is visually in harmony with the bulk, height and scale of existing development. Verandahs and awnings should extend across footpaths to provide shelter and shade for pedestrians.
- 26 Landscaping should form an integral part of centre design, and be used to foster human scale, define spaces, reinforce paths and edges, screen utility areas, and generally enhance the visual amenity of the locality.

Services

- 27 Waste materials from development should be stored and screened from public view, and disposed of without risk to health, or impairment to amenity.
- 28 Development should be designed and located so as to achieve economy in the provision of public services and should not lead to any pollution of water resources through disposal of effluent, wastewaters, stormwater or other materials.
- 29 All development should be:
- (a) connected to the SA Water Corporation reticulated water supply network; and
 - (b) connected to the Septic Tank Effluent Disposal Scheme.

Outdoor Advertisements

- 30 Outdoor advertisements erected in any part of the zone should be in accordance with the Advertising Development Standards and Guidelines [Table Ya/3](#).
- 31 Outdoor advertisements should be designed so as not to detract from the townscape character of the integrity of any building within the zone.
- 32 Outdoor advertisements should primarily consist of small scale signs erected to the underside of verandahs.
- 33 Advertisements wholly or partly consisting of bunting, streamers, animated signs and signs mounted above roof lines should not be erected.

Complying Development

- 34** Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development (except where the development is non-complying) are complying:

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

- (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses;
- (b) the building is not a State heritage place;
- (c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space;
- (d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
 - (i) all of the following:
 - (A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop);
 - (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions;
 - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development;
- (e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):
 - (i) the primary vehicle access (being the access where the majority of vehicles access/ egress the site of the proposed development) is from a road that is not an arterial road;
 - (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared;
- (f) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Ya/1 – Off Street Vehicle Parking Requirements](#) to the nearest whole number, except in any one or more of the following circumstances:
 - (i) the building is a local heritage place;
 - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved;
 - (iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Non-complying Development

35 The following kinds of development are **non-complying** in the Town Centre Zone:

- Builders Yard
- Commercial Forestry
- Farming
- Farm Building
- Fuel Depot
- General Industry
- Horticulture
- Horse Keeping
- Intensive Animal Keeping
- Junk Yard
- Light Industry
- Prescribed Mining Operations
- Road Transport Terminal
- Special Industry
- Stock Slaughter Works
- Timber Yard
- Waste Disposal Depot
- Waste Transfer Station

Public Notification

36 Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*. In addition, the following forms of development, or any combination thereof (except where the development is classified as non-complying), are designated:

Category 1

- Advertisements
- Alterations and additions to existing lawful development
- Amusement Machine Centre
- Bank
- Child Care Centre
- Cinema
- Civic Facilities
- Community Centre
- Consulting Room
- Educational Establishment
- Fire Station
- Hospital
- Hotel
- Indoor Recreation Centre
- Land Division
- Motor Repair Station
- Nursing Home
- Office
- Petrol Filling Station
- Recreational Facilities
- Service Trade Premises
- Shop
- Store
- Tourist Accommodation
- Used Car Lot
- Warehouse

Category 2

All forms of development not listed as Category 1.

COMMERCIAL ZONE

Introduction

The objectives and principles of development control that follow apply in the Commercial Zone shown on [Maps Ya/32 and 36](#). They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

OBJECTIVES

- Objective 1:** Provision for a range of small scale light and service industries, and a wide range of commercial uses, at Yankalilla and Cape Jervis.
- Objective 2:** At Cape Jervis, a small range of shopping facilities catering for the day-to-day and weekly needs of residents, tourists, fishermen and the travelling public in addition to small-scale commercial and light industrial activities.
- Objective 3:** At Yankalilla, waste management facilities including chipping of green waste, collection and storage of materials for recycling, controlled landfill for the disposal of solid waste and related activities and support services.

PRINCIPLES OF DEVELOPMENT CONTROL

Development Generally

- 1 Development should be primarily for a range of commercial and industrial activities such as warehouses, road transport terminals, workshops, storage yards and service trade premises and in Cape Jervis, in addition to these developments, provision should be made for local shopping facilities in close proximity to the junction of Flinders Drive and Ransford Street.

Environmental Impacts

- 2 Activities which have the potential for off-site environmental impacts should be appropriately located in relation to more sensitive uses.
- 3 The intensity and/or nature of an industrial activity should not result in land, water or air pollution, and should effectively manage wastes/emissions in an environmentally responsible manner.
- 4 Industrial activities should not result in environmental harm or environmental nuisance, nor cause risk to the health of residents, workers and visitors through the emission of airborne pollutants.

Parking, Access and Servicing

- 5 Development should provide on-site parking at the rate prescribed in [Table Ya/1](#).
- 6 Development involving the provision of fewer car parking spaces than those prescribed in [Table Ya/1](#) may be appropriate where:
 - (a) a smaller than expected number of employees can be reasonably anticipated;
 - (b) the relatively low-intensity of the activity will generate a lesser parking demand than commonly expected from the activity;
 - (c) the proposed car parking area is located within proximity to an existing public car park having unused capacity; or
 - (d) opportunities exist for shared-use of an adjoining car parking area, where the development to be served has complementary periods of maximum occupancy and traffic generation.

- 7 The surface treatment of visitor car parking areas and driveways should be designed and constructed to withstand vehicular traffic in all weather conditions and to prevent soil erosion, dust and drainage problems, and should be sealed with an all-weather hard paved surface such as bitumen, concrete or block paving.
- 8 The surface treatment of employee car parking areas and other vehicle access surfaces should have an all weather surface comprised of crushed and compacted quarry rubble.
- 9 Commercial vehicle movements to, from and within industrial sites should be managed in a safe, efficient and convenient manner, and in particular:
 - (a) the dimensions and arrangements of all parking, loading and manoeuvring areas are established in accordance with Australian Standards 2890.2 - 1989 Commercial Vehicle Facilities;
 - (b) access points to industrial sites are arranged to enable all vehicles to enter and exit the site in a forward direction; and
 - (c) a designated loading and unloading area is provided separately from customer and employee parking.
- 10 Car parking areas should be suitably planted with canopy trees and screened with landscaping to reduce visual impact.

Stormwater Drainage and Servicing Requirements

- 11 Site drainage should:
 - (a) include where practicable scope for on-site stormwater detention, retention and use (including the collection and storing of water from roofs and communal car parks) in appropriate devices;
 - (b) provide on-site infiltration where possible, having regard to:
 - (i) the availability of unsealed areas and or areas which are not built up;
 - (ii) the capacity of the soil to absorb water;
 - (iii) the capacity of nearby building footings to withstand the effects of retained water;
 - (iv) potential adverse impacts on the level of groundwater;
 - (c) allow convenient access to all components of the drainage system for maintenance purposes; and
 - (d) not cause damage or nuisance flows on the site, or onto adjoining properties.
- 12 The stormwater drainage system should maximise the interception, retention and removal of water-borne physical, chemical and biological pollutants prior to their discharge to surface or underground receiving waters, and dispose of them via on-site treatment or authorised disposal to a licensed waste depot by a licensed waste carrier.
- 13 Industrial and commercial activities should be connected to:
 - (a) a reticulated water supply service; and
 - (b) an on-site wastewater treatment and disposal method which complies with the Standard for the Installation and Operation of Septic Tank Systems in South Australia (including Supplements A and B) as prepared by the Department of Human Services.

Chemicals and Materials Storage

- 14 Chemicals and materials used in industrial operations and related activities should be stored and handled on-site and disposed of in a manner which guards against the risk of fire and explosion.
- 15 Chemicals and materials should be stored separately in covered, bunded areas, so that there is no airborne or waterborne migration from the designated storage areas.

Building Design, Siting and Landscaping

- 16 Buildings and structures should:
- (a) be externally clad with wall materials comprised of new pre colour coated metal sheeting, brick, concrete blockwork or painted compressed fibre cement;
 - (b) present an attractive facade to all road frontages; and
 - (c) be visually compatible with one another where more than one building is erected on the same site.
- 17 Buildings should be set-back no less than the following distances from front, side and rear boundaries:
- (a) fifteen metres from the boundary of an existing road; and
 - (b) three metres from side and rear boundaries.
- 18 Perimeter security fencing and access gates associated with industrial and commercial development should consist of black mesh fencing not more than 2.1 metres high.
- 19 Industrial and commercial development should be landscaped in accordance with the following criteria:
- (a) at least ten percent of the site should be landscaped with a selection of native trees and shrubs;
 - (b) strips of land set aside for landscaping purposes should be not less than 2.0 metres wide and should be located to incorporate existing trees;
- 20 Outdoor lighting should be designed and installed so that it is directed down and into the site and does not intrude on other properties or roads in the locality.

Waste Systems

- 21 Waste generated in industrial operations and related activities should be stored and handled on-site, and disposed of in a manner which guards against the risk of on-site pollution.

Advertisements

- 22 The erection of an advertisement or advertising hoarding should not be undertaken where it would:
- (a) detrimentally affect by way of its siting, shape, scale, glare or colour the amenity of the locality in which it is situated;
 - (b) obscure views of the locality or other development.
- 23 Advertisements in the nature of freestanding pole signs should:
- (a) not exceed an overall height of 6.0 metres; and

(b) be restricted to one such sign per allotment.

24 Advertisements wholly or partly consisting of bunting, streamers, animated signs, signs mounted above roof lines and third party advertising signs should not be erected.

Cape Jervis

25 Development should not interfere with the free flow of traffic along Flinders Drive.

26 Retail facilities should:

(a) be small in scale;

(b) not exceed a gross leasable floor area of 450 square metres; and

(c) be confined to the vicinity of the junction of Flinders Drive with Ransford Street.

Yankalilla - Waste Management

27 Waste management processes and facilities such as the chipping of green waste, the collection and storage of materials for recycling, controlled landfill for the disposal of solid waste and related activities and support services should be confined to that part of the zone which is described as Section 344 Hundred of Yankalilla (Kemmiss Hill Road) and Allotment 2 Part Section 1184 Hundred of Yankalilla (Victor Harbor Road).

28 Development associated with the management of waste material should be designed and established to minimise:

(a) nuisance or offensive conditions;

(b) risk to health or safety; and

(c) adverse effects on the environment.

29 Development associated with the management of waste materials should not result in:

(a) the disposal of solid or liquid waste by burning in the open;

(b) the uncontrolled escape of gas, odours or leachate;

(c) attraction of pests;

(d) the excessive generation of dust;

(e) the generation of litter in nearby public places or on private property; or

(f) the dispersal of weed species.

30 Development of any waste management activities should maximise the retention of existing vegetation on the site to properly screen the development from public view and to provide adequate corridors for the movement of native wildlife.

31 Any waste management depot should be securely fenced to prevent uncontrolled public access, minimise entry by animals and the escape of litter.

32 An adequate water supply should be provided for fire fighting purposes.

33 An adequate firebreak should be established around the perimeter of any waste management facility.

- 34 Access roads, car parking, recycling and chipping areas should be sealed to a standard sufficient to prevent excessive generation of dust.
- 35 No stormwater should escape from any waste management depot in an untreated or unsettled form.
- 36 Buildings should be of a high standard of design and finish, using colour coated steel or other painted external finishes and materials and be to a form consistent with the rural character of the locality.
- 37 Salvageable, bulky materials such as car bodies should be stored in an unobtrusive position or manner.
- 38 Any waste management depot should be designed such that traffic flows, car parking, collection and storage of recyclables, and access to the landfilling tipping area are integrated, and are safe and efficient.
- 39 Existing vegetation along the boundaries of Section 344 and Allotment 2 in Part Section 1184 Hundred of Yankalilla should be retained to screen activities from adjacent properties and public roads. New planting should be undertaken to screen activities where existing vegetation may be inadequate.
- 40 Areas used for landfilling should be filled to levels that either match or are not incongruous with natural ground levels.

Complying Development

- 41 Those kinds of development listed in [Table Ya/4](#) are **complying** in the Commercial Zone.

Non-complying Development

- 42 The following kinds of development are **non-complying** in the Commercial Zone:

Amusement Machine Centre
 Caravan Park, other than a caravan park in that part of the zone at Cape Jervis
 Commercial Forestry
 Dwelling, other than a dwelling used for the purpose of a caretaker's residence, and other than a dwelling in that part of the zone at Cape Jervis
 Educational Establishment
 Horticulture
 Hospital
 Intensive Animal Keeping
 Nursing Home
 Shop or group of shops with a gross leasable floor area greater than 450 square metres
 Special Industry
 Stock Slaughter Works

Public Notification

- 43 Those kinds of development listed in [Table Ya/5](#), together with the following kinds of development, are assigned as **Category 1 Development*** in the Commercial Zone:

Alteration or expansion of existing waste management facilities on Section 344 Hundred of Yankalilla and Lot 2 of Part Section 1184 Hundred of Yankalilla.
 Fuel Depot
 Motor Repair Station
 Office
 Petrol Filling Station

** Pursuant to Section 38(2a) of the Development Act, the assignment of Category 1 Development does to extend the developments that involve, or are for the purpose of, any activity specified Schedule 22 of the Development Regulations (ie activities of major environmental significance).*

Retail Showroom
Road Transport Terminal
Service Industry
Service Trade Premises
Store
Warehouse

- 44** The following kinds of development are assigned as **Category 2 Development** in the Commercial Zone:

All kinds of development, except for Category 1 Development and non-complying development.

COMMUNITY ZONE

Introduction

The objectives and principles of development control that follow apply in the Community Zone shown on [Maps Ya/27, 29 and 31](#). They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

OBJECTIVES

- Objective 1:** A zone primarily for educational, recreational and community facilities within an open and landscaped setting.
- Objective 2:** Aged persons' accommodation and health care facilities located in that part of the zone between Yankalilla and Normanville.
- Objective 3:** Buildings set well back from Main South road and low in profile.

PRINCIPLES OF DEVELOPMENT CONTROL

Design and Siting

- 1 Buildings should be of a high standard of design and external appearance, and should be:
 - (a) set-back at least 20 metres from Main South Road;
 - (b) comprehensively landscaped with a suitable selection of trees and shrubs, particularly in the set-back area adjacent to Main South Road;
 - (c) low in profile so as to maintain distant views of rural land.
- 2 The excavation and filling of land to accommodate buildings and structures should be kept to a minimum.

Aged Persons' Accommodation

- 3 Accommodation for elderly persons and associated health care facilities should be:
 - (a) low in profile and designed so that the hills backdrop can still be viewed from Main South Road;
 - (b) provided with off-street parking in accordance with the standards contained in [Table Ya/1](#), with all such parking spaces located within convenient walking distance of the facilities they are to serve;
 - (c) landscaped to enhance the amenity of the locality and complement the built form;
 - (d) designed, sited and constructed to minimise the amount of traffic noise into sleeping quarters; and
 - (e) provided with private open space that can be utilised for recreation and social interaction purposes.

Parking and Access

- 4 Development should be provided with off-street parking for cars and buses, sufficient to accommodate the day-to-day and peak parking demands of the development.
- 5 The number of access points onto Main South Road should be limited, and wherever possible such access should be from existing driveways or from side roads.

Advertisements

- 6 Advertising signs should:
- (a) only be used for direction, identification and interpretation;
 - (b) be discrete in their size, design and colours; and
 - (c) be designed in accordance with the Advertising and Development Standards and Guidelines [Table Ya/3](#).
- 7 Third party advertising signs, illuminated signs and bunting should not be erected.

Complying Development

- 8 Those kinds of development listed in [Table Ya/4](#) are **complying** in the Community Zone.

Non-complying Development

- 9 The following kinds of development are **non-complying** in the Community Zone:

Amusement Machine Centre
 Builder's Yard
 Caravan Park
 Detached Dwelling
 Fuel Depot
 General Industry
 Hotel
 Intensive Animal Keeping
 Junk Yard
 Land Division to create an additional allotment or allotments
 Light Industry
 Motel
 Motor Repair Station
 Office
 Petrol Filling Station
 Road Transport Terminal
 Service Industry
 Service Trade Premises
 Shop with a total floor area exceeding 50 square metres
 Special Industry
 Stock Slaughter Works
 Store
 Timber Yard
 Warehouse
 Waste Disposal Depot
 Waste Transfer Station

Public Notification

- 10 Those kinds of development listed in [Table Ya/5](#), together with the following kinds of development, are assigned as **Category 1 Development*** in the Community Zone:

Aged Persons' Accommodation
 Alterations and additions to existing, lawful development
 Church
 Community Centre
 Consulting Rooms

* Pursuant to Section 38(2a) of the Development Act, the assignment of Category 1 Development does to extend to developments that involve, or are for the purpose of, any activity specified Schedule 22 of the Development Regulations (ie activities of major environmental significance).

Educational Establishment
Farming
Health Care Facilities Indoor Recreation Centre
Land Division where no additional allotments are created
Museum
Recreational Facilities

- 11** The following kinds of development are assigned as **Category 2 Development** in the Community Zone:

All kinds of development, other than non-complying development and those listed above as Category 1 Development.

RECREATION ZONE

Introduction

The objectives and principles of development control that follow apply in the Recreation Zone shown on [Maps Ya/25 to 27, 31, 32 and 36](#). They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

OBJECTIVES

- Objective 1:** Active and passive recreational areas for the local and district population.
- Objective 2:** District recreation facilities provided at Normanville on Section 1016 Hundred of Yankalilla to the west of Carrickalinga Road, and at Yankalilla on Sections 1172 and 1173 Hundred of Yankalilla to the south of Bungala River.

PRINCIPLES OF DEVELOPMENT CONTROL

Development Generally

- 1 Development should be primarily for recreational purposes of an active and passive nature.

Buildings

- 2 Building development should be confined to those parts of the zone intended for active recreational purposes, being Section 1016 Hundred of Yankalilla to the west of Carrickalinga Road, Sections 1172 and 1173 Hundred of Yankalilla to the south of the Bungala River, and land at Cape Jervis with frontage to Flinders Drive, James Street and Parilla Drive.
- 3 Buildings should be of a high standard of design and external appearance and located in close proximity to one another so that:
 - (a) they are in harmony with the surrounding townscape; and
 - (b) the open and attractive character of the landscape is not dominated by scattered development.
- 4 Buildings should be designed and constructed to minimise the risk of life and damage to property from flooding, with floor levels being at least 100 millimetres above the level of a 1 in 100 year rainfall event for the site.

Stormwater Drainage

- 5 Stormwater drainage swales and detention basins should be constructed and incorporated into designs for the open space and recreational use of land.
- 6 The stormwater drainage system should maximise the interception, retention and removal of water-borne pollutants prior to their discharge to surface or underground receiving waters.

Complying Development

- 7 Those kinds of development listed in [Table Ya/4](#), together with the following kinds of development, are **complying** in the Recreation Zone:

Farming
Recreation Area

Non-complying Development

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

- Amusement Machine Centre
- Builder's Yard
- Caravan Park
- Commercial Forestry
- Consulting Room
- Dwelling
- Fuel Depot
- General Industry
- Industry
- Intensive Animal Keeping
- Light Industry
- Road Transport Terminal
- Service Industry
- Service Trade Premises
- Shop, other than a shop in the nature of a kiosk for the needs of spectators and sporting associations
- Special Industry
- Store
- Timber Yard

Public Notification

9 The following kinds of development are assigned as **Category 1 Development*** in the Recreation Zone:

- Community Centre
- Club Rooms
- Indoor Recreation Centre
- Open Space
- Recreation Area

10 The following kinds of development are assigned as **Category 2 Development** in the Recreation Zone:

All other kinds of development, with the exception of non-complying development.

** Pursuant to Section 38 (2a) of the Development Act, the assignment of Category 1 Development does to extend to developments that involve, or are for the purpose of, any activity specified Schedule 22 of the Development regulations (ie activities of major environmental significance).*

COASTAL ZONE

Introduction

The objectives and principles of development control that follow apply in the Coastal Zone shown on [Maps Ya/5, 6, 10 to 13, 16 to 22, 24 to 26, 29, 33, 35 and 36](#). They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

OBJECTIVES

- Objective 1:** The preservation and management of coastal land and features, environmentally important natural features such as dunes, estuaries, stands of native vegetation, wildlife habitat, exposed cliffs, headlands and hilltops, and areas which form an attractive background to urban and tourist development.
- Objective 2:** The preservation and management of sites of heritage, cultural, scientific, environmental or educational importance.
- Objective 3:** Development only undertaken on land which is not subject to, or can be appropriately protected from, coastal hazards and does not adversely affect natural coastal processes.
- Objective 4:** Avoid development which is likely to adversely affect the coast by pollution, erosion, damage or depletion of physical or biological resources.
- Objective 5:** Development which maintains or enhances public use and access to the coastline.
- Objective 6:** Development which will not require now, or in the future, public expenditure on protection of the development, or the environment.
- Objective 7:** Livestock grazing and other kinds of low intensity agriculture confined to areas not covered in native vegetation or other environmentally sensitive areas.
- Objective 8:** A zone containing caravan and camping facilities on reclaimed foreshore land at Rapid Bay.

The Coastal Zone incorporates land adjacent to the coastline, predominantly characterised by rugged cliffs, headlands and sandy beaches. The scenic beauty of these features are important tourist assets to the district and there is a need to ensure that more fragile areas are not degraded.

The importance of the coastline for tourism is such that efforts must be made to ensure that it is protected from intensive or insensitive development which would threaten its natural scenic features.

The Coastal Zone applies the coastal margins of the district and includes policy to ensure the preservation of coastal landscapes, ensure public access and deter development in coastal hazard areas. The coastal environment is sensitive to increased exposure to increased tourism, public access, development pressures and land division. Development must therefore be carefully planned to avoid despoliation of the natural features and landscape qualities associated with the coast, and to minimise the need for future expenditure on protection of development and the environment.

The zone includes the caravan and camping reserve on the Rapid Bay foreshore. During summer months, considerable use is made of this facility by holiday-makers.

PRINCIPLES OF DEVELOPMENT CONTROL

Development Generally

- 1 Development should not be undertaken on coastal dune systems, coastal vegetation, estuaries or other environmentally sensitive features.

- 2 Development should not prejudice the zone's landscape qualities.
- 3 Development should not adversely affect the natural processes that operate along the coast.
- 4 Development should not be undertaken that may adversely affect coastal features, prevent public access or result in the loss of native vegetation, wildlife habitats or significant views across Backstairs Passage or Gulf St Vincent.
- 5 Development should not result in pollution or other damage to the coast, seabed or coastal waters.
- 6 Development should not be undertaken where there is a risk of flooding, erosion or sand drift.

Access

- 7 Access to beaches and reserves should be by means of suitably designed and constructed walkways and roads. Access roads should be located back from the coast and only where the road will not detract from the amenity of the area or lead to management problems.
- 8 Development should not prevent public access to the coast.

Location, Design and Siting

- 9 Development should provide safe and convenient access for vehicles and pedestrians, with car parking provided in accordance with the requirements of [Table Ya/1](#).
- 10 Buildings and structures should not be located within 100 metres of the mean high watermark of the coastline.
- 11 Buildings should conform with the following design and siting criteria, to the extent that they may be relevant:
 - (a) buildings should be sited unobtrusively so as not to be unduly visible from surrounding roads or adjacent beaches;
 - (b) buildings should be single storey in design so as to maintain the natural character of the locality;
 - (c) buildings should incorporate low-pitched roofs of a non-reflective texture and natural colours which blend with the surrounding landscape; and
 - (d) no building should be erected on land which has a natural gradient steeper than one in four.

Tourist Accommodation

- 12 Small-scale forms of tourist accommodation should only be located on sites which:
 - (a) have frontage to safe and convenient all-weather access roads;
 - (b) are connected to or are capable of being serviced with adequate and reliable power and water supplies; and
 - (c) are well away from sand dunes, estuaries, extensive stands of vegetation and other natural coast features.
- 13 Development providing for the accommodation of tourists should only be in the style of guest-houses, nature retreats, country cottages, farm stay, home hosted accommodation and bed and breakfast accommodation, and should be:
 - (a) located well below the ridgeline and away from hilltops;

- (b) located within valleys or behind spurs;
- (c) located so as not to be visible against the skyline when viewed from the coastline, public roads, settlements, and townships;
- (d) sited on an excavated rather than filled site in order to reduce the vertical profile of the building;
- (e) screened by existing native vegetation when viewed from public roads; and
- (f) located so as to maximise the retention of existing native vegetation, and the protection and retention of drainage lines in their natural state.

14 Development providing for the accommodation of tourists should contain not more than five separate units of accommodation per allotment.

Mineral Deposits

15 Development should not be undertaken in the vicinity of known mineral deposits until the full extent and significance of such deposits has been determined.

Land Division

16 Land should not be divided except under the following circumstances:

- (a) for the creation of a public road or reserve; or
- (b) for the minor readjustment of allotment boundaries, provided no additional allotments are created.

Complying Development

17 Those kinds of development listed in [Table Ya/4](#), together with the following kind of development, are **complying** in the Coastal Zone:

Farming

Non-complying Development

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

Advertisements that are located within 500 metres of the centre line of any public road, except where the advertisement has an advertisement area of two square metres or less, and providing the message contained thereon relates entirely to a lawful use of land, the advertisement is erected on the same site as that use, and a total of not more than two advertisements are erected on the site.

Amusement Machine Centre

Builder's Yard

Caravan Park, other than on the foreshore at Rapid Bay

Community Centre

Consulting Room

Dwelling where one or more dwellings already exist on the same allotment

Fuel Depot

General Industry

Group Dwelling

Hotel

Indoor Recreation Centre

Intensive Animal Keeping, except for intensive animal keeping in the form of aquaculture

Junk Yard

Land division creating an additional allotment or additional allotments

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

Light Industry
 Major Public Service Depot
 Motor Repair Station
 Multiple Dwelling
 Nursing Home
 Office
 Petrol Filling Station
 Residential Flat Building
 Restaurant
 Road Transport Terminal
 Row Dwelling
 Semi Detached Dwelling
 Service Industry
 Service Trade Premises
 Shop
 Special Industry
 Stock Slaughter Works
 Store
 Timber Yard

Tourist accommodation, other than tourist accommodation and ancillary uses:

- (a) within, as part of, or as an extension to a dwelling or lawful tourist accommodation existing as at 21 September 2000 and where up to eight guests are accommodated in hosted accommodation; or
- (b) wholly within a dwelling or lawful tourist accommodation existing as at 21 September 2000, and where up to ten guests are accommodated in non-hosted accommodation; or
- (c) wholly within or within part of or as an extension to a State or Locally listed heritage building (which may be in association with a new or existing dwelling), and where no more than 30 guests are accommodated on a single allotment; or
- (d) in any combination of State or Locally listed heritage buildings or other existing buildings or new buildings, and where from 31 to 55 guests are accommodated;

and where in all cases the tourist accommodation and ancillary uses:

- (i) are not located in areas subject to inundation by a 100-year return period flood event or situated on land fill which would interfere with the flow of such flood waters;
- (ii) are connected to an approved sewerage or common effluent disposal scheme or has an on-site waste water treatment and disposal method which complies with the Standard for the Installation and Operation of Septic Tank Systems in South Australia (including Supplements A & B) as prepared by the South Australian Health Commission;
- (iii) do not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse identified on a current series 1:50 000 SA Government Standard Topographic map, and when accommodating eleven guests or more any effluent generated is not disposed onto land within 200 metres of a major watercourse (3rd or higher order);
- (iv) do not have a waste water disposal area located on any land with a slope greater than 20 percent (1 in 5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres;
- (v) do not have a septic tank or any other waste water treatment facility located on land likely to be inundated by a 10-year return period flood event;
- (vi) are sited at least 25 metres from any watercourse identified on a current series 1:50 000 SA Government Standard Topographic map;
- (vii) have a secure, potable water supply that can provide at least 125 litres per person per day (including staff) that meets the standards of the South Australian Health Commission.

Warehouse
Waste Transfer Depot

Public Notification

- 19** Those kinds of development listed in [Table Ya/5](#), together with the following kinds of development are assigned as **Category 1 Development*** in the Coastal Zone:

Alterations and additions to existing buildings
Farm Building
Land Division involving the re-alignment of allotment boundaries where no additional allotments are created
Single storey detached dwellings

- 20** The following kinds of development are assigned as **Category 2 Development** in the Coastal Zone, except where the development is non-complying:

Commercial Forestry
Horticulture
Intensive animal keeping in the form of land based aquaculture
Two Storey Dwelling
Tourist accommodation facility in the nature of a guest house, farm-stay accommodation, nature retreat, bed and breakfast accommodation and home hosted accommodation

** Pursuant to Section 38 (2a) of the Development Act, the assignment of Category 1 Development does to extend to developments that involve, or are for the purpose of, any activity specified Schedule 22 of the Development regulations (ie activities of major environmental significance).*

CONSERVATION ZONE

Introduction

The objectives and principles of development control that follow apply in the Conservation Zone on [Maps Ya/7, 8, 15, 17 to 20 and 25](#). They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

OBJECTIVES

- Objective 1:** A zone in which land and features of major conservation significance, including areas of native vegetation, wildlife habitat and sites containing features of significance to the earth sciences, are conserved in their natural condition.
- Objective 2:** Conservation of the natural character and features of the Carrickalinga Creek estuary.
- Objective 3:** Protection and enhancement of native vegetation, swamps, bogs, wetlands and watercourses.
- Objective 4:** Conservation and preservation of wildlife and wilderness habitat.

PRINCIPLES OF DEVELOPMENT CONTROL

Development Generally

- 1 Development within the Nixon-Skinner Conservation Park, Yulte Conservation Park, Myponga Conservation Park, Talisker Conservation Park, Deep Creek Conservation Park, Waitpinga Conservation Reserve and Eric Bonython Conservation Reserve should be consistent with the conservation and land management values of the respective parks and reserves.
- 2 Development at the mouth of Carrickalinga Creek should be confined to:
 - (a) revegetation and restoration programmes designed to conserve or enhance the environmental condition of land and water; and
 - (b) minor alterations and additions to existing buildings.
- 3 Buildings and structures should only be erected for purposes consistent with the intent of the zone. Such buildings and structures should be of a high standard of design, low in profile and with particular emphasis on their external appearance and choice of materials, colours and siting.
- 4 Recreation areas, walking trails, parking areas and interpretive facilities for tourists and visitors should be “low-key” in terms of their design and siting, and should be compatible with the zone’s conservation values.
- 5 Advertising signs should not be erected unless required for the purpose of direction, identification and interpretation. In all circumstances, these signs should be small in scale and subdued in terms of their design, height and colour.
- 6 Development involving or requiring the removal of native vegetation should not occur.

Complying Development

- 7 Those kinds of development listed in [Table Ya/4](#) are **complying** in the Conservation Zone.

Non-complying Development

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

Amusement Machine Centre
 Builder's Yard
 Caravan Park
 Commercial Forestry
 Consulting Room
 Electricity Sub-station
 Fuel Depot
 General Industry
 Group Dwelling
 Horse Keeping
 Horticulture
 Hospital
 Hotel
 Indoor Recreation Centre
 Industry
 Intensive Animal Keeping
 Junk Yard
 Land Division involving the creation of an additional allotment or additional allotments
 Light Industry
 Major Public Service Depot
 Motel
 Motor Repair Station
 Multiple Dwelling
 Nursing Home
 Petrol Filling Station
 Residential Flat Building
 Road Transport Terminal
 Row Dwelling
 Semi-detached Dwelling
 Service Industry
 Service Trade Premises
 Shop
 Special Industry
 Stock Slaughter Works
 Store
 Timber Yard
 Warehouse
 Waste Disposal Depot

Public Notification

- 9 Those kinds of development listed in [Table Ya/5](#), together with the following kind of development, are assigned as **Category 1 Development** in the Conservation Zone:

Information and directional signs
 Structures, buildings and facilities for conservation, recreation and management purposes

WIRRINA COVE ZONE

Introduction

The objectives and principles of development control that follow apply in the Worrina Cove Zone shown on [Maps Ya/10 and 11](#). They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

OBJECTIVES

- Objective 1:** A zone accommodating an international standard tourist resort together with residential, marina, commercial and recreation, sport, health and fitness facilities.
- Objective 2:** Development designed and sited to complement the zone's rural and coastal setting.
- Objective 3:** Preservation of areas of high landscape and amenity value including stands of vegetation, exposed cliffs, and areas which form an attractive background to development.
- Objective 4:** Orderly sequences of development coordinated with the availability of private and public infrastructure, and driven by market demand.
- Objective 5:** Provision and where appropriate improvement of public access to the coast in keeping with objectives for protecting the environment, heritage and coastal amenity.
- Objective 6:** Sites and places of significance to the Aboriginal community protected, preserved and managed.
- Objective 7:** Protection of existing stands of native vegetation and encouragement of re-vegetation by planting species indigenous to the area.
- Objective 8:** Individual trees and other vegetation of high merit and local significance to be identified with council for preservation and protection.
- Objective 9:** Sites of geological significance preserved and protected.
- Objective 10:** Buildings, including structures, located unobtrusively and where possible screened by existing native and planted vegetation when viewed from Main South Road.
- Objective 11:** Buildings, including structures, located to retain existing native and planted vegetation and to protect and retain watercourses in their natural state.

Worrina Cove originally consisted of 89 rooms of accommodation and related convention facilities, an eighteen hole golf course, a community oval, tennis courts and budget accommodation. Since its purchase by the MBfl Group of Companies, there has been further development of a 206 berth marina at the mouth of the Anacotilla River, 111 residential allotments, 80 condominium units around the golf course, a new convention centre and 200 serviced holiday apartments adjacent to the resort. The food and beverage facilities have also been completely upgraded.

Planning has been predicated upon an ultimate development in the order of 1000 residential allotments, 1800 condominiums, apartments, town houses and terrace houses, plus 300 units catering for health farm and retirement purposes. Hotel and budget accommodation components could generate a further 1000 rooms of accommodation, along with 250 caravan and camping sites. An appropriate range of community services and shopping facilities to service residents, tourists and visitors alike are also planned.

Within the zone there are a number of sites of Aboriginal significance. An Aboriginal Heritage Agreement is to be prepared in conjunction with the Kaurna Heritage Committee for these sites, providing for their proper use and management.

PRINCIPLES OF DEVELOPMENT CONTROL

Development Generally

- 1 Development should be in accordance with the Wirrina Cove Structure Plan, [Map Ya/1 \(Overlay 1\) Enlargement E](#).
- 2 Development should be consistent with the overall aim of creating an international tourist resort at Wirrina Cove.
- 3 Development should take place on land which is suitable for the intended use of that land.
- 4 Development should take place in a manner which will not interfere with the effective and proper use of other land in the vicinity, including agricultural activities conducted on adjacent land, and which will not prevent the attainment of the objectives for that other land.
- 5 Buildings should be designed and sited to avoid the risk of damage from ground instability.
- 6 The excavation and/or filling of land should:
 - (a) be kept to a minimum so as to preserve the natural form of the land and native vegetation;
 - (b) be undertaken where appropriate to reduce the visual impact of buildings, or in order to construct water storage facilities; and
 - (c) not result in any embankment where the slope exceeds a gradient of one in three.
- 7 Development should incorporate a stormwater management scheme that provides for the control of stormwater during the construction stage of the development and avoids any adverse impact on the quality, volume and rate of run-off from developing areas. Water quality should be of a standard that meets national water quality guidelines for recreational uses and the protection of aquatic ecosystems.
- 8 Development should occur in an orderly and cohesive manner so as to avoid isolated and fragmented development.

Human Services

- 9 Development should take into account the potential future demand for on-site essential community and human services.
- 10 Emergency services facilities should be co-located.

Building Design

- 11 Buildings and structures (apart from those developed in association with the Waterfront Commercial/Residential area designated on the Wirrina Cove Structure Plan, [Map Ya/1 \(Overlay 1\) Enlargement E](#)), should be designed and sited and be of such a scale as to be unobtrusive and not detract from the desired natural character of the zone, and, in particular:
 - (a) they should be sited on an excavated rather than a filled site in order to reduce their vertical profile;
 - (b) the profile of buildings should be low and the roof lines should complement the natural form of the land;
 - (c) 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; and
 - (d) large eaves, verandahs and pergolas should be incorporated into designs so as to create shadowed areas which reduce the bulky appearance of buildings.

- 12** The external materials of buildings (apart from those developed in association with the Waterfront Commercial/Residential area designated on the Wirrina Cove Structure Plan, [Map Ya/1 \(Overlay 1\) Enlargement E](#)) should:
- (a) have surfaces which are of a low light-reflective nature; and
 - (b) be of natural colours so as to be unobtrusive, blend with the rural landscape and minimise any visual intrusion.
- 13** Additions to buildings should:
- (a) be undertaken on the side of the building which is least obtrusive when completed; and
 - (b) comply with the previously mentioned principles of development control relating to the location and design of buildings.
- 14** Outbuildings should:
- (a) be limited to one outbuilding per allotment;
 - (b) be located in the most unobtrusive part of the allotment;
 - (c) have external walls composed of either stone, brick, rendered masonry, pre-treated timber or colour coated metal;
 - (d) not exceed a total floor area of 54 square metres;
 - (e) be architecturally compatible with the associated dwelling; and
 - (f) not be erected within six metres of the boundary of the golf course.
- 15** Development should be designed to relate to the natural topography and features of the land.
- 16** Development near the coastal cliff tops should:
- (a) be designed and located having regard to occupant and public safety;
 - (b) take account of physical features and soil types to avoid erosion or damage to cliff edges; and
 - (c) adopt a variety of set-backs and built-forms to provide visual diversity.
- 17** Development should provide for a range of allotment sizes to facilitate housing mix.
- 18** The Waterfront Commercial/Residential area designated on the Wirrina Cove Structure Plan, [Map Ya/1 \(Overlay 1\) Enlargement E](#) should be designed to achieve a scale relationship with natural land forms, to complement the visual backdrop and enclosure to the marina and to create a concentrated tourist activity focus, and in particular:
- (a) the profile of buildings should have proportions and architectural design features (such as gables and minimum roof pitches of 30 degrees) which create a vertical rather than a horizontal profile of development;
 - (b) buildings facing the marina should abut each other, or have minimal side set-backs, so as to achieve a cohesive and continuous frontage to the marina;
 - (c) road access to waterfront development should be from the landward side;
 - (d) buildings should have a minimum height to the top of the roof of seven metres, with two storey forms of construction being the preferred form of development; and

- (e) development should comprise a mixture of residential and waterfront commercial uses, with residential uses located above commercial uses in appropriate locations.

Residential Development

- 19** Dwellings should be designed to high standards to complement the desired future character of Wirrina Cove as an international tourist resort.
- 20** Dwellings should be energy and resource efficient and incorporate into their design:
 - (a) rainwater tanks;
 - (b) wall, floor, ceiling and roof insulation;
 - (c) solar orientation;
 - (d) solar hot water systems;
 - (e) dual flush toilet cisterns; and
 - (f) other water saving devices.
- 21** Dwellings should have external materials of construction comprised of brick, stone, rendered masonry or fibre cement claddings, in combination with glass and timber.
- 22** Side and rear boundary fencing associated with development should not exceed 1.8 metres in height and should be constructed of either:
 - (a) stone;
 - (b) brick;
 - (c) rendered masonry;
 - (d) pre-treated timber;
 - (e) colour coated metal;
 - (f) tubular metal;
 - (g) wrought iron,or a combination of these materials.
- 23** Where an allotment adjoins or backs onto a golf course, fencing along that boundary should be of an open or "see-through" style, not more than 1.8 metres in height.
- 24** Front boundary fencing (where considered necessary) associated with development should not exceed 1.8 metres in height and should be constructed to complement the appearance of the dwelling on the same allotment using a selection of the following materials:
 - (a) stone;
 - (b) brick;
 - (c) rendered masonry;
 - (d) pre-treated timber;
 - (e) tubular metal;

- (f) wrought iron,

or a combination of these materials.

- 25** Detached dwellings (apart from those developed in association with the Waterfront Commercial/Residential area designated on the Wirrina Cove Structure Plan), should be developed to the following standards and guidelines:
- (a) a minimum set-back of six metres from the primary road frontage, and where applicable a minimum set-back of six metres from the boundary of the golf course;
 - (b) the area of the ground floor of the detached dwelling not exceeding 50 percent of the site upon which the detached dwelling is to be erected;
 - (c) a contiguous amount of private open space being provided at the rate of 30 square metres for each room which can reasonably be expected to be used as a bedroom, and in any event not being less than 60 square metres in area with a minimum dimension in any direction of six metres;
 - (d) a parking area being established on the site of the detached dwelling at the rate of two parking spaces per dwelling, where one of those spaces is undercover;
 - (e) the design of each dwelling, and in particular the size, sill height and position of windows, being such as to minimise overlooking and overshadowing of adjoining residential development; and
 - (f) aërials, antennas, towers and the like wherever possible being located within the roof space of each dwelling, but where this is not possible such structures should not be visually prominent.
- 26** Buildings, including structures, should be located so as to:
- (a) not be visible against the skyline when viewed from Main South Road; and
 - (b) be screened by existing native and planted vegetation when viewed from Main South Road.
- 27** Medium-density accommodation in the nature of condominiums, serviced holiday apartments, townhouses and apartments should:
- (a) be designed and sited to take maximum advantage of views to the coast, the golf course, the marina, or surrounding rural land as the case may be;
 - (b) be of a high standard of architectural design and be of such scale as to be unobtrusive and not detract from the desired future character of the zone; and
 - (c) incorporate energy saving devices as described in principle of development control numbered 20.

Commercial Development

- 28** The size and range of retail, office, commercial and restaurant facilities should be appropriate to the needs of the zone's visitors, tourists, residents and mariners. In particular, retail development should consist of small scale specialty shops and facilities providing for the day-to-day needs of visitors, tourists, residents and mariners.
- 29** Retail, office, commercial and restaurant facilities should primarily be located in the Heritage Village and the tourist accommodation areas adjacent to the marina, and should be sited away from steep downslopes to minimise exposure to bushfire threat.
- 30** Development in the Heritage Village should complement the historical significance of the existing heritage building and should not adversely impact on it.

- 31 Car parking areas, service areas, and areas for the storage of goods and materials should be sited and suitably screened in order to enhance the amenity of the locality.

Tourist Facilities

- 32 Tourist facilities should be located as designated on the Worrina Cove Structure Plan, [Map Ya/1 \(Overlay 1\) Enlargement E](#). The facility designated in the northern portion of the zone should be in the form of a Country Club associated with an international standard golf course and may incorporate a clubhouse, tavern, conference facilities and limited accommodation, and the facility designated in the southern portion of the zone should be in the form of a low-intensity health farm providing limited accommodation in a natural setting.

Coastal Development

- 33 Roads, parking areas and development sites adjacent to the coastline should be at least 0.3 metres above the standard sea flood risk level unless the land is or can be protected against coastal erosion, sea and/or stormwater flooding or other coastal processes at the time of development.
- 34 Building floor levels should be at least 0.25 metres above the minimum site level (that is 0.55 metres above the standard sea flood risk level) unless the development is or can be protected and there are practical measures available to the developer and/or subsequent owners to protect the development against a further sea level rise of 0.7 metres above the minimum site level.
- 35 Buildings which are located over tidal water or which cannot be protected by local protection measures in the future should have a floor level of at least 1.25 metres above the standard sea flood risk level.
- 36 Development should not occur where essential services cannot be provided and maintained having regard to flood risk and sea level rise, or where emergency vehicle access would be prevented by a 100 year average return interval extreme sea level event, adjusted for 100 years of sea level rise.
- 37 Marina development should:
- (a) minimise any impact on:
 - (i) natural coastal processes;
 - (ii) habitats of conservation significance; and
 - (iii) marine ecology;
 - (b) provide adequate car and trailer parking to cater for marina users and the public;
 - (c) have road access designed to accommodate the volume and nature of traffic likely to use the marina;
 - (d) comply with recognised standards for water quality;
 - (e) have good water exchange for all tidal conditions;
 - (f) not be adversely affected by river discharge or stormwater outfalls;
 - (g) be capable of controlling, without property flooding or loss of emergency access, stormwater which would discharge into the marina and adjacent land during a storm tide;
 - (h) have an oil spill contingency plan to minimise the impact and provide for the adequate clean up of any oil/hydrocarbon fuel spillage;

- (i) not result in undue noise intrusion on adjoining or nearby uses;
- (j) have adequate onshore facilities to meet the expected usage of the overall development, including adequate facilities for each component of a staged development as it is brought into service;
- (k) provide onshore facilities in the initial stages of development including toilets for marina berth holders, other private users and the general public and facilities for disposal from vessels of sewage and effluent and other wastes such as oil and general rubbish;
- (l) have breakwaters and protective works designed in accordance with sound engineering practices so as to prevent sea storm damage for events with an average recurrence interval of 100 years;
- (m) ensure the breakwater entrance is oriented to enable safe access to the marina from the sea during severe weather conditions; and
- (n) provide at least ten berths for safe refuge for transient vessels.

38 A boat ramp should be provided in association with marina development.

Public utilities

- 39** A reticulated supply system, designed and installed to relevant standards, should be connected to all development throughout the zone such that:
- (a) the on-site 420 Megalitre reservoir is limited to supplying 89 units of resort accommodation, 111 residential allotments, the marina, 80 condominium units and 200 serviced holiday apartment units; and
 - (b) beyond the scope of development outlined in (a) above, further development in the zone should be supplied from an SA Water Corporation mains extension.
- 40** Upon extension of the mains water supply as described in principle of development control numbered 39(b), all existing and proposed development within the zone should be connected to that supply, so that the on-site 420 Megalitre reservoir can be retained for irrigation, firefighting, and recreational purposes.
- 41** Effluent should be disposed from all development via sewer mains connected to a package treatment plant and effluent lagoons, all designed, installed and operated to relevant standards. Effluent should not enter watercourses, the marina or other areas of the coast.
- 42** Woodlot areas for effluent disposal should be located out of the catchment of the on-site reservoir.
- 43** All development should be provided with underground electricity, telephone and other utility services.
- 44** Re-use of effluent for irrigation purposes should be determined according to its end quality and should comply with relevant standards for such purposes.
- 45** Spray drift from effluent irrigation should be prevented where allotments share a common boundary with the golf course.
- 46** The reservoir and reticulated water supply should be monitored to ensure it complies with relevant standards for the purpose for which it is being used.
- 47** Any new sewage treatment plant should be sited at least 50 metres from any building used for human habitation.
- 48** Adequate fire protection and firefighting facilities should be provided for development in accordance with relevant standards.

Conservation

- 49** The nature, features and general character of areas and items, other than building development and vegetation, should be conserved which are of special:
- (a) historical (including archaeological) significance or heritage value;
 - (b) scientific interest; or
 - (c) scenic value or natural beauty.
- 50** Development should be designed, sited and managed to prevent any adverse effect on places or sites of Aboriginal heritage significance.
- 51** Existing stands of native vegetation, individual trees, and other vegetation of high merit and local significance which are of:
- (a) special visual significance or interest;
 - (b) existing or possible future value in the screening of a building or unsightly views;
 - (c) existing or possible future value in the provision of shade or as a windbreak;
 - (d) existing or possible future value in the prevention of soil erosion;
 - (e) special historical significance or heritage value;
 - (f) scientific interest; or
 - (g) value as a habitat for native fauna,
- should be identified with council, preserved and protected.
- 52** Woodlot areas should be established and maintained to minimise the bushfire hazard and complement bushfire prevention principles.
- 53** Landscaping, including vegetation plantings for windbreaks and screening, should be established and maintained to minimise the bushfire hazard and complement bushfire prevention principles.
- 54** A buffer area of a minimum width of 50 metres should be set aside and maintained as depicted on the Wirrina Cove Structure Plan, [Map Ya/1 \(Overlay 1\) Enlargement E](#) to minimise the impact of development on adjoining agricultural land. No buildings or structures should be located within this buffer area.

Complying Development

- 55** Those kinds of development listed in [Table Ya/4](#) are **complying** in the Wirrina Cove Zone.

Non-complying Development

- 56** The following kinds of development are **non-complying** in the Wirrina Cove Zone:

General Industry
 Intensive Animal Keeping
 Junk Yard
 Landfill
 Motor Repair Station other than a facility for the repair and maintenance of water-borne craft
 Road Transport Terminal
 Stock Slaughter Works
 Timber Yard
 Used Car Lot

Public Notification

- 57 Those kinds of development listed in [Table Ya/5](#), together with the following kinds of developments are assigned as **Category 1 Development*** In the Wirrina Cove Zone:

Advertisement for identification or directional purposes
 Amusement Machine Centre
 Caravan Park
 Club Room
 Community Centre
 Consulting Room
 Convention Centre
 Detached Dwelling
 Dwelling
 Education Establishment
 Effluent Treatment Plant
 Extractive Industry
 Farm Building
 Farming
 Fire Station
 Golf Course
 Group Dwelling
 Horse Keeping
 Horticulture
 Hotel
 Indoor Recreation Centre
 Land Division
 Light Industry
 Marina
 Motel
 Motor Repair Station, in the nature of a facility for the repair and maintenance of water-borne craft
 Multiple Dwelling
 Museum
 Nursing Home
 Office
 Parking Area
 Petrol Filling Station
 Pre-school
 Recreation Area
 Residential Flat Building
 Restaurant
 Row Dwelling
 Semi-detached Dwelling
 Serviced Holiday Apartments
 Shop, other than a shop in the nature of a retail showroom
 Store
 Tourist Accommodation Facility
 Woodlot

- 58 The following kinds of development are assigned as **Category 2 Development** In the Wirrina Cove Zone:

All other kinds of development not listed as Category 1 Development, with the exception of those developments listed as non-complying in the Wirrina Cove Zone.

* Pursuant to Section 38 (2a) of the Development Act, the assignment of Category 1 Development does to extend to developments that involve, or are for the purpose of, any activity specified Schedule 22 of the Development regulations (ie activities of major environmental significance).

EXTRACTIVE INDUSTRY ZONE

Introduction

The objectives and principles of development control that follow apply in the Extractive Industry Zone shown on [Maps Ya/12 and 35](#). They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

OBJECTIVES

- Objective 1:** A zone for the quarrying, grading and transportation of dolomite, crushed rock and other quarry materials.
- Objective 2:** The visual impact of quarrying operations on the surrounding locality minimised.
- Objective 3:** Rehabilitation following the extraction of mineral deposits in a manner which allows a range of future uses and activities.
- Objective 4:** Minimum levels of noise and dust created by quarrying and associated activities.

PRINCIPLES OF DEVELOPMENT CONTROL

Development Generally

- 1 Development should primarily be for quarrying and primary production in those parts of the zone not yet required or used for quarrying purposes.
- 2 Quarrying should take place in an orderly manner, and sites used for such purposes should be progressively rehabilitated for suitable after-use.
- 3 No buildings or structures should be erected, except buildings that are light framed, demountable, and required for purposes associated with the quarrying, treatment and/or transportation of dolomite, crushed rock and other quarry materials.

Landscaping

- 4 Quarry workings should be suitably screened and measures taken to minimise noise and dust nuisance to surrounding landowners.
- 5 Suitable buffer areas should be provided around all quarry workings, and a program of landscaping carried out within those areas to effectively screen quarrying operations from public view, including views from the sea.
- 6 Quarry sites should be battered and revegetated following quarry operations to minimise soil erosion.

Stormwater

- 7 Development should not result in the pollution of any surface or underground water resources.
- 8 Stormwater should be capable of being drained safely and efficiently from land used for quarrying purposes.
- 9 Where possible, stormwater should be reused for purposes such as dust control and landscape irrigation.
- 10 Stormwater run-off should be diverted into a silt retention facility.

Complying Development

11 Those kinds of development listed in [Table Ya/4](#) are **complying** in the Extractive Industry Zone.

Non-complying Development

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

Bank
 Community Centre
 Consulting Rooms
 Detached Dwelling
 Feed Lot
 Fuel Depot
 General Industry
 Hotel
 Junk Yard
 Kennel
 Land Division creating an additional allotment or allotments
 Motel
 Motor Showroom
 Multiple Dwelling
 Office
 Petrol Filling Station
 Piggery
 Pig Keeping
 Poultry Battery
 Poultry Keeping
 Residential Flat Building
 Road Transport Terminal
 Row Dwelling
 Semi-detached Dwelling
 Service Industry
 Shop
 Special Industry
 Stable
 Stock Saleyard
 Stock Slaughter Works
 Store
 Used Car Lot
 Warehouse

Public Notification

13 Those kinds of development listed in [Table Ya/5](#), together with the following kinds of development, are assigned as **Category 1 Development*** in the Extractive Industry Zone:

Extractive Industry and associated activities and operations
 Farming

14 The following kinds of development are assigned as **Category 2 Development** in the Extractive Industry Zone:

All other kinds of development not listed as Category 1 Development, with the exception of those developments listed as non-complying in the Extractive Industry Zone.

* Pursuant to Section 38 (2a) of the Development Act, the assignment of Category 1 Development does to extend to developments that involve, or are for the purpose of, any activity specified Schedule 22 of the Development regulations (ie activities of major environmental significance).

TOURIST ACCOMMODATION ZONE

Introduction

The objectives and principles of development control that follow apply in the Tourist Accommodation Zone shown on [Maps Ya/25 to 27, 29 and 30](#). They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

OBJECTIVES

Development Generally

- Objective 1:** A zone containing caravans, cabins, hostels, apartments and motels catering for the temporary accommodation of tourists and visitors.
- Objective 2:** Entertainment, sporting and recreational facilities provided in association with or in close proximity to tourist accommodation.
- Objective 3:** Protection of existing vegetation and natural features, and the planting of species indigenous to the district.

Development at Normanville

- Objective 4:** Development only undertaken on land which is not subject to, or can be appropriately protected from, coastal hazards and does not adversely affect coastal processes.
- Objective 5:** Avoid development which is likely to adversely affect the coast by pollution, erosion, damage or depletion of physical or biological resources.
- Objective 6:** Development which maintains or enhances public use and access to the coastline.
- Objective 7:** Development which will not require now, or in the future, public expenditure on protection of the development, or the environment.

PRINCIPLES OF DEVELOPMENT CONTROL

Development Generally

- 1** Buildings should be of a high standard of design with regard to their external appearance, external cladding, shape and landscaping.
- 2** Development should be undertaken so as to minimise the emission of noise and other disturbances to the locality.
- 3** Development at Normanville should be in the nature of:
 - (a) a caravan park and camping complex behind the sand dunes;
 - (b) apartments, cabins and various forms of medium density accommodation, located on land situated above the 1:100 year Average Recurrence Interval flood level of the Bungala River or the Yankalilla Creek.
- 4** Further development of the Christian Revival Camp at Part Section 1012 Hundred of Yankalilla should be confined to land above the 1:100 year Average Recurrence Interval flood level of the Carrickalinga Creek.
- 5** Further development of the Latvian Camp at Normanville Heights on Section 1176 Hundred of Yankalilla should generally be in close proximity to existing buildings and structures, and designed and sited so as not to be visible from Willson Drive.

- 6 Entertainment, sporting and recreational facilities, including access and parking facilities, should be small in scale, limited in number and provided primarily for the needs of persons residing temporarily in the associated tourist accommodation.

Development at Normanville

- 7 Development should not be undertaken on coastal dune systems, coastal vegetation, estuaries or other environmentally sensitive features.
- 8 Development should not prejudice the zone's landscape qualities.
- 9 Development should not adversely affect the natural processes that operate along the coast.
- 10 Development should not be undertaken that may adversely affect coastal features, prevent public access or result in the loss of native vegetation, wildlife habitats or significant views across Gulf St Vincent.
- 11 Development should not be undertaken where there is a risk of flooding, erosion or sand drift.
- 12 Access to beaches and reserves should be by means of suitably designed and constructed walkways and roads. Access roads should be located back from the coast and only where the road will not detract from the amenity of the area or lead to management problems.
- 13 Development should not prevent public access to the coast.

Landscaping

- 14 Existing trees which exceed a height of 3.0 metres should be retained to enhance and complement development.
- 15 Development should include extensive landscaping and the planting of appropriate species in order to enhance the character and amenity of the zone, and to screen buildings, caravans and other structures from public view.

Servicing

- 16 Development should incorporate a stormwater management system which is designed to:
- (a) harvest and reuse stormwater;
 - (b) minimise the impact of stormwater discharge on streams and the coastline; and
 - (c) preserve rather than eliminate natural drainage systems.
- 17 Development should be connected to an effluent treatment and disposal system which complies with the Standard for the Installation and Operation of Septic Tank Systems in South Australia (including supplements A and B) as prepared by the Department of Human Services.

Advertising

- 18 Advertising signs should only be for direction, identification and interpretation and should be discrete in terms of their size, design and colours. Third party advertising signs, streamers and bunting should not be erected.

Complying Development

- 19 Those kinds of development listed in [Table Ya/4](#), together with the following kind of development, are **complying** in the Tourist Accommodation Zone:

Recreation Area.

Non-complying Development

20 The following kinds of development are **non-complying** in the Tourist Accommodation Zone:

- Fuel Depot
- Industry
- Intensive Animal Keeping
- Junk Yard
- Motor Repair Station
- Road Transport Terminal
- Service Industry
- Service Trade Premises
- Shop or group of shops with a gross leasable floor area greater than 200 square metres
- Special Industry
- Stock Slaughter Yard
- Store
- Timber Yard
- Warehouse
- Waste Disposal Depot
- Waste Transfer Station

Public Notification

21 Those kinds of development listed in [Table Ya/5](#), together with the following kinds of development, are assigned as **Category 1 Development*** in the Tourist Accommodation Zone:

The construction of, or change of use to, tourist accommodation and any accessory activities.

22 The following kinds of development are assigned as **Category 2 Development** in the Tourist Accommodation Zone:

All other kinds of development with the exception of Category 1 Developments and non-complying development.

** Pursuant to Section 38 (2a) of the Development Act, the assignment of Category 1 Development does to extend to developments that involve, or are for the purpose of, any activity specified Schedule 22 of the Development regulations (ie activities of major environmental significance).*

CARAVAN AND TOURIST PARK ZONE

Introduction

The objectives and principles of development control that follow apply in the Caravan and Tourist Park Zone shown on [Maps Ya/26 and 29](#). They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

OBJECTIVES

- Objective 1:** A zone primarily for short-term tourist accommodation and associated facilities.
- Objective 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.
- Objective 3:** Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- Objective 4:** Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This Zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins. Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- Amenity block, including shower, toilet, laundry and kitchen facilities
- Cabin
- Camping ground
- Caravan park
- Caravan permanently fixed to land
- Recreation area including tennis court, basketball court, playground
- Swimming pool/spa
- Tourist park and other forms of tourist accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.

- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 The total number of tourist accommodation sites in the park should be at least 60 percent of the total number of sites available.
- 6 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.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

Car Parking and Access

- 8 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

Street and Boundary Setbacks

- 9 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 (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
 - (b) 6 metres from a public road
 - (c) 2 metres from the boundary of the caravan park or camping ground.

Natural Hazards

- 10 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

- 11 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*.

Complying Development

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

Non-complying Development

- 13 The following kinds of development are **non-complying** in the Caravan and Tourist Park Zone:

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 an additional allotment(s) either wholly or partly within the Zone, except where a lease or license agreement is made, granted or accepted under the *Residential Parks Act 2007*
 Marina
 Motor Repair Station
 Nursing Home
 Office, except where in association with and ancillary to tourist accommodation
 Petrol Filling Station
 Place of Worship
 Pre-school
 Prescribed Mining Operations
 Public Service Depot
 Residential Flat Building
 Restaurant, except where it is both:

- (a) 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

- 14** For the purpose of Section 38 of the *Development Act 1993* the following kinds of development are assigned as **Category 1 Development** in the Caravan and Tourist Park Zone:

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

HISTORIC (CONSERVATION) RANDALSEA ZONE

Introduction

The objectives and principles of development control that follow apply in the Historic (Conservation) Randalsea Zone shown on [Map Ya/34](#). They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

OBJECTIVES

- Objective 1:** Promotion and development of Randalsea as an historic town, through the conservation of buildings and items of historic and/or townscape significance.
- Objective 2:** Sympathetic additions and alterations to buildings and items of historic and/or townscape significance.
- Objective 3:** Development designed and sited in harmony with the distinctive character, scale and pattern of original European development.
- Objective 4:** Maintenance of the open and rural character of the hill-sides surrounding Randalsea, in order to provide a contrasting backdrop and rural setting to the town.
- Objective 5:** Retention of views of, from and towards the township.

Randalsea is nestled at the bottom of the Parananacooka River at its junction with a smaller tributary. A scattered collection of buildings are located along the valley floor with trees and open grazing land rising steeply behind to the ridgelines which form a contrasting rural backdrop.

Randalsea is a rare example of a small rural village founded around two industrial functions - a steam flour mill and saw milling. The historic significance of the town lies in the integrity, age and condition of the original buildings, and its landscaped setting.

In 1988, consultants to the former State Heritage Branch of the Department of Environment and Planning reported on the heritage resources of the Fleurieu Peninsula. Within and around Randalsea township, some fifteen individual buildings were identified as contributing to the historic significance of the town. The consultants proposed that nine of these buildings should be placed on the former Register of State Heritage items under the provisions of the former *South Australian Heritage Act, 1978*. The original flour mill, restored and known as Leonard's Mill, is now listed on the State Heritage Register.

PRINCIPLES OF DEVELOPMENT CONTROL

Development Generally

- 1 Development should be in accordance with the Randalsea (Town) Structure Plan, [Map Ya/1 \(Overlay 1\) Enlargement D](#).
- 2 Development should reinforce the predominant layout and setting of the township by maintaining a sharp distinction between the informal groupings of buildings set within the township proper, and the bare hillsides surrounding the town.
- 3 The open and rural character of the hills surrounding the town, and the roads leading to and from it, should be maintained in order to protect the town's setting.

Design and Siting of Development

- 4 Development should respect and complement the built-form character of any nearby building of historic significance, especially in terms of scale, building form, materials, external finishes, colour and detailing.

- 5 Development should be designed and sited so that existing trees of substantial size are retained, and where future growth of these trees can be accommodated.
- 6 New buildings and extensions to existing buildings should:
 - (a) be modelled and articulated, incorporating pitched roofs of not less than 30 degrees and, where appropriate, verandahs;
 - (b) incorporate external materials which reflect traditional methods of construction; and
 - (c) be limited in size to not more than 50 percent of the floor area of an existing building.
- 7 Buildings should be designed and sited so that they do not intrude on the rural landscape as viewed from the major road approaches to Randalsea, or from locations within the town.
- 8 Development in the nature of small, single storey detached dwellings should predominate, however, non-residential uses which are compatible with the small scale and historic significance of the town should be considered on their individual merits, provided that they do not detract from the amenity of the locality by reason of excessive noise, traffic volumes, advertisements or scale.
- 9 Buildings should be located in such a way as to maximise the retention of existing native vegetation and should be set-back at least 25 metres from the centre line of the Parananacooka River.
- 10 Development should not occur if any wastes produced by the development would be likely to pollute underground water resources or the Parananacooka River.

Land Division

- 11 Land should only be divided if it is for the purpose of providing a separate certificate of title to an existing habitable dwelling, and where the minimum size of any allotment is 1000 square metres.
- 12 Development which requires or involves the amalgamation of allotments, and is contrary to the small scale of existing development, should be avoided.

Advertisements

- 13 Advertisements should only be associated with commercial development and tourist accommodation and should comprise typefaces, colours, sizes and forms consistent with clear and symmetrical styles predominating in the nineteenth century. Advertisements should only be allowed if they are attached to or painted onto buildings, consistent with the Advertising Development Standards and Guidelines [Table Ya/3](#).
- 14 Advertisements should not incorporate any flashing, animation, revolving or oscillating movement, or exposed neon tubing.

Complying Development

- 15 No kinds of development are **complying** in the Historic (Conservation) Randalsea Zone.

Non-complying Development

- 16 The following kinds of development are **non-complying** in the Historic (Conservation) Randalsea Zone:
 - Amusement Machine Centre
 - Builder's Yard
 - Caravan Park
 - Fuel Depot
 - General Industry
 - Industry

Junk Yard
 Land Division, other than in the circumstances described in Zone Principle 11
 Light Industry
 Motor Repair Station
 Petrol Filling Station
 Public Service Depot
 Road Transport Terminal
 Service Trade Premises
 Shop or group of shops with a gross leasable floor area larger than 450 square metres
 Special Industry
 Stock Slaughter Works
 Timber Yard
 Warehouse

Public Notification

- 17** The following kinds of development are assigned as **Category 1 Development*** in the Historic (Conservation) Randalsea Zone:

Land division involving the realignment of boundaries where no additional allotments are created
 Sheds, garages and other residential outbuildings
 Single storey alterations and additions to existing residential development
 Single storey dwellings in any configuration
 Tourist Accommodation in the nature of a motel or bed and breakfast accommodation.

- 18** The following kinds of development are assigned as **Category 2 Development** in the Historic (Conservation) Randalsea Zone:

All other kinds of development not listed as Category 1 Development, with the exception of those developments listed as non-complying in the Historic (Conservation) Randalsea Zone.

** Pursuant to Section 38 (2a) of the Development Act, the assignment of Category 1 Development does to extend to developments that involve, or are for the purpose of, any activity specified Schedule 22 of the Development regulations (ie activities of major environmental significance).*

HISTORIC (CONSERVATION) RAPID BAY ZONE

Introduction

The objectives and principles of development control that follow apply in the Historic (Conservation) (Rapid Bay) Zone shown on [Map Ya/35](#). They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

OBJECTIVES

- Objective 1:** Retention of the original character of Rapid Bay.
- Objective 2:** Conservation and restoration of historic buildings and structures within an open setting.
- Objective 3:** Maintenance of the open rural character and long views towards Rapid Bay from the main approach road.
- Objective 4:** Retention of the natural character of the Yattagolinga River and other natural features of the township.
- Objective 5:** Single storey, small scale residential development restricted to contiguous extensions of existing divided allotments.
- Objective 6:** Small scale tourist development either contained within or in close proximity to existing items and sites of heritage significance.
- Objective 7:** Preservation of the open rural backdrop comprising the hills which enclose and surround the town.

Rapid Bay consists of two residential enclaves which are divided by the Yattagolinga River and the town oval, and are both framed by steep, treeless hillsides suitable mainly for grazing. The western section of the town, which is laid out around the main entrance road, includes eighteen houses, a general store and a meeting hall, while the eastern section includes fifteen houses either side of Cygnet Place and the primary school. The houses are all similar in design and all make use of red brick, concrete brick and stone, but variations in the basic design and in the way in which the different materials are arranged impart a sense of individuality. Common features include painted hipped corrugated iron roofs, simple and return verandahs, and painted concrete lintels and window sills. There is a row of low rendered walls along the front of one group of allotments in Cygnet Place which overlook the sea, but all of the other allotments have wire mesh front fences and corrugated iron side and rear fences. Building set-backs are regular and all of the houses face towards the bay.

The streets are well treed and although Norfolk Island pines are not the only species they are the most common. The extension of the main entrance road which leads through the western residential area and then branches off towards the quarry is divided by a wide median strip in which Norfolk Island pines and pyramid trees have been planted alternately. About a third of the way along this street a road branches off towards the beach to provide access to the jetty, the foreshore caravan and camping area and the eastern residential area. Trees have been planted along all of these routes and the embankments along the roads have been planted with shrubs, flowers and ground cover. The mouth of the Yattagolinga River, which is located near the junction of these three routes, is shallow and filled with reeds. The jetty and the quarry works dominate the western end of the beach, while at the eastern end the foreshore rises up into steep rocky faces which enclose the view.

Houses in the vicinity of Cygnet Place are constructed of a varying combination of either red brick, concrete brick and/or limestone. They have hipped roofs most of which are clad with corrugated galvanised iron. They were built in 1948 and 1949 (with the school added in 1950). The fifteen houses constructed in the vicinity of Cygnet Place were designed using one (and in one case a combination of two) of six house plans, prepared by the BHP Company Limited. They are either five or six room dwellings and some have sleep-outs attached. They are constructed on allotments of approximately the same size and are set-back the same distance from the street.

The zone also encompasses historic buildings and items at the southern end of the town which have considerable potential for restoration and reuse.

PRINCIPLES OF DEVELOPMENT CONTROL

Development Generally

- 1 Development should be in accordance with the Rapid Bay (*Town*) Structure Plan, [Map Ya/1 \(Overlay 1\) Enlargement C](#).
- 2 Residential development should be restricted to those areas nominated as "Living" on [Map Ya/1 \(Overlay 1\) Enlargement C](#), and should consist of small scale, single storey detached dwellings which are sympathetic with other dwellings in terms of siting, scale, form, colours, roof and wall materials and landscaping.
- 3 Extensions to existing detached dwellings should be:
 - (a) limited to not more than 50 percent of the floor area of the existing building;
 - (b) confined to the rear of the dwelling; and
 - (c) designed as a single storey extension.
- 4 Development should incorporate landscaping which is effective in:
 - (a) screening excavations and other site works;
 - (b) complementing new development;
 - (c) enhancing views of and from development within the zone; and
 - (d) screening and shading vehicle parking areas.
- 5 Individual trees and stands of trees should be retained and conserved.
- 6 Development should not be undertaken on land which is liable to inundation by floodwaters or subject to erosion, and where the development consists of the construction of a building it should not be located within 50 metres of the centre line of the Yattagolonga River.
- 7 Advertising signs should only be erected on buildings used for commercial and tourist accommodation purposes, and should comprise a type-face, colour, size and form consistent with the era of the building.
- 8 Development should be sited and designed to protect sites of Aboriginal heritage significance.

Section 1511 Hundred of Yankalilla

- 9 Section 1511, Hundred of Yankalilla should continue to be used for agricultural purposes including grazing or cropping.
- 10 Existing stone buildings on Section 1511, Hundred of Yankalilla should be restored in a manner which maintains and enhances their historic integrity and farm-style character, and extensions to them should be modelled and articulated, incorporating pitched roofs, timber framed windows, and, where appropriate, verandahs.
- 11 Preferred uses for the existing stone buildings on Section 1511, Hundred of Yankalilla include a restaurant, a gallery, an interpretative centre, a craft shop and "farm-style" visitor accommodation, or a combination of these uses, all within an open setting consisting of paddocks used for agricultural purposes.

- 12 Development on Section 1511, Hundred of Yankalilla should maintain and protect long views across agricultural land towards the coastline, Rapid Bay township, existing stone buildings and the surrounding steep hillsides.

Land Division

- 13 Land should not be divided unless it is for the following purposes:
- (a) to realign existing property boundaries, provided there is no increase in the number of allotments; or
 - (b) to create a separate Certificate of Title for an existing building or existing buildings.
- 14 The hills which surround and enclose the town should not be divided into smaller allotments, nor should they be used for purposes other than primary production.

Tourist Accommodation

- 15 Other than "farm-style" visitor accommodation provided in the existing stone buildings on Section 1511 Hundred of Yankalilla, tourist accommodation should be confined to those locations designated on the Rapid Bay Structure Plan [Map Ya/1 \(Overlay 1\) Enlargement C](#).
- 16 Tourist accommodation such as bed and breakfast and cottage style accommodation should be small in scale and designed to be in keeping with the historic character of Rapid Bay township, and should not detract from the amenity of the locality by reason of:
- (a) excessive noise;
 - (b) excessive traffic volumes;
 - (c) the size, number, location and appearance of advertisements; or
 - (d) the design, siting and scale of development.

Complying Development

- 17 No kinds of development are **complying** in the Historic (Conservation) Rapid Bay Zone.

Non-complying Development

- 18 The following kinds of development are **non-complying** in the Historic (Conservation) Rapid Bay Zone:

Builder's Yard
 Building with two or more storeys
 Commercial Forestry
 Fuel Depot
 Group Dwelling
 Industry
 Junk Yard
 Land Division other than under the circumstances prescribed by Zone Principle 13
 Light Industry
 Minor Public Service Depot
 Motor Repair Station
 Motor Showroom
 Multiple Dwelling
 Residential Flat Building
 Road Transport Terminal
 Row Dwelling
 Semi-detached Dwelling
 Service Industry

Service Trade Premises
Shop or group of shops with a gross leasable floor area of greater than 450 square metres
Special Industry
Stock Slaughter Works
Store
Timber Yard
Used Car Lot
Warehouse

Public Notification

- 19** The following kinds of development are assigned as **Category 1 Development*** in the Historic (Conservation) Rapid Bay Zone:

Sheds, garages and other residential outbuildings
Single storey alterations and additions to existing residential development
Tourist accommodation in the nature of a caravan park and camping area, or bed and breakfast style accommodation.

- 20** The following kinds of development are assigned as **Category 2 Development** in the Historic (Conservation) Rapid Bay Zone:

All other kinds of development not listed as Category 1 Development, with the exception of those developments listed as non-complying in the Historic (Conservation) Rapid Bay Zone.

** Pursuant to Section 38 (2a) of the Development Act, the assignment of Category 1 Development does to extend to developments that involve, or are for the purpose of, any activity specified Schedule 22 of the Development regulations (ie activities of major environmental significance).*

CAPE JERVIS PORT ZONE

Introduction

The objectives and principles of development control that follow apply in the Cape Jervis Port Zone shown on [Map Ya/36](#), and then in more detail for the Parking Policy Area 4 within the zone identified in [Map Ya/41](#). They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

OBJECTIVES

- Objective 1:** A zone accommodating a wide range of tourist facilities and associated infrastructure, together with public and private land uses associated with the development, management and maintenance of the transport interchange facility.
- Objective 2:** Car parking facilities, both short and long term, for persons travelling to and from Kangaroo Island.
- Objective 3:** Views across Backstairs Passage to Kangaroo Island maintained.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Tourist facilities and associated infrastructure should be designed and sited to minimise interference with the views and outlooks enjoyed from Flinders Drive and public viewing areas.
- 2 Development should be compatible with the transport interchange facility.
- 3 Buildings and structures should be of a high standard of layout, design, and external appearance, and sited so as to be compatible with the locality.
- 4 Development should be sited and designed to protect sites of Aboriginal heritage significance.

Movement of People and Goods

- 5 Vehicle access associated with tourist facilities and associated infrastructure should not interfere with the free flow of traffic on adjoining roads, or loading and unloading operations associated with transport interchange.
- 6 Facilities for the short and long term parking of vehicles should be provided appropriate in extent for tourist development and the transport interchange, with suitable provision also being made for access, manoeuvring and loading of service vehicles.
- 7 Car parking areas associated with any materials storage area should be carefully sited and screened with fencing or landscaping of a type which will enhance the amenity of the locality.

Environment

- 8 Noise or other emissions from any development should not be detrimental to the amenity of the locality.
- 9 An assessment of coastal habitat and native vegetation should be undertaken prior to the commencement of development, and any such areas or sites that are identified as having significant conservation value should be protected from development.

Appearance of Land and Buildings

- 10 Buildings and structures should be of a size, design, materials and colours to harmonise with existing development and complement the coastal landscape.

- 11 Buildings and structures should be sited and designed to minimise impairment to views available across Backstairs Passage from public viewing areas and from Flinders Drive.

Foreshore Land

- 12 Development should not be undertaken where there is a risk of flooding, erosion or sand drift.
- 13 Development of foreshore land should not prejudice the landscape qualities of the zone.
- 14 Development should not adversely affect the natural processes that operate along the coast.
- 15 Development should not be undertaken that may adversely affect coastal features, prevent public access or despoil native vegetation, wildlife habitat or significant views.
- 16 Development should not result in pollution or other damage to the coast, seabed or coastal waters.

Complying Development

- 17 Those kinds of development listed in [Table Ya/4](#), together with the following kind of development, are **complying** in the Cape Jervis Port Zone:

Recreation Area

Non-complying Development

- 18 The following kinds of development are **non-complying** in the Cape Jervis Port Zone:

Commercial Forestry
 General Industry
 Horticulture
 Intensive Animal Keeping
 Shop or group of shops with a gross leasable area greater than 1000 square metres
 Stock Slaughter Works

Public Notification

- 19 The following kinds of development are assigned as **Category 1 Development*** in the Cape Jervis Port Zone:

The construction, creation, use or alteration of any of the following (or of anything associated with any of the following):

- (i) tourist accommodation, including caravan and camping grounds (other than in Parking Policy Area 4);
- (ii) tourist, conference, leisure or amusement facilities (other than in Parking Policy Area 4);
- (iii) a hotel or tavern (other than in Parking Policy Area 4);
- (iv) boat mooring, boat storage facility, boat ramp or other boat launching facility;
- (v) a jetty or wharf;
- (vi) a boat fuelling facility (other than in Parking Policy Area 4);
- (vii) a navigation aid structure;
- (viii) a rock wall, retaining wall or coastal protection works;
- (ix) a shop, or group of shops, with a gross leasable area not exceeding 1000 square metres (other than in Parking Policy Area 4); and

* Pursuant to Section 38 (2a) of the Development Act, the assignment of Category 1 Development does not extend to developments that involve, or are for the purpose of, any activity specified in Schedule 22 of the Development regulations (ie activities of major environmental significance).

(x) facilities for short, medium and long term parking purposes.

20 The following kinds of development are assigned as **Category 2 Development** in the Cape Jervis Port Zone:

All other kinds of development not listed as Category 1 Development, with the exception of:

- (a) those kinds of development listed as non-complying in the Cape Jervis Port Zone
- (b) development located in Parking Policy Area 4 (other than facilities primarily for short, medium and long term parking purposes including associated works).

Parking Policy Area 4

The Objective and Principle of Development Control that follow apply in the Parking Policy Area 4 shown on [Map Ya/41](#). They are additional to those expressed for the whole of the Cape Jervis Port Zone and the whole of the council area.

OBJECTIVE

Objective 1: A Policy Area accommodating only short, medium and long term parking facilities associated with the transport interchange facility.

PRINCIPLE OF DEVELOPMENT CONTROL

1 Development in Parking Policy Area 4 should only consist of facilities primarily for the purpose of short, medium and long term parking associated with the transport interchange facility.

RURAL LIVING ZONE

Introduction

The objectives and principles of development control that follow apply in the Rural Living Zone shown on [Maps Ya/14, 27, 28, 31, 33 and 36](#). They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

OBJECTIVES

- Objective 1:** Provision for rural residential uses in conjunction with hobby farming and other small scale rural activities.
- Objective 2:** Preservation of scenic amenity, views and vistas.
- Objective 3:** Retention of existing stands of native vegetation.
- Objective 4:** Small scale forms of tourist accommodation in suitable areas.

PRINCIPLES OF DEVELOPMENT CONTROL

Development Generally

- 1 Development should be in accordance with:
 - (a) the Carrickalinga, Normanville and Yankalilla (Towns) Structure Plan [Map Ya/1 \(Overlay 1\) Enlargement A](#);
 - (b) the Cape Jervis (Town) Structure Plan [Map Ya/1 \(Overlay 1\) Enlargement B](#);
 - (c) the Delamere Structure Plan [Map Ya/1 \(Overlay 1\) Enlargement F](#); and
 - (d) the Residential Design Guidelines contained in [Table Ya/2](#).
- 2 This zone should primarily accommodate single storey detached dwellings and a wide range of hobby farming and other small scale rural activities which do not interfere with the residential function and rural-residential character of the zone.
- 3 Commercial and industrial development should not occur.

Animal Keeping

- 4 Not more than two dogs should be kept on any allotment.
- 5 Horse keeping should not occur on any allotment where the natural gradient exceeds one in four.

Design and Siting of Development

- 6 No building should exceed a height, measured from the lowest point of the building at natural ground level to the highest point of the building, of:
 - (a) 7.5 metres, where the site of the proposed development has a gradient equal to or less than one in six; or
 - (b) 9.0 metres, where the site of the proposed development has a gradient exceeding one in six.
- 7 Buildings should be designed and sited so as not to detract from the open, attractive and landscaped character of the zone, and in particular:

- (a) the profile of buildings should be low and roof lines should complement the natural form of the land;
 - (b) no building should be constructed on a slope where the natural gradient is steeper than one in four;
 - (c) 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;
 - (d) eaves, verandahs and pergolas should be incorporated into designs so as to create shadowed areas which reduce the bulky appearance of buildings; and
 - (e) external cladding should consist of low light reflective surfaces and should be of colours which blend with the colours of the surrounding landscape.
- 8** Buildings and structures should be set-back at least twenty metres from the boundary of any public road and at least 5.0 metres from any side or rear boundary.
- 9** Sheds, garages and other freestanding outbuildings should:
- (a) not exceed, either singly or in combination, a floor area of 100 square metres;
 - (b) not have a side wall height in excess of 3.5 metres;
 - (c) have external walls constructed of new pre-treated colour coated metal, or masonry, timber or compressed fibre cement which is coloured in a tone which blends with the colours of the surrounding landscape; and
 - (d) not be used for either temporary or permanent habitation purposes.
- 10** Dwellings and other buildings intended for human habitation should be:
- (a) connected to a reticulated water supply service, or where such a service does not exist, provided with an on-site water supply system equivalent to 45 000 litres per dwelling; and
 - (b) connected to an effluent disposal system designed in accordance with the *Public and Environmental Health (Waste Control) Regulations 1995*, as amended from time-to-time.

Tourist Accommodation

- 11** Development providing for the accommodation of tourists should be small in scale and be in the style of guest houses, country cottages and bed and breakfast accommodation, and should:
- (a) consist of buildings which are small in scale and low in profile;
 - (b) conform with the design and siting provisions outlined in Principle 4;
 - (c) be screened by existing native vegetation when viewed from public roads;
 - (d) be located in such a way as to maximise the retention of native vegetation, and protect and retain drainage lines in their natural state;
 - (e) consist of not more than five (5) separate units of accommodation per allotment; and
 - (f) not detract from the amenity of the locality by reason of excessive noise, excessive traffic volumes or the size, number and appearance of advertisements.

Horticulture

- 12** Land should only be used for horticulture where:
- (a) there is no risk of pollution to either surface or groundwater supplies;

- (b) the land is capable of sustaining the horticultural activity in terms of soil type and structure, quality and quantity of water, gradient and micro climate;
- (c) it is compatible with surrounding uses of land;
- (d) adverse impacts on downstream property owners in terms of water flow, erosion and discharge of pollutants is avoided;
- (e) there is no risk to the occupiers or users of surrounding land from chemical spray drift;
- (f) removal of native vegetation is not required; and
- (g) gas guns or other audible bird scaring devices intended to scare, deter or kill birdlife are not used.

Land Division

13 The minimum size of allotments should be:

- (a) 4.0 hectares in the Rural Living Zone at Yankalilla and Normanville;
- (b) 4.0 hectares in the Rural Living Zone at Cape Jervis;
- (c) 0.4 hectares in that part of the Rural Living Zone at Delamere which is below the 250 metre contour level as shown on a current series 1:10 000 SA Government Standard Topographic map, reference number 6526-9, Part 6526-10, and 2.0 hectares in the remainder of the zone; and
- (d) 1.5 hectares in the Rural Living Zone at Second Valley township.

14 Other than an allotment located at the head of a cul-de-sac, and other than an allotment in Delamere, no allotment should have a frontage to a public road of less than 80 metres. In the Rural Living Zone at Delamere, no allotment should have a frontage to a public road of less than 50 metres.

Advertisements

15 Advertisements should:

- (a) have an advertisement area not exceeding 2.0 square metres;
- (b) be limited to one advertising sign per allotment; and
- (c) conform with the standards and guidelines set out in [Table Ya/3](#).

Complying Development

16 Those kinds of development listed in [Table Ya/4](#), together with the following kinds of development, are **complying** in the Rural Living Zone:

Farming

Any new shed, garage or freestanding residential outbuilding, where:

- (a) not more than one such building is erected per allotment;
- (b) the total floor area of the building does not exceed 100 square metres;
- (c) the side wall height of the building does not exceed 3.5 metres;
- (d) the building is set-back no less than twenty metres from any road boundary, and five metres from any side or rear boundary;

- (e) the external walls of the building consist of either masonry, compressed fibre cement, pre-treated timber or pre-colour coated metal, coloured in a tone which blends with the surrounding landscape; and
- (f) the building is only used for purposes accessory to a dwelling.

Non-complying Development

17 The following kinds of development are **non-complying** in the Rural Living Zone:

Builder's Yard
 Fuel Depot
 General Industry
 Group Dwelling
 Hotel
 Intensive Animal Keeping
 Junk Yard
 Light Industry
 Motor Repair Station
 Office
 Petrol Filling Station, other than in the Rural Living Zone at Delamere
 Residential Flat Building
 Retail Showroom
 Road Transport Terminal
 Row Dwelling
 Semi-Detached Dwelling
 Service Trade Premises
 Shop, other than a shop with a total floor area less than 100 square metres in the Rural Living Zone at Delamere
 Special Industry
 Stock Slaughter Works
 Store
 Timber Yard
 Used Car Lot
 Warehouse
 Waste Disposal Depot
 Waste Transfer Station

Public Notification

18 Those kinds of development listed in [Table Ya/5](#), together with the following kinds of development, are assigned as **Category 1 Development*** in the Rural Living Zone:

Alterations and additions to existing development
 Detached Dwelling (single storey)
 Farming
 Horse Keeping
 Shed, garage and other residential outbuildings.

19 The following kinds of development are assigned as **Category 2 Development** in the Rural Living Zone:

Detached dwelling which is two or more storeys high
 Horticulture
 Tourist Accommodation Facility in the style of a guest house, country cottage, or bed and breakfast accommodation, where not more than five (5) separate units of accommodation are provided per allotment.

* Pursuant to Section 38 (2a) of the Development Act, the assignment of Category 1 Development does to extend to developments that involve, or are for the purpose of, any activity specified Schedule 22 of the Development regulations (ie activities of major environmental significance).

COUNTRY TOWNSHIP ZONE

Introduction

The objectives and principles of development control that follow apply in the Country Township Zone shown on [Maps Ya/9, 22, 23, 29 and 33](#). They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

OBJECTIVES

- Objective 1:** A zone of mixed but compatible development.
- Objective 2:** A limited range of small-scale services and businesses, catering mainly for the needs of the local community, the outlying district and passing traffic.
- Objective 3:** Maintenance and enhancement of township character.
- Objective 4:** Redevelopment of vacant and under-utilised allotments within the zone boundary.
- Objective 5:** Land division enabling security of tenure for existing lawfully erected dwellings at Lady Bay.

The Country Township Zone applies to the small settlements of Second Valley, Myponga, Inman Valley, Myponga Beach and Lady Bay.

PRINCIPLES OF DEVELOPMENT CONTROL

Development Generally

- 1 Development should be in accordance with the Residential Design Guidelines contained in [Table Ya/2](#).
- 2 Development should primarily comprise single storey detached dwellings, with a small number of businesses and services catering for the needs of the local community, the outlying rural district and passing traffic only in the townships of Inman Valley, Myponga and Second Valley.

Building Height

- 3 In the Country Township Zone applying to Lady Bay and Myponga Beach, no building should exceed a height, measured from the lowest point of the building at natural ground level to the highest point of the building, of 7.5 metres.
- 4 In the Country Township Zone applying to Second Valley, Myponga and Inman Valley, no building should exceed a height, measured from the lowest point of the building at natural ground level to the highest point of the building, of:
 - (a) 7.5 metres, where the site of the proposed development has a gradient equal to or flatter than one in six; or
 - (b) 9.0 metres, where the site of the proposed development has a gradient steeper than one in six.

Non-Residential Development

- 5 Non-residential development should be restricted to small scale businesses and services which:
 - (a) are small in scale and compatible with the surrounding locality;
 - (b) maintain residential amenity;

- (c) do not disrupt or interfere with the free flow of traffic on adjoining roads; and
 - (d) are located only in the settlements of Myponga, Inman Valley and Second Valley.
- 6 Small-scale businesses and services should be provided with off-street parking at a rate prescribed by [Table Ya/1](#).
- 7 Non-residential development should be established and operated so that the amenity of the locality is not adversely affected by way of the emission of excessive noise, dust, small, waste products or such other nuisances, by the generation of excessive traffic, or by way of the bulk, siting or appearance of the development.

Land Division

- 8 In the Country Township Zone applicable to Inman Valley, Myponga Beach and Second Valley, the minimum allotment size should be 1000 square metres and the minimum road frontage should be 20 metres.
- 9 In the Country Township Zone applicable to Myponga, the minimum allotment size should be 560 square metres and the minimum road frontage should be 17 metres.
- 10 In the Country Township Zone applicable to Lady Bay, not more than 21 allotments should be created, of which:
- (a) sixteen (16) allotments may be for the purpose of providing title to the existing group of dwellings; and
 - (b) five (5) allotments may be for the purpose of providing title to allow for the relocation of those shacks located on the foreshore in the adjacent Coastal Zone.
- 11 In the Country Township Zone applicable to Lady Bay, land division for the purpose of creating an allotment to accommodate an existing lawfully erected dwelling, or for a limited number of new dwellings, should not occur unless:
- (a) the requirements of the South Australian Health Commission and the Council for wastewater and effluent disposal for permanent occupation of a dwelling are met; and
 - (b) direct, practical access to a surveyed, legal road is available, and Council has accepted responsibility for the maintenance of the road.

Residential Development

- 12 Dwellings in any configuration should:
- (a) not cover more than 50 percent of the site of the development with dwellings, garages and other outbuildings;
 - (b) have a bulk and floor space appropriate to the character and amenity of the locality;
 - (c) have a total floor area exclusive of carports, garages and verandahs, of not less than 100 square metres;
 - (d) provide on the site of each dwelling a private outdoor living space of not less than twenty percent of the site area, where the private outdoor living space:
 - (i) is directly accessible from the living area of that dwelling;
 - (ii) is located and screened to provide privacy from adjoining dwellings;
 - (iii) has a minimum dimension in any direction of 2.5 metres;

- (iv) is capable of containing a rectangle measuring not less than 4.0 metres by 4.0 metres; and
 - (v) provide on the site of each dwelling at least two parking spaces, one of which should be undercover.
- 13** Dwellings, carports, garages and other outbuildings should be set-back from the road boundaries of an allotment as follows:
- (a) 8.0 metres, other than on the corner of two roads in which case the set-back distance should be 8.0 metres from one road and 2.5 metres from another road; or
 - (b) in relation to development between two existing buildings, a set-back distance equal to the average of the set-back distances of those existing buildings.
- 14** Dwellings, carports, garages and other outbuildings should be set-back from the side and rear boundaries of an allotment as follows:
- (a) 1000 millimetres for dwellings, but where the side or rear wall in question contains no windows and has no roof overhang, the wall of the dwelling may be built on the boundary; and
 - (b) either on the boundary or not less than 600 millimetres for carports, garages and other outbuildings.
- 15** Sheds, garages and other freestanding outbuildings should:
- (a) not exceed, either singly or in combination, a floor area of 72 square metres;
 - (b) not exceed a side wall height of 3.0 metres, nor exceed an overall height of 3.7 metres to the highest point of the building;
 - (c) have external walls constructed of new pre colour coated metal, masonry, timber, compressed fibre cement or metal which is painted in a muted or earth colour within six months of the building's construction; and
 - (d) not be erected unless there exists or is under construction a dwelling on the same allotment, or a valid planning authorisation exists for the construction of a dwelling on the same allotment.

Sea Water Flooding - Lady Bay

- 16** The alteration of, addition to or construction of a dwelling in the Country Township Zone at Lady Bay should:
- (a) result in floor levels that are at least 0.55 metres above the standard sea-flood risk level; and
 - (b) be sited to minimise potential damage or hazard from sea-level rise or coastal erosion.

Myponga Beach

- 17** In the Country Township Zone applicable to Myponga Beach, no development should occur within 100 metres of the centre-line of the Myponga River.

Tourist Accommodation

- 18** Tourist accommodation in the form of a caravan park, bed and breakfast and cottage-style accommodation should be small in scale and designed to be in keeping with the prevailing character of the locality, and should not detract from the amenity of the locality by reason of:

- (a) excessive noise;
- (b) excessive traffic volumes;
- (c) the size, number, location and appearance of advertisements; or
- (d) the design and siting of the development.

Effluent Disposal

- 19** Development in those parts of the zone which are not serviced by a Septic Tank Effluent Drainage Scheme should be connected to an effluent disposal system designed in accordance with the *Public and Environmental Health (Waste Control) Regulations 1995*.

Advertisements

- 20** Advertising signs should only be for direction, identification and interpretation, and should be discrete in size, design and colour. Third party advertising signs, illuminated signs and bunting should not be erected.

Complying Development

- 21** Those kinds of development listed in [Table Ya/4](#), together with the following kinds of development, are **complying** in the Country Township Zone:

Any new shed, garage and freestanding outbuilding where:

- (a) not more than 72 square metres of an allotment is covered in such buildings;
- (b) the side wall height of the building does not exceed 3.0 metres and the overall building height does not exceed 3.7 metres;
- (c) there already exists on the same allotment an occupied dwelling or a dwelling under construction;
- (d) the building is set-back no less than 8.0 metres from the road boundary of the allotment;
- (e) the building is set-back no less than 600 millimetres from the side and rear boundaries of the allotment;
- (f) the external walls of the building consist of either masonry (rendered or exposed), compressed fibre cement, pre treated timber, or metal which is painted in a muted or earth colour within six months of the building's construction; and
- (g) the building is only used for purposes accessory to a dwelling.

Non-complying Development

- 22** The following kinds of development are **non-complying** in the Country Township Zone:

Amusement Machine Centre
 General Industry
 Group Dwelling
 Intensive Animal Keeping
 Junk Yard
 Residential Flat Building
 Row Dwelling
 Semi-Detached Dwelling
 Shop or group of shops with a gross leasable floor area exceeding 250 square metres
 Special Industry
 Stock Slaughter Works
 Waste Disposal Depot
 Waste Transfer Station

Public Notification

- 23** Those kinds of development listed in [Table Ya/5](#), together with the following kinds of development, are assigned as **Category 1 Development*** in the Country Township Zone:

Alterations and additions to existing residential development
Detached Dwelling
Land Division
Row Dwelling
Shed, garage and other residential outbuildings.

- 24** The following kinds of development are assigned as **Category 2 Development** in the Country Township Zone:

Consulting Room
Shop or group of shops with a gross leasable floor area of 250 square metres or less

** Pursuant to Section 38 (2a) of the Development Act, the assignment of Category 1 Development does to extend to developments that involve, or are for the purpose of, any activity specified Schedule 22 of the Development regulations (ie activities of major environmental significance).*

TABLE Ya/1

Off Street Vehicle Parking Requirements

Column 1 Kind of Development	Column 2 Number of Car parks Required
Aged Persons' Home	One per ten residents, plus one per two staff, plus one per five residents (for visitors).
Boarding House	One per two beds.
Bowling Alley	One per ten square metres of total floor area.
Bowling Club	Thirty per bowling green.
Clubrooms	One per ten square metres of total floor area.
Community Centre	One per ten square metres of total floor area.
Concert Hall	One per five seats.
Consulting Rooms	Four for the first surgery, plus two per each additional surgery.
Funeral Parlour	One per five chapel seats plus provision for vehicles operated by the parlour.
General, Light, Service or Special Industry	One per 100 square metres of total floor area or one per two employees (whichever provides the larger parking area).
Guest House	One per two beds.
Gymnasium	One per ten square metres of total floor area.
Hospital	One per two beds.
Hostel and Nursing Home	One per two beds.
Hotel	One per two square metres of bar floor area, plus open per six square metres of lounge bar or beer garden floor area or one per three guest rooms (whichever provides the larger parking area).
Meeting Hall	One per five seats.
Motel	One per room or residential unit plus one per ten square metres of total floor area of restaurant (if provided).
Multiple Dwelling, Residential Flat Building, Semi-detached Dwelling	One roofed parking space per dwelling unit plus one per two dwelling units for visitor parking.
Office	One per 25 square metres of total floor area with a minimum of four car parking spaces.
Place of Worship	One per five seats.
Plant Nursery (Retail)	One per 150 square metres of total floor area.

Column 1 Kind of Development	Column 2 Number of Car parks Required
Public Meeting Place (other than elsewhere mentioned)	One per ten square metres of total floor area.
Reception Hall	One per four square metres of floor area devoted to reception area.
Restaurant	One per ten square metres of total floor area.
Service Station	Ten spaces per station for customer and employee use.
Skating Rink	One per seven square metres of floor area.
Shop (excluding restaurant)	One per 20 square metres of floor area.
Stadium	One per ten square metres of total floor area.
Store	One per 150 square metres of total floor area or one per three employees (whichever provides the larger parking area).
Squash/Tennis Courts	Three per court.
Theatre	One per five seats.
Warehouse	One per 150 square metres of total floor area or one per three employees (whichever provides the larger parking area).

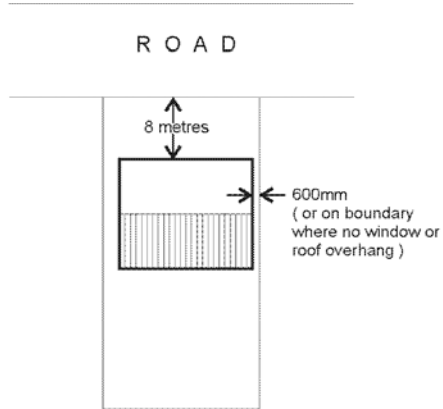
Notes: "Seats" means the number of seats provided or able to be provided.

A lesser amount of off-street parking may be allowed in accordance with the relevant zone provisions.

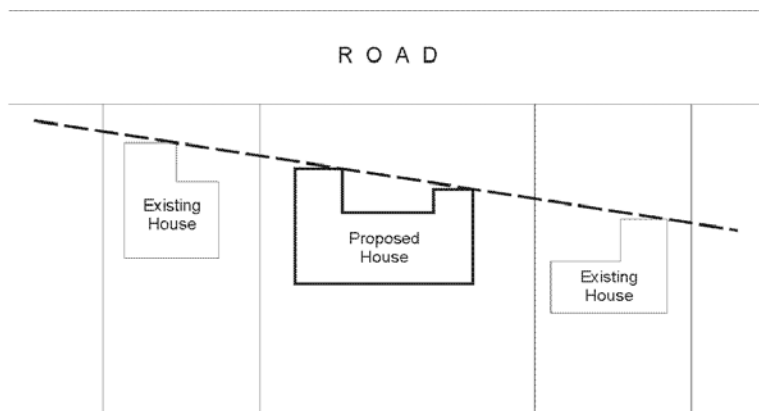
TABLE Ya/2

Residential Design Guidelines

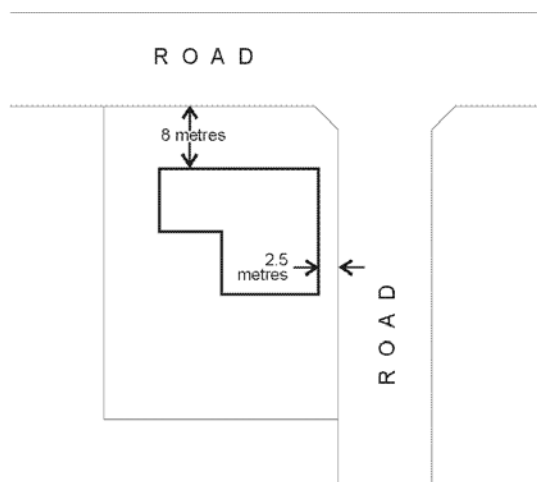
1. House Set-backs



TYPICAL FRONT AND SIDE SETBACKS FOR A HOUSE

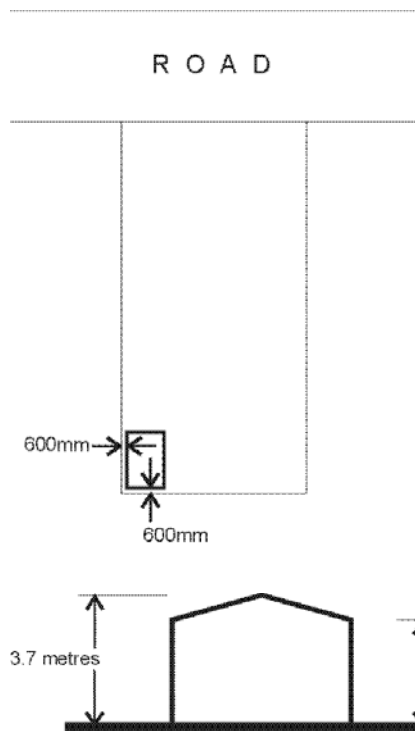


FRONT HOUSE SETBACK IS THE AVERAGE OF THE TWO ADJACENT HOUSES



FRONT HOUSE SETBACK ON CORNER ALLOTMENT

2. Outbuildings



Outbuilding may be located on the property boundary if no windows or doors exist on the boundary wall.

Outbuilding(s) may not exceed 72 square metres per allotment.

Side wall height not to exceed 3.0 metres and overall outbuilding height not to exceed 3.7 metres.

3. Site Excavation

3.1 Ground floor levels to be as close as possible to natural ground level.

3.2 On sloping sites, split level construction is preferred.

3.3 Cut and fill to be kept to a minimum by adoption of any of the 'desirable' methods shown.

SPLIT LEVEL

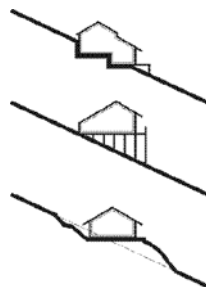
Slope used to best advantage
A deck is preferable to land fill

ELEVATED SLAB

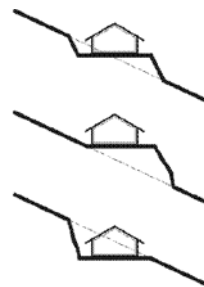
Scope to provide additional floor space

BATTERS

Minimise impact of cut and fill



DESIRABLE



UNDESIRABLE

CUT AND FILL

Needs expensive retaining walls

AVOID EXTENSIVE FILLS

Ugly scar not blending with landscape

AVOID EXTENSIVE CUT

Vertical cuts over 1.5 metres. Subsidence may occur

4. Height Of Houses

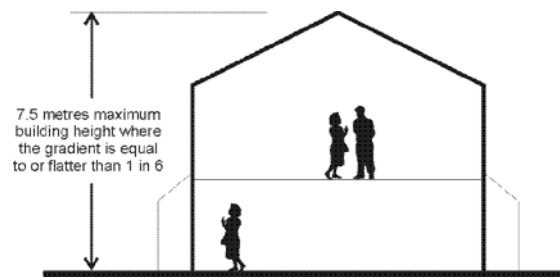
4.1 For single storey dwellings:-

- a wall height of 3.0 metres, measured from natural ground level; and
- a gable end wall height of 5.5 metres, measured from natural ground level.

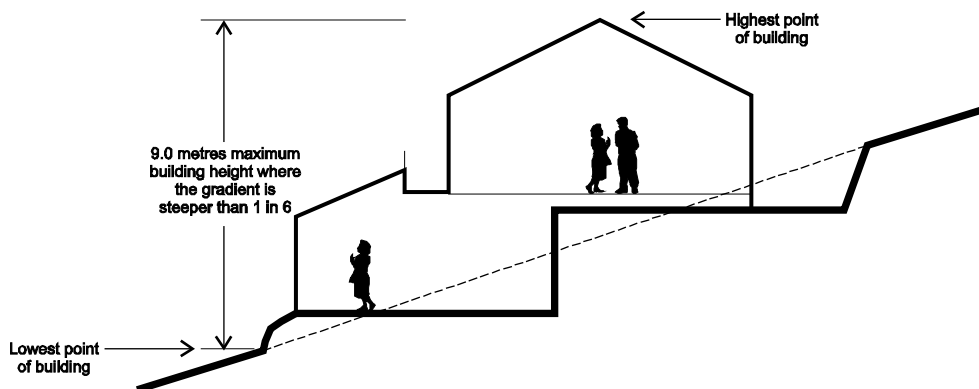


4.2 For two storey dwellings:-

- on flat or moderately sloping land the maximum height of the building, measured from natural ground level to the highest point of the building, shall be 7.5 metres where the side of the proposed development has a gradient equal to or less than 1 in 6.



- on steeper land the maximum height of the building, measured from natural ground level to the highest point of the building shall be 9.0 metres where the site of the proposed development has a gradient in excess of 1 in 6, and 9.5 metres in that part of The Links Lady Bay Golf Course Estate which is designated as "The Resort Clubhouse and Terraced Apartments" on [Figure R\(LB\)/1](#).



- land with a slope exceeding (ie steeper) than 1 in 4 should not be built upon.

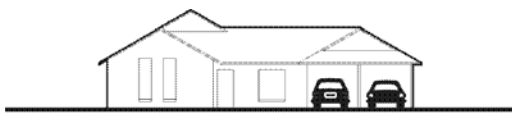
5. Minimum Floor Area

The minimum enclosed floor area of any dwelling (not including, carports, garages, balconies, verandahs or similar) shall be 100 square metres.

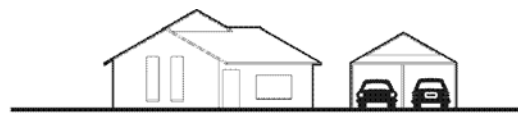
6. Vehicle Parking

6.1 Each dwelling shall have at least two car parking spaces. One of these spaces shall be undercover, in either a garage or a carport.

6.2 Garages and carports shall be provided under the main roof or, if freestanding, the roof form and materials must match those of the associated dwelling.



Garage provided under main roof

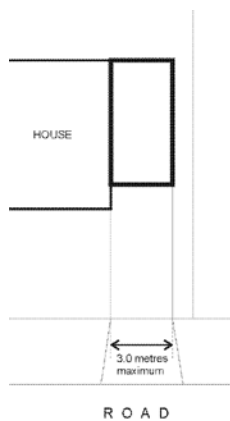


Freestanding garage/carport designed to compliment dwelling

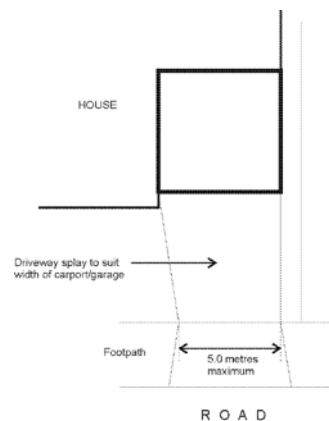
6.3 Recreational vehicles such as caravans, boats and commercial vehicles must not be permanently parked forward of the dwelling (ie in the space between the road and the front of the dwelling).

7. Driveways

7.1 Single driveways at the front of a property should be 3.0 metres wide, and double driveways should be 5.0 metres wide. Driveways may be splayed out to the street kerb and to the garage/carport, to suit individual requirements.

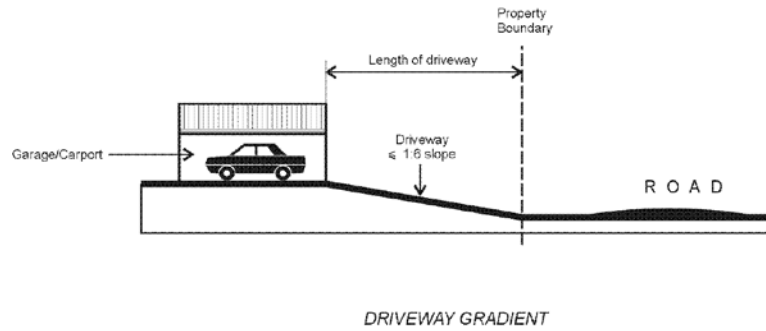


SINGLE GARAGE/CARPORT



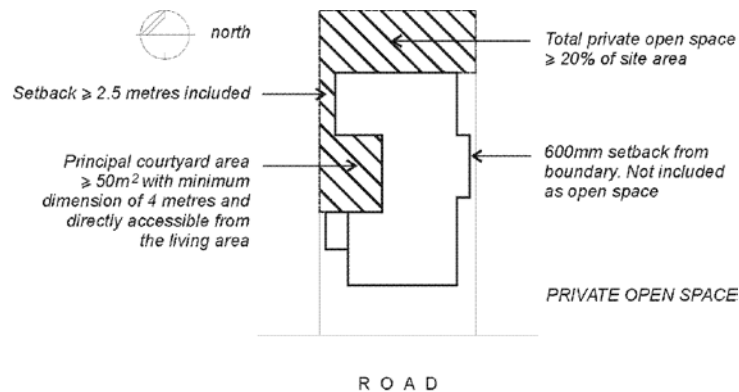
DOUBLE GARAGE/CARPORT

7.2 Driveway gradients shall not exceed a slope of 1 in 6. The gradient shall be measured from the edge of the property boundary to the edge of the carport/garage.



8. Private Open Space

- 8.1 Each dwelling should be provided with a private open space which amounts to not less than 20 percent of the total site. Thus, if an allotment is 1000 square metres in size, there should be 200 square metres of private open space.
- 8.2 The private open space is to be screened from public areas by the dwelling or by a fence which is 1.8 metres high, and has a minimum dimension of 2.5 metres in order to be regarded as usable.
- 8.3 Private open space does not have to be allocated in one contiguous parcel. However, there shall be a principal amount of private open space which is:
- at least 50 square metres in area;
 - capable of containing a rectangle measuring 4.0 metres by 4.0 metres; and
 - directly accessible from the living area of the dwelling.



9. Privacy

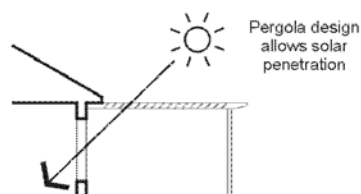
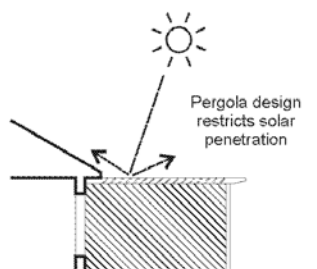
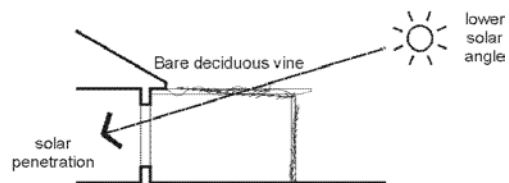
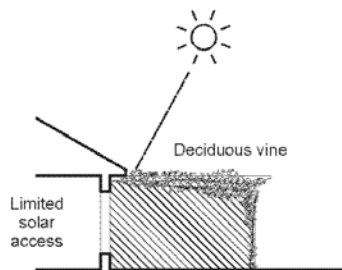
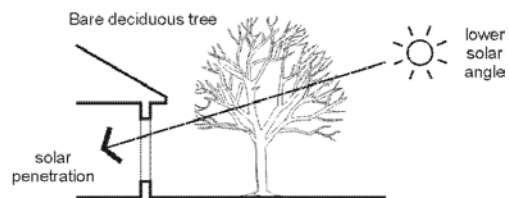
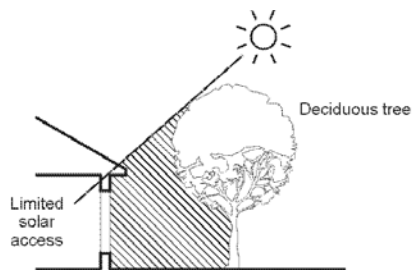
- 9.1 Dwellings are to be designed and sited to minimise overlooking directly into the private open space of neighbouring dwellings.
- 9.2 Various techniques can be used to achieve this requirement, such as:
- positioning windows at angles to the boundary;
 - using translucent glass;
 - fixing sill heights at 1.7 metres or greater above floor level; and
 - using a combination of translucent glass (fixed) below 1.7 metres, and clear glass (fixed or openable) above 1.7 metres.



10. Energy and Water conservation

10.1 Principal living rooms which have a northerly orientation should contain windows which are designed to allow the entry of sunlight during cooler months.

10.2 Shade devices such as wider eaves, canopies, screens, pergolas with deciduous vines and landscaping should be designed to allow the entry of sunlight during cooler months, and shading of sunlight during warmer months into north, west and east facing windows.



SUMMER

WINTER

10.3 Many allotments at Normanville, Carrickalinga and Cape Jervis have outstanding coastal views to the west. Energy efficient design principles advocate small or no areas of glass on west facing walls, so therefore special consideration should be given to designs which exploit these views yet have regard to the need for energy conservation. Possible solutions include:

- limit the amount of glazing;
- use external shading devices in summer for west facing windows;
- use wider eaves;
- use double glazing or special glass to limit heat gain; and
- provide for cross ventilation by incorporating openable windows to create air movement (high central windows assist in 'draining' hot air out of a building).

11. Mechanical Equipment and Antennae

11.1 All utility and mechanical equipment likely to generate noise should be located where it will not disturb adjacent residents (eg located away from next door bedroom windows).

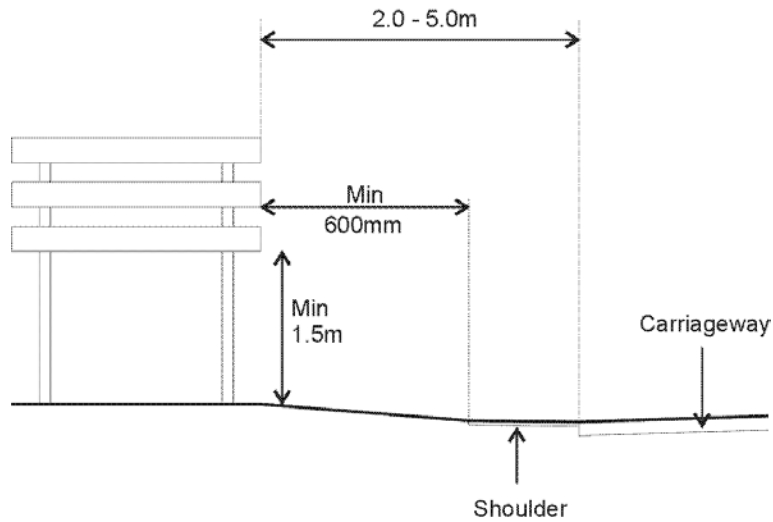
11.2 Vents, exhaust fans, ducts, and pipes should not project beyond the ridge height of the roof and should be located to ensure they are not visible from a public road.

11.3 Antennae should be located within the roof space unless it can be demonstrated that reception would be seriously affected. In such cases, antennae should be located so as not to be visible from a public road and should not be higher than the ridge line of the roof.

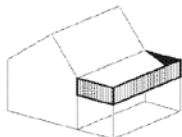
TABLE Ya/3

Outdoor Advertising Development Standards and Guidelines*

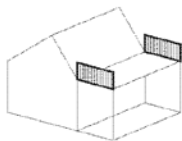
1. Directional Signs



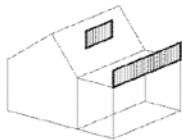
2. Signs to be fixed to Buildings



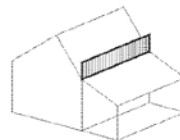
Signs hide the inclined plane of verandah



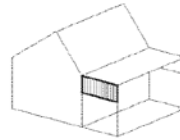
Upstands at verandah ends



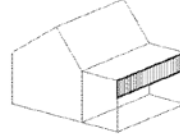
Mid roof or above verandah



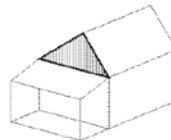
At the connection between verandah and building



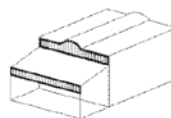
On the end of a verandah



Below the verandah edge



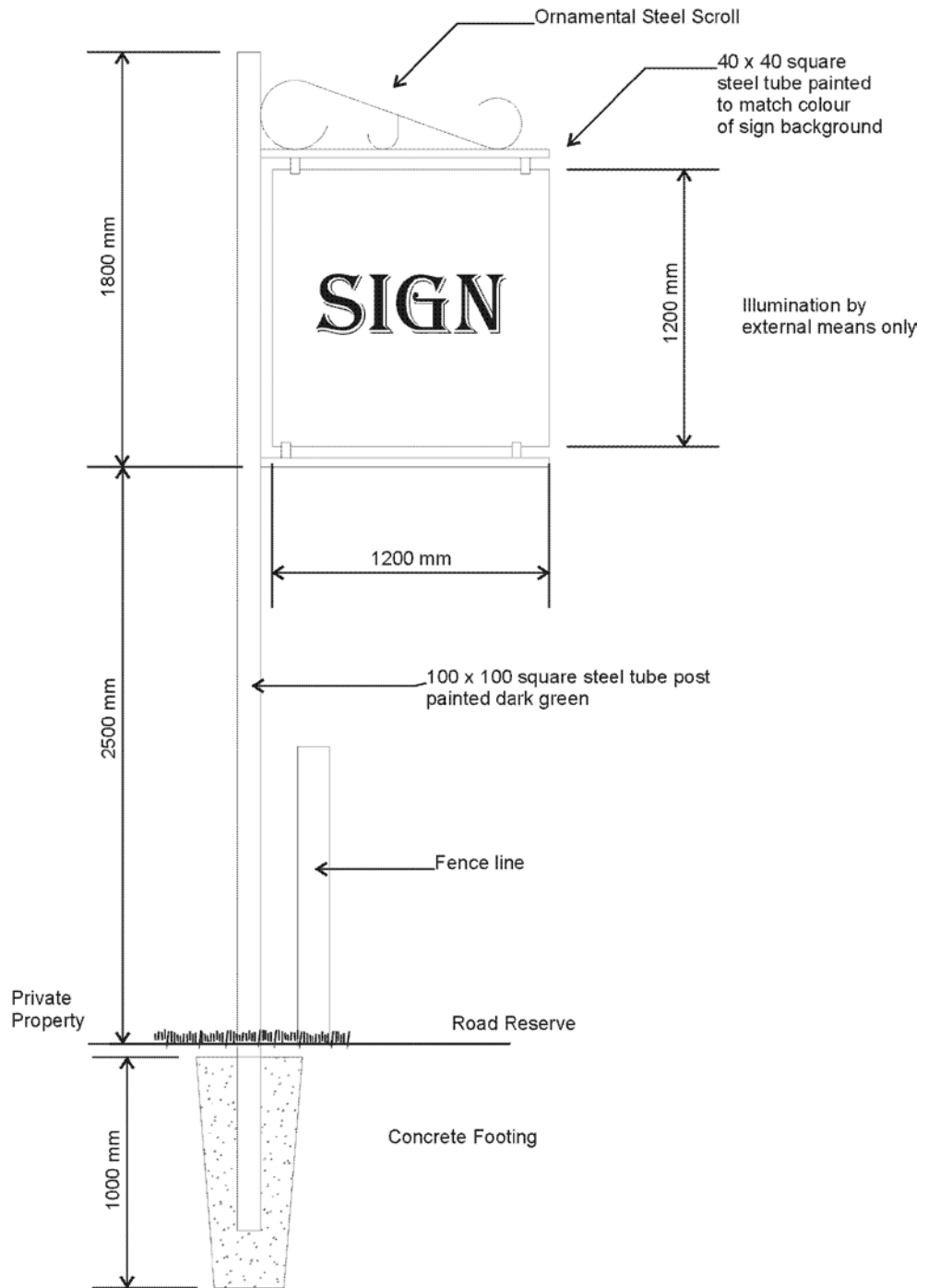
Directly onto gable ends



On parapet walls and below verandah edge

* See also the Council wide Principles and the relevant zone provisions

3. Business Identification Signs



SIGN OVERHANGING ROAD RESERVE OR PUBLIC PLACE

TABLE Ya/4

Complying Development

The following classes of development are **complying** throughout the area of the District Council of Yankalilla. They are additional to the complying forms of development listed in the zone provisions of this Development Plan. However, to the extent of any inconsistency between the zone provisions and this Table, the zone provisions will prevail.

1. Building Works

Other than in relation to a State Heritage Item, a local heritage place, the Historic (Conservation) Randalsea Zone or the Historic (Conservation) Rapid Bay Zone:

- (a) the construction of a new building in the same, or substantially the same position, as a building which was demolished within the previous three years, where the new building has the same, or substantially the same, layout and external appearance as the previous building;
- (b) work undertaken within a building that does not increase the total floor area of the building, and does not alter the external appearance of the building to a substantial degree;
- (c) the total removal and demolition of a building;
- (d) the construction of a fence not exceeding two metres in height (measured from the lower of the two adjoining finished ground levels), other than:
 - (i) a fence within six metres of the intersection of two boundaries of the land where those boundaries both face a road, other than where a 4 x 4 metre corner cut-off has already been provided (and is to be preserved); or
 - (ii) a masonry fence that would exceed one metre in height (measured from the lower of the two adjoining finished ground levels); or
 - (iii) a fence within 10 metres landward of the coast measured from high water mark on the sea shore at spring tide; or
 - (iv) a fence which extends seaward from the high water mark on the sea shore at spring tide;
- (e) the construction of a water tank having a floor area not exceeding 10 square metres and a height not greater than four metres above the ground;
- (f) the construction of a swimming pool associated with a dwelling and intended primarily for use by the occupants of that dwelling, other than:
 - (i) a swimming pool within 10 metres of a boundary with a road to which the relevant dwelling fronts, or within 3 metres of any other boundary of the relevant allotment; or
 - (ii) a swimming pool that would have a finished height, or that would have any associated structure (other than a fence) with a finished height exceeding 1.5 metres (measured from ground level).

2. Special Cemetery Buildings

The construction of mausoleum in a public cemetery where:

- (a) the mausoleum is located more than 50 metres from the boundaries of the cemetery; and
- (b) no part of the mausoleum is higher than three metres above the natural surface of the land.

TABLE Ya/5

Category 1 Development* For Public Notification Purposes

The following classes of development are assigned as **Category 1 Development** throughout the area of the District Council of Yankalilla. They are additional to the Category 1 Developments listed in the zone provisions of this Development Plan. However to the extent of any inconsistency between the zone provisions and this Table, the zone provisions will prevail.

1. Complying Development

Any development classified as a **complying** development in the zone provisions or in [Table Ya/4](#) of this Development Plan, or which would be a **complying** development if it were to meet the conditions associated with the classification where the failure to meet those conditions is, in the opinion of the relevant authority, of a minor nature only.

2. Residential Development, Farm Buildings, Land Division and Minor Development

Except where the development is classified as **non-complying** in the zone provisions of this Development Plan, any development which comprises:

- (a) the construction of a detached dwelling or a single storey dwelling (or single storey dwellings); or
 - (b) the alteration of, or addition to, a building so as to preserve the building as, or to convert it to, a building of a kind referred to in paragraph (a); or
 - (c) a change in the use of land to residential use that is consequential on the construction of, or conversion of a building to, a building of a kind referred to in paragraph (a), or on the resumption of use of such a building; or
 - (d) the construction of a farm building on land used for farming, or the alteration of, or addition to, a building on land used for farming that preserves the building as, or converts it to, a farm building; or
 - (e) the division of land which creates not more than four additional allotments;
- or
- (f) a kind of development which, in the opinion of the relevant authority, is of a minor nature only and is unlikely to be the subject of reasonable objection from the owners or occupiers of land in the locality of the site of the development.

3. Minor Non-complying Development

Any development classified as **non-complying** under the relevant Development Plan which comprises:

- (a) the alteration of, or addition to, a building which, in the opinion of the relevant authority, is of a minor nature only; or
- (b) the construction of a building to be used as ancillary to or in association with an existing building and which will facilitate the better enjoyment of the purpose for which the existing building is being used, and which constitutes, in the opinion of the relevant authority, development of a minor nature only; or

* The assignment of various classes of development to Category 1 does not extend to developments that involve, or are for the purposes of, any activity specified in Schedule 22 of the Development Regulations.

- (c) the division of land where the number of allotments resulting from the division is equal to or less than the number of existing allotments.

4. Land Division

The division of land by way of strata plan under the *Community Titles Act 1996* or the *Strata Titles Act 1988*.

The division of land (including for the construction of a road or thoroughfare) where the applicant proposes to use the land for a purpose which is, in the opinion of the relevant authority, consistent with the zone provisions of the Development Plan, other than where the division will, in the opinion of the relevant authority, change the nature or function of an existing road.

5. Development by Zone

Development which consists of any of the following:

- (a) the construction of, or a change in use to, a petrol filling station in the Commercial Zone delineated in the Development Plan;
- (b) the construction of, or a change in use to, a warehouse, store, timber yard or service industry in the Commercial Zone delineated in the Development Plan; or
- (c) the construction of, or a change in use to, a bank, office or consulting room in a Commercial Zone delineated in the Development Plan; or
- (d) the construction of a building for the purposes of, or a change of use to, light industry or a motor repair station in the Commercial Zone as delineated in the Development Plan; or
- (e) the construction of, or a change of use to, tourist accommodation (and accessory activities) in a Tourist Accommodation Zone as delineated in the Development Plan; or
- (f) a change of use to farming in the Primary Industry, Coastal and Watershed Zones as delineated in the Development Plan; or
- (g) the construction of, or change in use to, a telecommunications facility the total height of which does not (or will not) exceed 30 metres in the Commercial Zone as delineated in the Development Plan.

6. Water and Wastewater Treatment Plants

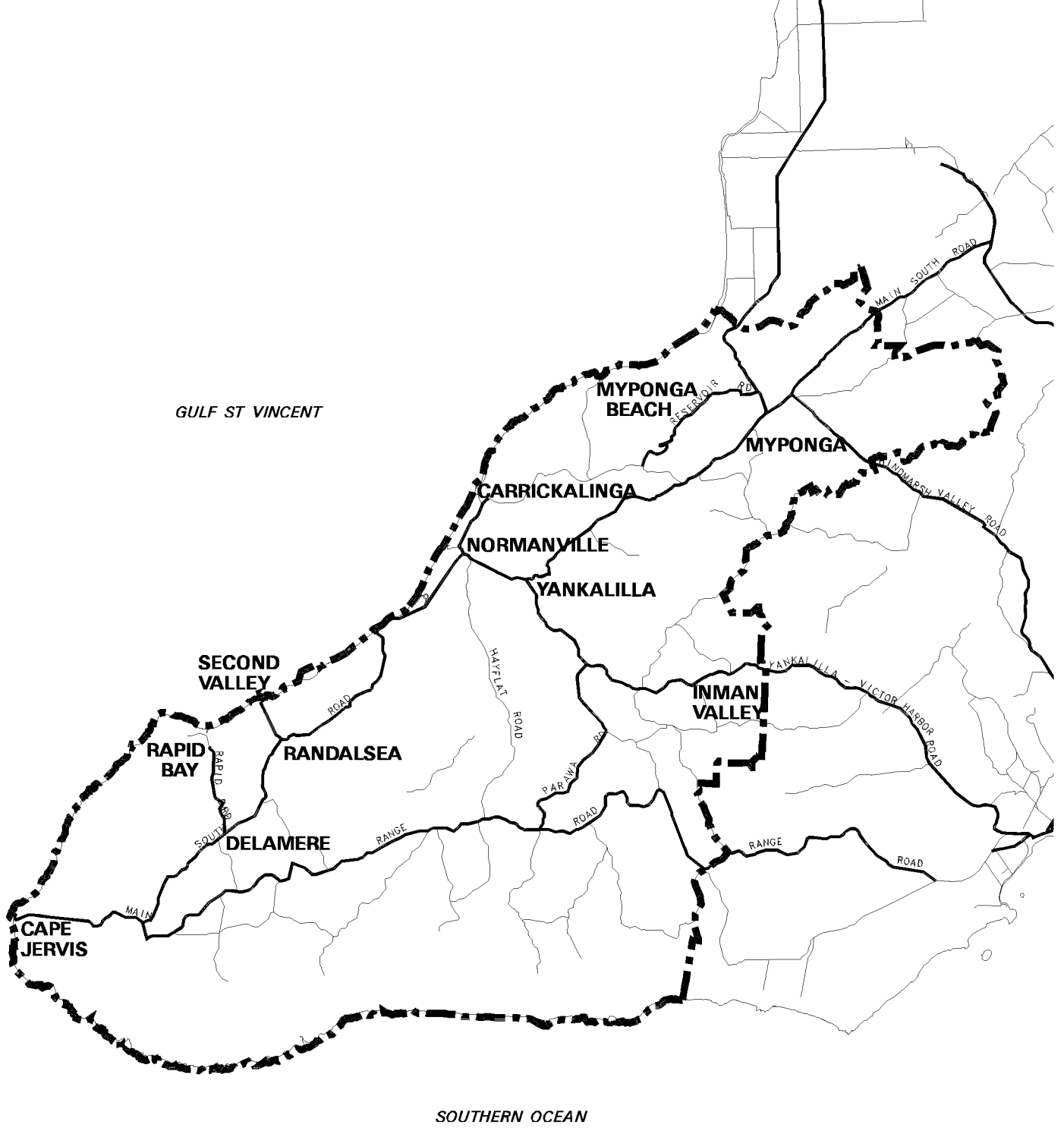
Any development which comprises the construction of, or alteration of or addition to, a water or wastewater (or water and wastewater) treatment plant, or associated infrastructure, as part of a project for the provision, extension or improvement of public infrastructure, and which is undertaken on land owned by the Crown, a Minister of the Crown, or an agency or instrumentality of the Crown.

7. Special Events

Any development which comprises a special event such as a community, cultural, arts, entertainment, recreational, sporting or such similar event, and where:

- (a) the special event will not be held over more than three consecutive days; and
- (b) in the opinion of the relevant authority, an event of a similar or greater size, or of a similar or greater impact on surrounding areas, has not been held on the same site (or substantially the same site) within six months immediately preceding the day or days on which the special event is proposed to occur;

but not including entertainment involving live bands or amplified music.



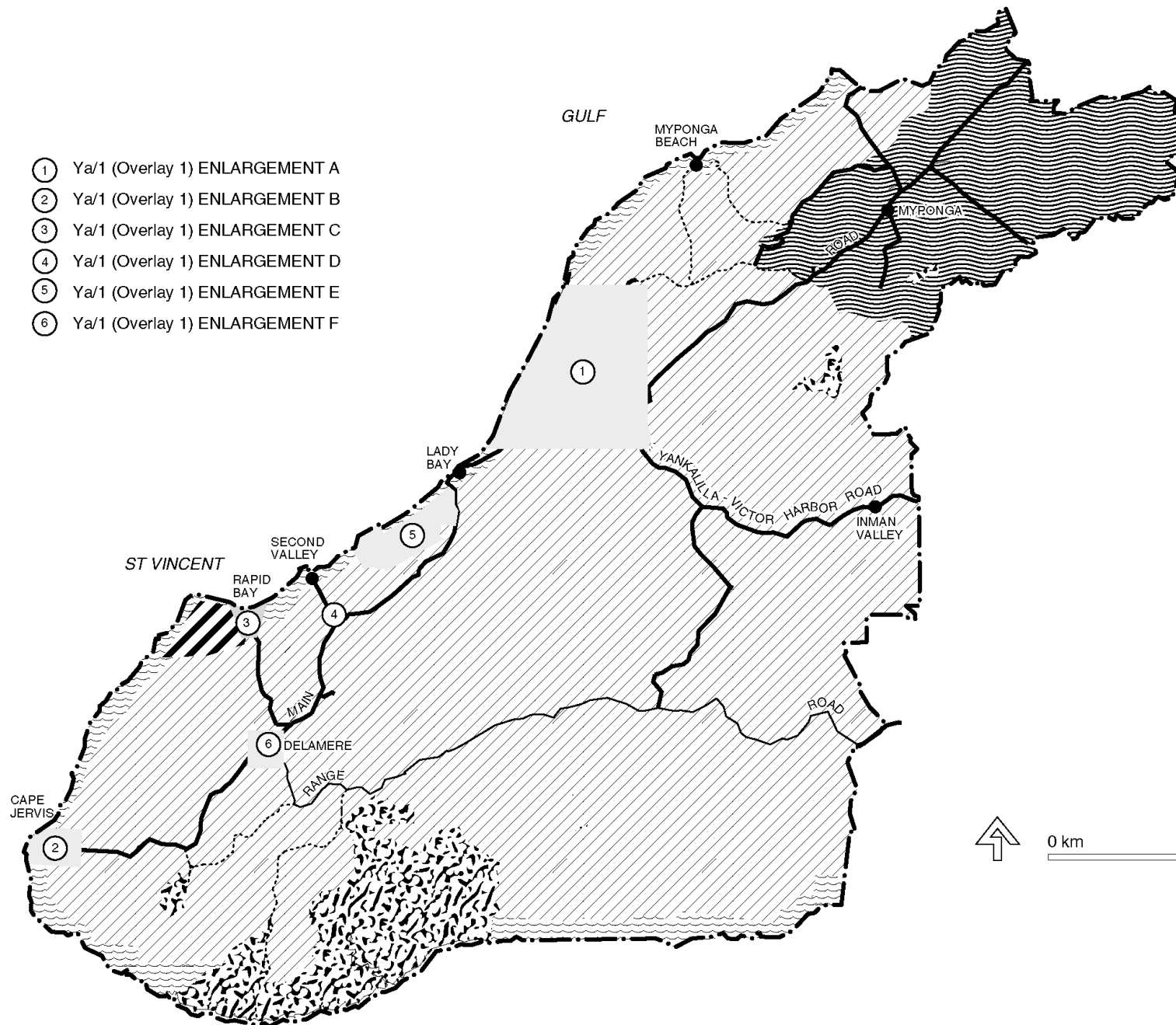
To identify the precise location of the Development Plan boundary refer to Map Ya/2A and 2B then select the relevant Zone Map



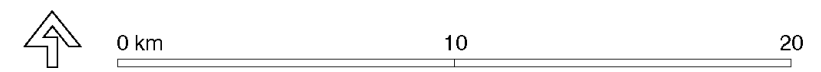
— ■ — Development Plan Boundary

**YANKALILLA (D.C.)
MAP Ya/1**

- ① Ya/1 (Overlay 1) ENLARGEMENT A
- ② Ya/1 (Overlay 1) ENLARGEMENT B
- ③ Ya/1 (Overlay 1) ENLARGEMENT C
- ④ Ya/1 (Overlay 1) ENLARGEMENT D
- ⑤ Ya/1 (Overlay 1) ENLARGEMENT E
- ⑥ Ya/1 (Overlay 1) ENLARGEMENT F

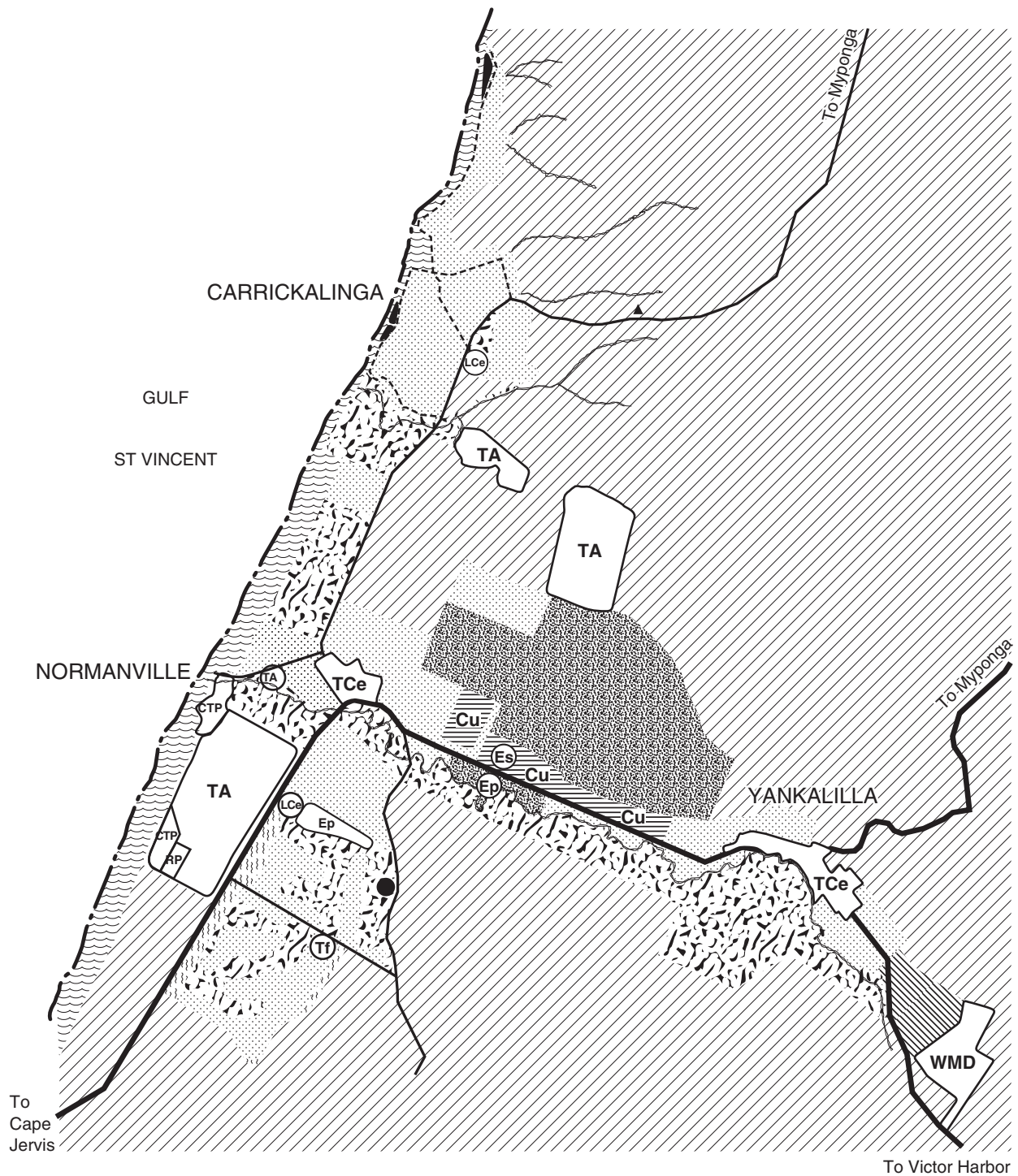


- Township
-  Extractive Industry
-  Rural
-  Coastal
-  Open Space
-  Watershed
- · - · - Tourist Road
- Major Local Road
- Secondary Arterial Road
- · - · - Development Plan Boundary

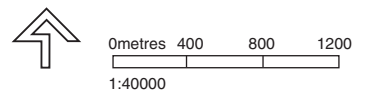


YANKALILLA (DC) STRUCTURE PLAN MAP Ya/1 (Overlay 1)

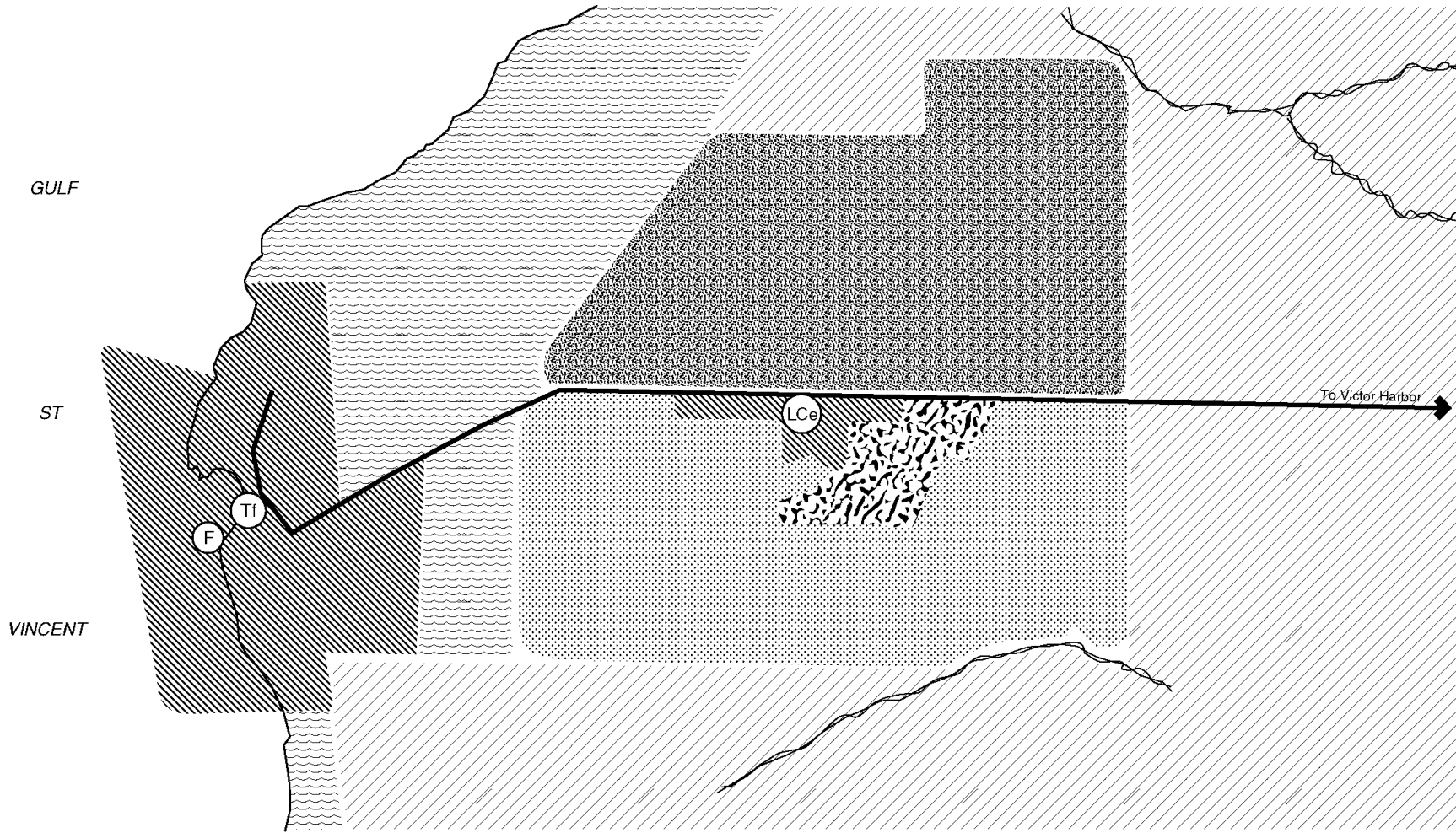
Consolidated - 12 May 2016







- | | | | |
|--|-------------------------------------|--|---------------------------------|
| | Living | | Public Purposes (Community Use) |
| | Town Centre | | Tourist Accommodation |
| | Local Centre | | Caravan & Tourist Park |
| | Commercial / Industrial | | Residential Park |
| | Rural | | Tourist Facility |
| | Rural Living | | Open Space |
| | Landscape | | Waste Management Depot |
| | Coastal | | Watercourse Protection |
| | Education Primary | | Parking |
| | Education Secondary | | Lookout |
| | Public Purposes (Education Primary) | | Treatment Plant |
| | Secondary Arterial Road | | |
| | Major Local Road | | |
| | Collector/Local Crossing Road | | |
| | Local Government Area Boundary | | |

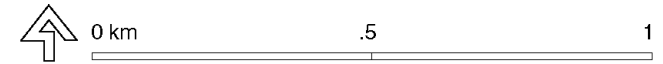


**YANKALILLA (DC)
CARRICKALINGA,
NORMANVILLE
AND YANKALILLA (TOWNS)
STRUCTURE PLAN
MAP Ya/1 (Overlay 1)
ENLARGEMENT A**



-  Living
-  Local Centre
-  Rural Living
-  Commercial
-  Rural
-  Open Space
-  Coastal

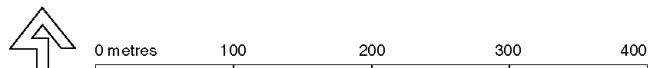
-  Tourist Facility
-  Ferry
-  Watercourse Protection
-  Secondary Arterial Road



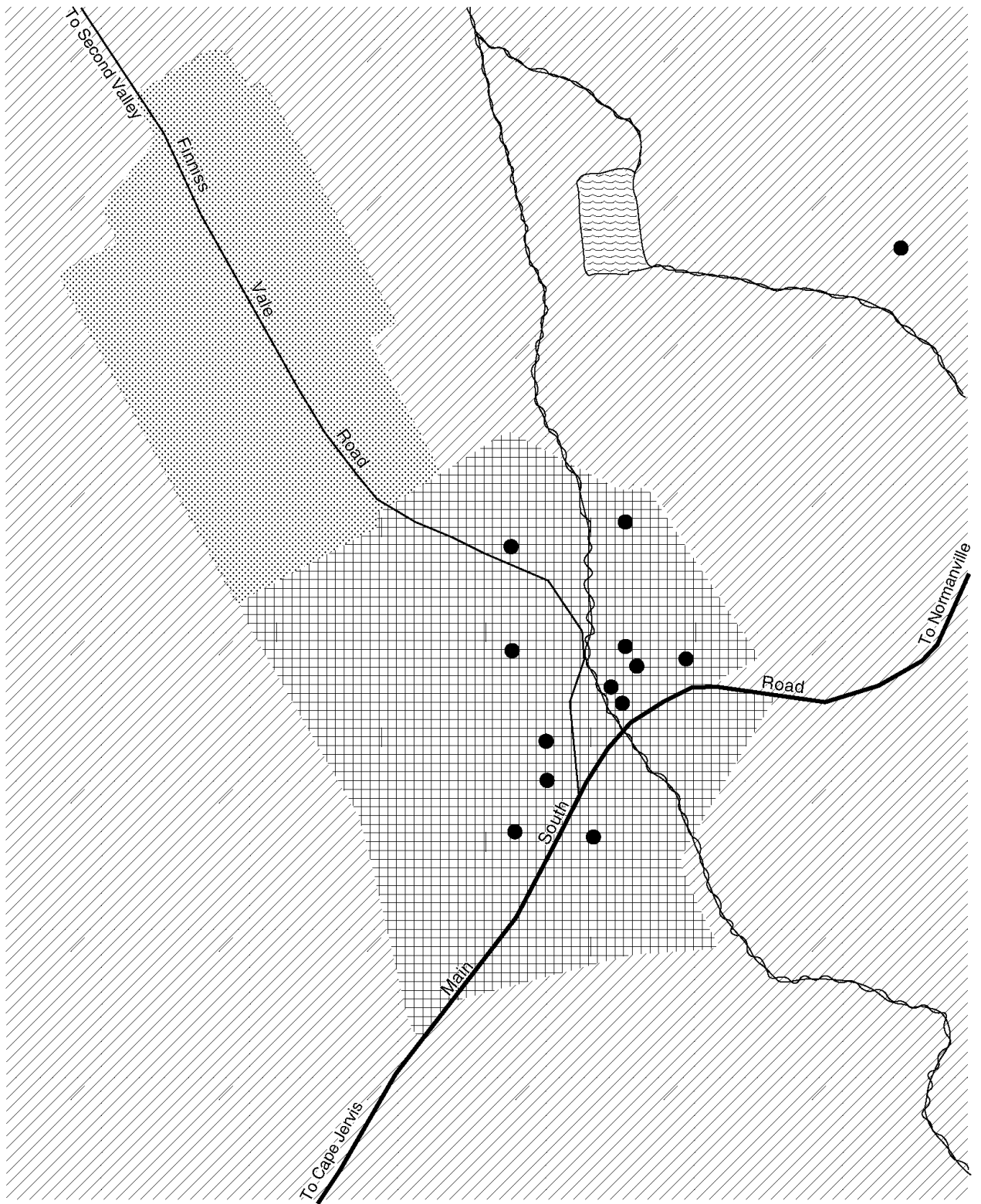
**YANKALILLA (DC)
CAPE JERVIS (TOWN)
STRUCTURE PLAN
MAP Ya/1 (Overlay 1)
ENLARGEMENT B**






- | | | | |
|--|------------------------|--|-----------------------|
| | Living | | Tourist Accommodation |
| | Rural | | Parking |
| | Coastal | | |
| | Education - Primary | | |
| | Historic Item | | |
| | Open Space | | |
| | Extractive Industry | | |
| | Pedestrian Path | | |
| | Watercourse Protection | | |
| | Minor Local Road | | |
| | Major Local Road | | |
| | Low Water Mark | | |



**YANKALILLA (DC)
RAPID BAY (TOWN)
STRUCTURE PLAN
MAP Ya/1 (Overlay 1)
ENLARGEMENT C**



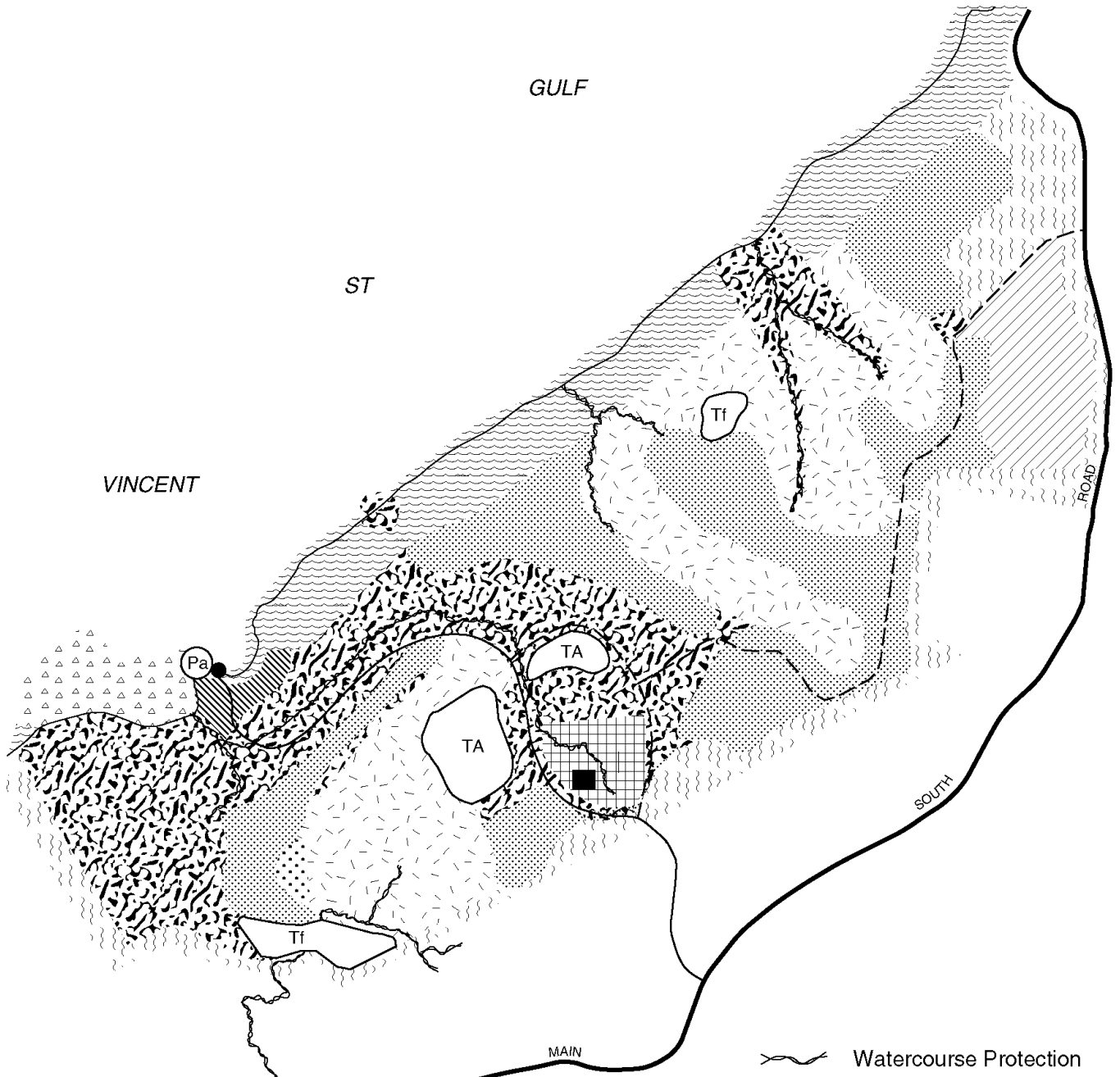
- Historic Item
-  Living
-  Historic
-  Rural
-  Dam
-  Watercourse Protection
-  Major Local Road
-  Secondary Arterial Road























0 metres 100 200 300 400

**YANKALILLA (DC)
 RANDALSEA (TOWN)
 STRUCTURE PLAN
 MAP Ya/1 (Overlay 1)
 ENLARGEMENT D**

Consolidated - 12 May 2016

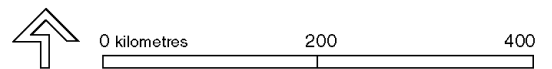
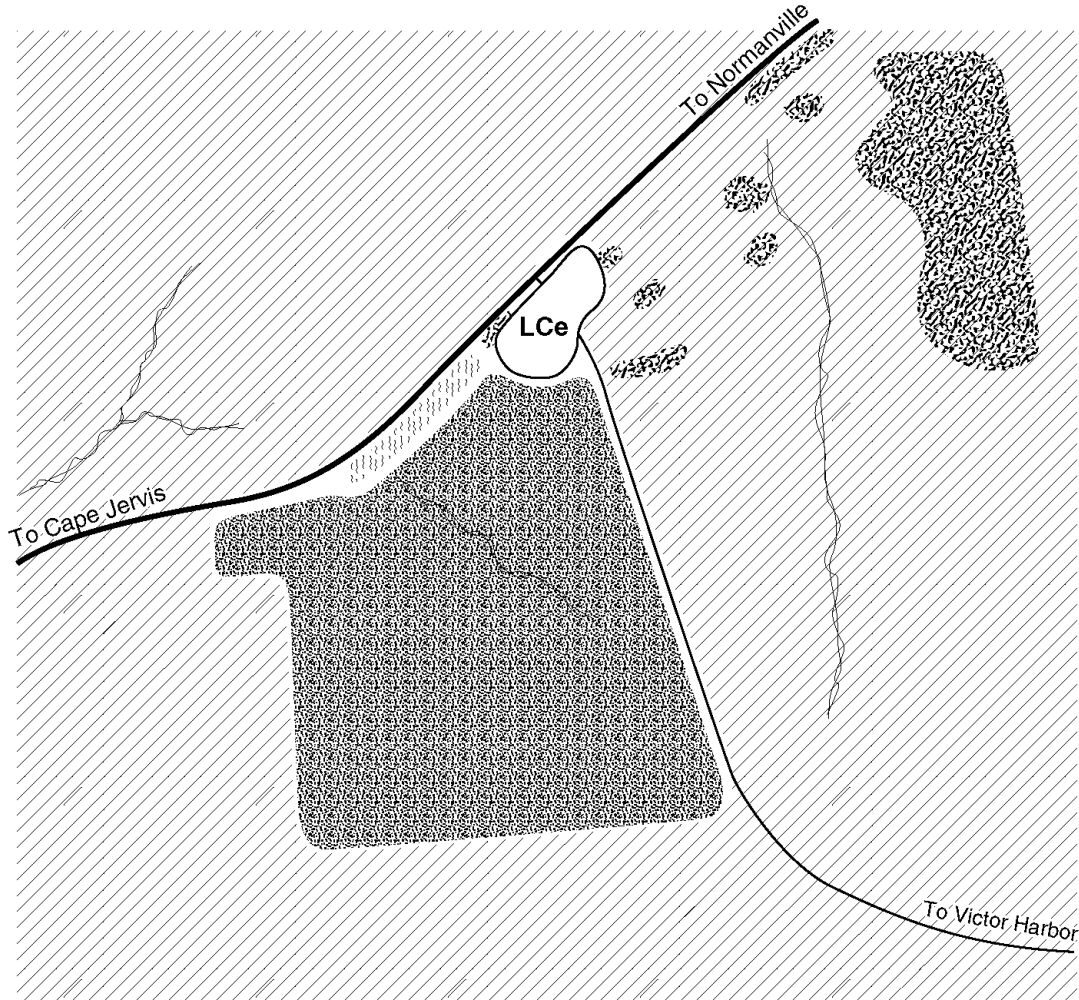


-  Living
-  Medium Density Accommodation
-  Waterfront Commercial/Residential
-  Interpretive Farm
-  Landscape Buffer
-  Foreshore Protection
-  Heritage Village
-  Heritage Building
-  Tourist Accommodation
-  Tourist Facility
-  Parking
-  Golf Course
-  Marina
-  Boat Launching Facility
-  Parking
-  Open Space

-  Watercourse Protection
-  Proposed Local Road
-  Local Road
-  Secondary Arterial Road

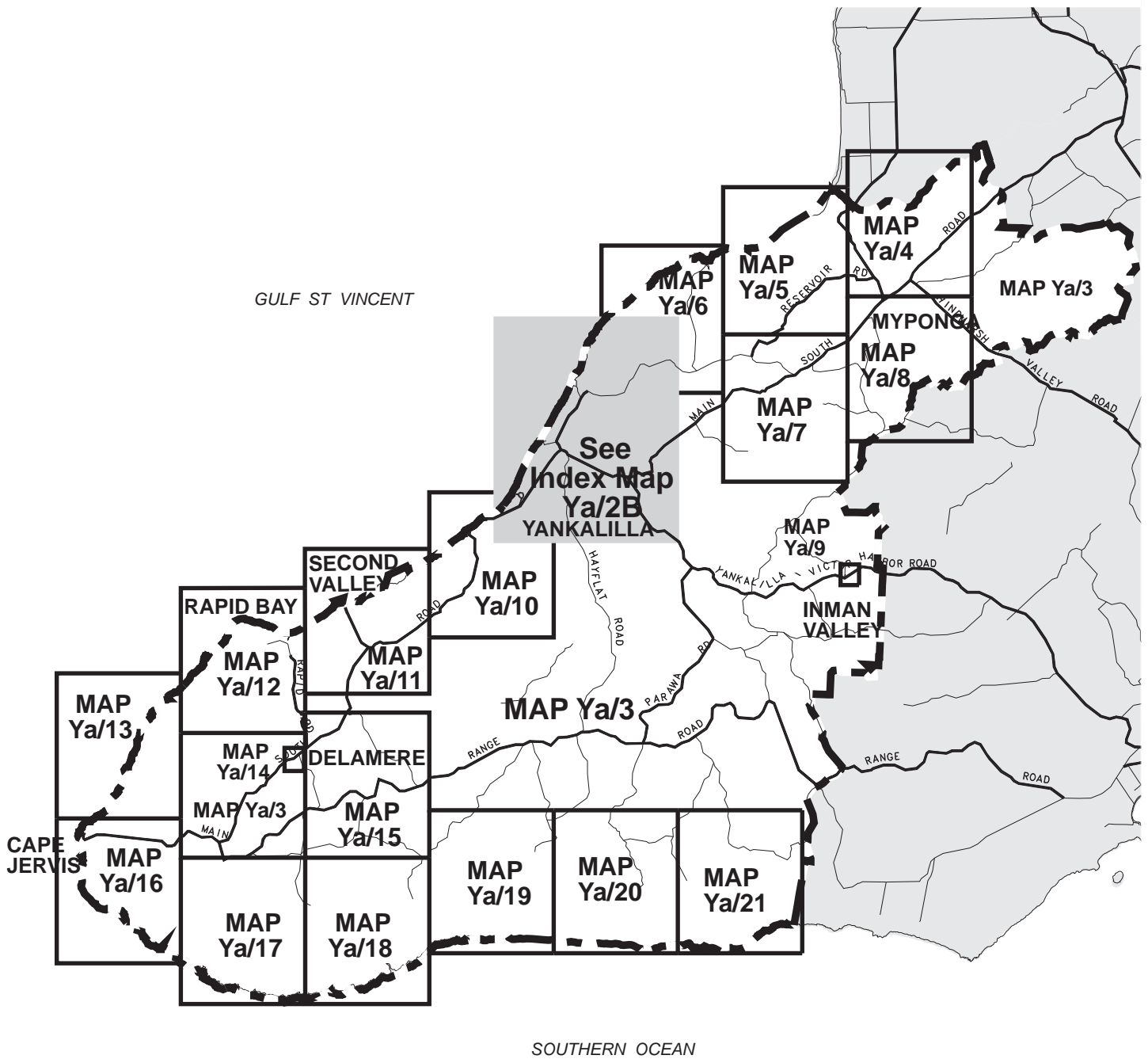


**YANKALILLA (DC)
WIRRINA COVE
STRUCTURE PLAN
MAP Ya/1 (Overlay 1)
ENLARGEMENT E**



- LCe Local Centre
- Rural
- Rural Living
- Reserve
- Retained Vegetation
- Watercourse protection
- Major Local Road
- Secondary Arterial Road

**YANKALILLA (DC)
DELAMERE
STRUCTURE PLAN
MAP Ya/1 (Overlay 1)
ENLARGEMENT F**



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps Ya/3 to Ya/42 inclusive shall be read as conforming in all respects (as the case may require) to the sectional or subdivisional boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area boundaries are shown or otherwise as indicated.

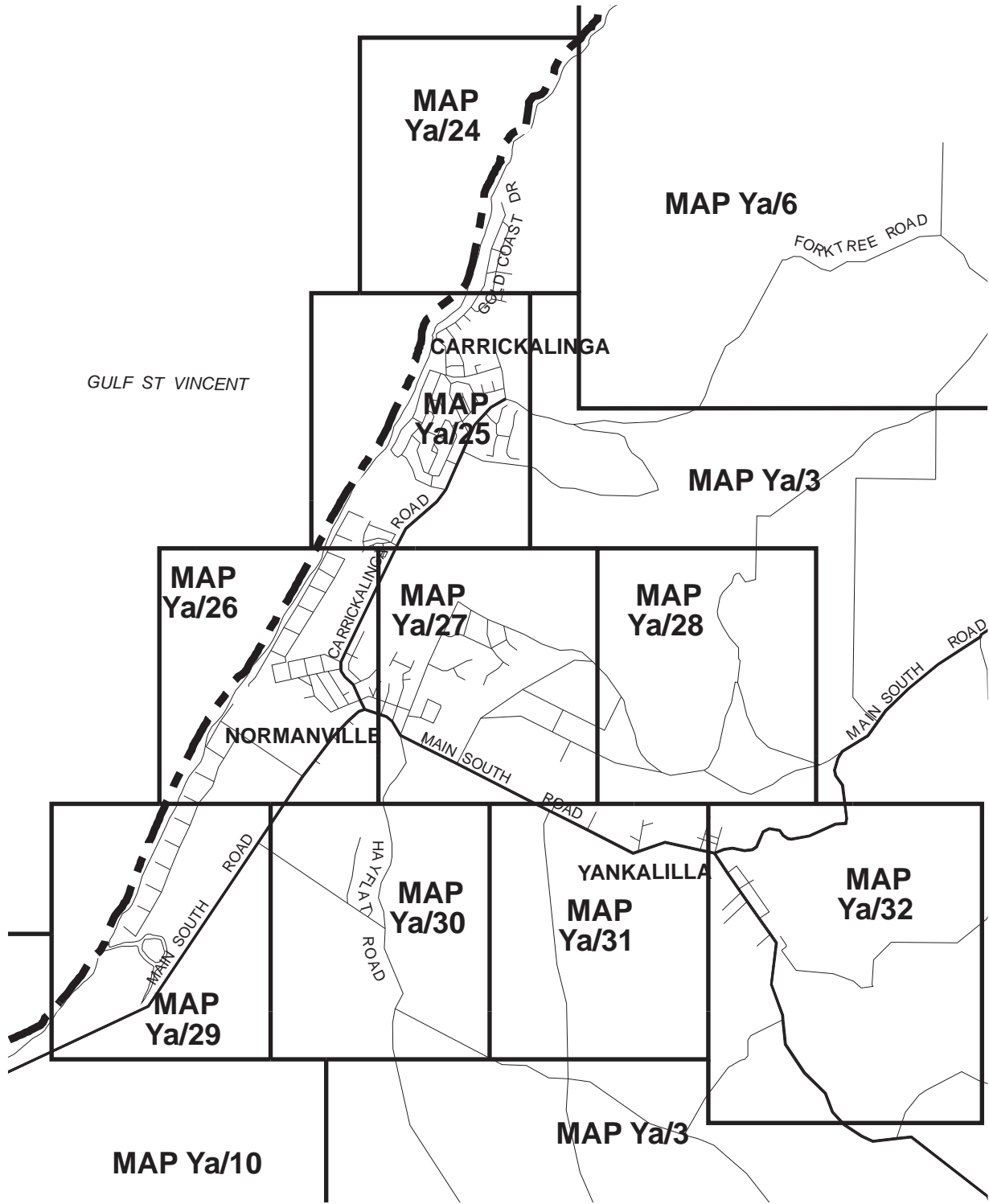


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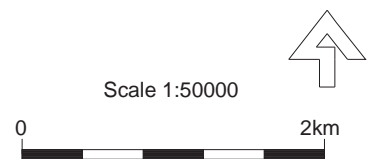


YANKALILLA (D.C.) INDEX MAP Ya/2A

— — — — — Development Plan Boundary

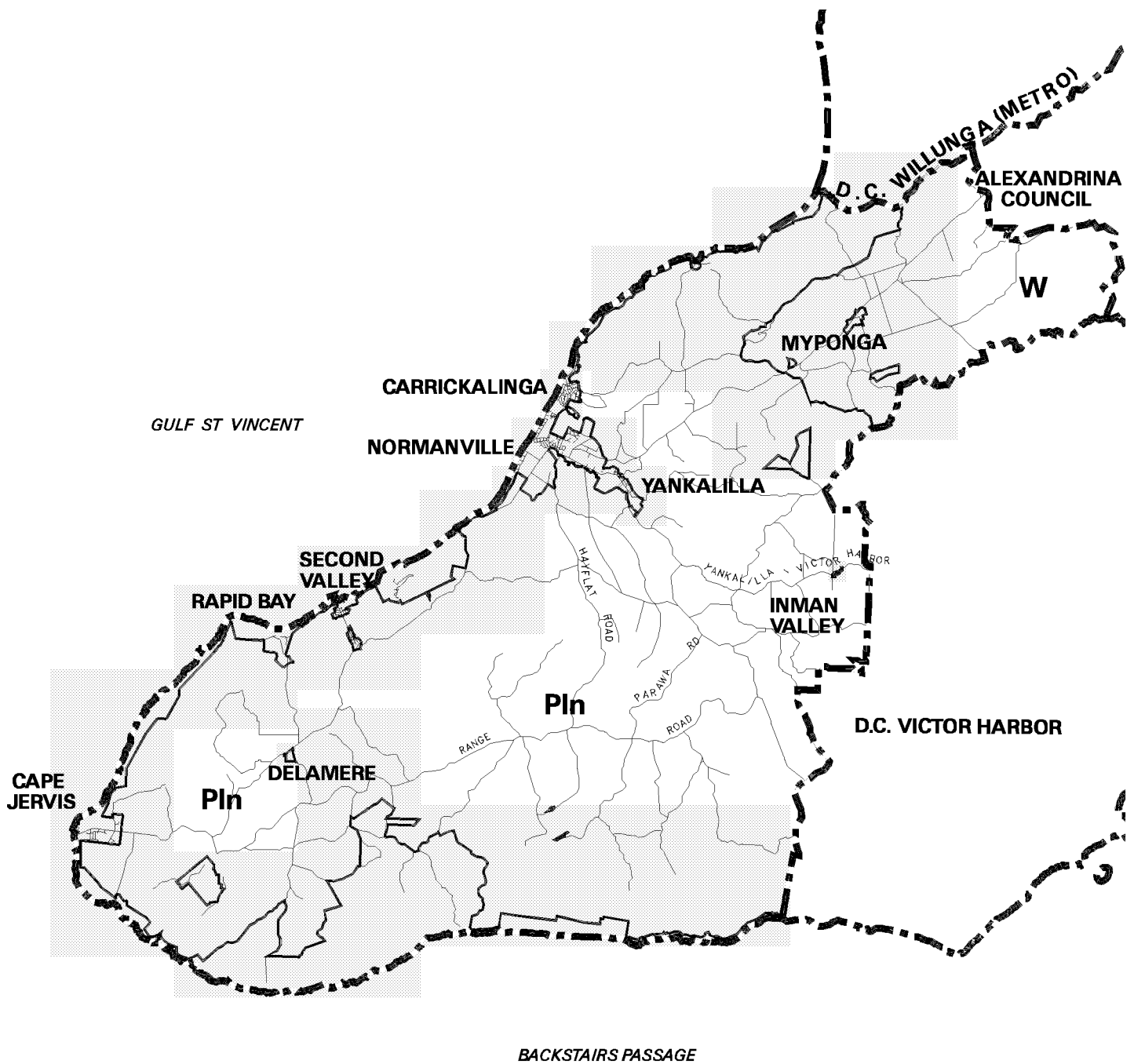


For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps Ya/3 to Ya/42 inclusive shall be read as conforming in all respects (as the case may require) to the sectional or subdivisional boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area boundaries are shown or otherwise as indicated.



YANKALILLA (D.C.) INDEX MAP Ya/2B

— — — — — Development Plan Boundary



NOTE : See Index Maps Ya/2A and 2B for shaded areas

PIn Primary Industry
W Watershed



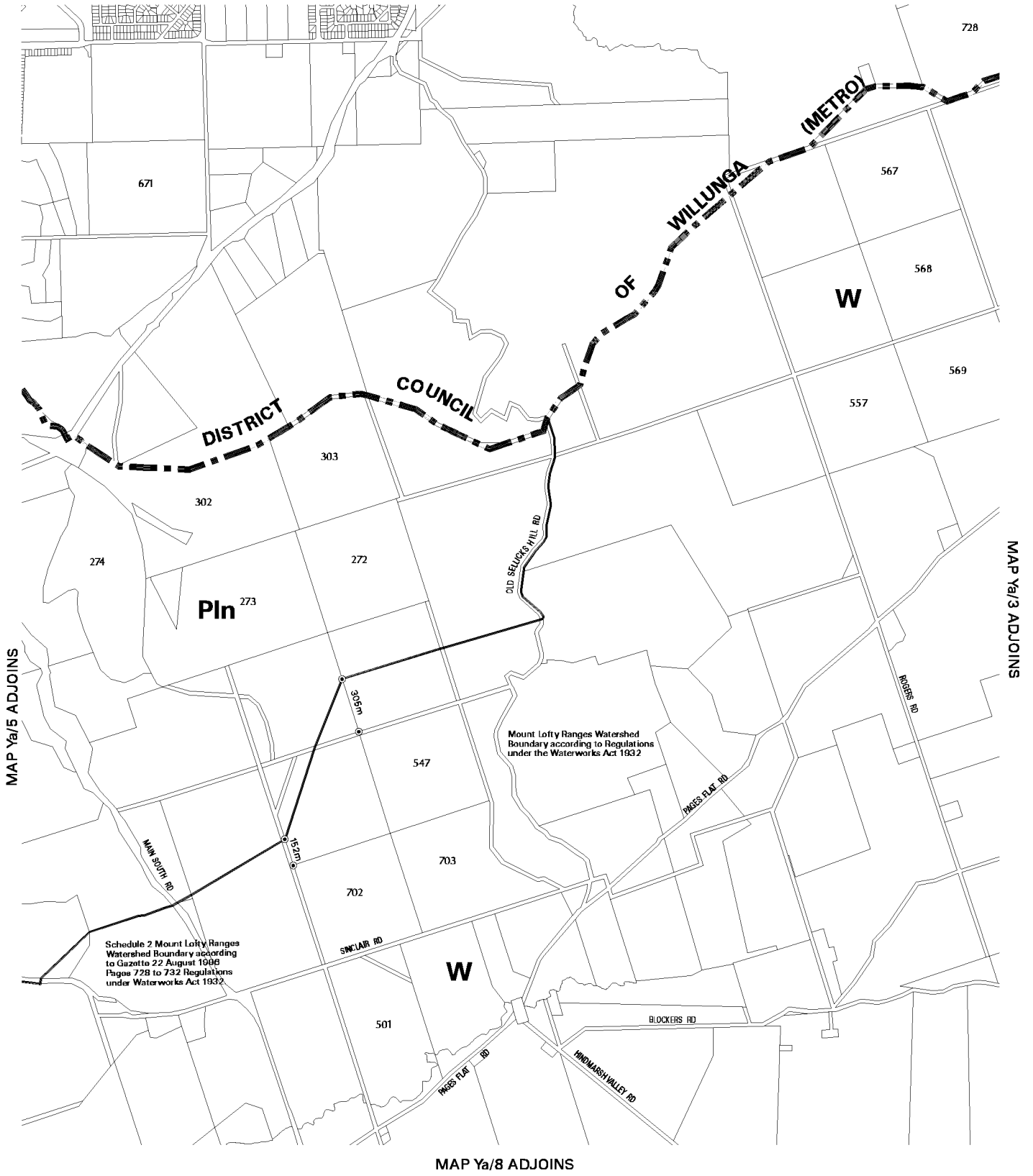
Scale 1:260000



YANKALILLA (D.C.) ZONES MAP Ya/3

Consolidated - 12 May 2016

———— Zone Boundary
 - - - - - Development Plan Boundary



Pln Primary Industry Watershed
W Development Plan Boundary

— Zone Boundary
 - - - - - Development Plan Boundary

YANKALILLA (D.C.) ZONES

MAP Ya/4

D.C. WILLUNGA (METRO)

GULF ST VINCENT

Council Boundary is sea coast (low water mark)

Cst

768

MAN SOUTH RD

279

Pln

MAP Ya/4 ADJOINS

538

Cst

690

608

609

610

611

614

Pln

Schedule 2 Mount Lofty Ranges Watershed Boundary according to Gazette 22 August 1996 Pages 728 to 732 Regulations under Waterworks Act 1932.

MAP Ya/6 ADJOINS

SWANSON RD

680

617

618

RESERVOIR RD

W

MAP Ya/8 ADJOINS

632

MAP Ya/7 ADJOINS

Cst
Pln
W

Coastal
Primary Industry
Watershed

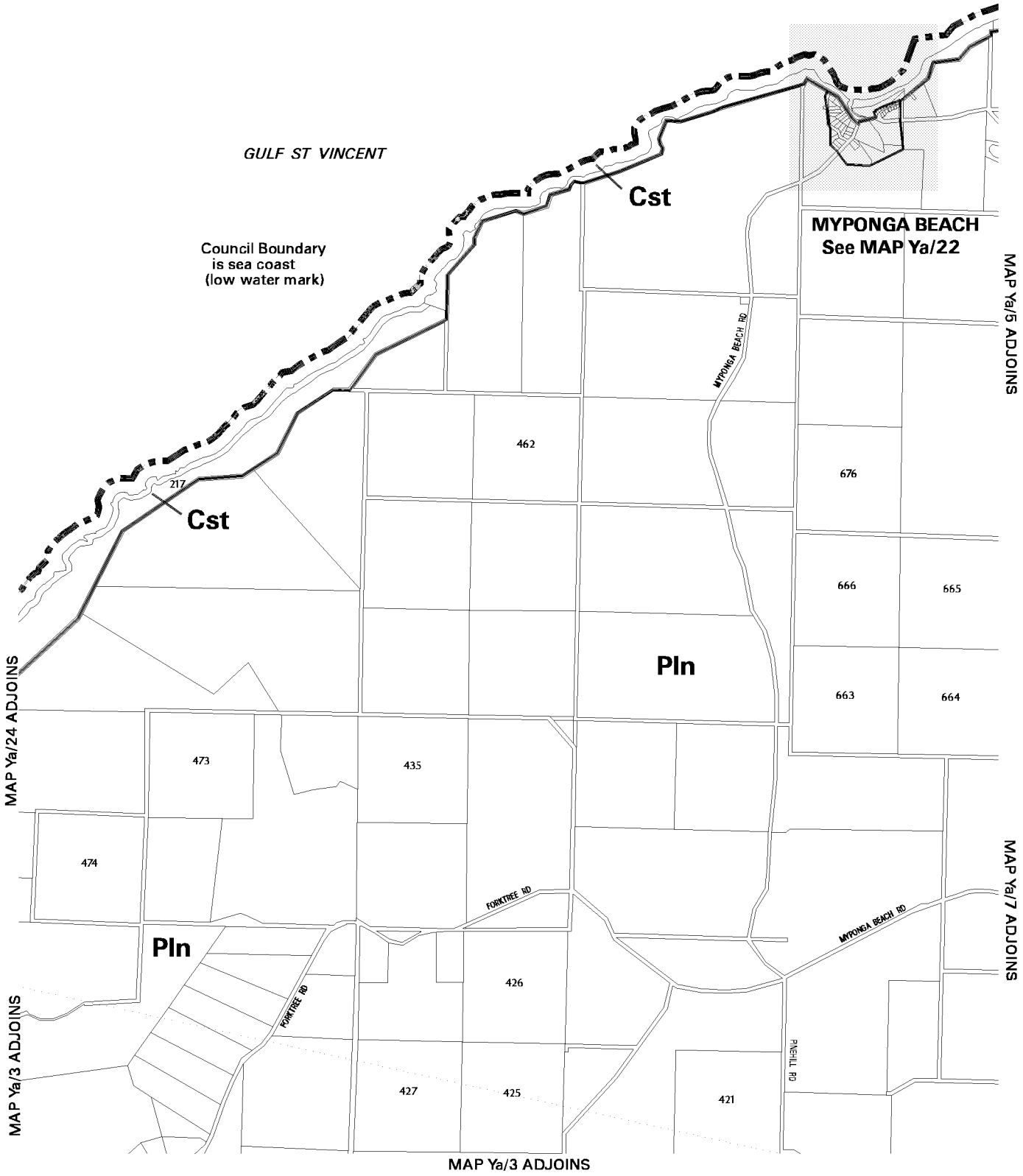


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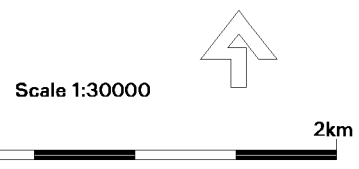


YANKALILLA (D.C.) ZONES MAP Ya/5

- Zone Boundary
- - - - - Development Plan Boundary



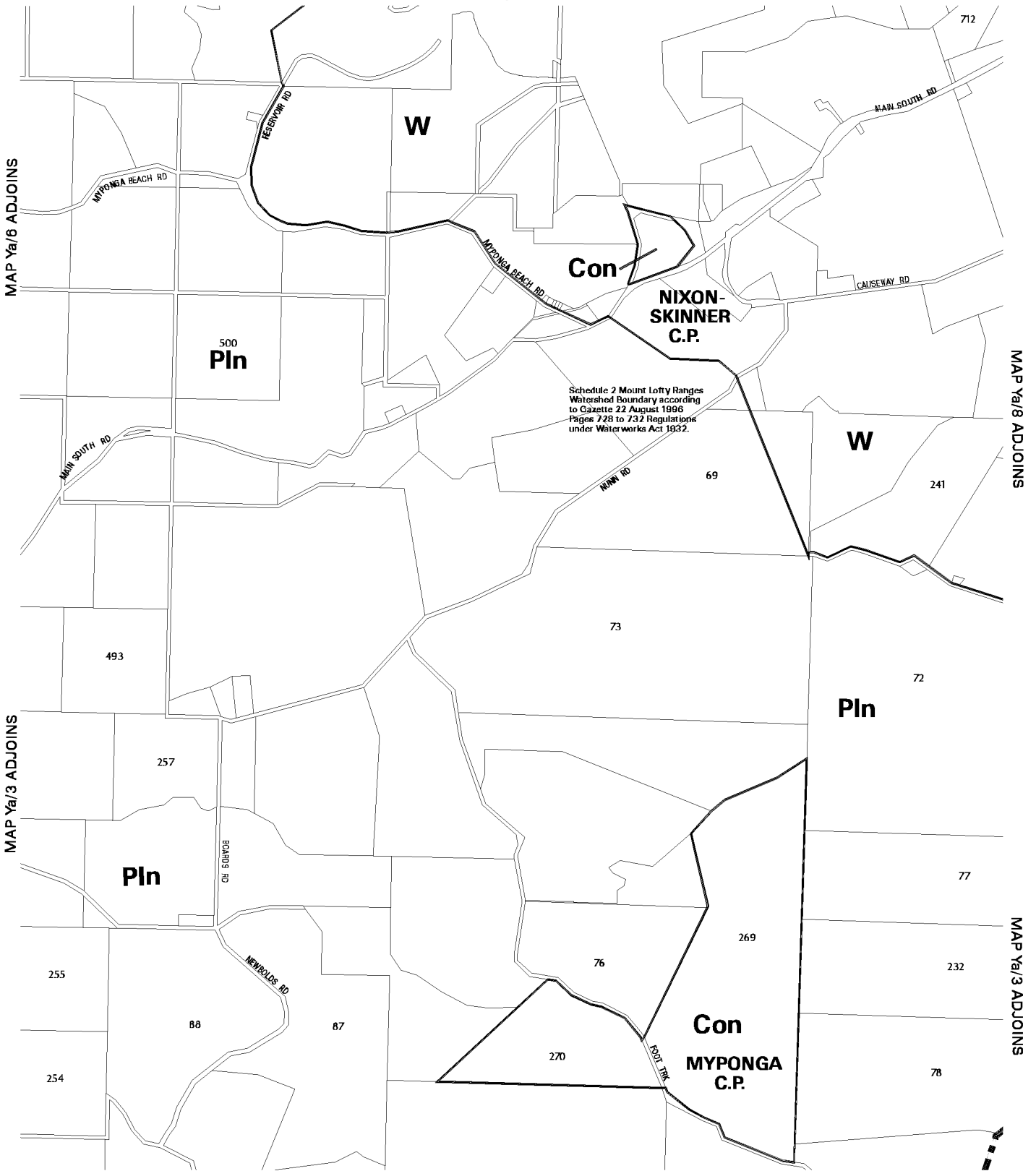
Cst Coastal
Pln Primary Industry



— Zone Boundary
 - - - - - Development Plan Boundary

YANKALILLA (D.C.) ZONES MAP Ya/6

MAP Ya/5 ADJOINS



MAP Ya/6 ADJOINS

MAP Ya/3 ADJOINS

MAP Ya/8 ADJOINS

MAP Ya/3 ADJOINS

MAP Ya/3 ADJOINS

Con
Pln
W

Conservation
Primary Industry
Watershed



Scale 1:30000



YANKALILLA (D.C.) ZONES MAP Ya/7



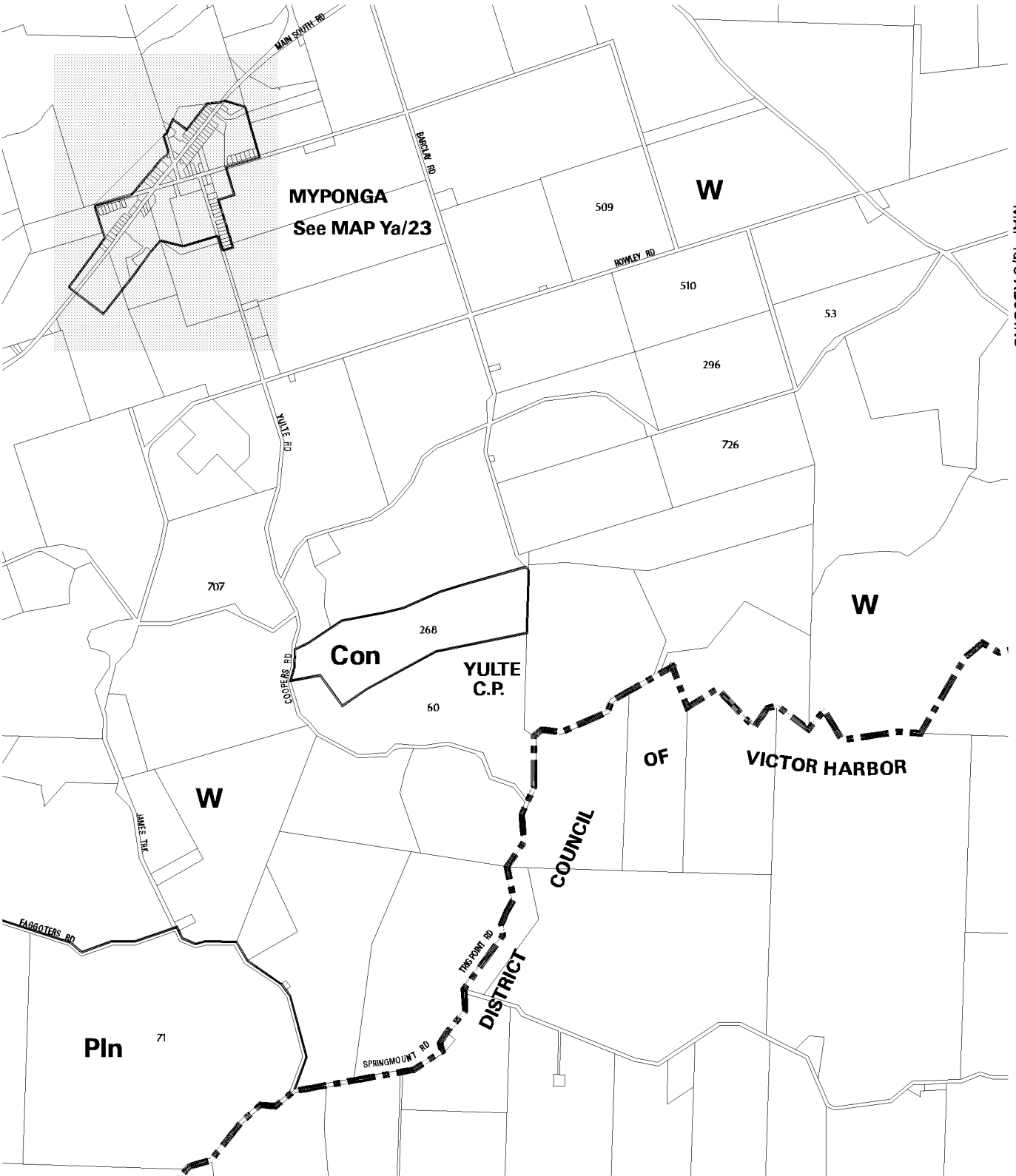
Zone Boundary
Development Plan Boundary

MAP Ya/4 ADJOINS

MAP Ya/5 ADJOINS

MAP Ya/3 ADJOINS

MAP Ya/7 ADJOINS



MAP Ya/3 ADJOINS

Con Conservation
Pln Primary Industry
W Watershed

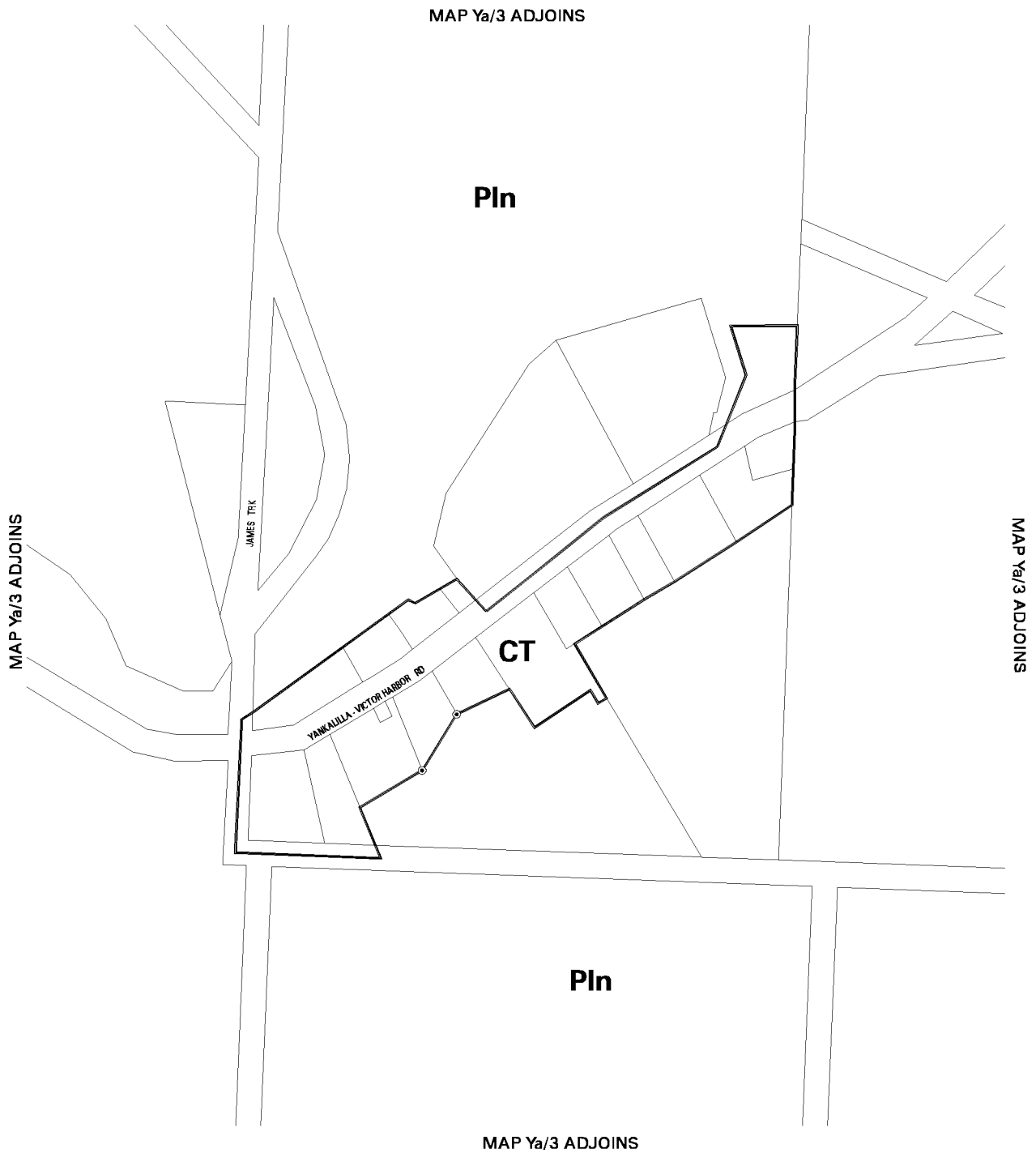


Scale 1:30000



**YANKALILLA (D.C.)
 ZONES
 MAP Ya/8**

————— Zone Boundary
 - - - - - Development Plan Boundary



INMAN VALLEY

CT Country Township
Pln Primary Industry

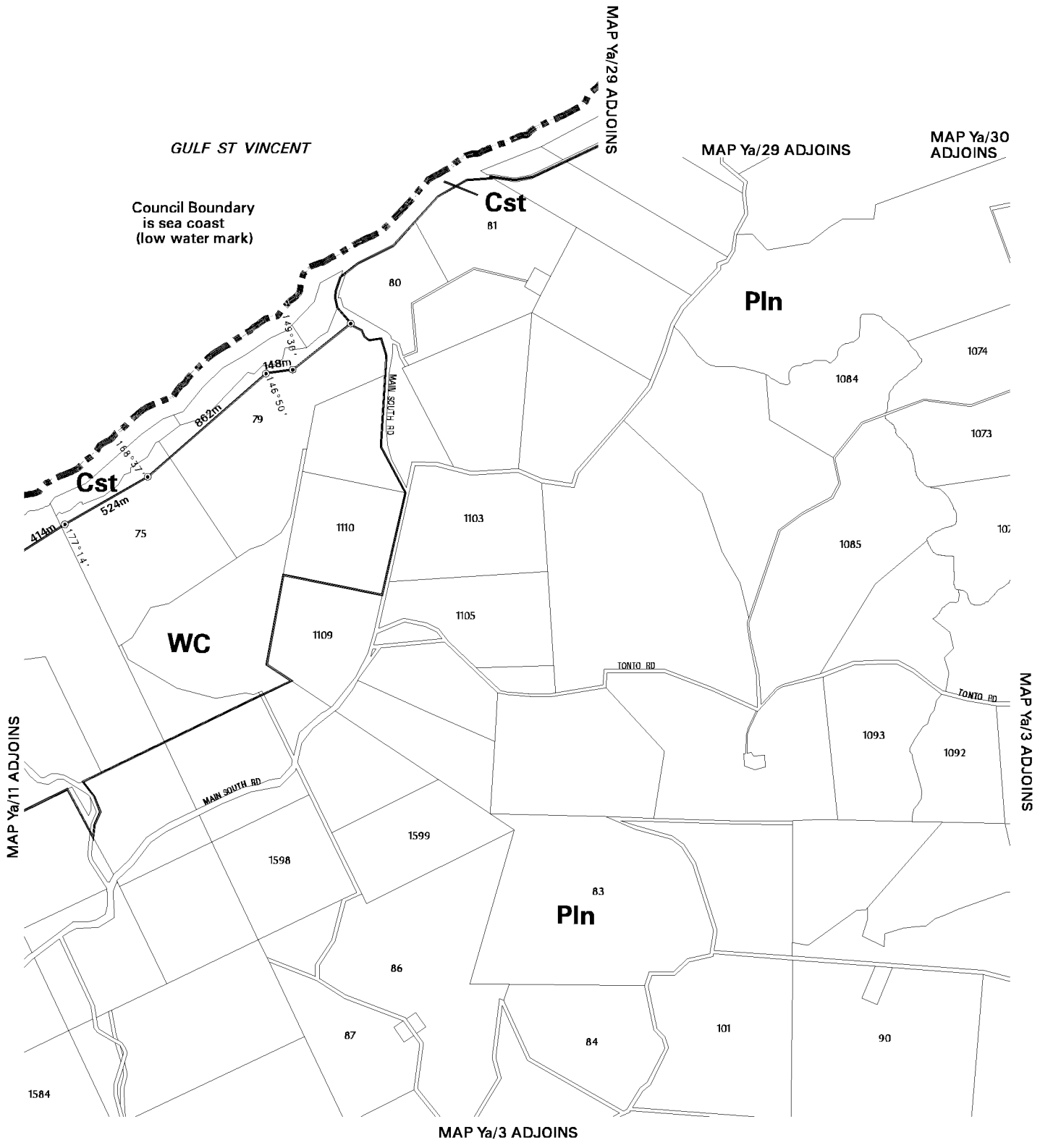


Scale 1:5000



**YANKALILLA (D.C.)
 ZONES
 MAP Ya/9**

————— Zone Boundary



GULF ST VINCENT

Council Boundary
is sea coast
(low water mark)

MAP Ya/11 ADJOINS

MAP Ya/29 ADJOINS

MAP Ya/29 ADJOINS

MAP Ya/30 ADJOINS

MAP Ya/3 ADJOINS

MAP Ya/3 ADJOINS

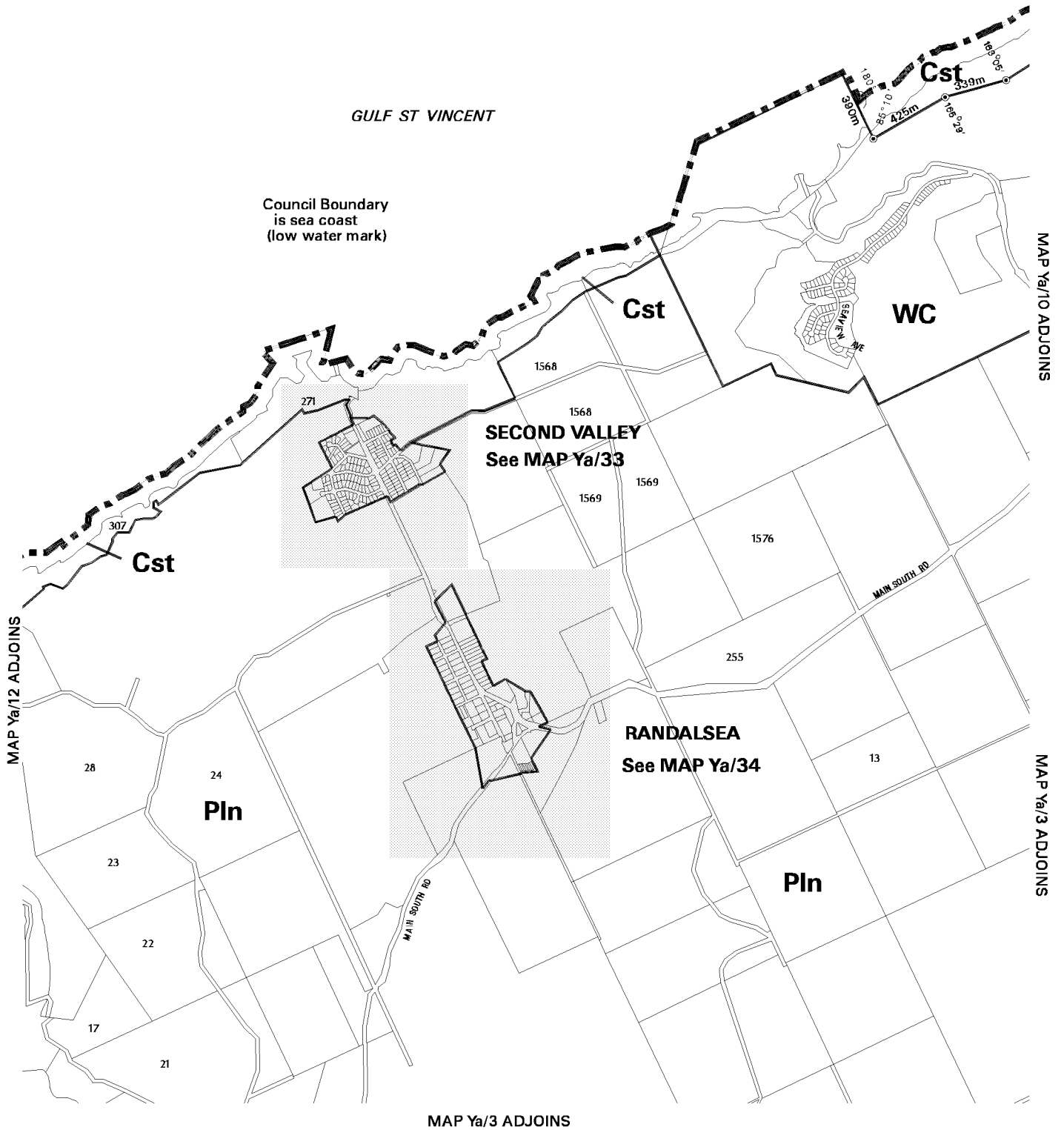
Cst Coastal
Pln Primary Industry
WC Wirrina Cove

Scale 1:30000



**YANKALILLA (D.C.)
ZONES
MAP Ya/10**

———— Zone Boundary
- - - - - Development Plan Boundary



Cst
Pln
WC

Coastal
Primary Industry
Wirrina Cove

— Zone Boundary
- - - Development Plan Boundary



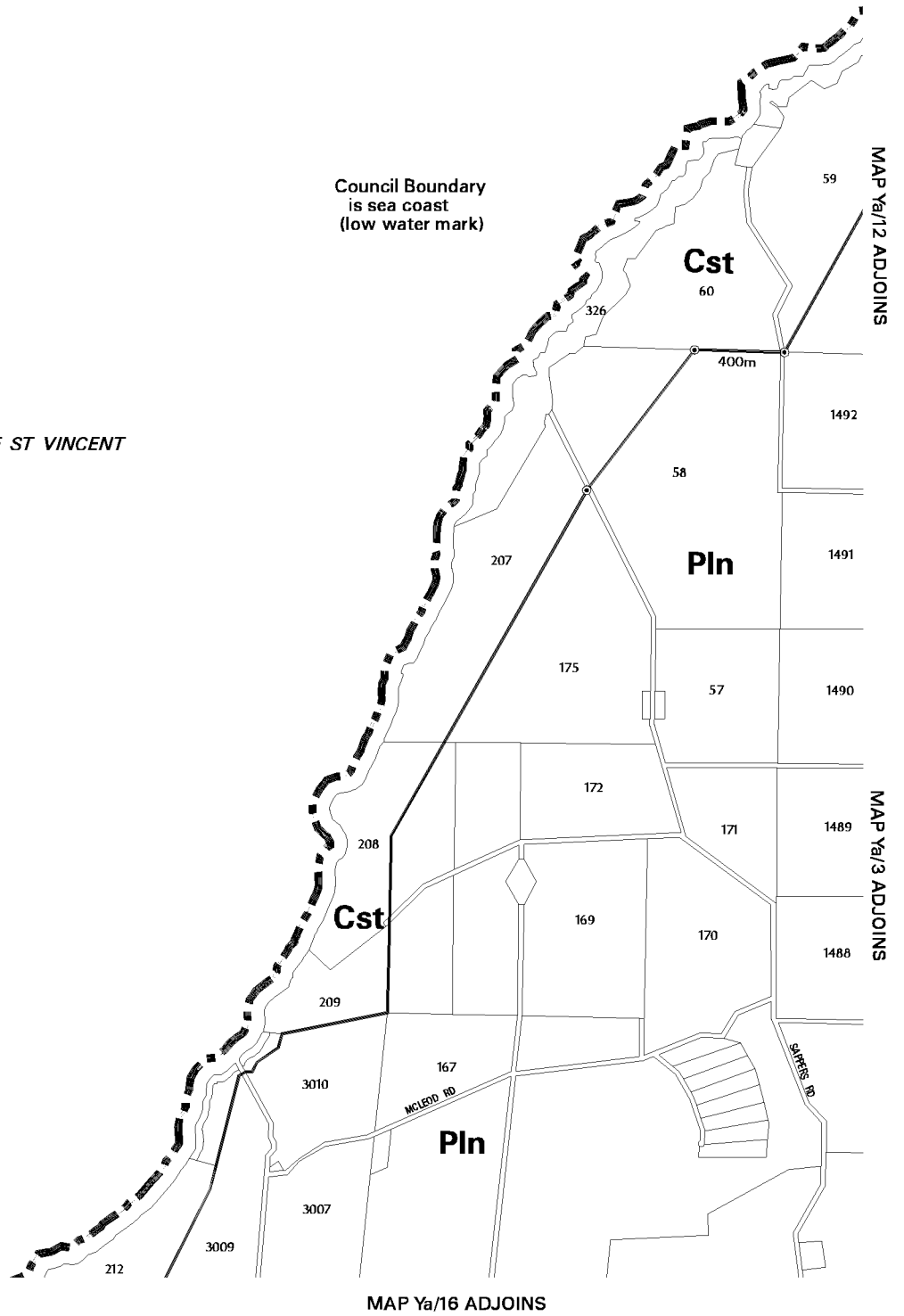
Scale 1:30000



**YANKALILLA (D.C.)
ZONES
MAP Ya/11**

GULF ST VINCENT

Council Boundary
is sea coast
(low water mark)



Cst
Pln

Coastal
Primary Industry

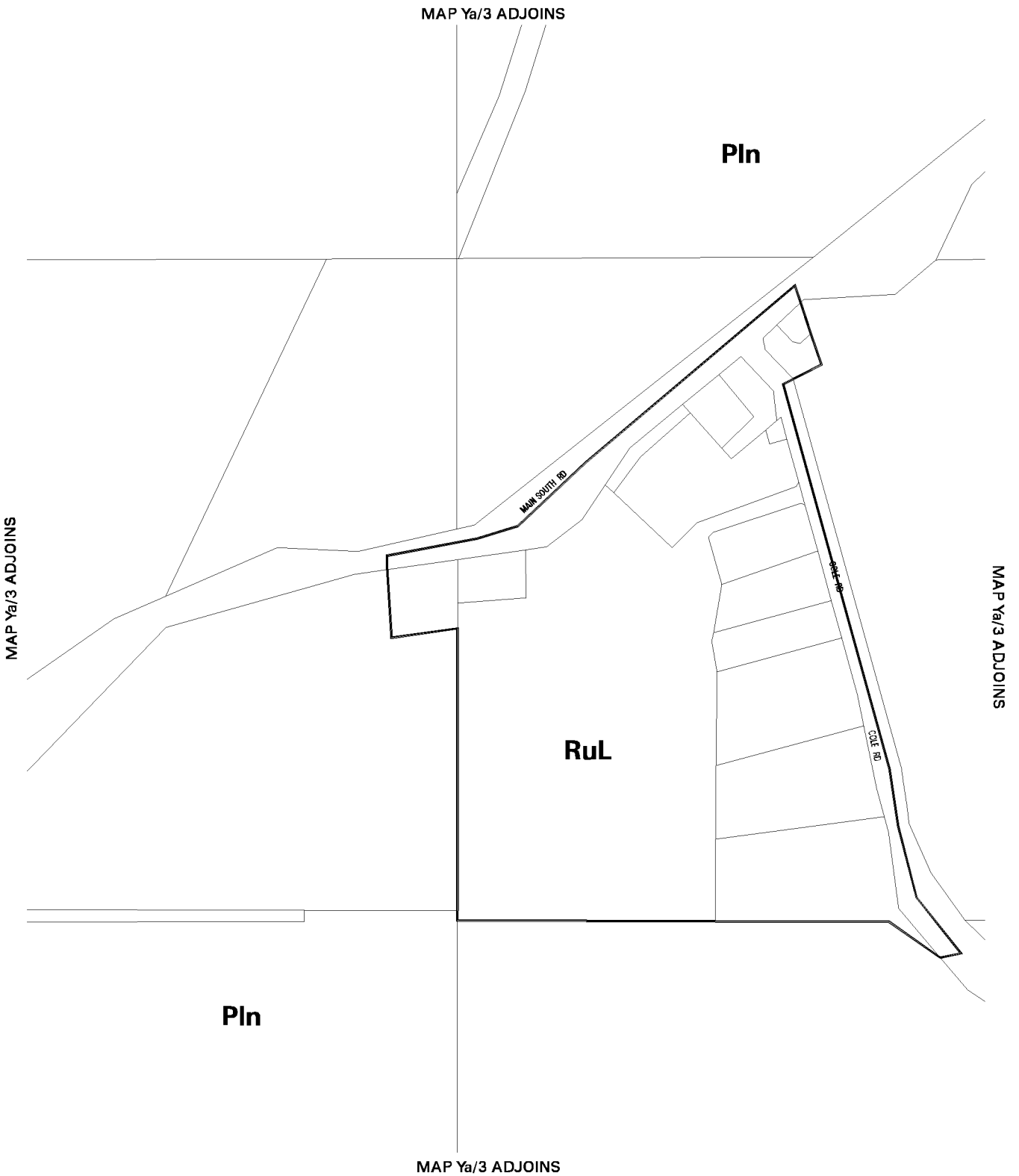


Zone Boundary
Development Plan Boundary

Scale 1:30000



YANKALILLA (D.C.) ZONES MAP Ya/13



DELAMERE
Pln Primary Industry
RuL Rural Living



Scale 1:5000



**YANKALILLA (D.C.)
 ZONES
 MAP Ya/14**

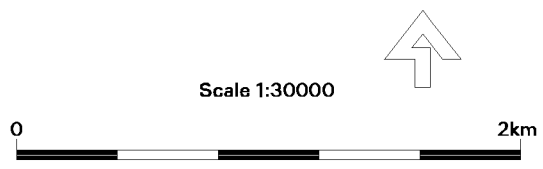
————— Zone Boundary



Con
Pln

Conservation
Primary Industry

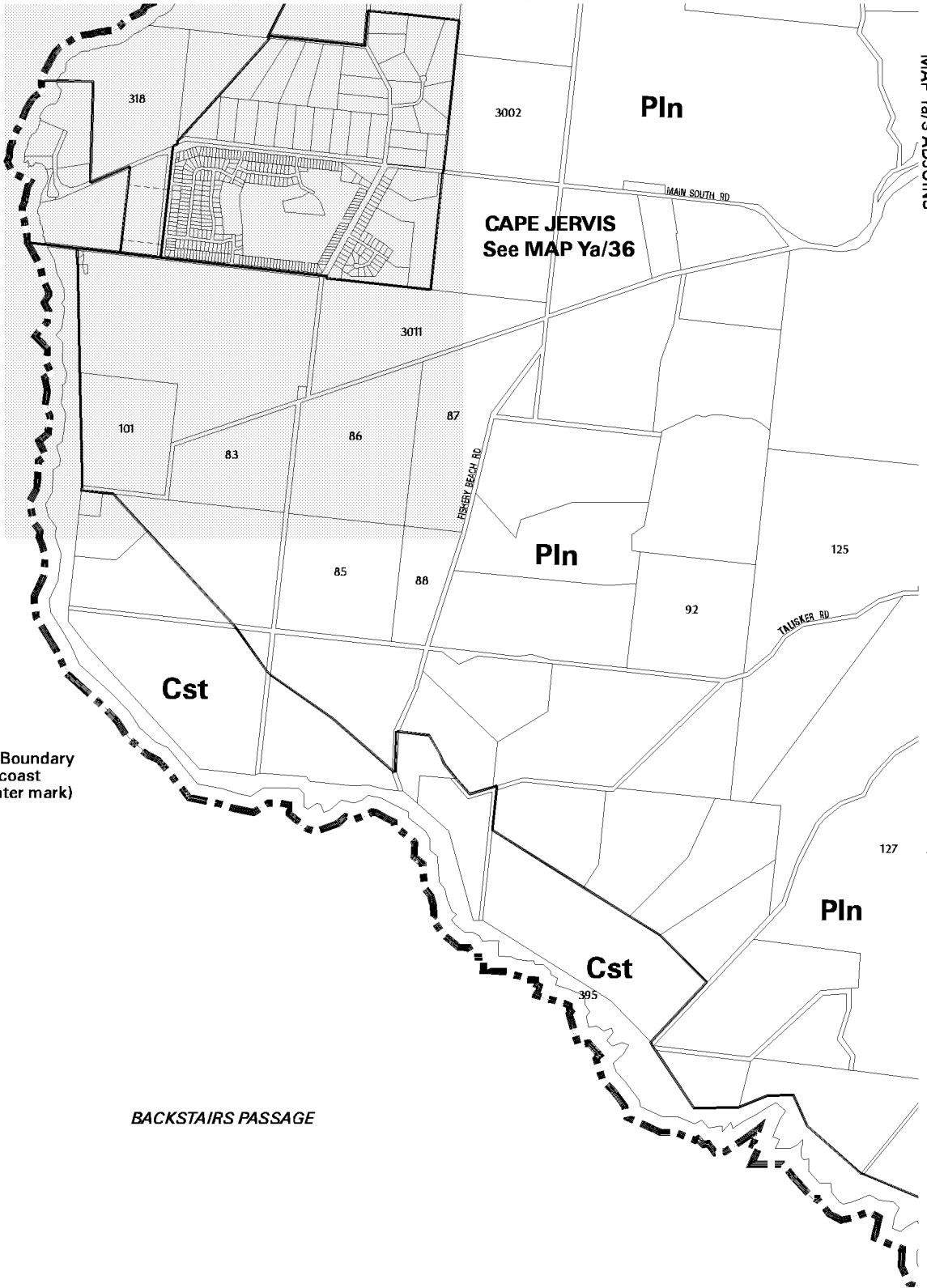
— Zone Boundary



YANKALILLA (D.C.) ZONES MAP Ya/15

MAP Ya/13 ADJOINS

MAP Ya/3 ADJOINS



Council Boundary is sea coast (low water mark)

MAP Ya/17 ADJOINS

NOTE: For Policy Areas See MAP Ya/41

Cst	Coastal
Pln	Primary Industry



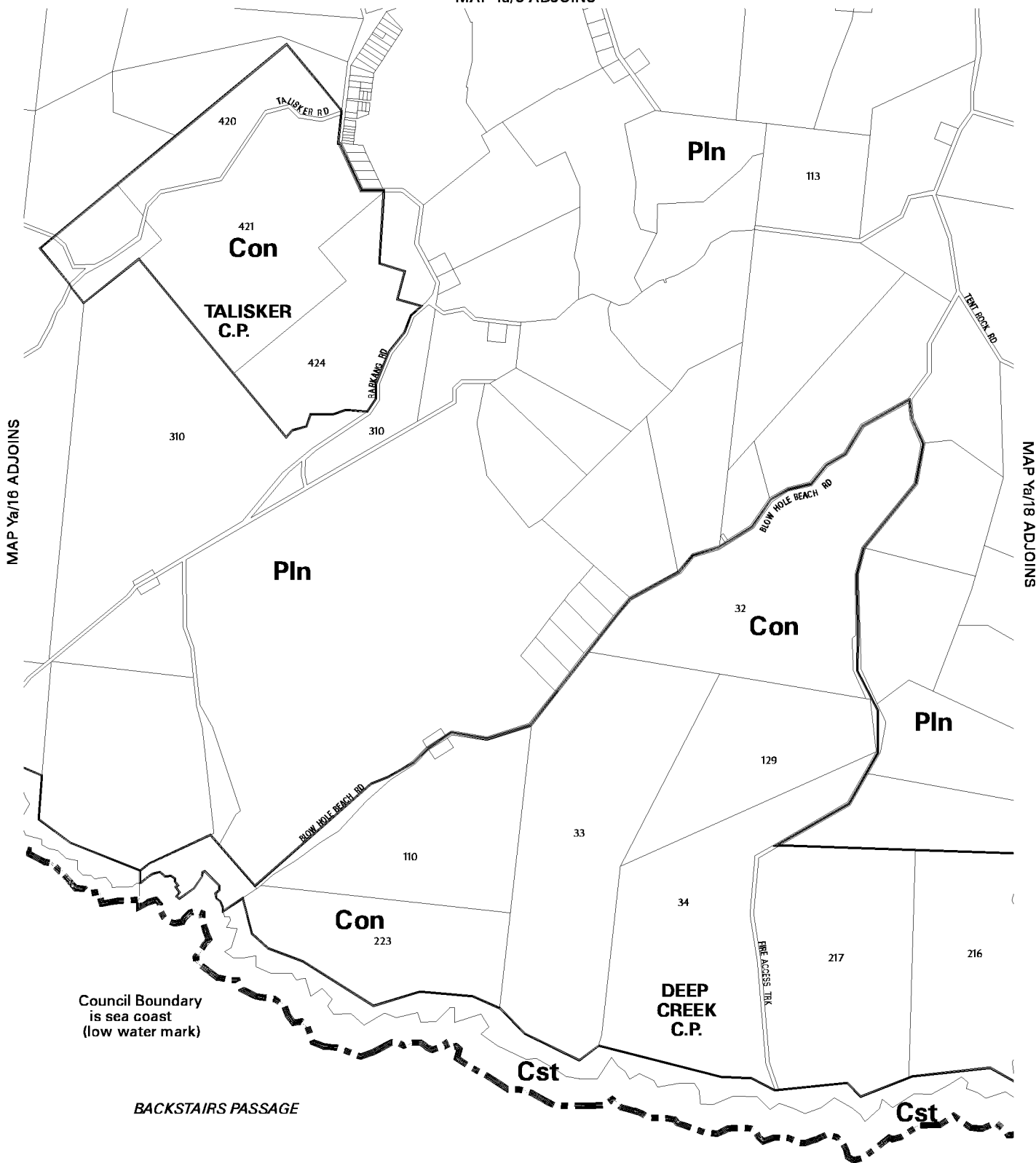
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YANKALILLA (D.C.) ZONES

MAP Ya/16

	Zone Boundary
	Development Plan Boundary



MAP Ya/16 ADJOINS

MAP Ya/18 ADJOINS

Council Boundary is sea coast (low water mark)

BACKSTAIRS PASSAGE

Con
Cst
Pln

Conservation
Coastal
Primary Industry



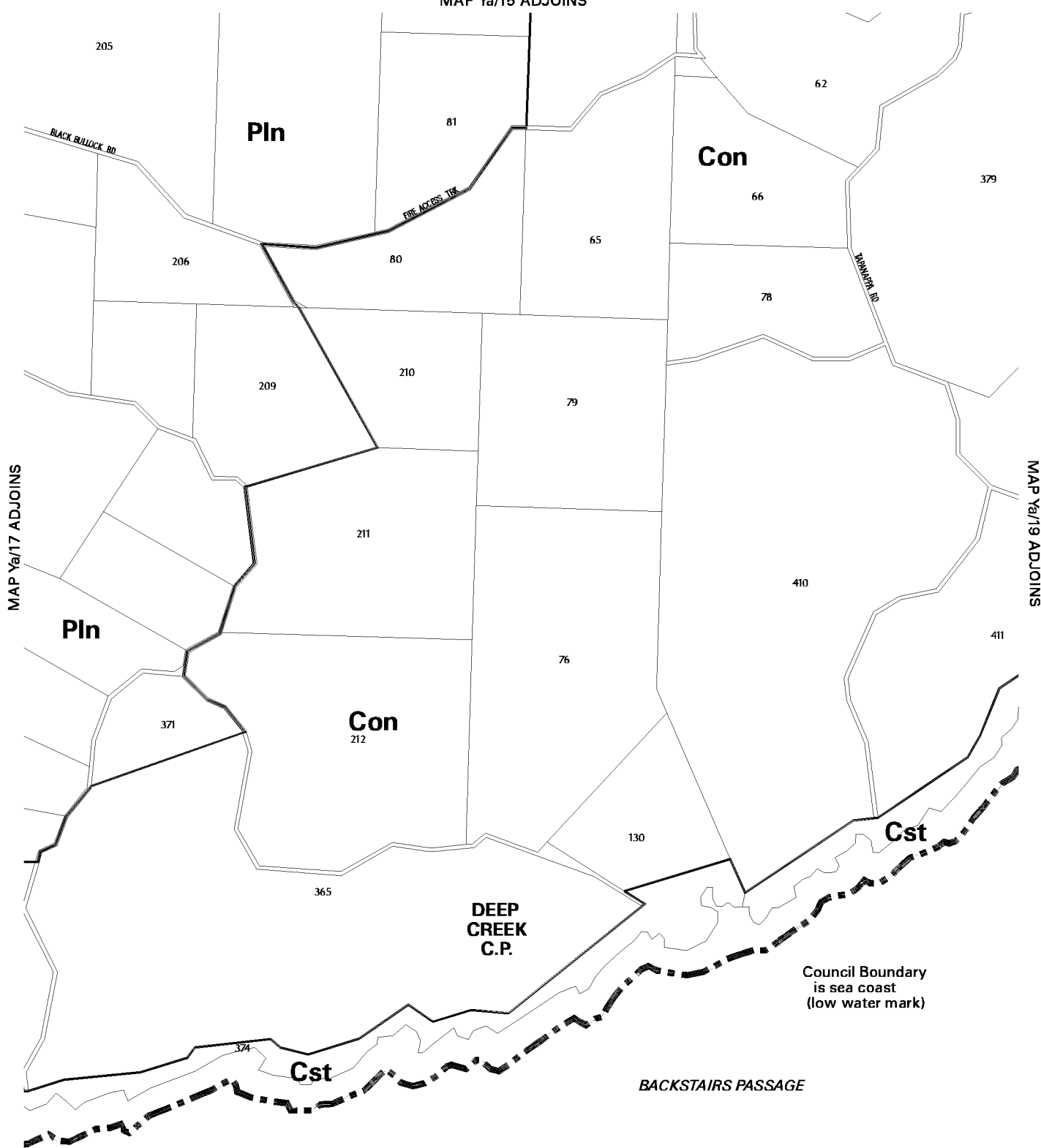
Zone Boundary
Development Plan Boundary

Scale 1:30000



YANKALILLA (D.C.) ZONES MAP Ya/17

MAP Ya/15 ADJOINS



MAP Ya/17 ADJOINS

MAP Ya/19 ADJOINS

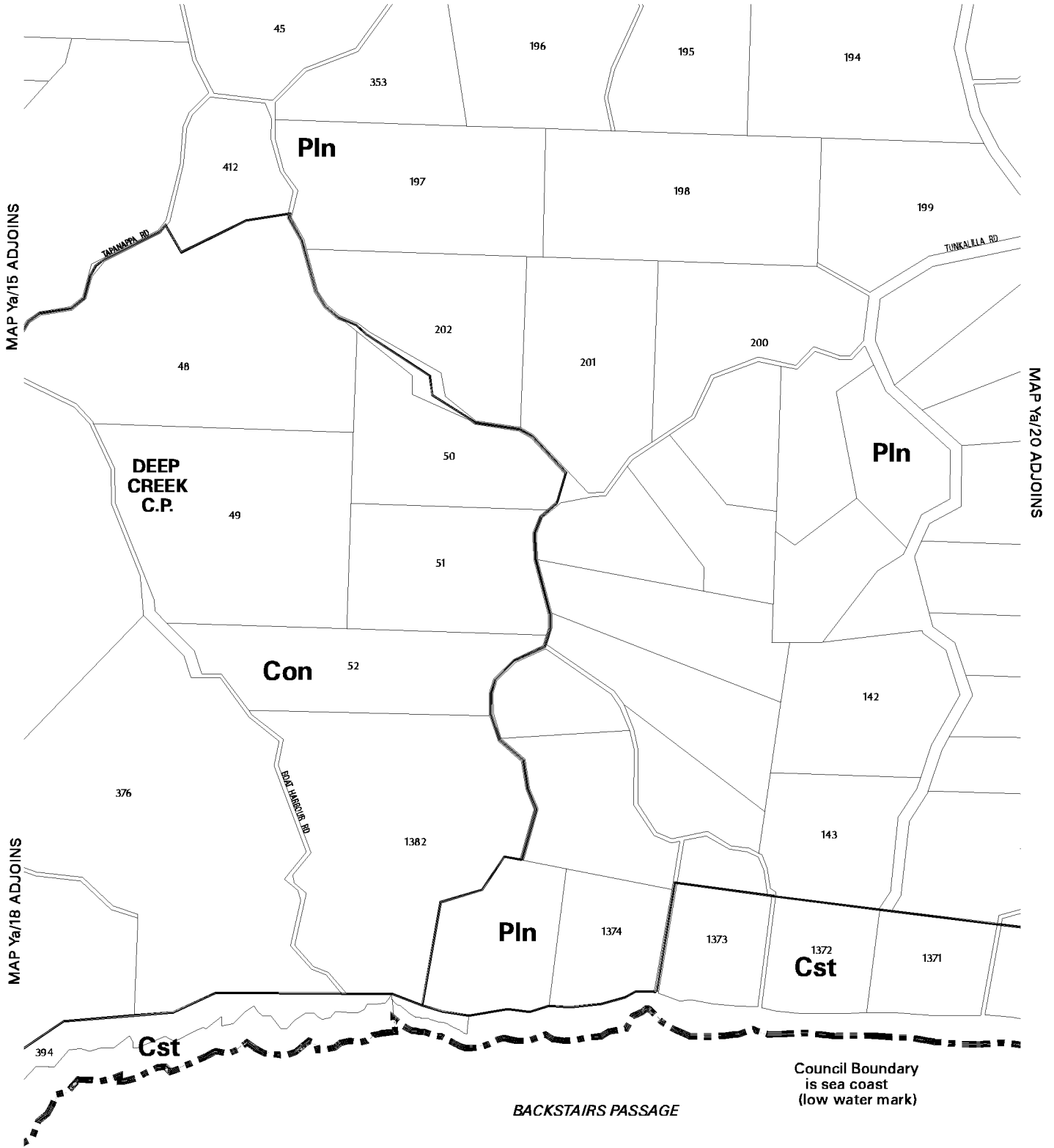
Con Conservation
Cst Coastal
Pln Primary Industry

Scale 1:30000



**YANKALILLA (D.C.)
 ZONES
 MAP Ya/18**

————— Zone Boundary
 - - - - - Development Plan Boundary



Con Conservation
Cst Coastal
Pln Primary Industry

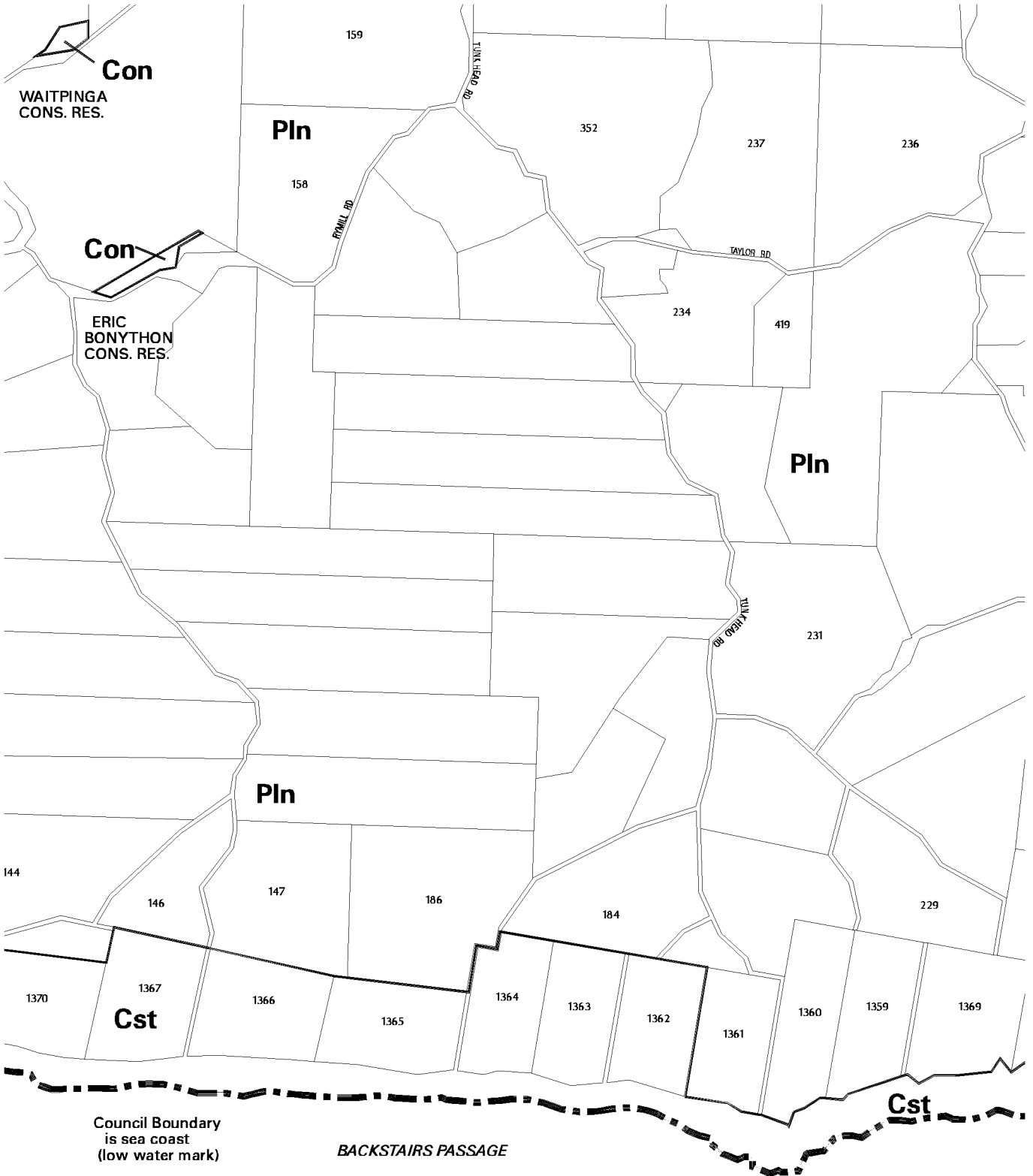
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YANKALILLA (D.C.)
ZONES
MAP Ya/19

————— Zone Boundary
 - - - - - Development Plan Boundary

MAP Ya/3 ADJOINS



Council Boundary
is sea coast
(low water mark)

BACKSTAIRS PASSAGE

Con Conservation
Cst Coastal
Pln Primary Industry



Scale 1:30000



YANKALILLA (D.C.) ZONES MAP Ya/20

————— Zone Boundary
 - - - - - Development Plan Boundary

MAP Ya/3 ADJOINS

MAP Ya/3 ADJOINS

MAP Ya/20 ADJOINS



Cst
Pln

Coastal
Primary Industry

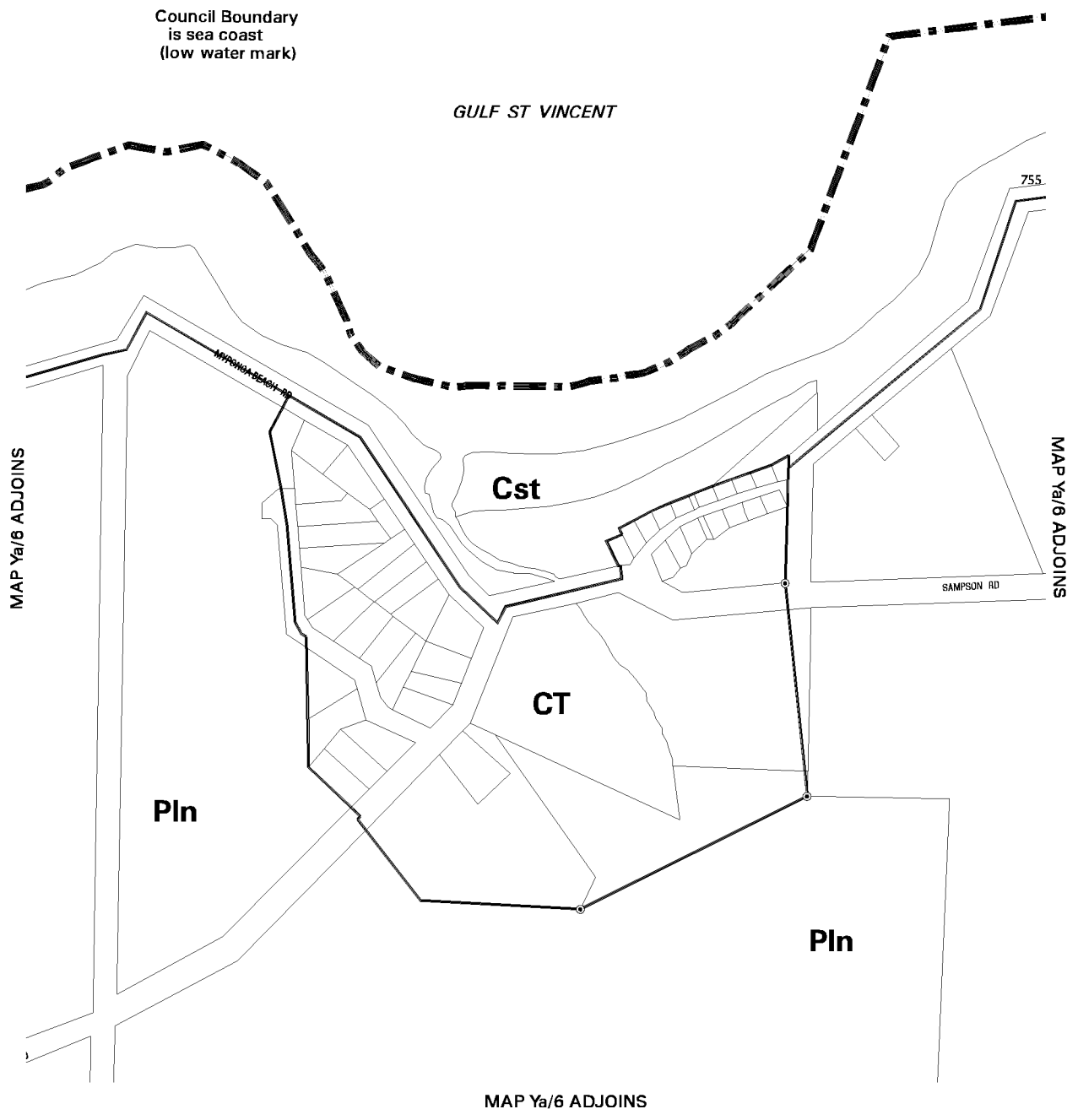


Scale 1:30000



**YANKALILLA (D.C.)
ZONES
MAP Ya/21**

— Zone Boundary
 - - - - - Development Plan Boundary



MYPONGA BEACH

- CT Country Township
- Cst Coastal
- Pln Primary Industry



Scale 1:5000



**YANKALILLA (D.C.)
ZONES
MAP Ya/22**

- Zone Boundary
- - - - - Development Plan Boundary

MAP Ya/8 ADJOINS



MYPONGA
CT
W

Country Township
Watershed

— Zone Boundary



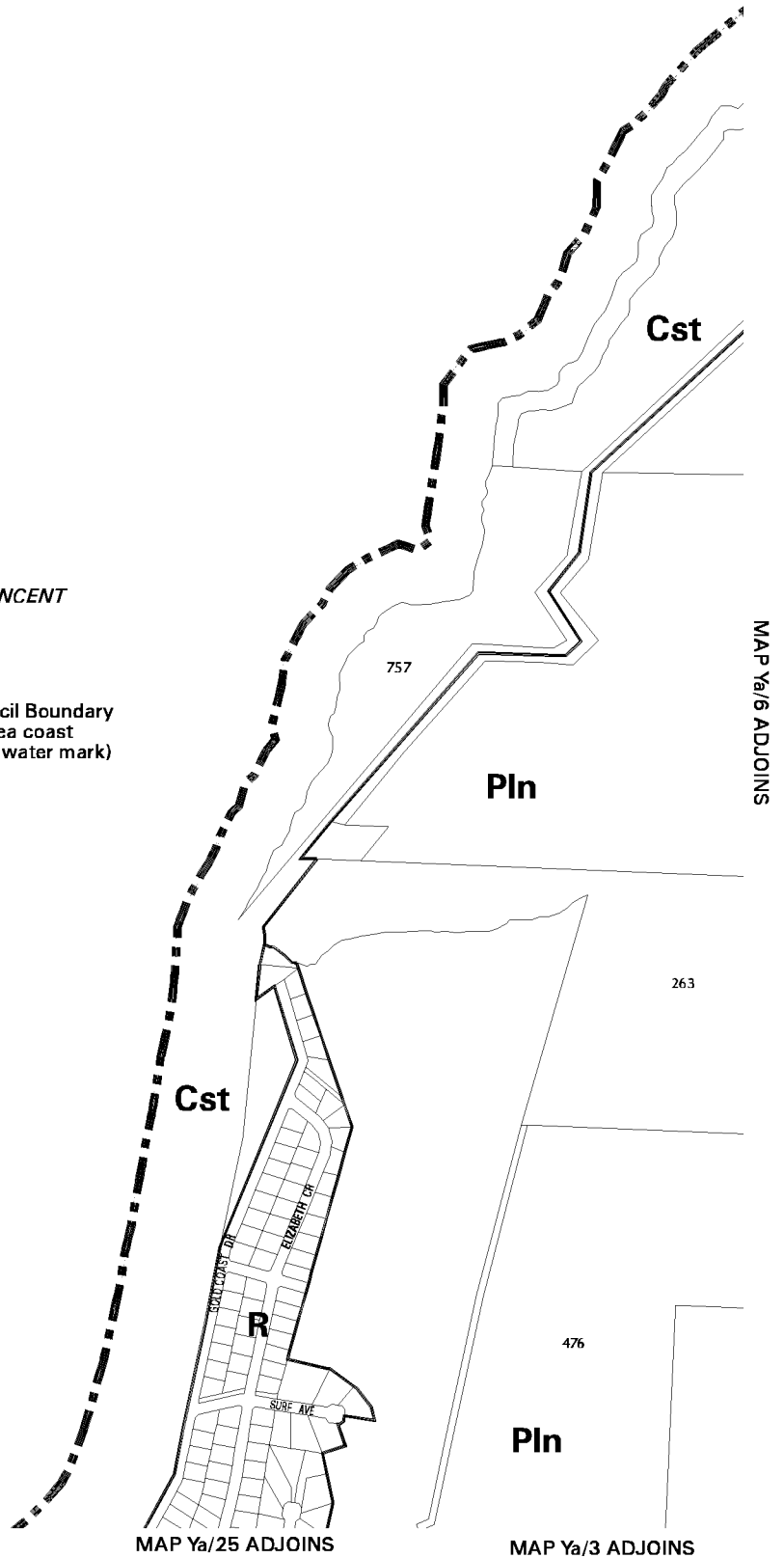
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**YANKALILLA (D.C.)
ZONES
MAP Ya/23**

GULF ST VINCENT

Council Boundary
is sea coast
(low water mark)



CARRICKALINGA

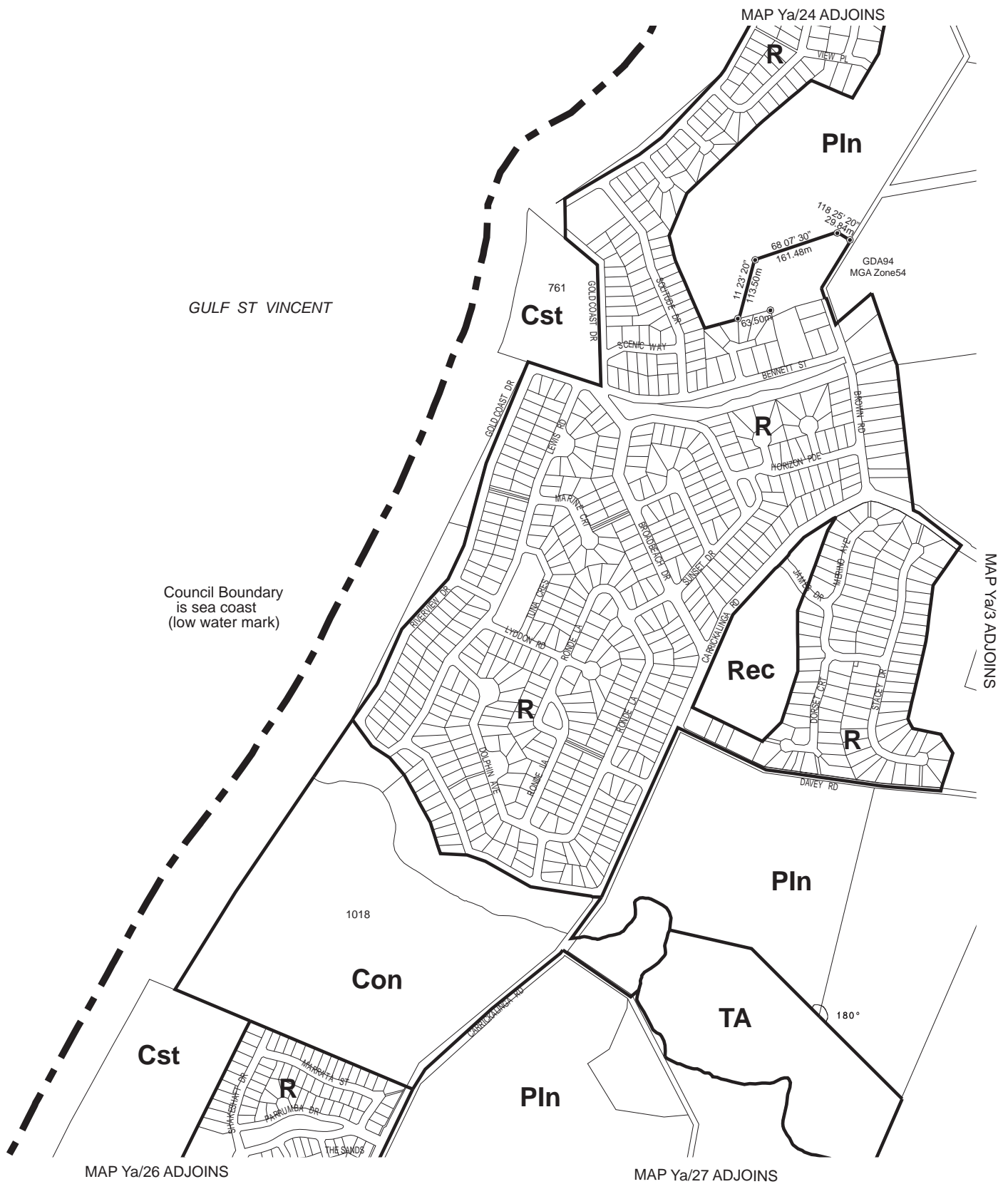
Cst	Coastal
Pln	Primary Industry
R	Residential

—————	Zone Boundary
-----	Development Plan Boundary

Scale 1:10000



**YANKALILLA (D.C.)
ZONES
MAP Ya/24**

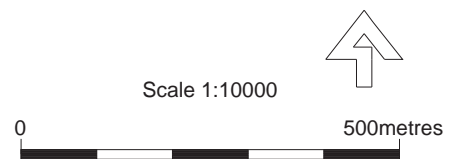


CARRICKALINGA

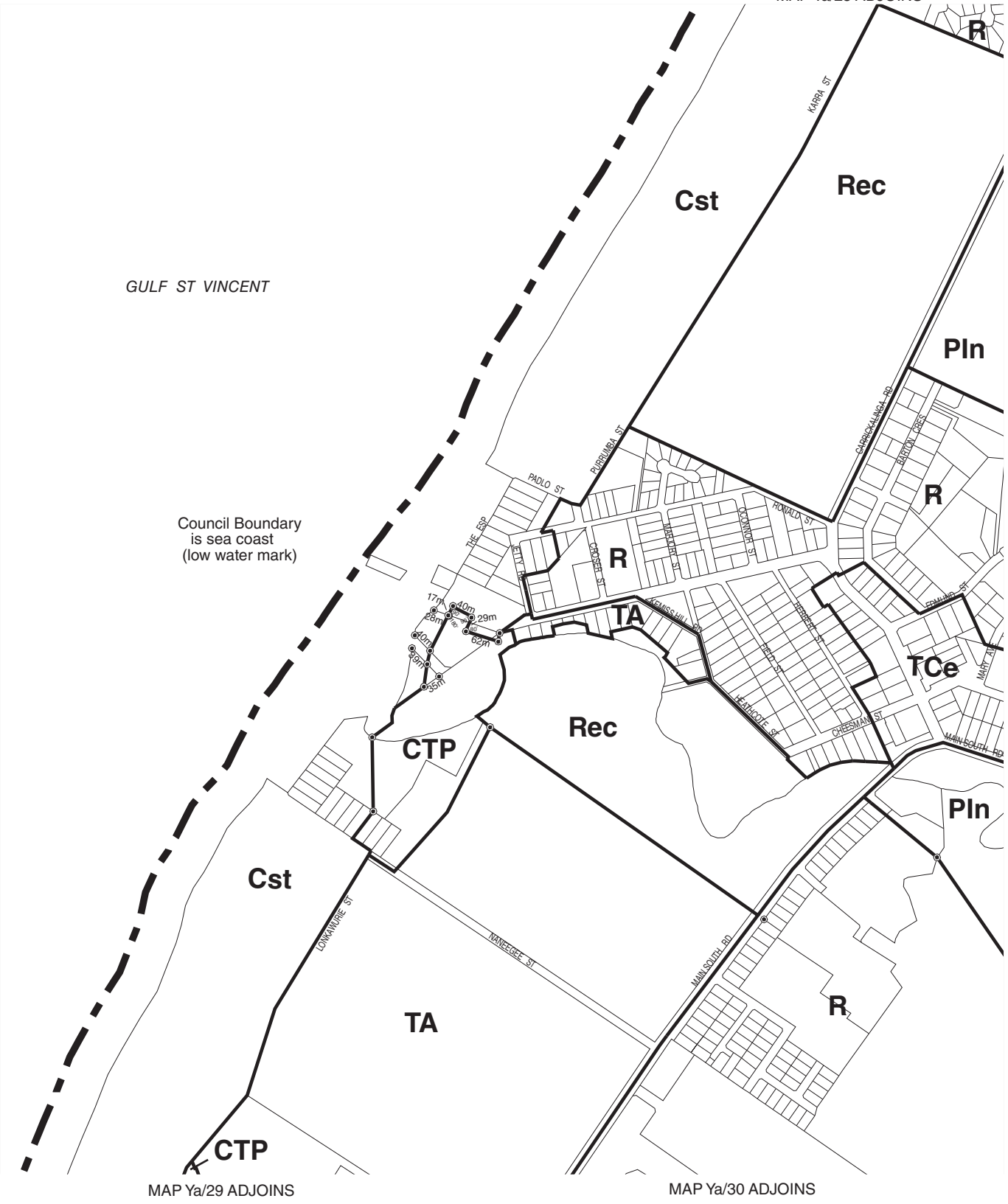
NOTE: For Policy Areas See MAP Ya/42

Con	Conservation
Cst	Coastal
Pln	Primary Industry
R	Residential
Rec	Recreation
TA	Tourist Accommodation

	Zone Boundary
	Development Plan Boundary



**YANKALILLA (D.C.)
ZONES
MAP Ya/25**



MAP Ya/27 ADJOINS

MAP Ya/29 ADJOINS

MAP Ya/30 ADJOINS

NORMANVILLE

NOTE: For Policy Areas See MAPs Ya/37 & 38

- Cst Coastal
- Pln Primary Industry
- R Residential
- Rec Recreation
- TA Tourist Accommodation
- TCe Town Centre
- CTP Caravan & Tourist Park



Scale 1:10000



- Zone Boundary
- Development Plan Boundary

**YANKALILLA (D.C.)
ZONES
MAP Ya/26**



NORMANVILLE

NOTE: For Policy Areas See MAPs Ya/37 & 39

- Cu Community
- PIn Primary Industry
- R Residential
- Rec Recreation
- RuL Rural Living
- TA Tourist Accommodation
- TCe Town Centre

————— Zone Boundary



**YANKALILLA (D.C.)
ZONES
MAP Ya/27**

MAP Ya/3 ADJOINS

Pln

MAP Ya/27 ADJOINS

MAP Ya/3 ADJOINS

102

RuL

Pln

99

JEVVOIS RD

WILSON DR

WILSON DR

MAP Ya/31 ADJOINS

MAP Ya/32 ADJOINS

YANKALILLA

Pln Primary Industry
RuL Rural Living

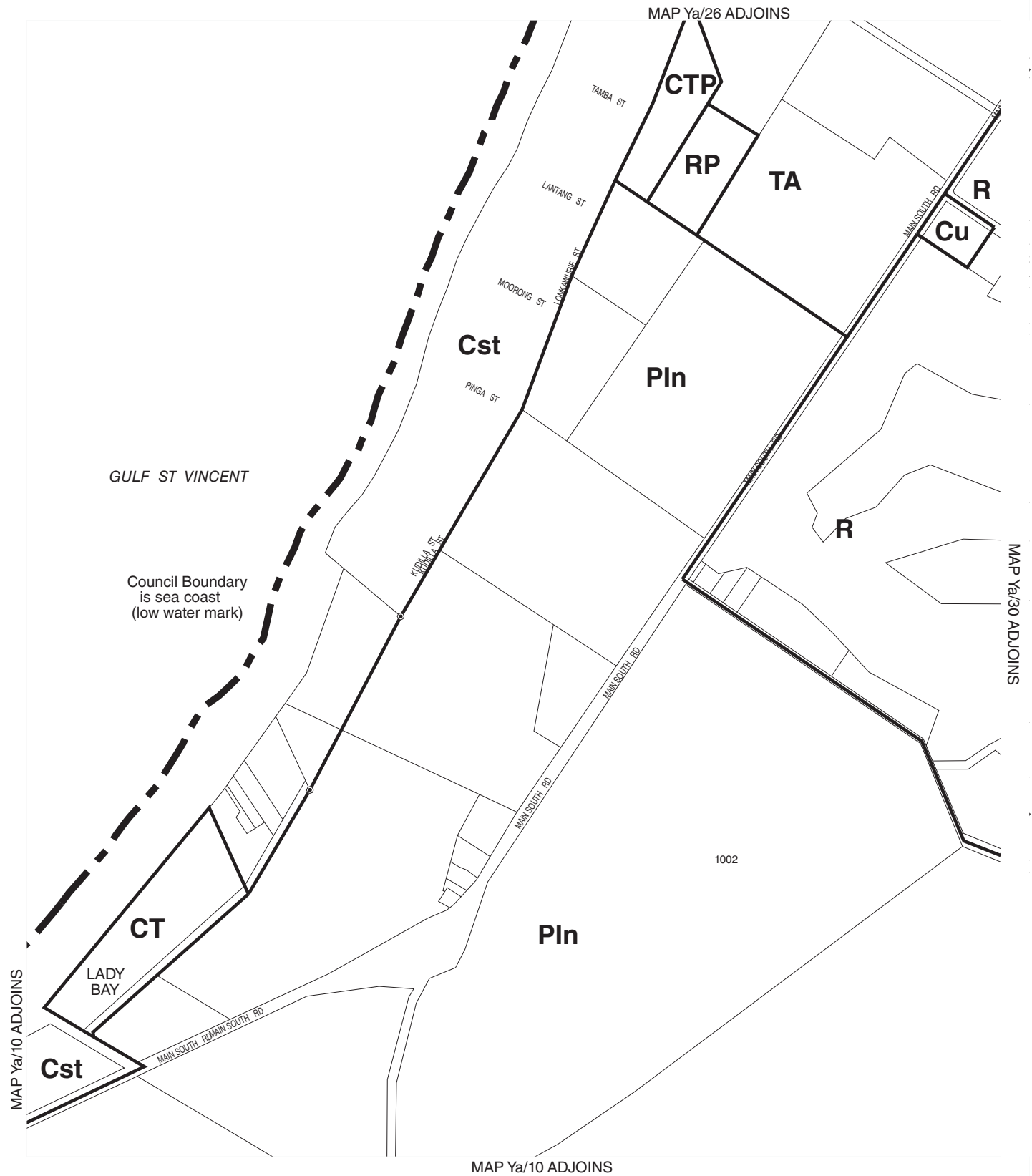


Scale 1:10000



— Zone Boundary

**YANKALILLA (D.C.)
ZONES
MAP Ya/28**

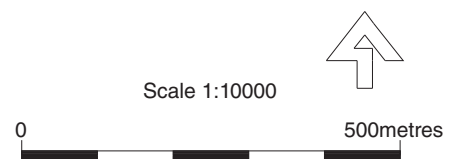


NORMANVILLE

NOTE: For Policy Areas See MAP Ya/38

- CT Country Township
- Cst Coastal
- Cu Community
- Pln Primary Industry
- R Residential
- TA Tourist Accommodation
- RP Residential Park
- CTP Caravan & Tourist Park

- Zone Boundary
- - - Development Plan Boundary



**YANKALILLA (D.C.)
ZONES
MAP Ya/29**

MAP Ya/26 ADJOINS

MAP Ya/27 ADJOINS

TA

MISSOURI RD

R

HAY FLAT RD

Pln

MILL RD

HONEYGATE CR

R

MAP Ya/31 ADJOINS

MAP Ya/29 ADJOINS

Pln

HAY FLAT RD

1044

Pln

SALT CREEK RD

MAP Ya/10 ADJOINS

MAP Ya/3 ADJOINS

YANKALILLA

NOTE: For Policy Areas See MAP Ya/38

- Pln Primary Industry
- R Residential
- TA Tourist Accommodation

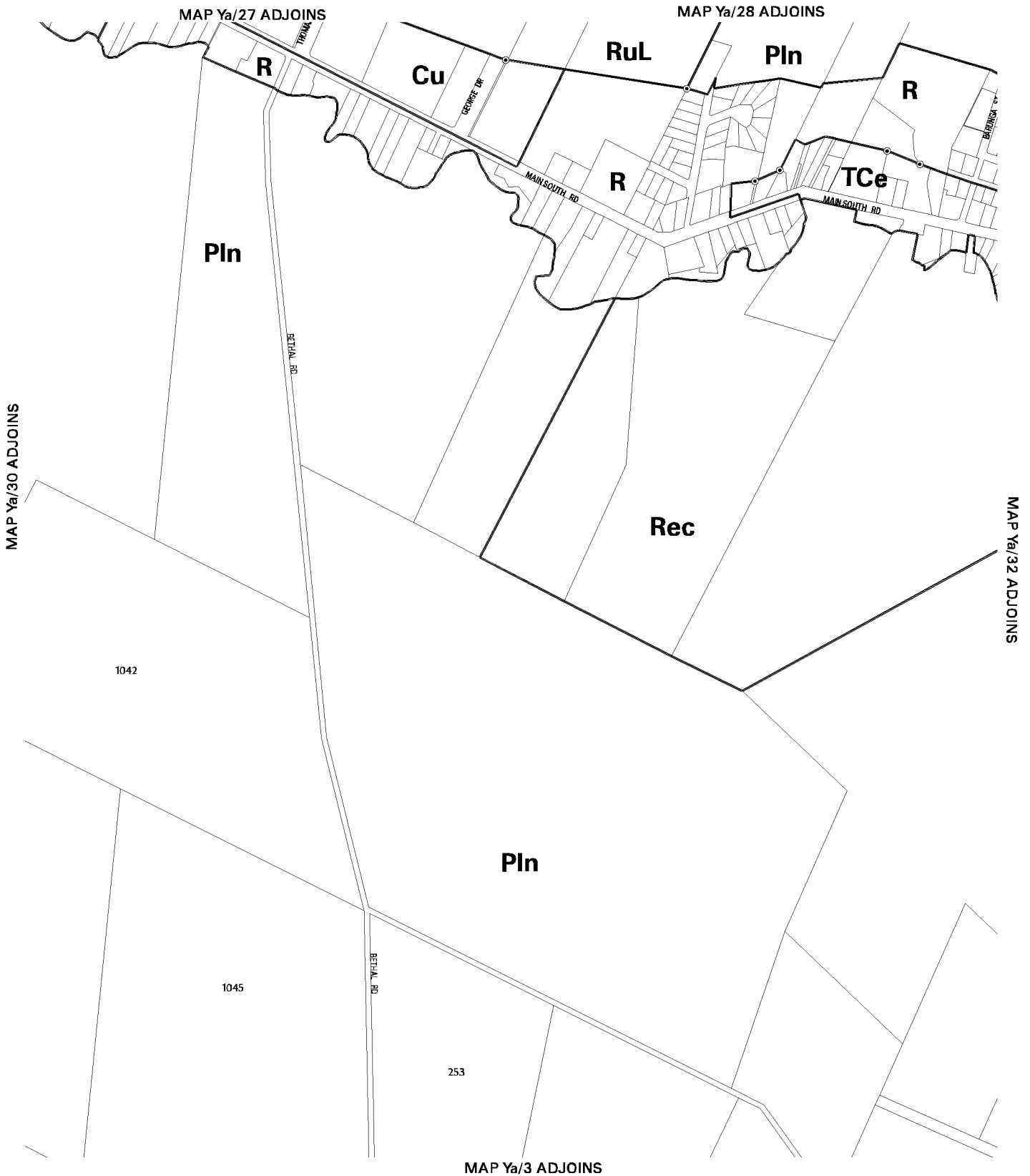


Scale 1:10000



Zone Boundary

**YANKALILLA (D.C.)
ZONES
MAP Ya/30**



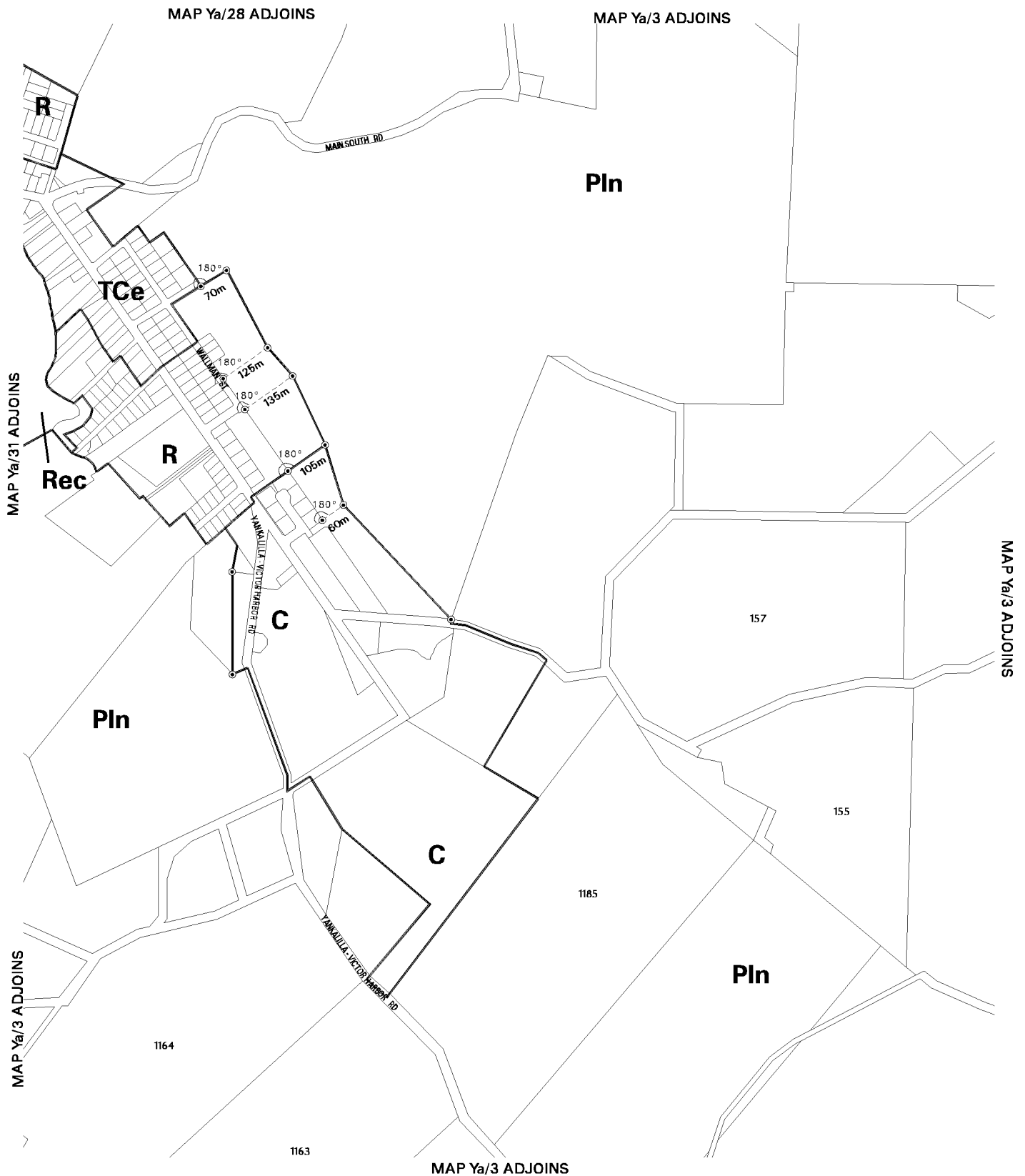
YANKALILLA
NOTE: For Policy Areas See MAPs Ya/39 & 40

- Cu** Community
- Pln** Primary Industry
- R** Residential
- Rec** Recreation
- RuL** Rural Living
- TCe** Town Centre

— Zone Boundary

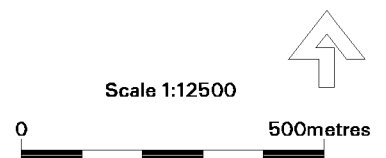


YANKALILLA (D.C.)
ZONES
MAP Ya/31



YANKALILLA
NOTE: For Policy Areas See MAP Ya/40
C Commercial
Pln Primary Industry
R Residential
Rec Recreation
TCe Town Centre

— Zone Boundary





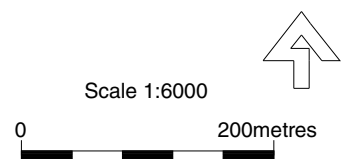
YANKALILLA (D.C.) ZONES MAP Ya/32



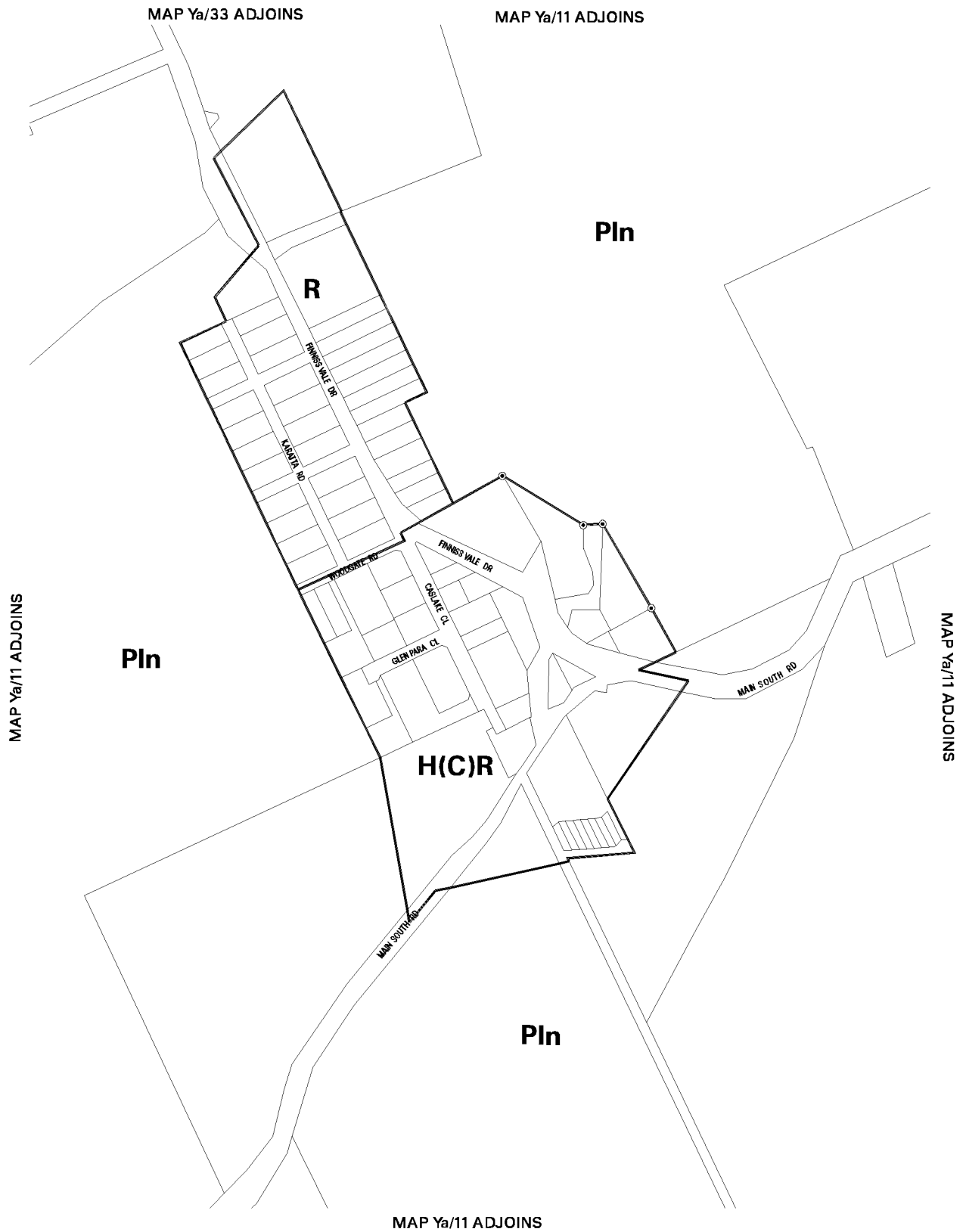
SECOND VALLEY

- CT** Country Township
- Cst** Coastal
- Pln** Primary Industry
- RuL** Rural Living

-  Zone Boundary
-  Development Plan Boundary



**YANKALILLA (D.C.)
ZONES
MAP Ya/33**



RANDALSEA
H(C)R Historic (Conservation) Randalsea
Pln Primary Industry
R Residential

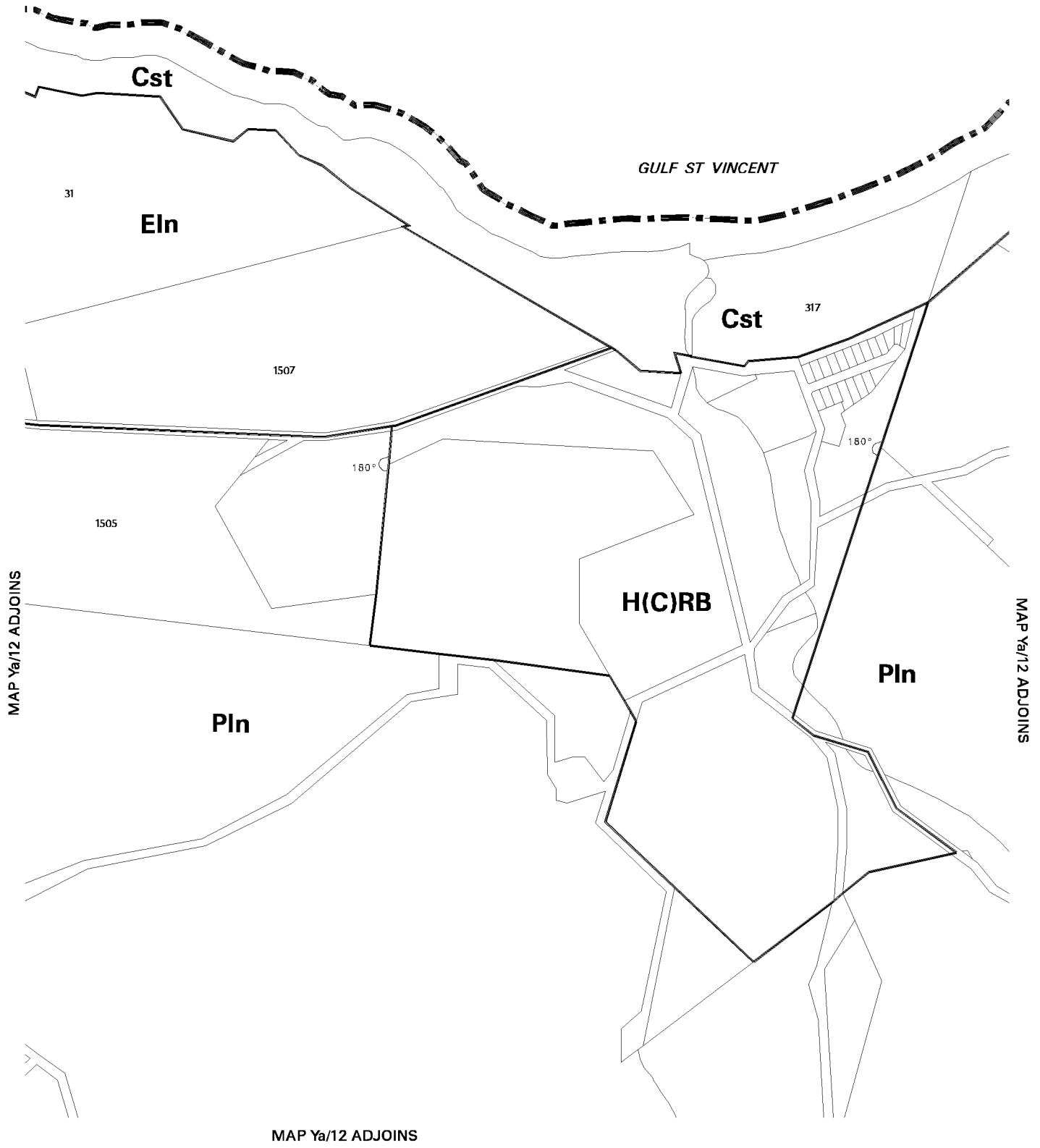
— Zone Boundary



Scale 1:7500



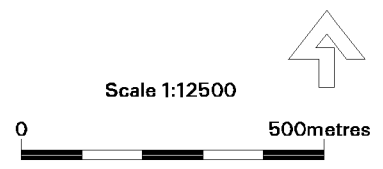
**YANKALILLA (D.C.)
 ZONES
 MAP Ya/34**



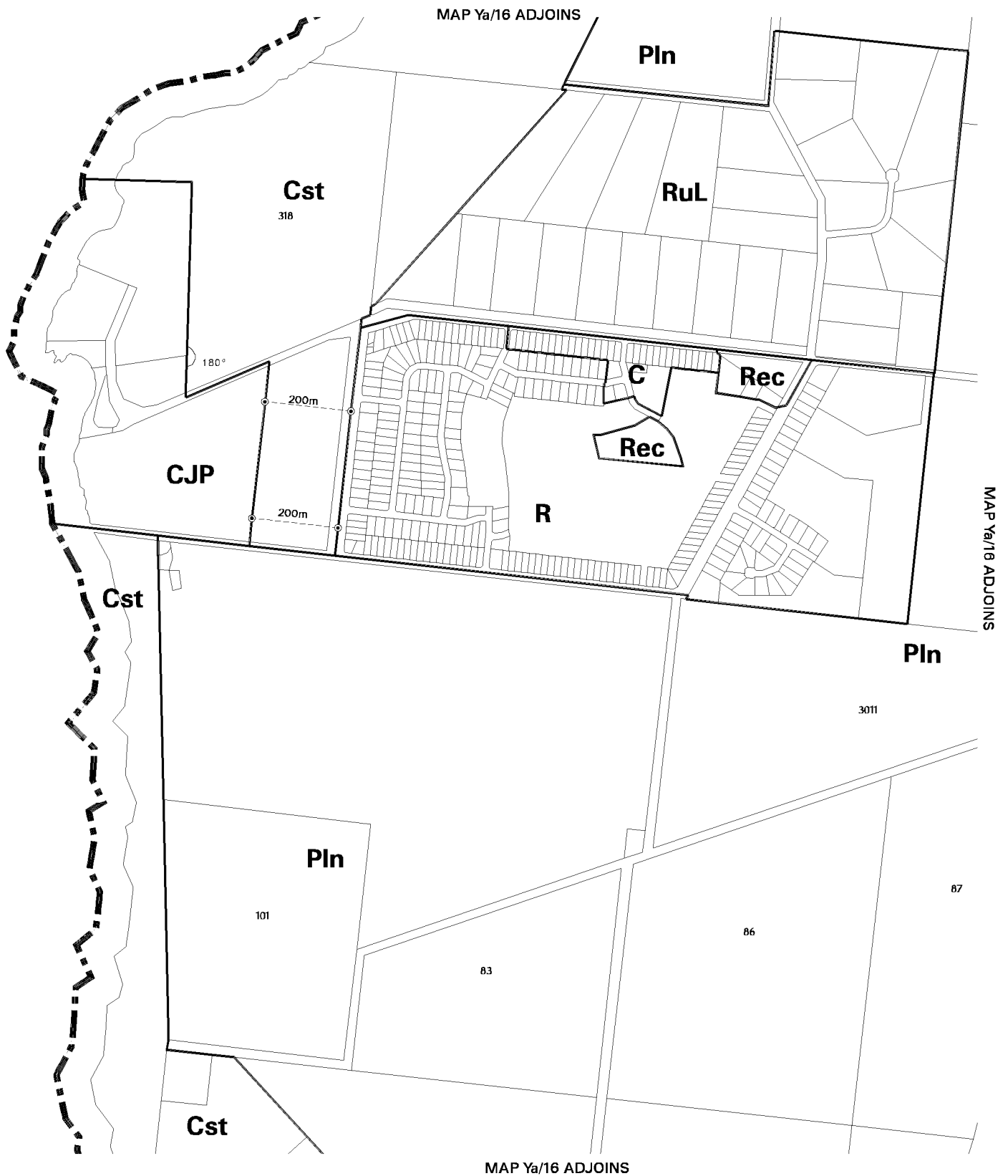
RAPID BAY

- Cst** Coastal
- Eln** Extractive Industry
- H(C)RB** Historic (Conservation) Rapid Bay
- Pln** Primary Industry

-  Zone Boundary
-  Development Plan Boundary



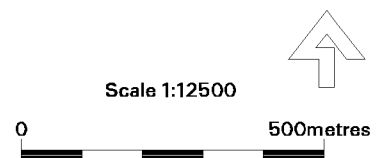
**YANKALILLA (D.C.)
ZONES
MAP Ya/35**



CAPE JERVIS
NOTE: For Policy Areas See MAP Ya/41

- C** Commercial
- CJP** Cape Jervis Port
- Cst** Coastal
- Pln** Primary Industry
- R** Residential
- Rec** Recreation
- RuL** Rural Living

-  Zone Boundary
-  Development Plan Boundary



YANKALILLA (D.C.)
ZONES
MAP Ya/36



MAP Ya/38 ADJOINS

NORMANVILLE
3 Housing Diversity

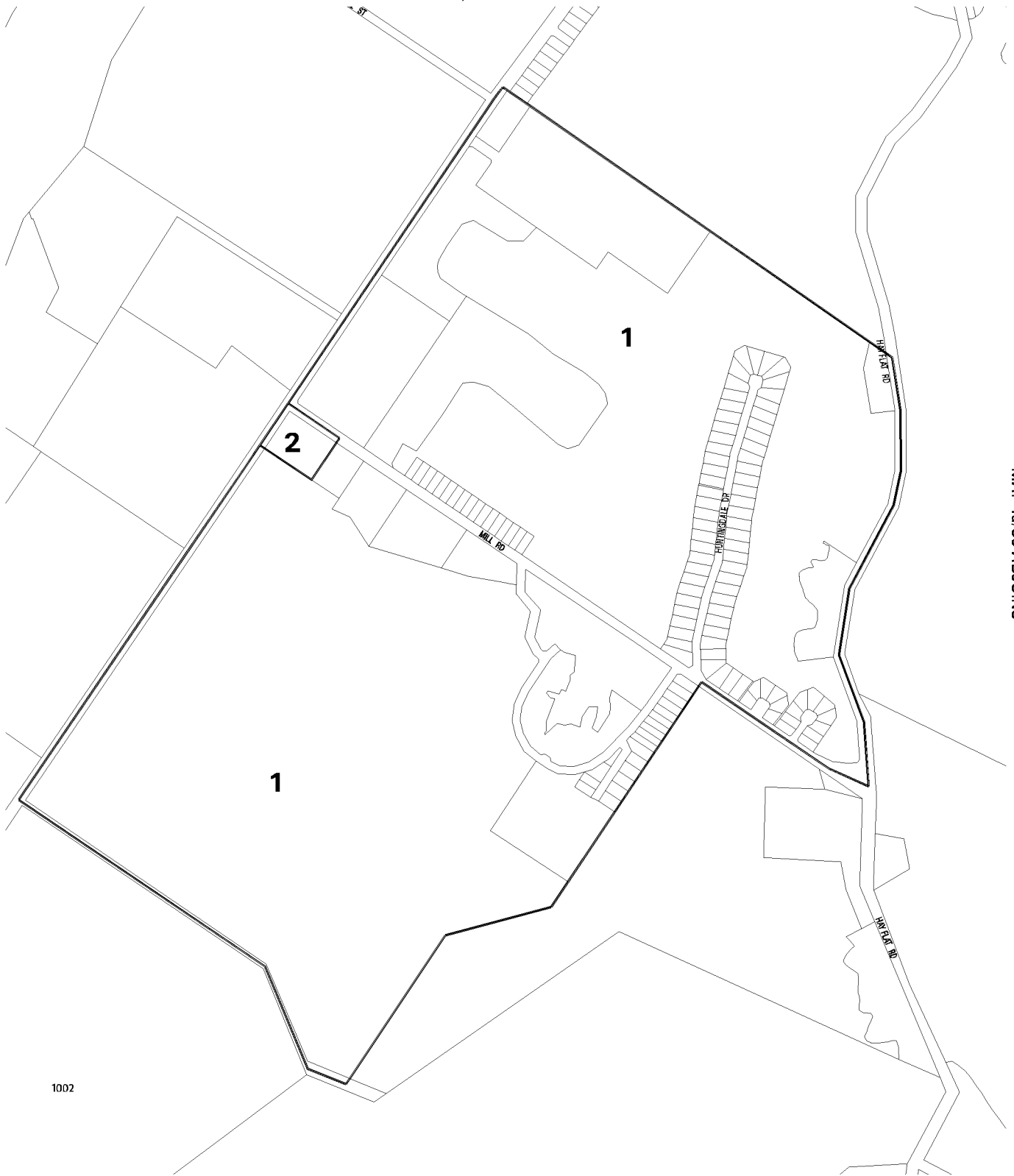


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**YANKALILLA (D.C.)
POLICY AREAS
MAP Ya/37**

- Policy Area Boundary
- - - - - Development Plan Boundary



YANKALILLA

- 1 The Links Lady Bay Golf Course Estate
- 2 Community



Scale 1:10000



**YANKALILLA (D.C.)
POLICY AREAS
MAP Ya/38**

———— Policy Area Boundary

MAP Ya/38 ADJOINS

MAP Ya/40 ADJOINS



YANKALILLA
3 Housing Diversity



Scale 1:10000



————— Policy Area Boundary

**YANKALILLA (D.C.)
POLICY AREAS
MAP Ya/39**

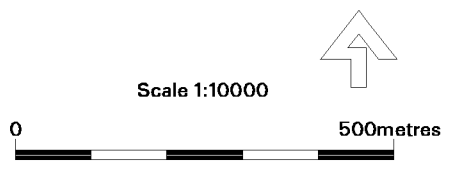
Consolidated - 12 May 2016



MAP Ya/39 ADJOINS

YANKALILLA
3 Housing Diversity

———— Policy Area Boundary



**YANKALILLA (D.C.)
POLICY AREAS
MAP Ya/40**



CAPE JERVIS
4 Parking Policy Area 4

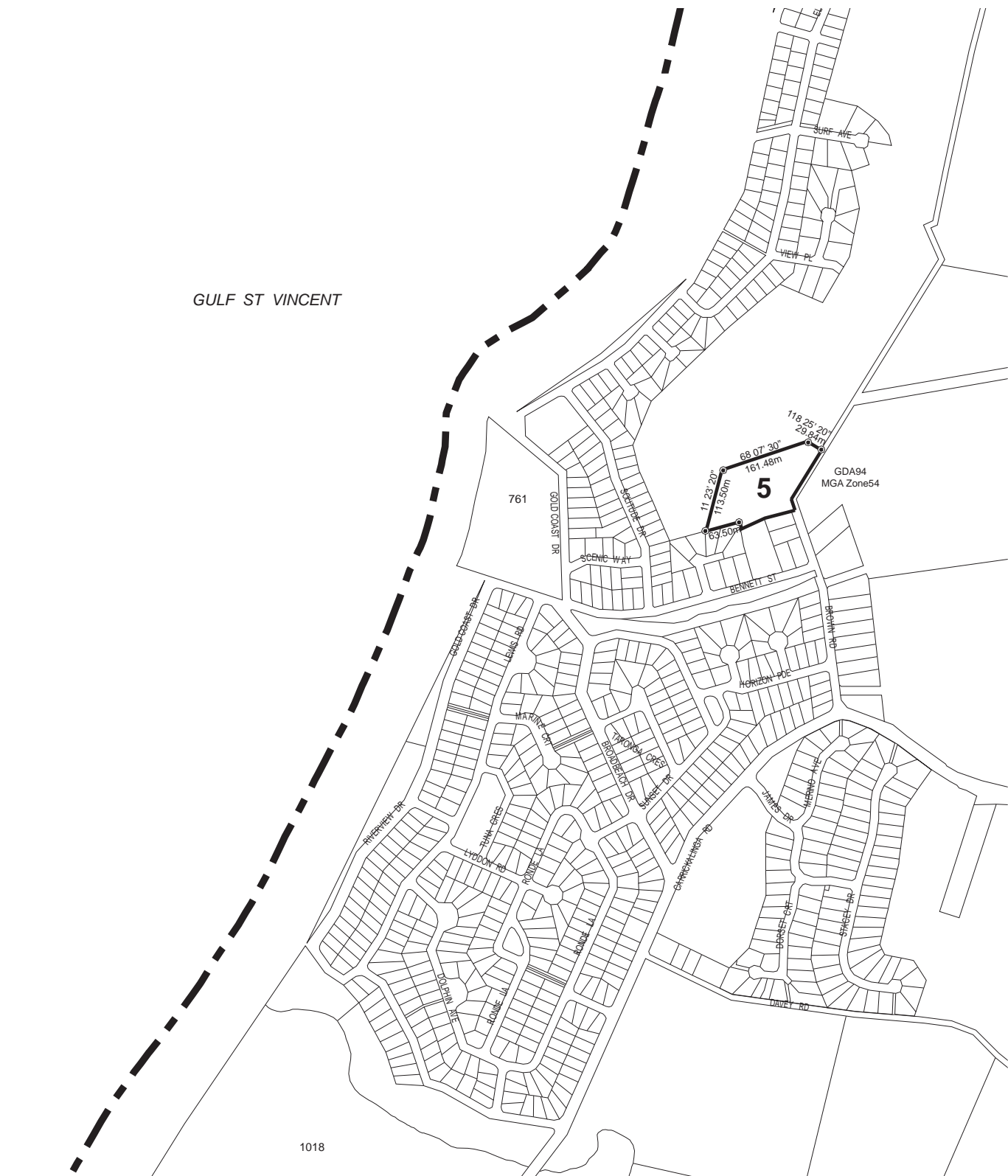


Scale 1:8000



**YANKALILLA (D.C.)
POLICY AREAS
MAP Ya/41**

-  Policy Area Boundary
-  Development Plan Boundary



GULF ST VINCENT

761

5

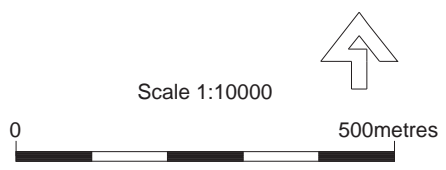
GDA94
MGA Zone54

1018

MAP Ya/37 ADJOINS

CARRICKALINGA
5 Brown Road Policy Area

-  Policy Area Boundary
-  Development Plan Boundary



**YANKALILLA (D.C.)
POLICY AREAS
MAP Ya/42**