

# Development Plan

## Barunga West (DC)

Consolidated – 22 March 2012

This is the current version of the Development Plan as at the consolidated date shown above. It must be read in conjunction with any subsequent amendments. These can be found on the list of [Interim and Approved Plan Amendment Reports not consolidated into Development Plans](#).



**Government of South Australia**

Department of Planning,  
Transport and Infrastructure

## Barunga West (DC)

The following table is a record of authorised amendments and their consolidation dates for the Barunga West (DC) Development Plan since its inception on 23 September 1999. 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]
23 September 1999	General PAR (Amalgamation of the Port Broughton (DC) and Bute (DC) Development Plans) – [23 September 1999]
13 April 2000	Section 27(5) Amendment - Waste Disposal (Landfill) PAR ( <i>Ministerial</i> ) – [9 March 2000] Section 29(2)(a) and (b) Amendment – [13 April 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) ( <i>Ministerial</i> ) – [31 August 2000]
27 September 2001	Telecommunications Facilities State-wide Policy Framework PAR ( <i>Ministerial</i> ) – [30 August 2001] Section 29(2)(b) Amendment – [20 September 2001]
14 August 2003	Wind Farms PAR ( <i>Ministerial</i> ) – [24 July 2003]
31 March 2005	Port Broughton and Tickera PAR – [31 March 2005]
21 February 2008	Towns and Townships PAR – [14 February 2008]
22 March 2012	Statewide Wind Farms DPA (Interim) ( <i>Ministerial</i> ) – [19 October 2011] Section 29(2)(b)(ii) Amendment – [22 March 2012]

**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*.

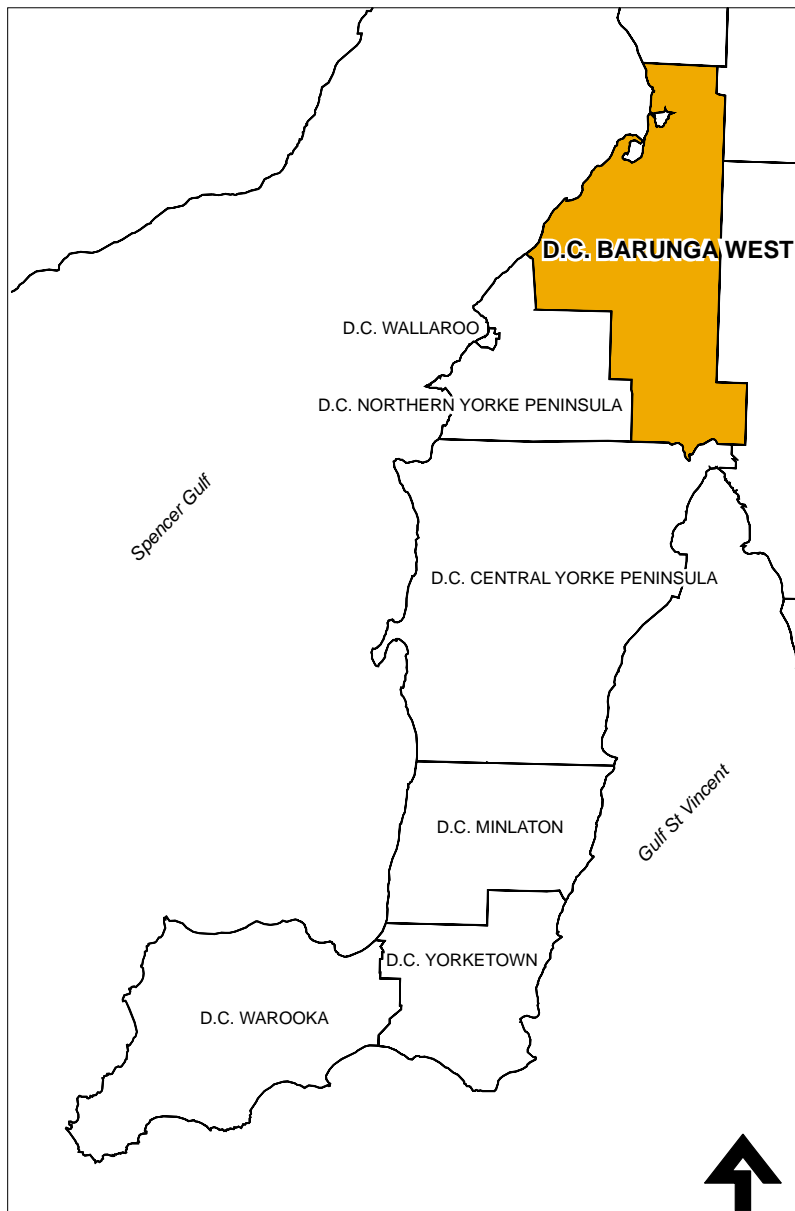
**Gazetted:** The date of which an authorised amendment was authorised through the publication of a notice the Government Gazette pursuant to Part 3 of the *Development Act 1993*.

# DISTRICT COUNCIL OF BARUNGA WEST

## Preface

The objectives and principles of development control that follow apply within the area of the DISTRICT COUNCIL OF BRUNGA WEST Development Plan as shown on Map BaW/1.

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



Enlargement



Location Map

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## COUNCIL-WIDE

### INTRODUCTION

#### Area

The objectives and the principles of development control that follow apply to the whole area of the District Council of Barunga West.

#### Arrangement

The policies in relation to the whole Council area are expressed first and then in more detail for zones. Reference should be made to the provisions for the Council area and then to the relevant zone to determine all provisions applicable to any particular land or any particular type of development.

#### Background

The Yorke Peninsula is predominantly a general farming area, with grain, wool producing and commercial fishing being the principal farming activities. It makes a significant contribution to the State's economy.

The District Council of Barunga West, as part of the Yorke Peninsula, makes its own contribution by serving the farming community. It stretches from the eastern shores of Spencer Gulf to the western side of the South Flinders Ranges. Because the coastline is within the easy reach of the metropolitan Adelaide and the Mid North, the district has become a popular destination for those interested in coast-orientated recreation and leisure activities.

The principal towns in the district are Port Broughton and Bute. Port Broughton is a well known holiday town, with caravan parks and established holiday accommodation located along the scenically attractive beaches. Bute is a key service centre for the surrounding farming communities and plays an important role as a service hub for the surrounding primary production areas.

Port Broughton is the largest town in the district with the infrastructure of public services and facilities serving the needs of the surrounding communities. Bute is the second largest, and provides some of the services and facilities required by local people and tourists.

The existing townships at Alford, Tickera, Fisherman Bay, Mundoora, and Kulpara play a useful but limited role in providing urban facilities.

### OBJECTIVES

The following objectives apply to the District Council of Barunga West shown on Structure Plan [Map BaW/1 \(Overlay 1\)](#).

#### Form of Development

##### **Objective 1:** Orderly and economic development

New housing and other urban development should be contiguous with, and form compact extensions of, the existing built up areas. This will achieve economy in the provision of public services and will be conducive to the creation of a safe, convenient and pleasant environment in which to live.

##### **Objective 2:** Development and conservation in accordance with the Barunga West district and Port Broughton township Structure Plans [Maps BaW/1 \(Overlay 1\) and BaW/1 \(Overlay 1\) Enlargement A](#).

These Structure Plans illustrate in general terms the desired strategy for future development of the council area and the Port Broughton township through the following measures:

- (a) development of the Port Broughton township in the council area on a carefully planned basis to protect its country town character while catering to the community needs for residential, social, educational, cultural, employment, recreational, economic and other needs of the district's population within the defined areas;

- (b) satisfaction of recreational and residential requirements in the defined settlements areas on the coast;
- (c) protection of the productivity of the district's agricultural industry;
- (d) strict control of development of rural industries and intensive animal keeping activities throughout the council area;
- (e) evaluation and management of mineral reserves by establishment of criteria for the opening and working of deposits;
- (f) conservation of the heritage, and areas of natural vegetation;
- (g) protection of the scenically and environmentally important coastal land;
- (h) protection of the quiet and pleasant nature of the area;
- (i) protection of the urban areas against the adverse impacts of the intensive rural industries and contamination from spray drift;
- (j) protection of public health by providing a safe, secure and healthy living environment for all in the district; and
- (k) provision for the safe and efficient movement of traffic along roads, and management of development abutting roads.

**Objective 3:** The location of:

- (a) living, business, service and community facilities contained within the towns of Port Broughton and Bute; and
- (b) agriculture, intensive animal keeping, extractive industry and renewable energy facilities, including wind farms and ancillary development, in suitable areas outside the towns of Port Broughton and Bute, and the townships of Alford, Tickera, Kulpara and fisherman Bay.

**Objective 4:** Accepting that wind farms and ancillary development may need to be sited in visually prominent locations, then the visual impact of the development needs to be managed.

Wind farms and ancillary development are an envisaged form of development within parts of the Development Plan area. Such facilities may be of a large scale, comprise a number of components and require an extended and/or dispersed development pattern. These facilities will need to be located in areas where they can take advantage of the natural resource upon which they rely and, as a consequence, may be located in visually prominent locations.

**Objective 5:** A proper distribution and segregation of living, working and recreational activities by the allocation of suitable areas of land for those purposes.

A proper distribution and segregation of residential, business, commercial, industrial and recreational development benefits the community as a town functions more efficiently. Access is safer and convenient; land can be retained for expansion; property values remain stable and fewer difficulties arise due to incompatible development, for example, factories and housing.

A traffic and transport system can be designed to cater for the future movement of people and goods, and public utility authorities can design and provide services appropriate to the pattern of growth foreseen.

**Objective 6:** The proper location of public and community facilities by the reservation of suitable land in advance of the need.

The need for land to accommodate public facilities, such as schools and recreation areas can be foreseen. The Development Plan provides a framework within which the best locations for such facilities can be determined, and the land reserved at the right time and right place.

**Objective 7:** The redevelopment of localities which have a bad or unsatisfactory layout, or unhealthy or obsolete development.

It is socially and economically desirable that such areas be redeveloped. Sub-standard development provides poor living conditions and depreciates the value of adjacent properties.

**Objective 8:** Productive rural land retained for primary production.

The retention and protection of primary production in the council area is important and basic to the district's economy. It is important that land is only converted from primary production where it is essential for a public use and does not create land management problems for adjoining land owners.

It is desirable that development of township and settlements proceed in an economic and co-ordinated manner. The township of Port Broughton is capable of further residential, commercial, and industrial growth within the area defined by this plan. The settlements of Bute, Alford, Tickera and Fisherman Bay also offer opportunities for new development on the existing vacant allotments within the defined boundaries.

**Objective 9:** Promotion of local employment opportunities.

The district currently provides employment in the agricultural and public administration sectors, community services, wholesale/retail, recreation, personal services, construction and tourist industry. There is scope for further employment in new industries associated with processing the local produce, fishing, raw materials, service, consultation and repair industry. Some tourist-related new developments are expected to provide further employment.

**Objective 10:** Co-ordination of development in the council area with that of other council areas which may be affected.

The District Councils of Copper Coast and Yorke Peninsula, Wakefield and Port Pirie Regional Councils adjoin the Barunga West district. It is desirable that development proposals near the boundaries of the Barunga West district complement any development immediately adjoining the other council areas.

### Interface between Land Uses

**Objective 11:** Development located and designed to prevent adverse impact and conflict between land uses.

**Objective 12:** Protect community health and amenity and support the operation of all desired land uses.

### Bulk Handling and Storage Facilities

**Objective 13:** Facilities for the bulk handling and storage of agricultural and other commodities sited and designed to minimise adverse impacts on the landscape and on and from surrounding land uses.

### Centres and Shops

**Objective 14:** Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in the centre zone of the township.

**Objective 15:** Centres established and developed in accordance with a hierarchy based on function of each type of centre in the township and settlements, as appropriate for the district.

**Objective 16:** Local centres to include shopping and local community facilities to serve the daily needs of the local community.

A hierarchy of centres is based on the principle that each type of centre provides a proportion of the total community requirement for goods, services and community facilities, commensurate with its role in the district.

**Objective 17:** Development of the township of Port Broughton as the major service centre for the district population, travellers and holiday makers, with Bute, Alford, Tickera and Fisherman Bay developed as the local urban centres.

**Objective 18:** Containment of urban development within the boundaries of the towns and townships, and restrict rural living to areas not required for rural production, township expansion and commercially marginal land.

The town of Port Broughton serves as regional centre supplying a range of retail, business, commercial and community facilities required by the district and visitors to the area. Bute supplies similar needs, but on a lesser scale. Alford, Tickera, Kulpara and Fisherman Bay townships offer some local urban services and minor community facilities for adjacent areas. Their useful role should be acknowledged within the overall structure of the district.

### **Movement of People and Goods**

**Objective 19:** Safe and efficient movement of people and goods by road.

Development and associated points of access and egress should not create conditions that cause interference with the free flow of traffic on adjoining roads. In particular, road entrances should not create hazardous conditions along arterial roads.

**Objective 20:** The free flow of traffic on roads by minimising interference from adjoining development.

Where necessary, in both urban and rural areas, development adjoining roads should be set back from the road frontage to enable proper traffic circulation. In some cases off-street parking should be provided in association with business, industrial, recreational and other forms of development.

**Objective 21:** Development and associated points of access and egress not create conditions which cause interference with the free flow of traffic on adjoining roads.

**Objective 22:** Development to provide for an on-site parking, loading, unloading, turning and fuelling of vehicles. Vehicles are required to enter and exit the site in a forward direction.

**Objective 23:** Better access to scenic areas along the coast, and other areas of special interest.

When necessary, in both urban and rural areas, development adjoining roads should be set back from the road frontage to enable proper traffic circulation. In some cases, it may be necessary in the interest of public safety, to restrict access to and from a road.

Development and associated points of access and egress should not create conditions that cause interference with the free flow of traffic on adjoining roads. In particular, road entrances should not create hazardous conditions along arterial roads.

**Objective 24:** Protection of land in the vicinity of the primary and other secondary arterial roads from unsightly development.

The primary and secondary arterial roads shown on the Structure Plan [Map BaW/1 \(Overlay 1\)](#) need protection from hazardous road entrances and unsightly development, it is desirable that land adjoining these roads be attractive, open and uncluttered.

### **Tourism**

**Objective 25:** Encourage tourism and related-development in suitable areas consistent with the attractive historic character and natural features of the district.

**Objective 26:** Promotion of tourism by making provision for tourist facilities and a range of accommodation, including farm-stay, bed & breakfast, country hotel rooms, motels and caravans.

**Objective 27:** Development of tourist attractions that reflect the history, heritage, including Aboriginal sites and culture, and the natural resources of the district.

With the increasing growth of recreational activities, there will be a need for additional caravan parks, camp sites, and semi-permanent accommodation in areas not sensitive to these activities. Tourist visitation should be promoted by taking advantage of the district's historic and diverse character which offers some interesting features and facilities. More facilities should be encouraged at appropriate locations. Development of existing water and other natural features as tourist attractions should be encouraged.

### Public Utilities

**Objective 28:** Development should not result in increased pollution of water catchment areas.

Development which could lead to increased water pollution should not be undertaken in the catchment areas.

**Objective 29:** Economy in the provision of services.

**Objective 30:** Minimisation of impact of the placement of public services on the natural, historic or architectural features and character of the district.

**Objective 31:** Development connected to any common effluent discharge scheme should not exceed the capacity of the scheme.

If development is unable to connect to an approved common effluent discharge scheme due to over capacity, the land holding should be large enough to provide on-site disposal of effluent in accordance with the Health Commission standards for construction, installation and operation of septic tank systems in South Australia.

### Mining

**Objective 32:** Mineral resources mined in a manner that results in a net benefit to the community.

**Objective 33:** Protection of mineral reserves against intrusions and sterilisation by other forms of development.

**Objective 34:** Protection of landscape from undue damage from mining, quarrying, and similar extractive and associated manufacturing industries.

**Objective 35:** Continued availability of metallic, industrial and construction materials by preventing development likely to inhibit their exploration.

The extraction of construction materials and other minerals often alters the natural landform of the site and has the potential to cause temporary, or permanent changes to the physical features and amenity of the locality. It is important that these sites are reinstated to an appropriate landform once the operations cease.

### Waste Disposal (Landfill)

**Objective 36:** The orderly and economic development of landfill facilities in appropriate locations.

**Objective 37:** Minimisation of environmental impacts from the location, operation, closure and post management of landfill facilities.

**Objective 38:** Landfill facilities to be protected from incompatible development.

## Conservation

**Objective 39:** Conservation, preservation or enhancement of scenically attractive areas, including land adjoining water and scenic routes, accepting that wind farms and ancillary development may need to be located within such areas and that the visual impact of the development will need to be managed.

The coast and hills are some of the district's features of visual significance that are worthy of protection against unsightly development and destructive activities.

**Objective 40:** Conservation of the historic and scenically-attractive areas, including trees and sites of visual significance.

**Objective 41:** The preservation and replanting of roadside vegetation.

The roadside vegetation adds to the character, provides shade, windbreaks and a refuge for the wildlife. The large stands of forest, eucalyptus and other bush within the area should not be cleared, except the lawfully established commercial plantations and forest reserves. The remnants of natural vegetation should be conserved. The replanting and revegetation along roadsides should be with the locally indigenous native species suited to the applicable soil types.

**Objective 42:** The preservation of trees of historical or particular visual significance.

If it is necessary to fell trees of visual significance, replanting should proceed, and where possible, natural regeneration or appropriate tree planting should be encouraged.

**Objective 43:** Preservation of buildings or sites of historic, architectural, scientific, social, including Aboriginal, cultural heritage, significance.

The district possesses many old buildings and sites of architectural or historic interest, including Aboriginal, dating from the early settlement days. Their preservation would provide historic links, and may result in substantial benefits from tourism.

**Objective 44:** Retention of native vegetation where clearance may cause soil erosion, soil slip and soil salinization, flooding or a deterioration in the quality of surface waters.

**Objective 45:** Protection and enhancement of natural biodiversity, to ensure the conservation of the district's native flora and fauna.

**Objective 46:** Protection of all water resources from pollution or excessive usage which would threaten the long-term reliability of existing resources.

**Objective 47:** Minimise the potential for site erosion and subsequent sedimentation during land development and construction works.

**Objective 48:** Coastal areas protected, restored, developed and managed in accordance with the Development Plan provisions.

**Objective 49:** Conservation and, where necessary, restoration of land, buildings and structures of historical, architectural, scientific, natural, social, including Aboriginal, cultural, or other heritage significance.

**Objective 50:** Management of wastewaters without risk of pollution to surface or ground water resources

## Site Contamination

**Objective 51:** The identification and proper remediation and development of contaminated land to promote human health and minimise environmental harm.

## Residential Development

**Objective 52:** Safe, pleasant and convenient living areas.

The amenity of living areas should be maintained by preventing the intrusion by non residential uses. Their amenity should be enhanced further by appropriate streetscaping and reinforcing desired character of the living areas, and by ensuring that they are contained within the townships.

## Commercial and Industrial Development

**Objective 53:** Location of commercial and industrial development in designated Centre and Industrial Zones, in accordance with the objective of the zone, and in general farming zone for value adding activities in rural areas.

**Objective 54:** Provision of buffer areas around certain industrial activities as a safeguard against potential of impact on the health and well being of the residents in the adjacent development.

## Community Facilities

**Objective 55:** A range of community facilities to serve the community and tourists.

**Objective 56:** Safe and convenient pedestrian access provided for community facilities such as health care facility, day care centre, pre-school and school, in terms of their relation to those roads which carry heavy traffic.

## Open Space

**Objective 57:** Conservation and preservation of flora, fauna and scenery, and the creation and enlargement of recreation areas by establishing parks and reserves to link up with the Heysen Trail.

In order to maintain and enhance the particular attributes of a site or an area, such places may be declared as parks and reserves. Some of these lend themselves to be used as picnic areas, sporting arenas and camping sites, and should be developed so that the natural beauty of the area is preserved. Other sites worthy of preservation for scientific and cultural purposes may be closed to the public with only limited access.

## Heritage

**Objective 58:** Conservation, preservation or enhancement and interpretation of places of heritage significance, including sites, landscapes, streetscapes, buildings, structures and remains, including Aboriginal, which are aesthetic, historic, scientific, architectural or of cultural significance.

**Objective 59:** Continuation of original uses or the sympathetic adaptation to new uses of existing land, buildings and structures of heritage significance.

**Objective 60:** Development of tourist attractions that reflect the history, heritage, Aboriginal sites and culture, and the natural resources of the district.

With increasing growth of recreational activities, there will be a need for additional caravan parks, camp sites and semi-permanent accommodation in areas not sensitive to these activities. Yorke Peninsula is ideal for scientific study purposes which may generate need for student accommodation on semi-permanent basis. Along the coast, recreational activities should be sited at established centres in the area that can withstand intensive human activity.

## Appearance of Land and Buildings

**Objective 61:** The amenity of localities not impaired by the appearance of land, buildings and objects.

Avoid unsightly beach shacks, unsightly car wrecker's yards, storage areas, abandoned car bodies, derelict buildings and dumps that create unnecessary ugliness in sensitive areas

**Objective 62:** Development within the township, the settlements and the rural areas, compatible with the character scale and nature of surrounding locality, accepting that wind farms and ancillary development may need to be located within the rural areas and that the visual impact of the development will need to be managed.

### Coastal Areas

**Objective 63:** Coastal areas protected, restored, developed and managed in accordance with the Development Plan provisions.

**Objective 64:** Sustain or enhance the natural coastal environment in South Australia.

Much of the coast is subject to waves, tides and sea-currents, particularly during storms. In other areas, coastal processes may be naturally eroding soft cliffs. Development close to the coast can affect all these areas if it influences the environment, general character and amenity of the coastal area or interfere with coastal processes such as erosion, tide and storm flooding or sand drift.

Coastal areas of the State are important for their onshore and marine environmental and landscape values, as well as for developed uses such as towns, including holiday settlements, tourism, marinas, commercial farming, aquaculture and recreation.

**Objective 65:** Preserve and manage the environmentally important features of coastal areas, including mangroves, wetlands, dune areas, stands of native vegetation, wildlife habitats and estuarine areas.

Areas of conservation significance should be protected from development and zoned accordingly. The conservation effectiveness of the coastal areas can be enhanced by linking them to other natural environments with linear parks.

**Objective 66:** Preserve places of heritage, cultural, scientific, environmental, educational or landscape importance, and areas which form an attractive backdrop to urban and tourist development.

**Objective 67:** Preserve areas of high landscape and amenity value, including exposed cliffs, headlands, islands and hill tops, and areas which form an attractive background to urban and tourist developments, accepting that wind farms and ancillary development may need to be located within such areas and that the visual impact of the development will need to be managed.

Coastal areas often include sites of Aboriginal heritage. Seacliffs and beaches are often a source of rich and varied biological material of scientific importance. Landscape value of the coast is important to beach-users and people on the sea, any development on the land adjoining the coast, therefore, should have regard to the amenity of such areas.

**Objective 68:** Maintain and improve public access to the coast in keeping with other objectives for protection of the environment, heritage and amenity.

It is essential that development does not restrict public access to the coast, and conservation and public reserves are not damaged by development.

**Objective 69:** Development which recognises and allows for hazards to coastal development by inundation, storm tides and stormwater, or combined storm tides and stormwater, coastal erosion, and sand drift, including an allowance for changes in sea level due to natural subsidence and predicted climate change during the first 100 years of the development.

**Objective 70:** Developers bearing the cost of protecting private development from the effects of coastal processes or the environment from the effects of development rather than the community.

Low-lying land which is now or in the future, the subject of inundation by storm tides or stormwater should not be zoned for urban/tourist development unless environmentally sound measures have been guaranteed by the council or the proponent.

**Objective 71:** Protect the physical and economic resources of the coast from inappropriate development.

The need for location-specific developments such as harbours, jetties and marinas, mining, the harvesting of salt and aquaculture, having special locational requirements, be assessed prior to the zoning of land so as not to prohibit such developments.

**Objective 72:** Locate all housing, including holiday houses, tourist accommodation, marinas and rural living on land zoned for such purposes, and where it is environmentally acceptable and forms orderly and economic development.

**Objective 73:** Redevelop and redesign unsatisfactory coastal living areas which do not satisfy environmental, health or public access standards for coastal areas.

**Objective 74:** 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 the future demand.

**Objective 75:** Protect the coast from development that will adversely affect the marine and on-shore coastal environment whether by pollution, erosion, damage or depletion of physical or biological resources, interference with natural coastal processes or any other means.

### Rural Development

**Objective 76:** The retention of rural land for agricultural and pastoral purposes except for value adding activities in rural areas, and the maintenance of the natural character and beauty of such areas.

The rural areas should be retained for agricultural and pastoral purposes as the economy of the region largely depends on maintaining a high level of agricultural productivity. Nevertheless, the design and siting of buildings should ensure that the natural beauty of the areas is maintained. Rural areas should also be used for value adding activities, where appropriate, for economic growth of the area.

**Objective 77:** Prohibition of land division in rural areas to avoid fragmentation, except for value adding activities associated with rural-based industry.

**Objective 78:** Location of intensive animal keeping so as to avoid adverse effects on nearby development.

The intensive animal keeping can cause problems of noise, odour, dust and similar nuisances if sited in close proximity to the townships, settlements and other dwellings. It is desirable that these and other activities such as piggeries and chicken hatcheries are located where they would be unlikely to cause significant loss of amenity.

**Objective 79:** Control the design, siting and maintenance of buildings and structures in rural areas to ensure that the natural character and beauty of those areas are maintained.

Division of rural land will be non-complying, with minor exceptions, unless zones are intended for more intensive uses. Siting, design and external appearance of buildings will be the subject of approval by the council to ensure that the natural beauty and character of rural areas are not adversely affected by the building activity.

**Objective 80:** Preservation of the appearance and character of rural areas surrounding country townships.

### Land Division

**Objective 81:** Division of rural land limited to that necessary for agricultural and pastoral purposes to satisfy the genuine demands of primary production, and to avoid fragmentation, except for value adding activities associated with rural-based industry.

**Objective 82:** Control the division of rural land to less than 40 ha unless the division is intended for intensive agricultural, or rural based industry.

**Objective 83:** Division of land to be controlled so as not to increase the potential for clearance of native vegetation.

### Stormwater Management

**Objective 84:** Development that maximises the use of stormwater.

**Objective 85:** Development designed and located to protect stormwater from pollution sources.

Surface water and ground water has the potential to be detrimentally affected by water run-off from development containing solid and liquid wastes. Minimising and possibly eliminating sources of pollution will reduce the potential for degrading water quality and enable increased use of stormwater for a range of applications with environmental, economic and social benefits.

**Objective 86:** Development designed and located to protect or enhance the environmental values of receiving waters.

**Objective 87:** Development designed and located to prevent erosion.

Development involving soil disturbance may result in erosion and subsequently sedimentation and pollutants entering receiving waters. Design techniques should be incorporated during both the construction and operation phases of development to minimise the transportation of sediment and pollutants off-site.

### Settlements

**Objective 88:** Consolidation of existing townships of Alford, Tickera, Kulpara, Muntoora, Fisherman Bay, and the settlement at Melton.

**Objective 89:** Development of an urban character, not associated with the major towns, contained in townships and settlements.

### Outdoor Advertisements

**Objective 90:** An urban environment and rural landscape not disfigured by advertisements.

**Objective 91:** Advertisements in retail, commercial and industrial urban areas, and centre zones, designed to enhance the appearance of those areas.

**Objective 92:** Advertisements not hazardous to any person.

Outdoor advertisements will be confined to the appropriate locations. The inappropriate advertising will be non-complying to protect the urban environment and rural landscape. Advertisements within 500 metres of the centre-line of any primary, arterial, or secondary arterial roads will be made non-complying with some minor exceptions.

### Telecommunications Facilities

**Objective 93:** Telecommunications facilities provided to meet the needs of the community.

**Objective 94:** Telecommunications facilities located and designed to minimise visual impact on the amenity of the local environment.

Telecommunications facilities are an essential infrastructure required to meet the rapidly increasing community demand for communications technologies. To meet this demand there will be a need for new telecommunications facilities to be constructed.

The Commonwealth Telecommunications Act 1997 is pre-eminent in relation to telecommunications facilities. The Telecommunications (Low-impact Facilities) Determination 1997 identifies a range of facilities that are exempt from State planning legislation. The development of low impact facilities to achieve necessary coverage is encouraged in all circumstances where possible to minimise visual impacts on local environments.

Where required, the construction of new facilities is encouraged in preferred industrial and commercial and appropriate non-residential zones. Recognising that new facility development will be unavoidable in more sensitive areas in order to achieve coverage for users of communications technologies, facility design and location in such circumstances must ensure visual impacts on the amenity of local environments are minimised.

### Renewable Energy

**Objective 95:** Location, siting, design and operation of renewable energy facilities as essential infrastructure that benefits the environment, the local community and the State.

**Objective 96:** The development of renewable energy facilities, such as wind farms and ancillary development, in areas that provide the opportunity to harvest natural resources for the efficient generation of electricity, accepting that such facilities will often need to be sited in visually prominent locations.

**Objective 97:** Location, siting, design and operation of renewable energy facilities to avoid or minimise adverse impacts on the natural environment.

### PRINCIPLES OF DEVELOPMENT CONTROL

The principles of development control that follow apply to the whole area of the District Council of Barunga West.

#### Form of Development

- 1 Existing development which is not consistent with the objectives and principles of development control for the council area should be altered, enlarged or expanded only if:
  - (a) the character and amenity of the locality is not detrimentally affected or the health and living standards of the community are not lowered as a result of the increased intensity of activity;
  - (b) the total floor area of buildings or external areas used directly in conjunction with the existing development, does not exceed 50 per cent of the total floor area or external area as at (23 September 1999);
  - (c) in case of the keeping of animals, the additional animals proposed to be kept, do not exceed 50 per cent of the number kept on (23 September 1999); and
  - (d) the alteration, enlargement or extension is restricted to the site on which the use is situated.
- 2 Development proximate to the abutting council areas should have regard to the policies applicable to the adjacent land in those council areas and to existing land uses that have been established.
- 3 Development proposed near the boundary of a zone should have regard to the existing land uses and policies applicable to land in the neighbouring zone.
- 4 Development should not prejudice the future use of land proposed to accommodate the expansion of the towns of Port Broughton and Bute and the townships of Alford, Tickera Kulpara, Mundoora and Fisherman Bay.

- 5 Development should not be undertaken on land:
  - (a) liable to inundation by tidal, drainage or floodwaters, nor on land which would become flood-prone allowing for 0.95 metres of relative sea level rise.
  - (b) which could not reasonably be protected against stormwater flooding, should relative sea level rise by 0.95 metres;
  - (c) where it will create or aggravate coastal erosion, or if it will require coast protection works which will cause or aggravate coastal erosion.
- 6 Provision should be made for the satisfactory disposal of effluents into approved sewerage systems. Solid and liquid wastes should be disposed of to the satisfaction of the relevant public health authority.
- 7 All development should control the export of sediment, suspended solids, organic matter, nutrient, micro-organisms and litter in stormwater run-off.
- 8 New development should incorporate a stormwater management scheme that controls run-off from paved surfaces eg car park and roadways, so as to drain to landscape plantings.
- 9 Where 20 or more car parks are required, overflow of landscape planting and recharge zones should be directed through gabions or similar structures to basins, prior to discharge to the street water table.
- 10 Development, including for animal keeping, should not be undertaken unless the finished floor level of the building is raised to a level of 300mm above the Australian Height Datum (AHD) height of a one in 100 year Average Return Interval (ARI) flood of known flood level, which ever is greater.
- 11 Expansion of the developed areas within the town boundaries should:
  - (a) be integrated and co-ordinated with an overall layout plan for the land concerned and, if necessary, the adjoining land;
  - (b) proceed in an orderly sequence;
  - (c) not proceed until the existing allotments within the townships are substantially built upon; and
  - (d) present a reasonable choice of location to the consumer.
- 12 Not more than one detached dwelling should be erected on an allotment.
- 13 Buildings in the nature of a garage or shed or similar should not be used, or be converted to use, as a dwelling for permanent residential use, but such buildings may be temporarily used for residential purposes on land where:
  - (a) construction of an approved permanent dwelling on the land is proceeding and footings for the dwelling have been poured;
  - (b) the residential use will be for a period not exceeding 6 months;
  - (c) the building is in good repair and condition; and
  - (d) there is a satisfactory shower toilet system connected or ancillary to the building.
- 14 Caravans or tents should not be used for residential purposes on any allotment in the township areas (except in public caravan parks or public camping grounds) although the use of a caravan for residential purposes may take place:
  - (a) where a dwelling exists on the allotment and where the caravan:

- (i) is under occupation directly associated with that dwelling;
  - (ii) is in good repair and condition;
  - (iii) is connected to a lawfully approved septic system (or a soakage system in the case of sullage disposal only).
- (b) where a dwelling does not exist on the allotment and where:
- (i) construction of an approved dwelling on the land is proceeding and the footings for the dwelling have been poured;
  - (ii) the residential use will be for a period not exceeding six months;
  - (iii) the caravan is in good repair and condition; and
  - (iv) there is a satisfactory toilet system connected or ancillary to the caravan.
- 15** The visual impact of wind farms and ancillary development should be managed in accordance with the Renewable Energy policies contained in the Council-Wide section.
- 16** Building development should not take place unless proper and effective precautions are taken against risk of damage from ground instability.
- 17** Development should not cause soil erosion or silting of water courses, or create unstable embankments or cuttings.
- 18** Development should provide for a safe, convenient and healthy living environment for the population of the district.
- 19** 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; and
  - (c) if it would add to the cost of extracting the resources.
- 20** The siting, design and external materials of buildings and their proximity to nearby vegetation, should have regard to the dangers of bushfires, and proper and effective fire prevention measures should be taken to minimise the impact of bushfires on development.
- 21** Buildings should be sited so as to minimise their adverse effects on neighbouring development.
- 22** The planting and maintenance of trees, shrubs and other ground cover should normally be provided as part of a development so as to improve the overall appearance of the development and the district.
- 23** Minor directional signs which guide visitors to a particular facility, should be constructed on suitable locations where they do not detract from the amenity of the area, interfere with the traffic safety or obstruct driver visibility.

#### **Interface Between Land Uses**

- 24** Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
- (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants;
  - (b) noise;
  - (c) vibration;

- (d) electrical interference;
  - (e) light spill;
  - (f) glare;
  - (g) hours of operation;
  - (h) traffic impacts.
- 25** Development should be designed and sited to minimise negative impact on existing and potential future land uses considered appropriate in the locality, accepting that wind farms and ancillary development may need to be located within such areas and that the visual impact of the development will need to be managed.
- 26** Development adjacent to a Residential Zone or residential area within a Township Zone should be designed to minimise overlooking and overshadowing of nearby residential properties.
- 27** Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.
- 28** Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses considered appropriate for the zone should not be developed or should be designed to minimise negative impacts.

#### *Noise*

- 29** Development should be designed, constructed and sited to minimise negative impacts of noise and to avoid unreasonable interference.
- 30** Development should be consistent with the relevant provisions contained within each of the following documents:
- (a) AS 2107 Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors;
  - (b) AS 3671 Acoustics - Road Traffic Noise Intrusion, Building Siting and Construction;
  - (c) the current Environment Protection (Noise) Policy.

#### **Bulk Handling and Storage Facilities**

- 31** Facilities for the handling, storage and dispatch of commodities in bulk should be:
- (a) located in bulk handling, industry or primary production zones;
  - (b) sited, designed and operated to minimise risks of contamination to the environment and adverse impacts on nearby sensitive land uses and from surrounding land uses.
- 32** Development of facilities for the handling, transportation and storage of bulk commodities should have:
- (a) areas set aside on the site of the development for the marshalling and manoeuvring of vehicles attending the site;
  - (b) roadways and parking areas surfaced in a manner sufficient to control dust emissions from the site;
  - (c) vehicle circulation between activity areas contained within the site and without the need to use public roads;

- (d) landscaping, using locally indigenous plant species wherever practical, established within the site for the purpose of providing shade and shelter, and to assist with screening and dust filtration;
- (e) a buffer area for the establishment of dense landscaping adjacent road frontages;
- (f) security fencing around the perimeter of the site.

**33** Temporary bunkers for storage should not compromise the efficient circulation and parking of vehicles within the site.

**34** Access to and from the site should be designed to allow simultaneous movement of vehicles entering and exiting in a forward direction to minimise interference to other traffic using adjacent public roads.

### **Land Division**

**35** All allotments should have a public road frontage and not be solely dependent upon private road, or right of way, or similar for access.

**36** Boundaries of new allotments should not cross areas of native vegetation.

**37** Land should not be divided:

- (a) in a manner which would prevent the satisfactory future division of the land or any part thereof;
- (b) if the proposed use, or the establishment of the proposed use, is likely to lead to undue erosion of the land in the vicinity thereof;
- (c) if new allotments do not contain cleared area for dwellings;
- (d) unless wastes produced by the proposed use of the land, or any use permitted by the principles of development control, can be managed so as to prevent pollution of a public water supply or any surface of underground water resources;
- (e) unless provision can be made for the disposal of wastewaters from each allotment without risk to human and environmental health;
- (f) 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 of which the allotment is to be used;
- (g) if any part of the land is likely to be inundated by tidal or floodwaters and the proposed allotments are to be used for a purpose which would be detrimentally affected when the land is inundated;
- (h) where community facilities or public utilities are lacking or inadequate;
- (i) where the proposed use of the land is the same as the proposed use of other existing allotments in the vicinity, and a substantial number of the existing allotments have not been used for that purpose;
- (j) if land division would lead to development on that land which is incompatible with mining of significant mineral resources.
- (k) if boundaries of new allotments will cross any areas of native vegetation; or
- (l) if there is likely to be significant fire risk.

**38** When land is divided:

- (a) any reserves or easements necessary for the provision of public utility services should be provided;
- (b) stormwater should be capable of being managed safely and efficiently from each proposed allotment and disposed of from the land in a satisfactory manner;
- (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 effluents from each allotment without risk to human and environmental health;
- (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 have safe and convenient access to the carriageway of an existing or proposed road or thoroughfare; however, for a number of contiguous allotments in an 80km/h or higher speed zone, access via a service lane would be preferred;
- (g) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare;
- (h) for urban purposes, provision should be made for suitable land to be set aside for useable local open space;
- (i) where it would lead to development on land which is incompatible with mining of significant mineral resources;
- (j) if the land borders a river, lake or creek, the land immediately adjoining the river, lake or creek should become public open space, with a public road fronting the open space; and
- (k) adequate area should be available on each allotment to ensure that development of buildings, structures, access tracks etc do not impinge on areas of native vegetation.

**39** Where land, which has frontage to sea, is divided, a reserve of at least 30 metres in width should be provided along such frontage.

**Stormwater Management**

**40** Development of stormwater management systems should be designed and located to improve the quality of stormwater, minimise pollutant transfer to receiving waters and protect downstream receiving waters from high levels of flow.

*Design Techniques (Design Techniques illustrate ONE WAY of satisfying the above principle)*

40.1 *The integrated use of open space for appropriate recreation and stormwater management through the installation of water treatment devices such as wetlands, aquifer storage and recovery, detention and retention basins gross pollutant traps and trash racks.*

40.2 *The reservation through land division, of drainage channels, drainage easements, watercourses and associated floodplains.*

**41** Development should incorporate appropriate measures to minimise any concentrated stormwater discharge from the site.

**Design Techniques** (*Design Techniques illustrate ONE WAY of satisfying the above principle*)

- 41.1 *For Residential and non-residential development, rainfall run-off should be retained and used as much as possible through the application of an appropriate range of the following techniques.*
- 41.2 *The collection and use of roof run-off in rain saver gutters and rainwater tanks for irrigation and internal purposes (drinking when considered safe to do so, flushing toilets, washing and bathing)*
- 41.3 *The use of on-site detention tank/s with an appropriately sized office.*
- 41.4 *The direction of rainfall run-off onto landscaped areas.*
- 41.5 *The use of permeable forms of paving for public and private parking areas, open storage, display and work areas, driveways, vehicles and pedestrian carriageways.*
- 42 Development should not have a detrimental effect on the quality or hydrology of groundwater.
- 43 All development should contain a rainwater tank suitable to the nature and size of development.
- 44 Site drainage should 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.

**Residential Development**

- 45 Dwellings should not be constructed on land where:
- (a) a significant risk of flooding occurs;
  - (b) substantial excavation or earthworks are required;
  - (c) the removal of significant native vegetation or wildlife habitat is necessary; and
  - (d) the removal or destruction of a site, building or structure of heritage value is necessary.
- 46 Prior to occupation of any new dwelling outside the area served by the reticulated water scheme in the district, a rainwater tank of at least 45 500 litres capacity, and intended exclusively for domestic use associated with the dwelling, should be erected on the allotment concerned. Additional provision should be made for firefighting.
- 47 Residential development should not be undertaken unless the site is connected to a reticulated water supply and the effluent disposal system, or unless the developer is prepared to make appropriate arrangements for on-site discharge of the effluent.
- 48 Residential flat buildings and multiple dwellings, including those for the aged persons, should:
- (a) exhibit special merit by their relationship to the nature and type of adjoining development, and safeguard the existing scale and character of the locality;
  - (b) provide adequate space for parking and turning movements of occupants and visitors cars;
  - (c) provide landscaping to improve the appearance of the development;
  - (d) be provided with essential services such as water, disposal of effluent and electricity that can meet the demands of the proposed development;
  - (e) be not more than two storeys in height and occupy less than 50 percent of the site area; and
  - (f) be designed so as to maintain privacy for occupants and adjoining residents.

**49 Residential buildings should:**

- (a) display a form and style of development which is in character with the existing buildings in the district and be of a scale which does not overshadow adjoining development;
- (b) wherever appropriate, incorporate a pitched roof, eaves and/or verandah into design;
- (c) have an external appearance, including building materials, colours and finishes, and elements of construction, which preserves the nature and features of the locality in which they are situated; and
- (d) reflect a standard of design and appearance which not only enhances the amenity of the locality in which they are situated but also are compatible with the quality of surrounding housing in terms of their external cladding and roofing materials, conditions of the structure, treatment of building detail, and overall visual harmony.

**50** The base perimeter of dwellings on stumps or piers should be filled with suitable material which blends with the appearance and style of the building.

**51** Outbuildings associated with dwellings within the towns of Port Broughton and Bute, and the townships of Alford, Tickera, Mundoora, Kulpara and Fisherman Bay, should be of domestic size and use and their dimensions and siting should not detrimentally affect the character and amenity of the surrounding locality.

**52** Dwellings (and dwelling additions - where such additions have a floor area equal to or greater than 50 percent of the existing dwelling), should incorporate adequate water conservation techniques, for example, installation of a rainwater tank.

**53** Site drainage on larger sites (i.e. over 600m<sup>2</sup>) should provide on-site infiltration where practicable, having regard to:

- (a) the availability of unbuilt upon or unsealed areas;
- (b) the ability of soils to absorb and drain water.
- (c) the potential impact on building foundations and footings on or adjacent to the site;
- (d) the potential adverse impacts on the level and quality of groundwater; and
- (e) the ability to safely direct surplus flows to a public street without causing nuisance to adjoining properties.

**Community Facilities**

**54** Community facilities should be grouped with, and complement, similar facilities.

**55** The scale and use of community facilities should be sympathetic to, and in harmony with, adjacent residential development and not cause a nuisance to nearby residents.

**56** Safe and convenient pedestrian access should be provided for all types of development, including any health care facility, day care centre, pre-school, school and other community facilities, including access for the disabled persons, in association with all the new development.

**Movement of People and Goods**

**57** Access to and from public roads should be safe and convenient, and not cause conditions that interfere with the safe and efficient movement of traffic on abutting roads.

**58** Development should include appropriate on-site provisions for parking, loading, unloading, turning and fuelling of vehicles. All vehicles are required to enter and exit the site in forward direction.

- 59** Driveways and access tracks should be designed and constructed so as to blend with the landscape. Landscaping should not encroach on driver's site distance at access points, and at such points of conflict a site distance of 500 metres should be provided.
- 60** Industrial, business, commercial and community-orientated development should not significantly increase vehicular traffic on residential streets.
- 61** Location and design of buildings and outdoor advertisements should not adversely affect the traffic safety or interfere with sight lines for pedestrians or vehicular traffic.

### **Commercial Development**

- 62** Business and commercial development and minor service industries should:
- (a) be located in areas where their effect is unlikely to be detrimental to neighbouring development; and
  - (b) exhibit an acceptable standard of design and appearance, provide for adequate off-street car parking, off-street loading, unloading, turning and fuelling of service vehicles. All vehicles are required to enter and exit the site in a forward direction.

### **Industrial Development**

- 63** Industrial development should:
- (a) occur only where it will not significantly impair the character and amenity of the surrounding landscape or lead to a deterioration of health and living standards of the local community; and
  - (b) exhibit an acceptable standard of design and appearance, and provide for adequate off-street car parking, on-site loading, unloading, turning and fuelling of service vehicles. All vehicles are required to enter and exit the site in a forward direction.
- 64** Industrial developments and processes should not generate conditions likely to cause pollution of the environment or unduly impair the amenity of a locality by way of noise, dust, odour, waste products or otherwise.
- 65** New industrial developments should gain access via a service lane, when abutting an arterial road with 80km/h or a higher speed zone, depending, however, on the size of development and likelihood of any future development along that road.

### **Public Utilities**

- 66** Development should be economically connected to, or be able to be connected to, all weather roads and public utilities such as water supply for domestic, fire fighting and live stock use, effluent, drainage, electricity, lighting and telephone services, likely to be required by the user of the development.
- 67** The treatment and disposal of effluent and other waste material from a development or use of land should, having regard to the location and design of that development or use, be able to be achieved without risk to health or impairment to the environment.
- 68** Development that requires the construction or extension of a private water supply scheme should not take place unless:
- (a) a water supply can be provided which has a source of water of adequate magnitude and reliability; and
  - (b) the standard of construction and operation of the scheme, the quality of supply and legal arrangements for the supply between the parties will meet the ongoing requirements of the communities served.

- 69 Urban development should not be dependent on an indirect water supply.
- 70 Development should not be undertaken which would lead to the pollution of any water resource.
- 71 Urban development should be capable of economic servicing for garbage collection, fire protection and street lighting.

### **Mining**

- 72 Mining activities should be sited, where practicable, in unobtrusive locations and in any event conducted in a manner which would not adversely affect the character and amenity of the area by way of:
- (a) noise, dust, heavy traffic, waste products and pollution of air, surface and underground water, or land;
  - (b) destruction of surface vegetation and soils;
  - (c) unstable workfaces and dumps, and erosion of workings;
  - (d) changes in landform and topography;
  - (e) visual impact of activities and plant;
  - (f) hours of operation; or
  - (g) any other adverse environmental impact.
- 73 Mining operations should be conducted in accordance with a development and reclamation programme which:
- (a) maximises the extraction of a resource;
  - (b) minimises the impacts of the operations;
  - (c) minimises the area required for operations and provides for progressive reclamation of disturbed areas;
  - (d) provides for the removal of buildings, plant equipment, rubbish and litter when operations are completed;
  - (e) renders the site safe for future occupiers or users; and
  - (f) establishes an after use of the site which will be in keeping with the surrounding land use.

### **Waste Disposal (Landfill)**

- 74 Landfill facilities should be located, sited, designed and managed to minimise adverse impacts on surrounding areas due to surface water and ground water pollution, traffic, noise, fumes, odour, dust, vermin, weeds, litter, landfill gas and visual impact.
- 75 Landfill facilities should not be located in existing or future urban, township, living, residential, commercial, centre, office, business, industry or institutional zones or environment protection, conservation, landscape, open space or similar zones, or in a Water Protection Area.
- 76 Landfill facilities should be appropriately buffered to minimise adverse impacts on the surrounding area and land uses.
- 77 Land uses and activities which are compatible with a landfill facility may be located within any separation distances established.

- 78** Land uses and activities which are not compatible with a landfill facility should not be located within any separation distances established.
- 79** Where appropriate, landfill facilities may include resource recovery facilities, provided there is a sufficient separation distance between potentially incompatible land uses and activities.
- 80** 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 landfill site where the landfill facility is considered compatible with the surrounding area, land uses and activities so that an effective separation distance of 500 metres can be provided and maintained between the landfill facility and potentially incompatible land uses and activities.
- 81** The area of landfill operations on a site should:
- (a) be located a minimum distance of 100 metres from any creek, river, inlet, wetland or marine estuarine area and not within the area of 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 landfill facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 82** The landfill site should be landscaped to screen views of the landfill facilities and operational areas.
- 83** Sufficient area should be provided on a landfill site to ensure on-site containment of potential ground water contaminants and for the diversion of stormwater.
- 84** Where necessary an acoustic buffer should be provided between any excessive noise generating part of the landfill facility and any development on an adjacent allotment to mitigate potential noise pollution.
- 85** Litter control measures which minimise the incidence of windblown litter should be provided on the site of a landfill facility.
- 86** Leachate from landfill should be contained within the property boundary of the landfill facility site and should not contaminate surface water or ground water.
- 87** 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.
- 88** Surface water run-off from landfill should not cause unacceptable sediment loads in receiving waters.
- 89** Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should sustainably utilize landfill gas emissions. For smaller landfill activities, if the sustainable utilization of the landfill gas emissions is not practically feasible then flaring is appropriate to avoid gases being vented directly to the air.

- 90** Chain wire mesh or pre-coated painted metal fencing to height of two metres should be erected on the perimeter of a landfill site to prevent access other than at appropriate site entries.
- 91** Plant, equipment or activities that could cause a potential hazard to the public within a landfill site should be enclosed by a security fence.
- 92** Landfill sites should not be located where access to the site using non-arterial roads in adjoining residential areas is required or likely.
- 93** Landfill facilities should be accessed by an appropriately constructed and maintained road.
- 94** Traffic circulation movements within the landfill facility 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.
- 95** Suitable access for emergency vehicles to the landfill site should be provided.
- 96** A proposal to establish, extend or amend a landfill facility should include an appropriate Landfill Environment Management Plan that addresses the following:
- (a) the prevention of ground water and surface water contamination;
  - (b) litter control, dust control, noise control, the control of fumes and odours, and sanitary conditions generally;
  - (c) the monitoring or management of landfill gas;
  - (d) fire safety;
  - (e) security;
  - (f) maintenance of landscaping and the general condition of the site; and
  - (g) the post closure monitoring and maintenance of the facility to ensure compatibility with the surrounding landscape and to enable a suitable after use of the site. This should include a final contour plan, surface water diversion and drainage controls, the design of the final cover, the monitoring of groundwater, surface water, leachate and landfill gas.

### **Conservation**

- 97** Native vegetation should not be cleared if it:
- (a) provides important habitat for wildlife;
  - (b) has a high plant species diversity, rare or endangered plant species and plant associations;
  - (c) has high amenity value;
  - (d) contributes to the landscape quality of an area;
  - (e) has high value as a remnant of vegetation associations characteristic of the district prior to extensive clearance;
  - (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.
- 98** 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.
- 99** When clearance is proposed, consideration should be given to:
- (a) retention of native vegetation for, or as:
    - (i) conservation of natural biodiversity;
    - (ii) amenity purposes;
    - (iii) livestock shade and shelter; or
    - (iv) protection from erosion along watercourses and the filtering suspended solids and nutrients from runoff;
  - (b) the effects of retention on farm management; and
  - (c) the implications of retention or clearance on fire control.
- 100** Development should not cause pollution of surface water and groundwater.
- 101** Development should not proceed on any land where the proper and safe treatment and/or management of wastes produced by the proposed land use is not possible without risk to health or impairment of the environment.
- 102** Development should not impair the character, or nature of buildings or places of architectural, historic or scientific interest.
- 103** Natural features and vegetation should be protected against degradation and soil erosion by limiting the scale and concentration of recreation activities and restricting vehicular access.
- 104** The seashore and sand dunes adjoining the land, should be protected from development and excessive recreational use which detracts from the area's scenic beauty and natural character.
- 105** Sporadic holiday development should not be undertaken along the water frontage, except where provision has been made in the Development Plan.
- 106** Waterfront, natural features and vegetation should be protected against degradation and soil erosion by limiting the scale and concentration of recreation areas and restricting vehicular access.
- 107** Recreation activities such as boating and water-skiing should be undertaken only in defined areas where the environmental impact would be minimal.
- 108** Development should be designed having regard to natural coastal processes. Where applicable, it should incorporate suitable protective works.
- 109** Buildings and structures should be conserved where they are of historic, social, architectural, cultural or other heritage significance.
- 110** Land should be conserved, which is of:
- (a) historical, including archaeological significance;
  - (b) scientific, including biological and geological interest;
  - (c) particular scenic value or natural beauty;

- (d) Aboriginal heritage significance according to Aboriginal traditions, or of significance to Aboriginal archaeology, anthropology or history; or
- (e) other heritage significance.

- 111** Development in proximity to land, buildings and structures of heritage significance, including places of Aboriginal heritage significance, should not detract from the character and significance of the land, buildings and structures.
- 112** Alterations and additions to buildings and structures which are of heritage significance should be compatible with the historical and architectural integrity of such items in terms of scale, alignment, roof form, features and colours and construction materials.
- 113** Development should maximise the protection of flora and fauna.
- 114** Residential development should not be undertaken within 350 metres of an existing or proposed common effluent drainage scheme lagoon.
- 115** A common effluent drainage scheme lagoon should be located on an appropriate site which minimises the impact on the nearby development, and in any case at least 350 metres from the nearest dwelling, or any other urban form of development.
- 116** Development should provide for the maximum and efficient use of natural rainfall and stormwater runoff by incorporating stormwater management and water harvesting measures.
- 117** Waste from any development should be managed of at least 100 metres from any bore or well.

#### **Site Contamination**

- 118** In order to prevent harm to human health or the environment, development should not be undertaken on contaminated land or on potentially contaminated land unless:
- (a) the land is remediated to a level that makes it suitable and safe for the proposed use; or
  - (b) the land will be maintained in a condition or the development will be undertaken in a manner that will not pose a threat to the health and safety of the environment or occupiers of the land or land in the locality.

#### **Appearance of Land and Buildings**

- 119** Development should not impair the scenic amenity and rural character of the council area or the locality, accepting that wind farms and ancillary development may need to be located within such areas and that the visual impact of the development will need to be managed.
- 120** Development should be compatible with the character of existing buildings in the locality, and exhibit a high standard of design and external appearance, which takes into account the scale, mass and siting of buildings, their materials, texture and colour, and elements of building details, accepting that wind farms and ancillary development may be of a large scale, comprise a number of components and require an extended and/or dispersed development pattern. These facilities will need to be located in areas where they can take advantage of the natural resource upon which they rely and, as a consequence, may be located in visually prominent locations.
- 121** Re-used materials used as external cladding on buildings or fencing should be of good quality and uniform appearance, and painted in a neutral shade.
- 122** Development should provide for the retention of existing trees and vegetation, and additional planting, where required.
- 123** Buildings on land adjoining, or highly visible from, scenic routes and other public roads, should be sited unobtrusively, designed and landscaped so that they do not detract from the amenity of the locality, or view of the land from these roads, accepting that wind farms and ancillary development may be of a large scale, comprise a number of components and require an

extended and/or dispersed development pattern. These facilities will need to be located in areas where they can take advantage of the natural resource upon which they rely and, as a consequence, may be located in visually prominent locations.

- 124** Caravans situated on land should not adversely affect or otherwise detract from the existing character and amenity of the locality.

### **Outdoor Advertising**

- 125** Advertising signs should not detrimentally affect by way of their siting, size, shape, style, glare, reflection or colour the amenity of the localities, zones or areas, and be compatible with the adjacent buildings. Where such buildings are of a heritage significance, signs should exhibit typographical styles appropriate to their character.
- 126** Outdoor advertisements should be erected on land and business they are related to.
- 127** The location, siting, size, shape and materials of construction of advertisements should be:
- (a) consistent with the desired character of areas or zones as described by their objectives;
  - (b) consistent with the predominant character of the urban or rural landscape; or
  - (c) in harmony with any place of historic significance or heritage value in the locality.
- 128** All signs should be safety and conveniently located so as not to be hazardous to the free flow of vehicular traffic.
- 129** Advertisements should not impair the amenity of places in which they are situated by creating, or adding to, clutter, visual disorder and the untidiness of building spaces.
- 130** Advertisements should not obscure views of roads and road conditions, attractive landscape features, and be safely and conveniently located so as not to be hazardous to the free flow of vehicles and pedestrians.
- 131** Advertisements should not be erected in positions close to existing electricity mains to avoid the creation of potentially hazardous situations.
- 132** Advertisements should not be so highly illuminated as to cause discomfort to an approaching driver, or distort his perception of the road, persons or objects on it.
- 133** Advertisements should not distract drivers from the primary task of driving at locations where the demands on driver concentration are high.
- 134** Advertisements on buildings that have single architectural theme but which contain a number of tenancies, should be attached and displayed so as to be coordinated.

### **Rural Development**

- 135** Land which is suitable for agriculture should, wherever possible, be used, or remain available for use, for primary production, unless required for public purposes, or other uses consistent with the objectives of the council area.
- 136** Farming in the form of land-based aquaculture should not be developed unless it can demonstrate sustainability in terms of water use and impact on waters, land and biodiversity.
- 137** Land-based aquaculture should prevent farmed species entering any watercourse, or drainage channel leading to a watercourse.
- 138** Land-based aquaculture should not unduly impair the amenity of the locality by way or noise, dust, odour, spray or other emissions.
- 139** Land-based aquaculture facilities should minimise visual impact by the use of low profile structures that are limited in size and number, as well as landscaping, which also assists in the take-up of excess surface water.

### Intensive Animal Keeping

**140** Buildings or facilities intended to be used in association with the keeping of animals should:

- (a) exhibit special merit and an acceptable standard of design, construction and external appearance which takes into account the nature and suitability of the materials to be used, their colour and texture, as well as the size and siting of buildings and facilities;
- (b) if they are horse stables and dog kennels intended to be used for breeding, boarding or racing purposes, have floors of impervious materials which can be readily cleansed;
- (c) if of minor significance, adopt simple design and construction which does not have detrimental impact on the local environment;
- (d) have regard to appropriate health standards; and
- (e) provide adequate storage facilities for the collection of waste.

**141** Intensive animal keeping operations and activities should not impair the health and living standards of the community and should be located so as to minimise any adverse impact on the natural environment and existing, or proposed, land uses in the locality, by way of:

- (a) the disposal of wastewater and waste products generated by animals;
- (b) any risk to health and well-being of the community;
- (c) noise, dust, odour and similar conditions; or
- (d) destruction of surface vegetation and soils.

**142** All buildings, pens, units, runs, holding yards, waste management facilities, and other ancillary structures should:

- (a) be located as unobtrusively as possible, particularly when near to public roads and scenic vantage points;
- (b) be screened by suitable trees and shrubs, with balance of the site also landscaped so as to improve general appearance of the land and the locality;
- (c) be located at the rear of any dwelling existing, or proposed, on land;
- (d) be sited so that they be isolated as far as practicable from, and not cause nuisance to, residents in the locality;
- (e) be managed in accordance with the environmental health requirements and avoid the pollution of water resources and deterioration of soil quality;
- (f) not be located on water-logged land or flood-prone areas;
- (g) be located so as to minimise the possible transmission of disease to other intensive animal keeping operations;
- (h) properly and securely confine animals at all times to prevent their straying from the land; and
- (i) not be restricted in any specific locality.

**143** The keeping of pigs, horses and dogs (if kept for commercial purposes such as breeding, boarding or racing) or more than 20 head of poultry, should not take place in the defined towns of Port Broughton or Bute or the townships of Alford, Tickera, Muntoora, Kulpara and Fisherman Bay, the settlement of Melton or in the locality of Wokurna and Ninnes.

- 144** The keeping of pigs, or more than 20 head of poultry or other animals on an intensive basis, should not take place within three kilometres of the zone boundaries defining the towns, townships and settlements.
- 145** The keeping or breeding of animals should not be undertaken in towns, townships and settlements unless it can be established that this will not result in noise, odour or risk to health of the population in the adjacent areas of the town, township or a settlement.
- 146** The keeping of horses should not be allowed in the council area, unless there is a two hectare of land for each horse.
- 147** Development of intensive animal keeping (including piggeries, poultry batteries and cattle feedlots, but excluding dairies, aquaculture and horse keeping) should not be undertaken, where:
- (a) the scale of operation, design and siting would adversely affect the amenity of the locality;
  - (b) it is located within three kilometres of any Town, Township, Settlement, Rural Living Zone or land division locality;
  - (c) it is located within 100 metres of a dwelling occupied by persons involved with the proposed operations;
  - (d) it is located within 500 metres of any dwelling occupied by persons not involved with the proposed operations;
  - (e) buildings associated with or used for intensive animal keeping would be located within 200 metres of any bitumen sealed road, and 100 metres of any other road; or
  - (f) there is a risk of pollution to surface or sub-surface water supplies, or land that is flood prone.

### **Tourism**

- 148** Development and use of the area for tourist and recreation purposes should be encouraged by:
- (a) preservation and enhancement of significant stands of native vegetation, areas of coastal and landscape beauty, buildings and sites of cultural historic character and interest;
  - (b) promotion and enhancement of the region's natural, cultural and built environment through landscaping and restoration of historic buildings;
  - (c) provision of infrastructure and interpretative signs to enhance understanding of the region and facilitate to sites, with minimal impact on the environment; and
  - (d) provision of tourist accommodation and facilities such as parking bays, rest areas and regional information and selected points, and in a manner so as to complement the natural environment of the area.

### **Car Parking**

- 149** A car parking area used by public should include specifically designed parking space for handicapped persons.
- 150** A car parking area used by more than one development should cater for a maximum parking demand generated by each of the developments.
- 151** The number of off-street car parking spaces provided for each development should be in accordance with [Table BaW/5](#).

## Building Setbacks

**152** New buildings should generally be set back from the adjacent road boundary:

- (a) at least 30 metres from the road boundaries outside the towns of Port Broughton and Bute, the townships of Alford, Tickera, Fisherman Bay, Kulpara, Mundoora or as specified in [Table BaW/3](#), accepting that wind farms and ancillary development may need to be located closer to road boundaries;
- (b) at least 8 metres from all other road boundaries, except on a corner allotment where, the set back from minor frontage may be reduced to 3 metres, unless the proposal has a special merit, can be sited unobtrusively and screened, is consistent with adjoining building alignment and it is considered that the lesser distance would not be prejudice local amenity and road safety.

**153** Buildings should be set back from the banks of watercourses, bores or wells by:

- (a) 25 metres in the case of the banks of watercourses;
- (b) 50 metres in the case of an unsewered development with low pollution potential (eg houses with septic tanks in rural areas), in the case a river and its branches a hundred metre set back is required for septic tank systems; and
- (c) 100 metres for unsewered development with pollution potential, (eg industry and intensive animal husbandry activities such as dairy farming).

## Coastal Areas

The following principles of development control 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 future, whether or not the development is located in a designated coastal area.

### Environmental Protection

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

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

**156** Development should not, nor be likely to, adversely affect the ecology and stability of environmentally-sensitive coastal features.

**157** 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.

**158** 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 allotment).

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

- 160** Effluent disposal systems incorporating soakage trenches or a similar system should be located not less than 100 metres 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 191,
- whichever is the greater. Except where SA Health Commission standards can be met by a lesser setback.
- 161** Development should preserve natural drainage systems and 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 settlements of pollutants and to regulate water flow; and
  - (c) infiltration.
- 162** Development should not cause deleterious effects on the quality or hydrology of ground water.
- 163** 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.
- 164** Development should not preclude the natural geomorphologic 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.
- 165** A fish processing works must ensure that:
- (a) the premises incorporate a wastewater management system; and
  - (b) waste generated at the premises is not discharged:
    - (i) into any waters; and
    - (ii) onto land in a place from which it is reasonably likely to enter any waters (including by processes such as seepage or infiltration or carriage by wind, rain, sea spray or stormwater or by the rising of the water table).

#### **Preservation of scenic, heritage and other values**

- 166** Development should not result in the disturbance or devaluation of sites of heritage, cultural, scientific or educational significance.
- 167** Development which is proposed to be located outside of urban and tourist zones should be sited and designed to not adversely affect:
- (a) the natural, rural or heritage character of the area;
  - (b) areas of high visual or scenic value;
  - (c) views from the coast, near-shore waters, public reserves, tourist routes and walking trails; or
  - (d) the amenity of public beaches by intruding into undeveloped areas;

accepting that wind farms and ancillary development may need to be located within such areas and the visual impact of the development will need to be managed.

**168** Development within urban and tourist accommodation zones should be designed and sited in sympathy with the existing natural and built character of its locality. It should not be out of scale, of conflicting colour or materials or detract from any backdrop to the zone, nor project above the skyline visible from the coast, with the existing natural, cultural and built character.

**169** Marine aquaculture and other off-shore 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) Recreational 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.

**170** All development should incorporate measures (not being measures that themselves cause environmental harm) to avoid the discharge or deposit of waste from that activity or land:

- (a) into any waters; or
- (b) onto land in a place from which it is reasonably likely to enter any waters (including by processes such as seepage or infiltration or carriage by wind, rain, sea spray, or stormwater or by the rising of the water table), and, in taking those measures, should apply the waste management hierarchy, ie avoid, minimise, reuse, recycle, recover (for reuse), treat, dispose in an environmentally sound manner.

***Design Techniques*** (*Design Techniques illustrate ONE WAY of satisfying the above principle*)

*170.1 Aquaculture wastewater is retained and treated on-site, and disposed of by irrigation in accordance with approved management procedures or transported to an appropriately licensed landfill depot.*

**171** Marine aquaculture and other off-shore 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 the Act.

**172** Racks, floats and other farm structures associated with marine aquaculture or other off-shore development should be as visually unobtrusive as possible, apart from those required by the relevant authority for navigational safety and 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 located structures in relation to surrounding features;
- (f) position structures to protrude the minimum distance practicable above water;
- (g) not jeopardise the attainment of visual amenity provisions by incorporating unnecessary shelters and structures above cages and platforms.

### Aquaculture Development

**173** Purpose-built ponds or tanks to culture aquatic animals are located, designed and constructed as follows:

- (a) located outside of the 1-in-100 year floodplain of a watercourse as defined by a blue line on a current 1:50 000 SA Government topographic map; and
- (b) incorporate a free-board, flood diversion and overflow outlets, which are capable of coping with a 1-in-25 year rainfall event; prevent stormwater from entering the ponds or tanks; prevent pond leakage from entering any groundwater resource; provide a minimum buffer of 1 metre between the bottom of the pond or tank and the maximum seasonal water table, with ponds constructed in accordance with the criteria in [Table BaW/6](#).

**174** Effluent lagoons for land-based aquaculture are located, designed and constructed in accordance with principle of development control 172 and [Table BaW/6](#).

**175** The inlet and outlet pipes for land-based marine aquaculture (eg abalone farms) are located at least 1.0 kilometre from any existing marine aquaculture lease.

**176** Wastewater storage lagoons should be avoided in the following locations:

- (a) within a water protection area within the meaning of Part 8 of the *Environment Protection Act 1993*;
- (b) within 20 metres of a public road or road reserve;
- (c) within 50 metres of a bank of a watercourse;
- (d) within 200 metres of a residence built on land that is owned by some other person;
- (e) within 500 metres of the high water mark;
- (f) within an area where the base of the lagoon would be below any seasonal water table.

and constructed as follows:

- (i) so that polluted water in the lagoon cannot intercept with any underlying seasonal water table; and
- (ii) in the case of a lagoon other than one to which (b) applies, the lagoon must be constructed of or lined with a barrier that minimises, as far as practicable, leakage from the lagoon;
- (iii) a sufficient number of monitoring bores must be installed and properly placed so that the presence of any leakage can be readily ascertained;
- (iv) the lagoon must be constructed so as not to be liable to inundation or damage from flood waters.

If there is any potential for the wastewater in the lagoon being a risk to the health of any animals, sufficient barriers to access to the lagoon by those animals must be installed.

### **Maintenance of Public Access**

- 177** 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 190, of at least 50 metres between such development and toe of the primary dune or top edge of the escarpment, unless the development relates to a small-scale infill in a predominantly urban zone.
- 178** 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.
- 179** All development, including marinas and aquaculture development, should be located and designed for public access along the waterfront, to beaches and coastal reserves to be maintained, if not increased.
- 180** 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.
- 181** Access roads to the coast and lookouts should preferably be 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.
- 182** Marine aquaculture and other off-shore development should:
- (a) be located to minimise adverse impacts on public access to beaches, public watercourses, or the foreshore;
  - (b) be located to take account of 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 navigation 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 with or adjacent to a site;
  - (f) or where possible use existing and established roads, ramps and paths to or from the area.
- 183** Marine aquaculture access, launching and maintenance facilities should be developed co-operatively and co-located to serve the needs of the industry and community as a whole, and may be located on the foreshore.

### **Hazard Risk Minimisation**

- 184** Development should not occur on land where the risk of flooding is unacceptable having regard to personal and public safety and to property damage.
- 185** For the purpose 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 the site.

- 186** 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 189.
- 187** Commercial, industrial or residential development should only be undertaken where:
- (a) building floor-levels are at least 0.25 metres above minimum site level of principle of development control numbered 186 (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 189; and
  - (b) there are practical measures in accordance with principle of development control 189 available to the developer, or subsequent owners, to protect the development against a further sea level rise of above 0.7 metres above the minimum site level determined by principle of development control 186.
- 188** Buildings to be located over tidal water or which are not capable of being raised or protected by flood protection measures in future, should have a floor level of at least 1.25 metres above the standard sea-flood risk level.
- 189** 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 failure; and
  - (d) adequate financial guarantees are in place to cover future construction, operation, maintenance and management of the protection measures.
- 190** 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 189; or
  - (b) the Council is committed to protecting the public reserve and development from the anticipated coastal erosion.
- 191** Where a coastal reserve exists, or is to be provided in accordance with principle of development control 177, it should be increased in width by the amount of buffer required.
- 192** 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 metres rise in 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.

**193** 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 certificate(s) of title(s) that protection measures that comply with principle of development control 189 for coastal development will be built by the land owner(s) when required.

**194** Development should not occur where essential services cannot be economically provided and maintained having regard to flood risk and sea level rise 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.

**195** 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 weighed to prevent drifting;
- (e) ensure that structures and materials are maintained to prevent hazards to people and wildlife;
- (f) provide for rehabilitation of sites no longer operational.

**196** 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

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

**198** Marine aquaculture development should:

- (a) be carried out in a manner which ensures a fair and equitable sharing of marine and coastal resources and minimise 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.

### **Settlement, Tourist Facilities and Marina's in Appropriate Zones**

- 199** 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.
- 200** 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.
- 201** Outside of urban zones no more than one dwelling should be constructed on an allotment except where required for primary production purposes.

### **No Premature Development**

- 202** Development, including land division, urban, holiday settlement, tourist development and other urban-type development 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) provided with an adequate reticulated domestic-quality mains water supply and a common effluent drainage scheme, where available.

### **Re-development of Unsatisfactory Areas**

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

### **Telecommunications Facilities**

- 204** 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.
- 205** Where technically feasible, co-location of telecommunications facilities should primarily occur in industrial, commercial, business, office, centre and rural zones.
- 206** 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.

**207** 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.

**208** 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.

### **Renewable Energy**

**209** Renewable energy facilities, including wind farms and ancillary developments, should be located in areas that maximise efficient generation and supply of electricity.

**210** Wind farms and ancillary development such as substations, maintenance sheds, access roads, wind monitoring masts and connecting power-lines (including to the National Electricity Grid), should be sited, designed and operated to:

- (a) manage the visual impact of the development by achieving the following:
  - (i) a setback of at least 1 kilometre of a wind turbine from a dwelling that is not associated with the development;
  - (ii) vegetated buffers to mitigate short to medium range visual impacts;
  - (iii) regular spacing of wind turbines in open/flat landscapes where vegetation is orderly;
  - (iv) irregular spacing in hilly/rugged landscapes where vegetation is varied;
  - (v) ensure that blades on wind turbines rotate in the same direction;
  - (vi) ensure that all wind turbines have uniformity in terms of colour, size and shape;
- (b) avoid or minimise the potential for adverse impact on areas of native vegetation, conservation, the natural environment, geological, tourism or built or natural heritage significance;
- (c) avoid or minimise the following impacts on nearby property owners and/or occupiers, road users and wildlife:
  - (i) shadowing, flickering, reflection or blade glint impacts;
  - (ii) excessive noise;
  - (iii) interference with television and radio signals;
  - (iv) modification of vegetation, soils and habitats;
  - (v) striking of birds or bats.

**211** Renewable energy facilities, including wind farms and ancillary development, should be 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.

## GENERAL FARMING ZONE

### INTRODUCTION

The objectives and principles of development control that follow apply to the General Farming Zone shown on [Maps BaW/3 to 16](#). These are additional to those expressed for the whole Council area.

### OBJECTIVES

- Objective 1:** Promotion of general agricultural activities on large land holdings, with aquaculture, horticulture, commercial forestry and value adding rural industry at suitable locations.
- Objective 2:** Reinforcement of the existing rural character of the area.
- Objective 3:** Wind farms and ancillary development located in the zone, accepting that they may need to be sited in visually prominent locations to take advantage of natural resources such as wind.

The zone comprises most of the council area and is used mainly for agricultural production and the grazing of stock on relatively large holdings.

The zone also includes some land divisions in the district referred to as Melton, Ninnes and Wokurna. These land divisions have not grown to a level of recognition as settlements. They are therefore part of the general farming area. The existing allotments in these areas could be developed as infill. Such development should be orderly and compact, and have regard to the objectives of the zone.

The pattern of occupation with homesteads, ancillary buildings and paddocks enclosing crops and livestock dominate the area and firmly establish an open and rural scene. The climate, soil and landform characteristics of this zone favour the continuance of agricultural production and livestock grazing. It is desirable that these activities continue, and good land management techniques be encouraged to control proclaimed pest plants, vermin and soil erosion.

In order to improve the economy of the district, some agricultural-based industry, such as processing or handling or primary produce and intensification of agricultural activity, including aquaculture, is warranted. However, a large scale proliferation of intensive development and occupation of the zone would threaten its proper function and render the rural landscape susceptible to competing demands and undesirable change.

To maintain the agricultural importance and stability of the zone, it is vital that the size of the land holdings is not significantly reduced or densities increased, except in the case of aquaculture and that future pressures for development in the zone do not result in conversion of agricultural land to less productive uses.

Wind farms and ancillary development are an envisaged form of development within the zone. Such facilities may be of a large scale, comprise a number of components and require an extended and/or dispersed development pattern. These facilities will need to be located in areas where they can take advantage of the natural resource upon which they rely and, as a consequence, may be located in visually prominent locations.

- Objective 4:** Preservation of features of scenic, environmental, or heritage, including Aboriginal, significance,

Some land has already been cleared for cereal production and grazing, but large tracts of native vegetation still remain. The bushland scattered throughout the district and along road reserves are important features needing protection.

Areas of land, shown at the southern edge and northern tip of the Structure Plan [Map BaW/1 \(Overlay 1\)](#), are of Aboriginal interest. Future development of this land should be undertaken in consultation with the Aboriginal communities concerned through the Nurungga Nation Aboriginal Corporation using the agreed Yorke Peninsula Indigenous Land Use Agreement Notice of Development where relevant.

**PRINCIPLES OF DEVELOPMENT CONTROL**

- 1 Development should be primarily for agricultural production and livestock grazing on large land holdings, with aquaculture, horticulture and commercial forestry activities occurring where there is suitable land capability, drainage, aspect and availability of ground water.
- 2 Wind farms and ancillary development should be located in areas which provide the opportunity to harvest the wind resource for the efficient generation of electricity and as result it is appropriate for such development to be located:
  - (a) in visually prominent locations in the landscape;
  - (b) close to roads and not to be subject to the setback requirements of other forms of development.
- 3 The visual impact of wind farms and ancillary development should be managed in accordance with the Renewable Energy policies contained in the Council-Wide section.
- 4 Development of a business, commercial or industrial nature should not take place, unless it:
  - (a) is associated with the processing or holding of primary produce and would be of benefit to the rural community;
  - (b) would not cause traffic problems or ribbon development along roads;
  - (c) would not prejudice the use of the land for primary production;
  - (d) would not impair the amenity of the locality;
  - (e) cannot be accommodated on alternative sites within the townships or rural settlements; and
  - (f) would be more effectively or conveniently located in a rural area.
- 5 Tourist and visitor accommodation should be limited to that of a farm hosting type facility and provided that:
  - (a) it is of a minor nature and ancillary to the rural use of the land;
  - (b) it is developed as an integral part of the farm complex; and
  - (c) the siting, design and appearance of the development is compatible with the rural character of the area.
- 6 New Agricultural development proposals should not exceed the capability of the land to sustain them.
- 7 Buildings should be designed, sited and screened, where necessary, with suitable trees and shrubs to ensure that they are as unobtrusive as possible and that the scenic amenity and character of the rural landscape is conserved, accepting that wind farms and ancillary development may be of a large scale, comprise a number of components and require an extended and/or dispersed development pattern. These facilities will need to be located in areas where they can take advantage of the natural resource upon which they rely and, as a consequence, may be located in visually prominent locations.
- 8 Roadside vegetation, and other areas of vegetation, should be preserved. Replanting should be with locally indigenous native species suited to the applicable soil types.
- 9 Advertisements should not distract drivers from the primary purpose of driving.
- 10 Commercial and industrial development along the roads should not adversely affect the free flow of traffic on the highway.

- 11** Land division involving the creation of additional allotments of less than 40 hectares should not be undertaken unless:
- (a) an owner of land wishes to create a separate allotment of one hectare in area to contain one of two habitable dwellings on the land, each of which was built or under construction on 21 January 1982; or
  - (b) the division is for the purpose of creating a separate allotment of one hectare in area to be used for buildings and facilities associated with value adding rural industry and processing, display and sale of goods grown on land; or
  - (c) the division is for the purpose of more intensive use of the land for horticulture, provided the allotment is not less than 10 hectares in area and where it has been established with a proof that:
    - (i) water of sufficient quantity and quality is available to sustain the proposed horticultural use;
    - (ii) the land is capable of and appropriate for the proposed horticultural use;
    - (iii) the land is capable of supporting the horticultural use with reasonable investment and management inputs;
    - (iv) the horticultural use will be compatible with the adjacent uses of the land;
    - (v) there will be no adverse impacts on the downstream property owners, in terms of water flow and pollution by discharges; and
    - (vii) no harmful risk of water table falling or rising will occur as a result of the excessive irrigation.
- 12** Land division which does not involve the creation of additional allotments should be undertaken only where:
- (a) the number of resulting allotments of less than 40 hectares is not greater than that existed prior to re-adjustment of the boundaries of the Certificate of Title;
  - (b) all of the allotments are greater than ten hectares in area.
- 13** Dwellings and other buildings intended for human habitation should not be established on allotments created in accordance with Zone Principle 9(c) and 10, unless:
- (a) the allotment is used for horticultural production and is at least twenty hectares in area;
  - (b) substantial investment in horticulture production has occurred;
  - (c) the dwelling and any associated development, including driveways, is located so as not to prejudice the use of the allotment for horticultural production; and
  - (d) the planning authority is satisfied that the development will not give rise to demands for additional urban services.
- 14** Land should not be used for horticultural purposes, unless:
- (a) water of sufficient quantity and quality is available to sustain the proposed horticultural use;
  - (b) the land is capable of and appropriate for the proposed horticultural use;
  - (c) the land is capable of supporting the horticultural use with reasonable investment and management inputs;
  - (d) the horticultural use will be compatible with the adjacent uses of the land;

- (e) there will be no adverse impacts on the downstream property owners, in terms of water flow and pollution by discharges;
  - (f) no harmful risk of water table falling or rising will occur as a result of the excessive irrigation; and
  - (g) the management of the use is such as to minimise the dispersal of olive seeds, including the removal of fruit, fox, emu and bird control, and abandoned orchards, to prevent the spread of feral olives.
- 15** Development should not take place if there is potential for significant conflict with the establishment or operation of the facilities at Bute for the handling, storage or transportation of farm commodities in bulk.
- 16** The following kinds of development and those prescribed in [Table BaW/1](#) are **complying** in the General Farming Zone, subject to compliance with the conditions comprising, where applicable:
- (a) the conditions prescribed in [Table BaW/2](#);
  - (b) no building being erected, added to or altered on any land so that any portion of such building is erected, added to or altered nearer to the existing boundary of a road, than the distance prescribed for each road or portion thereof, in [Table BaW/3](#).

Farming (other than aquaculture)  
Farm Building

Horticulture Development (which consists of market gardening, viticulture, floriculture, wholesale plant nurseries, commercial turf growing and orchards but excluding olive orchards) where:

- (a) drainage volumes are limited to a maximum of 15 percent of total applied water;
- (b) diversion of storage dams used for irrigation are located off stream with the storage capacity of the dams not to exceed 50 percent of the medium annual run-off, from a property;
- (c) irrigation areas have a minimum setback distance of 30 metres from a watercourse, lake or well;
- (d) a minimum 300 metre separation should be maintained between irrigation and stock and domestic bores;
- (e) the depth of the water table is greater than 2.0 metres from the ground surface; and
- (f) a minimum separation distance of 50 metres should be maintained between bores and any part of an effluent disposal field.

Outbuilding

- 17** The following kinds of development are **non-complying** within the General Farming Zone:

Advertisements located within 500 metres of the centre-line of any primary, arterial or secondary arterial road, tourist road or scenic road, with the exceptions of:

- (a) advertisements erected within a 60 or 80 km/h speed zone within or outside a town or settlement; or
- (b) where the advertisement does not exceed 2 square metres in area, and providing the message contained thereon relates to a lawful use of land the advertisement is erected on , and no more than two advertisements are on land

Bank  
Boarding House  
Consulting Room (unless used by a veterinarian)

Dwelling on an allotment of less than 20 hectares except on existing allotments in the area of Melton, Ninnes and Wokuna existing as at 1 July 2007

Hotel

Indoor Recreation Centre

Land Division which creates allotments less than 40 hectares in area, unless the requirements of principles of development control numbered 9 and 10 are in place or provided for in the development application

Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the Environment Protection Act 1993, except where:

- (a) other than on the site of a disused quarry, the proposed landfill is located on a site with ground slopes of no greater than 10 percent; and
- (b) the land to be used for the deposition of the landfill and the operation of the waste handling facilities is at least a distance of 500 metres from the boundaries of the landfill site; and
- (c) the proposed landfill operation is located a minimum of three kilometres from the boundary of any airport used by commercial aircraft; and
- (d) the proposed landfill operation is located a minimum distance of 100 metres from any creek, river, inlet, wetland or marine estuarine area and not within the area of a 1-in-100-year flood event; and
- (e) the interface between any engineered landfill liner and the natural soil is:
  - (i) 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
  - (ii) 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
  - (iii) greater than two metres from ground water with a water quality exceeding 12 000 milligrams per litre of total dissolved salts

Motor Showroom

Multiple Dwelling

Office Petrol Filling Station

Residential Flat Building

Row Dwelling

Semi-detached Dwelling

Service Trade Premises

Shop Warehouse.

- 18** The kind of development listed in [Table BaW/4](#) is assigned Category 1 or Category 2 for the purpose of **Public Notification**.

## COASTAL ZONE

### INTRODUCTION

The objectives and principles of development control that follow apply to the Coastal Zone - shown on [Maps BaW/4 to 14](#). These are additional to those expressed for the whole council area.

There are, however, specific exemptions affecting the following development in the Coastal Zone. These are:

- (a) the alteration of, addition to, or replacement of a dwelling and associated accessory buildings existing as at 12 December 1994 on Crown land;
- (b) land division creating an allotment to accommodate an existing dwelling currently on Crown land.

The provisions specifically exempted in relation to the above development are:

Council Wide:	Objectives 2, 3, 7, 57, 58, 59, 60, 62, 63, 64, 65, 66, 67, 68 and 69 and Principles of Development Control 1, 5, 28, 29, 30, 131, 133, 137, 150, 157 to 167, 172, 175 and 176.
Coastal Zone:	Principles of Development Control 1, 2, 3, 11 and 15.

This zone abuts the coast and is currently being affected by coastline storm tide flooding and erosion, and this risk will increase in the event of future sea level rise due to global warming. Development within this zone may be subject to flooding and/or erosion either now or in the future. Protection strategies may be required for existing development. New development should be set back from the coast and/or be built to specific minimum site and floor levels to minimise these risks.

Council has adopted policies in the Development Plan setting criteria to meet both the present and predicted future flooding and/or erosion risks within this zone. These policies will be applied to all development, whether total replacement, alteration or additions. All development in this zone will be referred to the Coastal and Marine Section of the Department for Environment, Heritage and Aboriginal Affairs, for comment, in respect of both and flooding and erosion.

### OBJECTIVES

**Objective 1:** Retention in a natural state of the environmentally, culturally and ecologically significant features within the zone.

As district's most attractive feature, offers visitors, and locals, opportunities to pursue recreational and leisure interests. However, coast is vulnerable and needs protection.

Environmental and ecological features associated with the coast may be identified as being significant needing to be preserved.

**Objective 2:** Agricultural activities which are carried out in a manner which conserves the environment and has regard to proper land management practices.

Agricultural development of a low intensity, such as that restricted to normal free-range grazing, can be successfully undertaken in this zone provided due regard is given to the conservation value of the zone.

**Objective 3:** Restriction of intensive coastal recreation and camping activities.

Intensive recreation activities such as dune-buggies, trail bikes, and off-road vehicles, and camping are associated with the coast. These are becoming more prevalent and should be restricted to prevent further damage to the environment.

**Objective 4:** Protection of scenic amenity and appearance of the landscape.

**Objective 5:** Wind farms and ancillary development located in the zone, accepting that they may need to be sited in visually prominent locations to take advantage of natural resources such as wind.

Wind farms and ancillary development are an envisaged form of development within the zone. Such facilities may be of a large scale, comprise a number of components and require an extended and/or dispersed development pattern. These facilities will need to be located in areas where they can take advantage of the natural resource upon which they rely and, as a consequence, may be located in visually prominent locations.

**Objective 6:** Land division enabling the security of tenure for existing dwellings on Crown land.

State Government policy supports land division creating an allotment to accommodate a dwelling situated on Crown land along the coastline. Proposals for land division will be required to meet various criteria, including in relation to approved waste control systems and effluent disposal, direct access to a public road, land division requirements, public access to the waterfront, the creation of waterfront reserves for conservation purposes, and other environmental consideration,

**Objective 7:** The upgrading of existing dwellings to assist environmental improvements.

State Government policy supports the upgrading of dwellings situated along the coastline and existing as at 12 December 1994 on Crown land. Proposals for upgrading will be required to meet various criteria in order to assist environmental improvements, including the provision of approved waste control systems and effluent disposal, building set-backs and site coverage requirements, the raising of living areas above the level of hazard risk or to reduce the level of hazard risk, and other environmental considerations.

**Objective 8:** Preservation and management of coastal land features, environmentally important natural features, including lakes, wetlands, dunes, stands of native vegetation, wildlife habitat, estuarine areas, exposed cliffs, headlands, hilltops and areas which form an attractive background to urban and tourist developments.

**Objective 9:** Aquaculture development at appropriate locations.

**Objective 10:** The preservation and management of sites of heritage, cultural, scientific, environmental and educational importance.

**Objective 11:** Development only undertaken on land which is not subject to, or can be appropriately protected from, coastal hazards, and does not adversely effect the natural coastal processes

**Objective 12:** Avoid development which is likely to adversely effect the coast by pollution, erosion, damage or depletion of physical or biological resources

**Objective 13:** Development should maintain or enhance public use and access to the coastline.

**Objective 14:** Development which will not require now, or in the future, public expenditure on protection of the development or the environment.

## PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken on coastal dune systems, tidal wetlands, mangroves, sand dunes or other environmentally-sensitive areas.
- 2 Development should not be undertaken where it will create or aggravate coastal erosion, or if it will require coast protection works which will cause or aggravate coastal erosion.
- 3 Other than where in the form of wind farms and ancillary development, development of a minor nature only should be undertaken in this zone and then only where it is ancillary to the agricultural use of land.

- 4 Wind farms and ancillary development should be located in areas which provide the opportunity to harvest the wind resource for the efficient generation of electricity and as result it is appropriate for such development to be located:
  - (a) in visually prominent locations in the landscape;
  - (b) close to roads and not to be subject to the setback requirements of other forms of development.
- 5 The visual impact of wind farms and ancillary development should be managed in accordance with the Renewable Energy policies contained in the Council-Wide section.
- 6 Low-intensity agriculture and free-range grazing should continue in this zone with due regard to the conservation of the environment, the preservation of vegetation and the ecology, and proper land management practices.
- 7 Development should be designed, located and constructed to complement and preserve the character and amenity of the environment, and not be located where it will intrude unnecessarily on the skyline, accepting that wind farms and ancillary development may be of a large scale, comprise a number of components and require an extended and/or dispersed development pattern. These facilities will need to be located in areas where they can take advantage of the natural resource upon which they rely and, as a consequence, may be located in visually prominent locations.
- 8 Development should not prevent public access to the coast.
- 9 Building development, apart from that essential for shelter or public utilities, should not be undertaken within sand dune areas, wetlands, and coastal wildlife areas, or on cliff-tops.
- 10 Environmentally significant habitats should be conserved in their natural state and not be impaired or destroyed by development.
- 11 Recreation development, including tourist and visitor facilities, should not be undertaken if it would adversely affect the environment and should be limited in scale and function to that essentially required to satisfy the immediate needs of visitors.
- 12 Sites adapted or proposed for coastal recreation should be capable of withstanding intensive public use.
- 13 Development of land between Port Broughton township and Fisherman Bay, should be restricted to a detached dwelling on an existing or proposed allotment, or agricultural use.
- 14 Land division involving the creation of additional allotments of less than 40 hectares should not be undertaken unless:
  - (a) an owner of land wishes to create a separate allotment of one hectare in area to contain one of two habitable dwellings on the land each of which was built or under construction on 21 January 1982, or
  - (b) only one additional allotment is to be created; or
  - (c) for the creation of an allotment to accommodate an existing dwelling currently on Crown land, or
  - (d) for the creation of a public road or public reserve.
- 15 Land division which does not involve the creation of additional allotments should not be undertaken unless:
  - (a) the number of resulting allotments of less than 40 hectares is not greater than the number that existed prior to the readjustment of the boundaries of the Certificate of title; and

(b) all of the allotments are greater than ten hectares in area.

- 16** Dwellings should not be built, unless they are sited unobtrusively and not be seen from the beach or the sea.
- 17** Advertisements should not be sited on the coast, or in areas containing significant remnants of native vegetation or in areas of scenic wilderness landscapes.

### **Land Division and Upgrading of Dwellings on Crown Land**

The following principles of development control numbered 18 to 29 inclusive apply only to the development of dwellings located on Crown land, as at 12 December 1994.

#### **Land Division of Dwellings on Crown Land**

- 18** Land division for the purpose of creating an allotment to accommodate an existing dwelling should not occur, unless:
- (a) the requirements of the South Australian Health Commission and Local Government for waste water and effluent disposal for permanent occupation of a dwelling are met or provided for in the development application; and
  - (b) direct frontage to a public road is available or provided for in the development application for each allotment.
- 19** Land division for the purpose of creating an allotment to accommodate an existing dwelling should:
- (a) result in only one allotment being created for each existing dwelling, of a size appropriate to its residential use;
  - (b) result in allotments of a suitable size and shape to accommodate existing and likely future development without detrimental impact to adjoining development or land;
  - (c) result in allotments being so proportioned as to permit the efficient management and utilisation of the land;
  - (d) occur in an orderly and economic manner, resulting in the creation of a safe, convenient and pleasant environment and the efficient use of infrastructure and services;
  - (e) not occur unless stormwater is capable of being drained safely and efficiently from each allotment and in such a manner as to prevent erosion or pollution of surface or underground water resources;
  - (f) result in allotment boundaries being located where interference with trees and other vegetation is minimal;
  - (g) result in each allotment having a safe and convenient vehicular access which causes minimum impact to the environment ;
  - (h) result in any new roads being located behind the existing dwellings, not between the existing dwellings and the public waterfront reserve; and
  - (i) result in the provision of a reserve of up to 30 metres in width, from mean high water mark on the sea shore at spring tide, along the water frontage, and where this is not practicable, the maximum possible width of reserve from mean high water mark on the sea shore at spring tide along the water frontage should be provided.

#### **Upgrading of Dwellings on Crown Land**

- 20** Not more than one dwelling should be erected on an allotment.

- 21** Where there is an existing dwelling on an allotment, the number of ancillary buildings should be limited to:
- (a) one garage or one shed; and
  - (b) rainwater tank(s) and tank stand(s).
- 22** Dwellings generally should not exceed one-storey in height (excluding the elevation to minimise the potential for personal or property damage as a result of inundation).
- 23** Development, in the form of the alteration of, addition to, or replacement of an existing dwelling should be sited and designed to minimise obstruction to, or loss of views from, other dwellings.
- 24** The alteration of, addition to, or replacement of an existing dwelling should not occur closer to the waterfront than any part of the existing dwelling.
- 25** The alteration of, addition to, or replacement of an existing dwelling must not occur unless the requirements of the South Australian Health Commission and Local Government for waste water and effluent disposal for permanent occupation of dwellings are met. In this regard, the alteration of, or addition, to a dwelling does not include:
- (a) a carport;
  - (b) a verandah or a pergola; or
  - (c) external decking; or
  - (d) a garage or a shed; or
  - (e) building work (but excluding alterations to existing toilet, bathroom, or laundry areas) not resulting in a change to the total floor area of the dwelling.
- 26** The alteration of, or addition to, an existing dwelling should:
- (a) not impair the amenity of the area; and
  - (b) where the proposed development would increase the existing living area beyond 90 square metres, result in floor levels that are at least 0.55 metres above the standard sea-flood risk level unless the development is or can be protected by approved coast protection works.
- 27** The replacement of an existing dwelling should:
- (a) not impair the amenity of the area; and
  - (b) result in floor levels that are at least 0.55 metres above the standard sea-flood risk level unless the development is or can be protected by approved coast protection works; and
  - (c) result in dwellings being sited to minimise potential damage or hazard from sea level rise or coastal erosion.
- 28** Garages or sheds (except for agricultural purposes) should:
- (a) be of a size and scale appropriate to an accessory use to a dwelling; and
  - (b) not increase the number of ancillary buildings used for storage purposes on the allotment; and
  - (c) be of a design and size not to impair the amenity of the area.

## General

29 Development (including land division, where relevant) should:

- (a) be visually compatible with the area in which it is located;
- (b) not impair the environmental significance of the area;
- (c) not adversely impact upon the ability to maintain the coastal frontage in a stable and natural condition;
- (d) minimise vehicle access to the area the subject of the development;
- (e) avoid adverse impact on the environment by the appropriate location of vehicle access means to the coast.
- (f) provide the maximum possible waterfront reserve between buildings and the water;
- (g) provide and maintain public access routes to waterfront reserves;
- (h) be undertaken in a manner which minimises the effect on natural features, flora and fauna, land adjoining water or scenic routes or scenically attractive areas;
- (i) not impair the use or management of natural resources for the best interests of the community;
- (j) be designed to minimise potential risk from bushfire hazard;
- (k) not detract from the value or significance within the locality of items, land, buildings and structures of exceptional beauty or aesthetic, architectural, scientific, cultural, historic, or other heritage value, including Aboriginal sites of anthropological, archaeological or historic significance;
- (l) be landscaped with locally indigenous species in order to enhance the amenity of the area and to screen buildings from public view; and
- (m) only use second hand or re-used materials for external cladding for any buildings when it is of sound condition, good quality and painted an appropriate colour to harmonise with the surrounding environment.

30 Aquaculture development should be considered, having regard to public access to waterfront, satisfactory effluent disposal, impact on existing development and policies for the zone.

31 All development within the Coastal Zone is **non-complying** except:

- (i) public recreation facilities;
- (ii) alteration of, addition to, or replacement of a dwelling existing as at 12 December 1994 on Crown land, unless the requirements of principle of development control 15 are in place or provided for in the development application;
- (iii) land division:
  - (a) for the creation of an allotment to accommodate an existing dwelling on Crown land, unless the requirements of principle of development control 15 are in place or provided for in the development application.
- (iv) wind farms and ancillary development.

32 The kind of development listed in [Table BaW/4](#) is assigned Category 1 or Category 2 for the purpose of **Public Notification**.

## TOWNS OF PORT BROUGHTON AND BUTE

### INTRODUCTION

The objectives and principles of development control that follow apply to the Towns of Port Broughton and Bute shown on [Maps BaW/12, 13 and 16](#). These are additional to those expressed for the whole council area.

### Arrangement

In this section, policies are first expressed for the whole of the towns of Port Broughton and Bute then for parts of the town defined as zones on [Maps BaW/12, 13 and 16](#). All policies for the town and for the zones are additional to those expressed for the whole council area. Reference should be made to provisions for the appropriate zone, and to those applying generally to the council area, to determine all the provisions relevant to any particular land or any particular kind of development.

### Background

Port Broughton is the administrative centre of the district. It provides most local services and facilities required by the district's population and visitors. The town is also a holiday resort with accommodation stretching northwards from the edge of the built-up area along the coast and west of the main road to Fisherman Bay. The town is rectangular in shape, with streets enclosed by parklands on three sides and coast on the west side.

The Port Broughton town centre occupies land on both sides of Bay Street, the main street through the town, and consists mainly of shopping, business and service facilities. Some residential expansion is envisaged in the north east.

Bute provides a number of key services and facilities for local and surrounding communities and visitors to the southern areas of Barunga West. It is a well laid out town and contributes significantly to the district's infrastructure requirement. Its network of facilities include, bank, indoor and outdoor sporting facilities, caravan park, primary school, CFS, SES, stores, hotel, post office, petrol filling station and aged care premises. There are several vacant allotments to accommodate future growth within the town.

Bute also contains facilities for the transportation, handling and storage of farm commodities in bulk, as shown on [Fig T\(Bu\)/1](#), which are an essential component of the rural economy and a significant part of the rural infrastructure. These facilities are integral to the rural economy and should be protected from encroachment by incompatible development or activities that may be affected by their continued operation.

### OBJECTIVE

**Objective 1:** The Port Broughton and Bute towns developed in a compact and orderly form with provision for industrial, commercial, residential, recreational and community facilities to cater for the district's and local population as well as visitors and tourists to the area.

It is intended that the future development of the towns of Port Broughton and Bute occurs in accordance with:

- (a) orderly and economic development and expansion of the urban facilities;
- (b) provision for a range of residential allotment sizes and locations to cater for alternative living environment and styles;
- (c) provision for new sites for residential, commercial, industrial and rural living purposes;
- (d) development of community facilities with scope for further expansion;
- (e) development of parklands for community and recreation purposes;

- (f) establishment of a network of roads and streets for safe and efficient flow of traffic throughout the district and beyond;
- (g) provision for aquaculture farming at Port Broughton;
- (h) relocation of activities which are inconsistent with the objective for each zone;
- (i) preservation of buildings, structures and sites, including Aboriginal, of heritage significance;
- (j) preservation of town's character, including townscape and water frontage and safeguarding public access to it at Port Broughton;
- (k) protection of water frontage from pollution and contamination at Port Broughton;
- (l) protection of the town, settlements and the surrounding area from undesirable and visually obtrusive development;
- (m) protect native vegetation and other landscape features scattered around the district; and
- (n) Pt Broughton to be developed in accordance with the Port Broughton Town Structure Plan, [Map BaW/1 \(overlay 1\) Enlargement A](#).

## TOWN CENTRE ZONE

### INTRODUCTION

The objectives and principles of development control that follow apply to Town Centre Zone shown on [Map BaW/13](#). These are additional to those expressed for the whole council area.

### OBJECTIVES

- Objective 1:** Continuation of the zone's function as the main location for business, commercial, community and administrative activities.
- Objective 2:** Preservation of Bay Street as the main thorough-fare, and the maintenance of access to business houses and services.
- Objective 3:** Preservation of the zone's character and townscape, including the water frontage and views.

The zone accommodates Port Broughton's retail, business, office, servicing and community facilities which are mainly concentrated along both sides of Bay Street. Though the zone is well developed, there are opportunities for its expansion, and to enhance its functions as the principal economic and servicing base for the district population and the visitors to the area. It is desirable that new business and associated activities be contained within the zone so that its development is compact and orderly, with adequate off-street parking to be provided.

New development should have regard to the scale and form of the existing development in the Town Centre Zone, and not overwhelm its individual and small-scale nature. Care needs to be taken to ensure that the existing appearance and style of the built environment is retained. The zone generally exhibits a low-profile and is characterised by wide streets, tree-planting and pleasant atmosphere. In particular, the verandahs are seen as an important component of this overall style and should be preserved, and new and existing development encouraged to provide them in a manner consistent with the character of the town centre.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should primarily be for business, retailing, community and administrative services.
- 2 Commercial, servicing or minor trade activities should not adversely affect the surrounding development, interfere with the free and safe flow of traffic, or be in conflict with the objectives for the zone.
- 3 Residential development should occur only as an accessory use to a business or related activity.
- 4 The design and appearance of new buildings, and alterations to the existing buildings, should have regard to the composition, form and proportion of the existing buildings and structures.
- 5 The scale, siting, built-form, materials, detailing of external components (including verandah facades) and colours of these buildings, should harmonise, and be compatible with, the individual and small-scale character of the town centre.
- 6 Development should be satisfactorily integrated within the zone and encouraged to consolidate near the existing business facilities along Bay Street.
- 7 Single buildings or groups of buildings that contribute to the character of the township by virtue of their appearance and external style, siting, scale and overall built-form should be preserved.
- 8 Where on-site parking is necessary, it should be provided behind the buildings so as not to adversely affect the streetscape.
- 9 Development in the zone should not result in the increased traffic, particularly commercial traffic, in the adjacent residential areas

- 10 Landscape and other features that contribute to the historic character of the streetscape, should not be tempered with unless the final effect will enhance its character.
- 11 Car parking should be provided at the rate prescribed in [Table BaW/1](#).
- 12 The following kinds of development and those prescribed in the [Table BaW/1](#) are **complying** in the Town Centre Zone, subject to compliance with the conditions, comprising, where applicable:
- (a) the conditions prescribed in [Table BaW/2](#);
  - (b) no building being erected, added to or altered on any land so that any portion of such building is erected, added to or altered nearer to the existing boundary of a road, than the distance prescribed for each road or portion thereof, in Column 2 of [Table BaW/3](#).

Bank  
 Consulting Room  
 Office  
 Recreation Room  
 Shop  
 Store

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

Builder's Yard  
 Detached Dwelling  
 Fuel Depot  
 General Industry  
 Horticulture  
 Intensive Animal Keeping  
 Junk Yard  
 Light Industry  
 Pig Keeping  
 Prescribed Mining Operations  
 Road Transport Terminal  
 Special Industry  
 Stadium  
 Stock Sale Yard  
 Stock Slaughter Works  
 Timber Yard

- 14 The kind of development listed in [Table BaW/4](#) is assigned Category 1 and Category 2 for the purpose of **Public Notification**.

## RESIDENTIAL ZONE

### INTRODUCTION

The Objectives and Principles of Development Control that follow apply in the Residential Zone shown on [Maps BaW/12 and 13](#). They are additional to those expressed for the whole of the Council area and, in cases of apparent conflict, take precedence over the more general provisions.

The Residential Zone is divided into three Policy Areas shown on [Maps BaW/17 and 18](#). Each Policy Area has been defined according to the desired future character of the area, the type and nature of development considered appropriate and other features that differentiate one area from another.

The policies for development in the Residential Zone are expressed both as general policies applying throughout the Zone, and more specific provisions for each of the Policy Areas.

### OBJECTIVES

**Objective 1:** Continuation of the zones function as the location for a range of residential and compatible land uses to cater for Port Broughton's living requirements.

**Objective 2:** Maintenance of the zones residential amenity and pleasant living conditions.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should primarily be for residential purposes at low densities.
- 2 Development should conform to the desired future character identified in the relevant Policy Area.
- 3 Development should be compatible with the density, scale, character and siting of the existing buildings, and with the local environment.
- 4 A shop or a group of shops in this area should be provided for the convenience of the local population only, for their daily needs.
- 5 Expansion to the living area should occur in an orderly and compact manner to enable the efficient and economic provision of public utilities and to fully utilize land for residential development while avoiding the creation of allotments in strip form along existing roads.
- 6 Development intended to cater for the needs of tourists and visitors such as residential units, motels and recreation facilities, should:
  - (a) exhibit a high standard of design and appearance; and
  - (b) be located where they have minimal impact on the character and amenity of residential development.
- 7 In the case of those areas adjacent the Coastal Zone and subject to coastal flooding, all development should have a minimum site level of 3.15 metres AHD and a floor level of 3.40 metres AHD, to comply with Council's Hazard Risk Minimisation standards.

### Aged Person's Housing

- 8 Residential development specifically for aged or disabled persons should be located with adequate access to essential community services and facilities, including public transport, shops, health and welfare centres and meeting halls, and should not be located on sites where difficulties arise such as those caused by steep gradients.
- 9 The design of the land division for aged person's housing should enable the provision of footpaths, which are safe and of convenient width and longitudinal gradient to cater for pedestrians, including the aged, the very young, people with prams and in wheelchairs, and people with disabilities.

- 10** Aged person's housing (high care or low care places including nursing homes, rest homes and retirement villages) should be:
- (a) developed only when further local need is demonstrated for such accommodation;
  - (b) located within easy walking distance to essential facilities such as convenience shops, health and welfare services and public transport;
  - (c) located where on-site movement is not unduly restricted by the slope of the land;
  - (d) located and designed to promote interaction with other sections of the community;
  - (e) of a scale and appearance that reflects the style and character of residential development desired in the locality; and
  - (f) provided with communal and private open space and landscaping to meet the needs of residents.
- 11** Aged person's housing and accommodation for people with disabilities should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including:
- (a) ground-level access to all units (unless lift access is available);
  - (b) internal communal areas and private spaces;
  - (c) an interesting and attractive outlook for all residents, including those in wheelchairs, from units and communal areas;
  - (d) useable indoor and outdoor recreation areas for residents and visitors including visiting children;
  - (e) adequate living space allowing for the use of wheelchairs with an attendant;
  - (f) spaces to accommodate social needs and activities including social gatherings, personal computer use, gardening, keeping pets, preparing meals and doing personal laundry;
  - (g) storage areas for items such as boats, trailers and caravans in association with some independent living units;
  - (h) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles; and
  - (i) mail boxes, waste disposal and service areas within easy walking distance of all units but located so as to protect the amenity of residents and neighbours.
- 12** Access roads within aged person's housing developments (accessible for emergency staff, residents, visitors and community buses) should:
- (a) not have steep gradients and sharp corners;
  - (b) provide convenient access for emergency vehicles, visitors and residents;
  - (c) provide space for car and community bus manoeuvring;
  - (d) include kerb ramps at pedestrian crossing points; and
  - (e) have level surface passenger loading areas.
- 13** Car parking associated with aged person's housing development should:
- (a) be conveniently located on site within easy walking distance to resident units;

- (b) provide an adequate number of parking spaces for residents, staff, service providers and visitors;
- (c) include private parking spaces for independent living units;
- (d) include separate and appropriately marked places for visitors, staff and for the disabled, including spaces for small electrically powered vehicles;
- (e) include covered and secure parking for residents vehicles;
- (f) have slip-resistant surfaces with gradients not steeper than 1:40;
- (g) allow ease of vehicle manoeuvrability by the ageing;
- (h) be designed to allow the full opening of all vehicle doors; and
- (i) minimise the impact of car parking on adjacent residences due to visual intrusion, noise and emission of fumes.

**Design Techniques** (*Design Techniques illustrate ONE WAY of satisfying the above principle*)

13.1 *In relation to 13(b) above, on-site car parking is provided at the following minimum rates:*

- (a) *1 space for each dwelling for independent living units plus 1 space per 2 dwellings for staff, service providers and visitors; and*
- (b) *1 space for every 3 beds in a nursing or rest home.*

### Home Industry

The Home Industry policies are intended to manage development within the Residential Zone for those existing allotments that accommodate new small scale home industries and businesses of a commercial nature. These businesses may exceed the requirements of a "home activity" as per the Regulations under the Development Act 1993, although their scale and relatively low capital investment does not justify investment in a dedicated Home Industry or Industry Zone.

- 14 Non-residential activities/development should avoid adverse impacts on residential activities, through noise, traffic, fumes, dust, vibration, chemical pollution or any other harmful or nuisance creating impact.
- 15 A home industry use should be:
  - (a) located in close proximity to a dwelling on site, preferably no greater than 50 metres; and
  - (b) associated with a dwelling occupied by and in the ownership of the proprietor of the industry.
- 16 Non-residential uses associated with a dwelling on the land should:
  - (a) allow the employment of a maximum of three non-resident persons, additional to any residents employed on the site;
  - (b) provide an additional one on-site car parking space for every two or more non-resident employees; and
  - (c) have hours of operation restricted to the hours between 8.00 a.m. and 6.00 p.m., Mondays to Fridays, and 8.00 am to 12.00 noon on Saturdays. No hours of operation should be allowed on public holidays; and
  - (d) Landscaping of non-residential development should be of a high standard and should be used, where practicable, to provide continuity with residential streetscapes.

- 17 Non-residential development should be limited in scale and function so that it:
- (a) supplies necessary services or facilities which meet day-to-day needs of the towns residents;
  - (b) is satisfactorily integrated within the existing living areas;
  - (c) protects the character and amenity of the adjoining development;
  - (d) preserves the residential environment; and
  - (e) is sited so as to minimise its impact on adjoining land and maintain traffic safety.
- 18 Non-residential uses should only be allowed if:
- (a) the floor area for the industrial or business use is less than 72 square metres;
  - (b) there is no display of goods in or about the dwelling or the curtilage thereof;
  - (c) any sign erected to advertise the business is restricted to an area of one square metre and to a height of two metres above natural ground level;
  - (d) any source of power used, other than an electric motor, is restricted to 0.4 kilowatts; and
  - (e) the use does not require the provision of services provided by any public utility of a capacity greater than that available in the locality.
- 19 The scale, bulk and design of non-residential development should be sensitive to the desired future character of the surrounding residential environment.
- 20 Outside storage should be confined to the rear of any industrial use and dwellings, and should be screened by landscaping, fencing or a combination of the two from adjoining public spaces or properties.
- 21 No industry or business activity should take place which:
- (a) has a high water demand and/or produces high volumes of waste water; or
  - (b) produces industrial wastes with a high Biological Oxygen Demand (BOD); or
  - (c) involves the production or storage of chemicals of a type and quantity listed in Schedule 21 and 22 of the Development Regulations 2008.
- 22 Solid waste, and liquid wastes unable to be disposed of to the on-site waste treatment system, should be stored on the land without environmental risk, for pick-up and disposal elsewhere by a licensed waste removal company.
- 23 All solid industrial waste (other than inert solid waste) and chemicals should be stored inside a building with impervious roof, walls and floor, and be protected from the incursion of stormwater, or otherwise sealed and stored to prevent contact with stormwater, in a bunded area of a capacity at least the equivalent of any liquid wastes stored.

### Complying Development

- 24 The following kinds of development and those prescribed in the [Table BaW/1](#) are **complying** in the Residential Zone, subject to compliance with the conditions, comprising, where applicable:
- (a) the conditions prescribed in [Table BaW/2](#);
  - (b) no building being erected, added to or altered on any land so that any portion of such building is erected, added to or altered nearer to the existing boundary of a road, than the distance prescribed for each road or portion thereof, in Column 2 of [Table BaW/3](#).

Community Centre  
 Detached Dwelling  
 Educational Establishment  
 Hospital  
 Nursing Home  
 Outbuilding  
 Pre-school  
 Semi-detached Dwelling  
 Welfare Institution

### **Non-complying Development**

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

All types of development listed within Schedules 21 or 22 of the Regulations under the Development Act 1993  
 Dwelling, in Policy Area 3 where its height above natural ground level is greater than 6 metres  
 Farm Building  
 Fuel Depot  
 General Industry  
 Hotel  
 Intensive Animal Keeping  
 Junk Yard  
 Land Division in Policy Area 3  
 Light Industry  
 Motor Repair  
 Motor Showroom  
 Petrol Filling Station  
 Prescribed Mining Operations  
 Road Transport Terminal  
 Service Industry  
 Service Trade Premises  
 Shop or group of shops with a gross leasable floor area greater than 450 square metres  
 Special Industry  
 Station  
 Store  
 Timber Yard  
 Warehouse

### **Residential Policy Area 1**

The Objectives and Principles of Development Control that follow apply in Policy Area 1 shown on [Maps BaW/20 and 21](#). They are additional to those expressed at the council wide level and for the zone and in cases of apparent conflict, take precedence over the council wide and zone provisions.

#### **Desired Future Character Statement**

The Residential Policy Area 1 covers a significant portion of the existing development land located within the central core of the town of Port Broughton. The Policy Area also covers land extending north of the town along Fisherman Bay Road and south of the town immediately south of Duffield Road.

The area is characterised by different forms of development with a mix of non-residential uses located within the predominantly residential Policy Area. The range of uses are indicative of a small coastal town where a range of development has occurred along side each other to serve the daily requirements of the town community and surrounding district.

Development within the Policy Area 1 will be characterised by predominantly by dwelling development, with new residential development at low densities located on a minimum allotment size of 1000 square metres. Policy Area 1 will provide for a gradual transition between the residential areas within the built up area urban of Port Broughton and areas of future residential growth of the town.

The topography of several parts of the policy area, particularly north of the township offer outstanding views to Fisherman Bay and beyond. The elevation of this area gently increases from the coast to the farming areas to the east. Dwellings located in this area have established views to outstanding coastal features, providing a major locational benefit to Port Broughton residents. Existing long views to the coast from new and established dwellings is considered appropriate provided attention is given to the impact of any direct views on the privacy of adjacent dwellings.

The policy area is intended to primarily accommodate residential development, however, small-scale commercial activities which are compatible with the residential amenity may be established where appropriate.

## OBJECTIVE

**Objective 1:** A Policy Area primarily accommodating a range of dwelling types at low densities.

## PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken unless it is consistent with the desired future character for the zone.
- 2 The division of land should not be undertaken in this zone unless each allotment:
  - (a) has a minimum area 500 square metres and a frontage to a public road of not less than 20 metres (or 12 metres where it fronts on to a cul-de-sac) if the allotment is connected to a common effluent drainage scheme;
  - (b) with a site area of 1000 square metres or larger if not connected to a common effluent drainage scheme as may be demonstrated to be necessary, by appropriate soil absorption tests, in order to properly and safely manage waste waters within the confines of the site;
  - (c) will not prejudice the future orderly division of land; and
  - (d) is located at least 350 metres from an effluent lagoon.
- 3 Residential flat buildings and multiple dwellings should:
  - (a) be unobtrusive and at a density consistent with the existing overall character of the township and its pattern of development;
  - (b) maintain the residential nature of the locality in which it is situated in terms of siting, bulk and appearance.
  - (c) not lead to an over-development of the site wherein domestic effluent cannot be disposed of without danger to health and amenity.
- 4 Provision must be made for the disposal of wastewater including, sewage and other effluents from each allotment without nuisance and risk to human and environmental health.
- 5 Where allotments are not connected to a common effluent drainage scheme, allotments must be of sufficient area as determined by permeability tests, for the disposal of septic tank effluent (STED) or other such effluents in accordance with the requirements of the SA Health Commission.

## Public Notification

- 6 The kind of development listed in [Table BaW/4](#) is assigned Category 1 and Category 2 for the purpose of public notification.

## Residential Policy Area 2

The Objectives and Principles of Development Control that follow apply in Policy Area 2 shown on [Map BaW/21](#). They are additional to those expressed at the council wide level and for the zone and in cases of apparent conflict, take precedence over the council wide and zone provisions.

### Desired Future Character Statement

The Residential Policy Area 2 is characterised by low density detached dwellings on large allotments in a semi-rural environment.

The Policy Area is situated in the southern parts of the township of Port Broughton. It also serves as a buffer between the town's urban area and its rural living and general farming areas.

Land in this policy area lends itself for semi-rural development with a higher density of development than that anticipated for a Rural Living Zone. The area is attractive in that it offers undulating country, pleasant views of the sea, and an alternative lifestyle to living in the urban area.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken unless it is consistent with the desired future character for the zone.
- 2 The division of land should not be undertaken in this zone unless each allotment:
  - (a) has a minimum area of 1200 square metres and a frontage to a public road of not less than 20 metres (or 12 metres where it fronts on to a cul-de-sac);
  - (b) has a larger site area as may be demonstrated to be necessary, by appropriate soil absorption tests, in order to properly and safely manage waste waters within the confines of the site;
  - (c) will not prejudice the future orderly division of land; and
  - (d) is located at least 350 metres from an effluent lagoon.
- 3 Provision must be made for the disposal of wastewater including, sewage and other effluents from each allotment without nuisance and risk to human and environmental health.
- 4 Where allotments are not connected to a common effluent drainage scheme, allotments must be of sufficient area as determined by permeability tests, for the disposal of septic tank effluent (STED) or other such effluents in accordance with the requirements of the SA Health Commission.

### Public Notification

- 5 The kind of development listed in [Table BaW/4](#) is assigned Category 1 and Category 2 for the purpose of public notification.

### Residential Policy Area 3

The Objectives and Principles of Development Control that follow apply in Policy Area 3 shown on [Maps BaW/20 and 21](#). They are additional to those expressed at the council wide level and for the zone and in cases of apparent conflict, take precedence over the council wide and zone provisions.

### Desired Future Character Statement

Policy Area 3 is located west of John Lewis Drive, Dalling Street, and Kerley Street with allotments within the policy area generally less than 500sqm. This policy area is characterised by a mix of holiday homes (shacks) and private dwellings located both on freehold and Crown Land. Development within the zone will continue to reflect the mixed residential and holiday nature of the locality.

The policy area will exhibit a mix of one and two storey dwellings and be in keeping with the character of Port Broughton, with the built form and building designs being sympathetic to the locality. Dwellings will be designed to address both the public roads to the rear of the allotments and the coastal areas forward of the allotments.

Any additional redevelopment or subdivision shall ensure that allotments are adequately serviced and are able to connect to the existing infrastructure including the STED scheme within Port Broughton.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken unless it is consistent with the desired future character for the zone.
- 2 Development should generally be single-storey and not exceed two storeys in height. The vertical wall height should not exceed six metres above natural ground level.
- 3 Development within this policy area should ensure that buildings on the site will be visually unobtrusive, preserve the amenity of the foreshore landscape and coastal views from allotments in land from the coast.

### Public Notification

- 4 The following kinds of development are assigned to **Category 1**:

Dwelling  
Fence  
Outbuilding for use in association with a dwelling

except where:

- (a) the dwelling or outbuilding is two or more storeys in height (where "two storeys" is defined as a total of one habitable floor level directly above another, not including an understorey garage), or more than 6.0 metres building height above natural ground level;
- (b) the development has a solid wall located on a side or rear boundary, but excluding a fence or wall of less than two metres building height above natural ground level;
- (c) the proposed finished ground floor level of the dwelling or outbuilding, or the level of any outdoor paved surface adjacent thereto, is more than 0.6 metres above natural ground level at any point;
- (d) the development will result in more than one dwelling within the area of the site of the development at the time the development is proposed;

in which case the development is assigned to **Category 2**.

## TOWN (BUTE) ZONE

### INTRODUCTION

The objectives and principles of development control that follow apply to Town (Bute) Zone shown on [Map BaW/16](#). These are additional to those expressed for the whole council area.

### OBJECTIVES

- Objective 1:** Residential development and small-scale services and facilities grouped together to meet the needs of the local community and the visiting public.
- Objective 2:** Conservation and enhancement of the local scale, main road streetscape and scenic rural setting of the township.
- Objective 3:** Development that contributes to the desired character of the zone.

### Desired Character

Bute provides a number of key facilities and services to the local and surrounding community. It supports the rural economy by the provision of services and facilities such as transportation, handling and storage of farm commodities in bulk. Bute is the only town in the council area located on a rail line giving it prominence as a grain receiver for the area.

Bute lies on an undulating plain. It has a very low relief and very gentle slope. It is surrounded by arable land used primarily for the cropping of wheat and cereals.

The built form in Bute is characterised by a single story low density predominantly residential area surrounded on three sides by recreational uses. To the south of the built up area is an agricultural bulk handling facility with a rail connection, as shown on [Fig T\(Bu\)/1](#).

Circulation in the area is primarily through use of the grid style road network. Access to Bute from Adelaide is most directly via Port Wakefield and Kulpara. There is some access and egress to Bute by rail. This is predominantly for the transport of agricultural goods.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following kinds of development are considered appropriate in the Town (Bute) Zone:
  - Community Facility
  - Educational Establishment
  - Dwelling
  - Small Scale Tourist Development
  - Recreation Area
  - Shops under 250 square metres in size.
- 2 Development listed as non-complying is inappropriate and is not envisaged, and should not be undertaken.
- 3 Residential development should be mainly in the form of low-density detached dwellings, with a limited range of medium density residential development.
- 4 Industry uses should be restricted to light and service industry activities and agriculturally based industries that process local produce.

#### Form and Character

- 5 Development should not be undertaken unless it is consistent with the Desired Character and appropriate uses for the zone.

- 6 Existing buildings of historic interest should be preserved and re-used where possible.
- 7 Development of a business, commercial or industrial nature should be consolidated with existing facilities to establish identifiable service centres.
- 8 Housing types other than detached dwellings should
- (a) comprise small groups of dwellings, avoiding large expanses of common parking and vehicle manoeuvring areas,
  - (b) be designed and sited to retain existing trees and shrubs of substantial size or merit in terms of the contribution they make to the township character.
- 9 Dwellings should be designed within the following parameters:

Application	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	5 metres
Minimum setback from side boundaries	2 metres
Minimum setback from back boundary	10 metres
Maximum site coverage	30%
Maximum height	2 storeys
Minimum area of private open space	50%
Minimum number of on site car parking spaces	Two - One of which should be covered

- 10 New commercial and industrial development should only occur where there is a mechanism for waste water disposal and stormwater treatment.

#### Land Division

- 11 A range of allotment sizes suitable for the intended development of the land, should be provided, with smaller allotments adjacent to the town centre or reserves, and larger low-density residential allotments around the periphery of the zone.

#### 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 Town (Bute) Zone:

- Crematorium
- Dairy
- Fuel Depot
- General Industry
- Horse Keeping
- Intensive Animal Keeping
- Road Transport Terminal
- Special Industry
- Stock Sales Yard

Stock Slaughter Works  
Waste reception, storage, treatment or disposal  
Wrecking Yard

**Public Notification**

- 14** Categories of public notification are prescribed in Schedule 9 of the Development Regulations. Further, the following forms of development are designated:

**Category 1**

Dwelling  
Land Division  
Recreation Area

**Category 2**

Community Centre  
Pre-School  
Retirement Village  
Church  
Educational Establishment  
Nursing Home  
Shop

## INDUSTRY ZONE

### INTRODUCTION

The Objectives and Principles of Development Control that follow apply in the Industry Zone shown on [Maps BaW/13 and 16](#).

#### Desired Character

Important centres like Port Broughton and Bute should provide sufficient and specific areas for light and service industry and other related activities, rather than allow such development to be scattered around the council area.

##### *Port Broughton*

An area of land to the east of the township, with frontage to Port Pirie Road, is growing as an industrial area, with a mixed industrial development, such as transport depots, manufacturing of machinery, including farm machinery. It is desirable that this area be allowed to grow, within its defined boundaries, for the economic good of the district and the State.

It is desirable that extensive landscaping be undertaken around and within the zone to improve its appearance and to help screen future development, particularly along Bute Road and Port Pirie Road frontages.

Essentially, development within the zone should be the main location for light and service industry and other related activities, with minimal disturbance to the community and adjoining residential development.

##### *Bute*

An area of land immediately south of the Commercial (Bulk Handling) site has been identified as an area where industrial development should be encouraged. This site is in close proximity to the main township which is buffered by the Bulk Handling Zone. The proximity to the rail line allows for the potential future integration with activities within the zone.

The area to the south east of the town is to be developed for light industry. Development in this part of the zone should primarily consist of light industry which does not impact on nearby residential or other sensitive land uses.

### OBJECTIVES

**Objective 1:** A zone primarily accommodating a wide range of industrial, warehouse, storage, commercial and transport distribution land uses compatible with existing land uses within the locality and surrounding uses within the zone.

**Objective 2:** Development that contributes to the desired character of the zone.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

**1** The following kinds of development are considered appropriate in the Industry Zone:

Industry  
Warehousing  
Transport distribution and storage land uses.

**2** Development listed as non-complying is inappropriate and is not envisaged, and should not be undertaken.

- 3 Industrial development should not be undertaken where it may create significant adverse impact on sensitive uses due to hours of operation, traffic, noise, fumes, odour, dust, paint, or other chemical overspray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance-creating impacts.
- 4 Development listed in Schedule 22 of the *Development Regulations 2008* is generally inappropriate within 100 metres of the common boundary of a sensitive land use zone.

#### **Form and Character**

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 The external walls of buildings directly facing a sensitive land use zone should be comprised of building materials with a high standard of appearance.
- 7 Building facades facing public roads, public spaces or sensitive land use zones should incorporate design elements to add visual interest and avoid large blank walls.
- 8 Development fronting arterial roads should exhibit a high standard of design and comprise quality contemporary architecture of varying building styles and finishes that reflects its degree of exposure to public view.
- 9 Development should be designed, located and landscaped to minimise its impact on the locality, in particular the views from Bute Road and Port Pirie Road.
- 10 Development which has a frontage to Bute Road, should be:
  - (a) associated with a dwelling in order to present a residential appearance of the land facing the road,
  - (b) set-back at least 30 metres from the Bute Road boundary, with the set-back area used for car parking and landscaping to reinforce the residential appearance of the land, and
  - (c) limited to a workshop, trade activity, depot or minor industrial use, or similar appropriate to the associated residential use to protect the appearance of the zone from Bute Road.
- 11 In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):
  - (a) buildings with a maximum building height of up to 6 metres should be located at least 8 metres from the primary street alignment;
  - (b) buildings with or exceeding a building height of 6 metres should be located at least 10 metres from the primary street alignment;
  - (c) where a property has two street frontages, no building should be erected within 3 metres of the road alignment of the secondary street frontage.
- 12 Any structure on or abutting the boundary of a sensitive land use zone should be located within a building envelope determined by a maximum height of 3 metres above ground level at the boundary and a plane projected at 31 degrees above the horizontal into the development site from that 3 metre height.
- 13 Any structure that protrudes beyond the roof silhouette (including a chimney stack or air-conditioning plant) should be sited as far as possible from the sensitive land use boundary, and should be designed to minimise its effect on the amenity of the locality.
- 14 Advertising displays should not include:
  - (a) flashing or animated signs

- (b) bunting, streamers, flags, wind vanes and similar
- (c) roof-mounted advertisements projected above the roofline
- (d) parapet-mounted advertisements projecting above the top of the parapet

## PROCEDURAL MATTERS

### Complying Development

- 15 Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development are designated as **complying** subject to compliance with [Tables BaW/2 and 3](#):

Light Industry  
 Motor Repair Station  
 Outbuilding  
 Petrol Filling Station  
 Public Service Depot  
 Recreation Area  
 Service Industry  
 Store  
 Warehouse

### Non-complying Development

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

Amusement Machine Centre  
 Community Centre  
 Consulting Room  
 Dwelling, except where it is ancillary to an industrial, warehouse, storage or transport distribution land use located on the on the site  
 Educational Establishment  
 Hospital  
 Hotel  
 Motel  
 Nursing Home  
 Office, except where it is ancillary to an industrial, warehouse, storage, or transport distribution land use located on the site  
 Place of Worship  
 Pre-school  
 Restaurant  
 Shop or group of shops, except where the gross leasable floor area is less than 80 square metres  
 Tourist Accommodation

### Public Notification

- 17 Categories of public notification are prescribed in schedule 9 of the *Development Regulations 2008*.

## BULK HANDLING ZONE

### INTRODUCTION

The objectives and principles of development control that follow apply to the Bulk Handling Zone show on [Map BaW/16](#). They are additional to those expressed for the whole of the council area.

### OBJECTIVES

- Objective 1:** A zone in which farm commodities are received, stored and dispatched in bulk.
- Objective 2:** Buildings and structures screened from adjoining areas by landscaping.
- Objective 3:** Development that contributes to the desired character of the zone.

### Desired Character

The Bulk Handling Zone affects land utilised for the purposes of bulk handling, storage and transport of agricultural and other commodities and are an essential component of the rural economy. The township of Bute contains essential infrastructure for the storage, handling and transportation of agricultural and other commodities and should be protected from encroachment by incompatible development or activities that may affect their continued operations. Value-adding enterprises that attract employment and economic development to the district will be developed in conjunction with the bulk handling activities within this zone.

The buildings and land are not always required on a continuous basis as the industry is dependent on a range of conditions including climate. However, it is important that the silos, as a land use, are protected and that the zoning enables other compatible uses to operate, thus ensuring the best utilization of the land and resources, such activities could include warehousing and machinery sales/storage.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in this zone:
  - Bulk handling and storage of agricultural and other commodities
  - Office and workers' amenities (operating as an adjunct to a bulk handling use of site)
  - Road transport terminal
  - Value-adding industries associated with bulk commodities.
- 2 Development listed as non-complying is generally inappropriate and is not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the development plan.
- 3 Development unrelated to facilities associated with the reception, storage and dispatch of agricultural and other commodities in bulk, or value adding industries processing such commodities, should not occur.
- 4 Development in and adjacent the zone should not impede the on-going operation of facilities associated with the handling and storage of bulk commodities including extended hours of operation during the grain harvest.
- 5 Development of facilities for the handling, transportation and storage of agricultural and other commodities in bulk, including the storage of fertiliser and hay.

#### Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Development within the zone should primarily comprise facilities for the bulk receipt, storage and dispatch of farm commodities.

- 8 The area should also accommodate industry development which provides goods and services to the farming and local community.
- 9 Development may include the display, sale and servicing of agricultural, farm machinery and farm supplies.
- 10 Industry development should occur along Martin Road, provided the use will not prejudice the continued operation of the adjoining grain handling facility.

### Appearance of Land and Buildings

- 11 Development of facilities for the handling and storage of farm commodities, should have:
  - (a) adequate area set aside on the site of the development for marshalling of vehicles attending the site;
  - (b) roadways and parking areas surfaced in an all weather manner and sufficient to reduce dust emission from the site;
  - (c) adequate landscaping established around, and within, the site to improve the visual quality of the area, to serve as a screen, for dust filtration and to provide shade and shelter;
  - (d) vehicular circulation contained within the site of the development; and
  - (e) materials and finishes appropriate to the locality of the development.
- 12 Buildings should be well set back from Railway Terrace and Martin Road.
- 13 New buildings along Railway Terrace and Martin Road should incorporate showroom and office areas, with window and doors to the front of the building so as to present active and attractive frontage to the street.
- 14 New buildings and extensions along Railway Terrace and Martin Road should incorporate brick, stone, rendered, pre-coated metal and glass materials to the front of the buildings with painted metal cladding for the roof and other areas.

### Land Division

- 15 Land division should not create allotments less than 2000 square metres with a road frontage not less than 25 metres.

### Landscaping

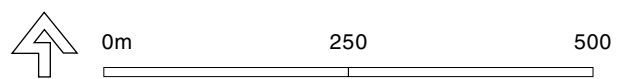
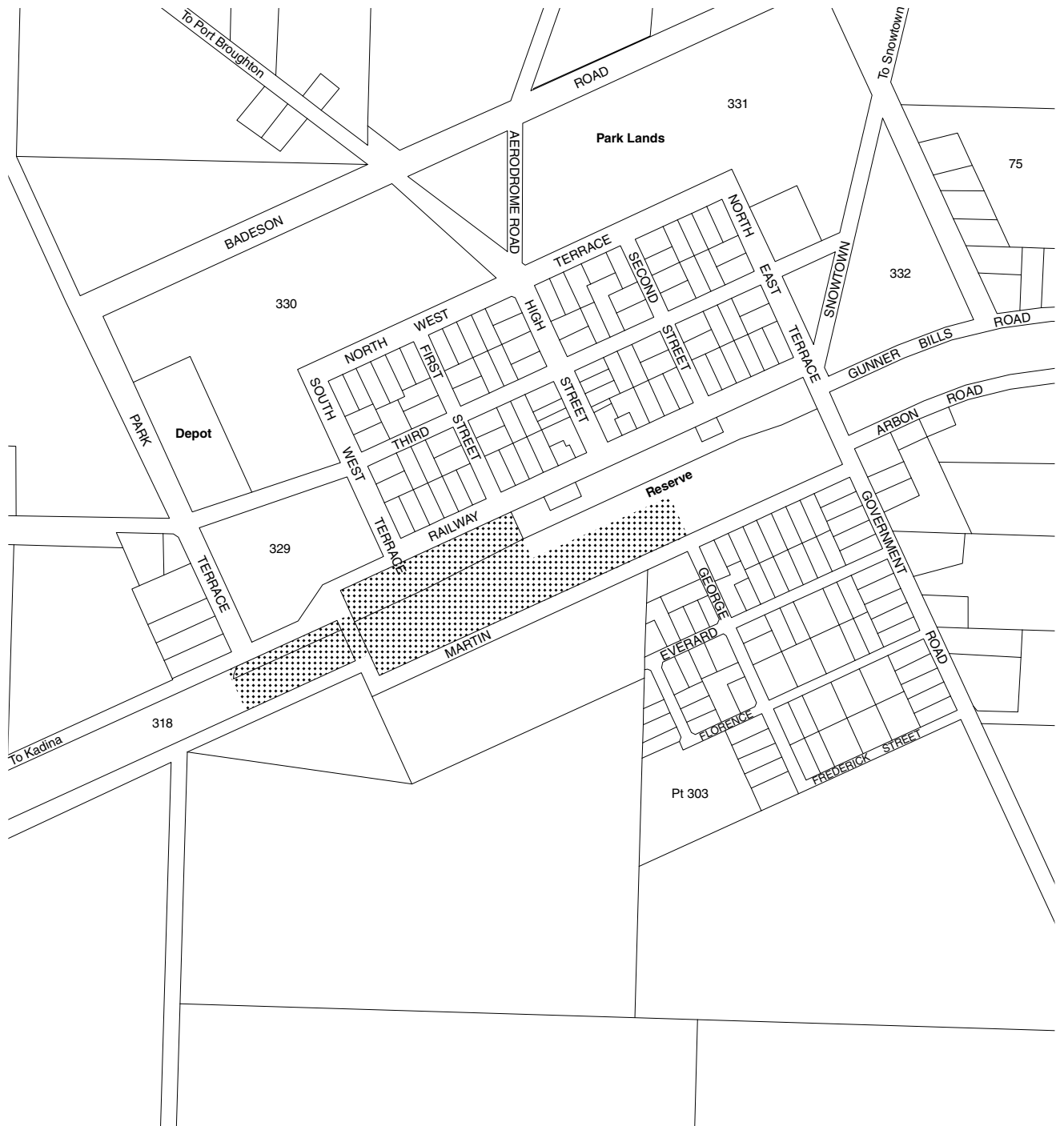
- 16 Landscaping of an appropriate scale should be established along Railway Terrace and Martin Road to partly screen development and improve the appearance of the street side.
- 17 A landscaped buffer should be created along the property boundary separating existing grain handling facilities and adjoining industry development on South Terrace in accordance with Concept Plan, [Fig T\(Bu\)/1](#).

### Movement of People and Goods

- 18 Access to industry development along Railway Terrace and Martin Road must not impact upon the existing grain handling facilities in accordance with Concept Plan, [Fig T\(Bu\)/1](#).
- 19 Visitor and customer car parking should be provided to the front of a property and incorporate landscaping for shade and appearance.

### Infrastructure Provision

- 20 The expansion of existing grain handling facilities and industry development must demonstrate that the required infrastructure is available.



**BARUNGA WEST (DC)  
BUTE  
BULK HANDLING  
Fig T(Bu)/1**

 Bulk Handling

### Stormwater Disposal

- 21 Disposal of stormwater should not result in the flooding of adjoining properties or low lying areas.
- 22 Development should incorporate stormwater detention and promote the efficient re-use of storm water including dust control and watering landscape areas.
- 23 The disposal of stormwater must not pollute the quality of surrounding receiving waters.

### Advertising

- 24 Advertising signs, relating to the farm and industrial business should be limited to a well designed pole mounted or sheet sign located at the front of the site; and/or incorporated as part of the main building.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

- 26 The following kinds of development are **non-complying** in the Bulk Handling Zone:

Abattoir  
 Dwelling, except caretakers dwelling  
 General Industry  
 Intensive Animal Keeping  
 Hotel  
 Junk Yard  
 Light Industry  
 Motor Repair Station  
 Petrol Filling Station  
 Sale Yard

Shop or group of shops, except where:

- (a) the gross leasable floor area is less than 80 square metres; and
- (b) is for the storage, display and sale of farm machinery, farm equipment and supplies and other bulky goods

Special Industry  
 Stock Slaughter Works  
 Waste Depot

### Public Notification

- 27 Categories of public notification are prescribed in schedule 9 of the *Development Regulations*. Further, the following forms of development are designated:

#### Category 1

Bulk Storage and Handling Facilities  
 Light Industry  
 Service Industry  
 Store  
 Transport Terminal  
 Warehouse

## COMMUNITY ZONE

### INTRODUCTION

The Objectives and Principles of Development Control that follow apply in the Community Zone shown on [Maps BaW/14 to 18](#).

### Desired Character

The zone encompasses important community land in many of the towns and townships within the council area. The community area gives the towns and townships an open and attractive character, and contributes to infrastructure and servicing. Land within the Community Zone is used for a variety of community and educational activities. It is desirable that the open nature of the zone is not prejudiced and any new development is carefully integrated with the existing use of the land and its character. Care should be taken to ensure that this open and attractive character is not prejudiced by new development adjacent to the zone.

### OBJECTIVES

- Objective 1:** A zone accommodating community, educational, recreational and health care facilities for general public benefit that are integrated in function and provide a coordinated base to promote efficient service delivery.
- Objective 2:** Development that contributes to the desired character of the zone.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following kinds of development are considered appropriate in the Community Zone:

- Car Parking
- Cemetery
- Civic and Public Administration Office
- Clinic
- Community Centre
- Community Hall
- Educational Establishment
- Emergency Services
- Health Facility
- Hospital
- Indoor Recreation Centre
- Institutional Care
- Landscaping
- Library
- Medical Services
- Meeting Hall
- Offices associated with community service
- Place of Worship
- Public Service Building
- Recreation Centre
- Theatre
- Welfare Institution.

- 2 Development listed as non-complying in the Community Zone is considered inappropriate and is not envisaged, and should not be undertaken.
- 3 Development should not be undertaken if it would inhibit or prejudice the integrated development of land within the zone for further community and institutional uses.
- 4 The agricultural use of the land in the zone may be appropriate provided it does not interfere with the public enjoyment of land within the zone.

**Form and Character**

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Development should be of a high standard of co-ordinated design with an emphasis on landscaped areas for recreation and community use.

**PROCEDURAL MATTERS****Complying Development**

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

**Non-complying Development**

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

- Fuel Depot
- Industry
- Intensive Animal Keeping
- Public Service Depot
- Motor Repair Station
- Petrol Filling Station
- Road Transport Terminal
- Service Trade Premises
- Shop or group of shops, except where the gross leasable floor area is less than 250 square metres
- Special Industry
- Stock Sales Yard
- Stock Slaughter Works
- Store
- Warehouse
- Waste Reception, Storage, Treatment or Disposal
- Wrecking Yard

**Public Notification**

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

## TOWNSHIP ZONE

### INTRODUCTION

The Objectives and Principles of Development Control that follow apply in the Township Zone shown on [Maps BaW/11, 14, 15, 17 and 18](#).

#### Desired Character

The Township Zone encompasses the developments at Alford, Fisherman Bay, Kulpara, Mundoora and Tickera which typify the small but important townships which are located within Barunga West. Apart from Fisherman Bay, Townships are generally located within the farming areas of the council area, and provide a limited service and accommodation role for those residents and surrounding farm owners. These Townships contain a range of land uses including community facilities, educational establishments, commercial and service facilities, recreational areas, and residential accommodation.

Levels of infrastructure and servicing existing within Townships varies and future development may require augmentation of such services.

### OBJECTIVES

- Objective 1:** Residential development and small-scale services and facilities grouped together to meet the needs of the local community and the visiting public.
- Objective 2:** Conservation and enhancement of the local scale, main road streetscape and scenic rural setting of the township.
- Objective 3:** Development that contributes to the desired character of the zone.
- Objective 4:** Development to be in an orderly and compact form.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following kinds of development are considered appropriate in the Township Zone:
  - Community Facilities
  - Educational Establishment
  - Dwelling
  - Small Scale Tourist Development
  - Recreation Area
  - Shops under 250 square metres in size.
- 2 Development listed as non-complying in the Township Zone is considered inappropriate and is not envisaged, and should not be undertaken.
- 3 Residential development should be mainly in the form of low-density detached dwellings, with a limited range of medium density residential development.
- 4 Retail, business and commercial development in the zone should only be undertaken as a logical extension to existing activities of this type and consistent with the township's desired character.
- 5 Industry uses should be restricted to light and service industry activities and agriculturally based industries that process local produce.
- 6 Development of townships should be confined within the boundaries of these townships.
- 7 The keeping of animals such as pigs, horses, cattle, goats, donkeys and wild or other large animals should not occur in townships.
- 8 All development at Fisherman Bay should have a minimum site level of 3.15m AHD and a minimum floor level of 3.40m AHD.

- 9 Development of the southernmost site at Fisherman Bay is provided for the resettlement of shacks and development should commence from the site nearest to the road, with a single point of access off the main road.

#### Form and Character

- 10 Development should not be undertaken unless it is consistent with the Desired Character and Appropriate uses for the zone.
- 11 Existing buildings of historic interest should be preserved and re-used where possible.
- 12 Housing types, other than detached dwellings, should:
- (a) comprise small groups of dwellings, avoiding large expanses of common parking and vehicle manoeuvring areas,
  - (b) be designed and sited to retain existing trees and shrubs of substantial size or merit in terms of the contribution they make to the township character.
- 13 Dwellings should be designed within the following parameters:

Application	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	5 metres
Minimum setback from side boundaries	2 metres
Minimum setback from back boundary	10 metres
Maximum site coverage	30%
Maximum height	2 storeys
Minimum area of private open space	50%
Minimum number of on site car parking spaces	Two - One of which should be covered

- 14 Development of an industrial nature should be consolidated with existing facilities to establish identifiable service centres.
- 15 New commercial and industrial development should only occur in townships where there is a mechanism for waste water disposal and stormwater treatment.

#### Land Division

- 16 A range of allotment sizes to suit the intended development of the land should be provided, with smaller allotments being encouraged adjacent to the town centre or reserves, and larger low-density allotments around the periphery of the zone.

#### Alford

- 17 Development within Alford should be designed and sited to minimise potential impacts associated with the former Alford landfill site.

#### PROCEDURAL MATTERS

##### Complying Development

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

### **Non-complying Development**

**19** The following kinds of development are **non-complying** in the Township Zone:

All development at Fisherman Bay except where the:

- (a) site level is greater than 3.15m AHD; and
- (b) finished floor level is more than 3.40m AHD.

Crematorium  
 Dairy  
 Fuel Depot  
 General Industry  
 Horse Keeping  
 Intensive Animal Keeping  
 Road Transport Terminal  
 Shop or group of shops except where the gross leasable floor area is less than 250 square metres  
 Special Industry  
 Stock Sales Yard  
 Stock Slaughter Works  
 Waste Reception, Storage, Treatment or Disposal  
 Wrecking Yard

### **Public Notification**

**20** Categories of public notification are prescribed in schedule 9 of the Development Regulations 2008. Further, the following forms of development are designated:

#### **Category 1**

Dwelling  
 Land Division  
 Recreation Area  
 Shop

#### **Category 2**

Church  
 Community Centre  
 Educational Establishment  
 Pre-School  
 Nursing Home  
 Retirement Village

## SETTLEMENT ZONE

### INTRODUCTION

The Objectives and Principles of Development Control that follow apply in the Settlement Zone shown on [Map BaW/19](#).

### Desired Character

The zone consists of the settlement of Melton. The low-density settlement pattern and local environment provides satisfactory living conditions for the existing residents. Development should occur within the existing grid pattern of the settlement and complement existing character of the area

### OBJECTIVES

- Objective 1:** Small-scale services and facilities grouped together to meet the needs of the local population, surrounding farming community and visitors to the area.
- Objective 2:** Low density residential development contained within the boundaries of the settlement.
- Objective 3:** Development that contributes to the desired character of the zone.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following kinds of development are considered appropriate in the Settlement Zone:
  - Local Community Facilities
  - Detached Dwelling
  - Small Scale Tourist Development
  - Recreation Area
  - Local shops under 250 square metres in size.
- 2 Development listed as non-complying is inappropriate and is not envisaged, and should not be undertaken.
- 3 Industry uses should be restricted to light and service industry activities related to the processing of local produce or servicing the local community.

#### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Local service facilities should be grouped together in proximity to existing facilities.

#### Land Division

- 6 The division of land should not be undertaken unless each allotment has:
  - (a) an area of 1000 square metres,
  - (b) a frontage to a public road of at least 20 metres, or at least 12 metres where it has a frontage to a cul-de-sac.

### PROCEDURAL MATTERS

#### Complying Development

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

**Non-complying Development**

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

- Crematorium
- Dairy
- Fuel Depot
- General Industry
- Horse Keeping
- Intensive Animal Keeping
- Road Transport Terminal
- Shop or group of shops, except where the gross leasable floor area is less than 250 square metres
- Special Industry
- Stock Sales Yard
- Stock Slaughter Works
- Waste Reception, Storage, Treatment or Disposal
- Wrecking Yard

**Public Notification**

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

## RURAL LIVING ZONE

### INTRODUCTION

The objectives and principles of development control that follow apply to the Rural Living Zone shown on [Map BaW/13](#). These are additional to those expressed for the whole council area.

### OBJECTIVES

- Objective 1:** An area accommodating single-storey detached dwellings on large allotments in a rural environment.
- Objective 2:** Retention of the semi-rural character and amenity of the area as derived from trees and other native vegetation scattered on the land and the locality, undulating character of the land and its existing rural uses.
- Objective 3:** Provision of public access to the land from the existing roads.

The zone is situated in the eastern and southern parts of the township of Port Broughton. It also serves as a buffer between the town's urban area and its general farming area.

Due to its character, current use and size of the allotments, marginal agricultural value, land in the zone lends itself for semi-rural development. The area is attractive in that it offers undulating country, pleasant views of the parklands and the sea, and an alternative lifestyle to living in the urban area.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not occur unless served by an adequate water supply and waste water management system.
- 2 The zone should be developed for low density residential development on allotments ranging in size between one to three hectares, with a minimum road frontage of 20 metres.
- 3 The zone should also be developed with cottage type industry, rural industry and other value adding activities, at suitable locations.
- 4 Development should be of a high standard in terms of design, appearance, materials, colours, siting and landscaping so as to enhance the semi-rural character of the area.
- 5 Development should not be detrimental to the amenity of the area, as seen from the adjoining roads and the residential areas.
- 6 Retail, commercial and industrial development should not be undertaken in the zone, except when it is proposed to establish a cottage or rural type industry.
- 7 Driveways and tracks should blend with the landscape and not cause any undue scarring of the land surface.
- 8 Land subject to cut and fill, should be restored to an acceptable condition and developed as soon as possible after the completion of the work so as not to adversely affect the amenity of the locality.
- 9 No intensive animal keeping should occur in this area. Where animals are kept, strict controls should be exercised so as to avoid problems associated with noise, smell, dust, the emission of water and other atmospheric and water pollutants.
- 10 The keeping of horses at Bute, Alford and Tickera should only be undertaken if the animals are hand fed and are able to be accommodated within a stable or shelter.
- 11 The following kinds of development and those prescribed in the [Table BaW/1](#) are **complying** in the Rural Living Zone, subject to compliance with the conditions, comprising, where applicable:

- (a) the conditions prescribed in [Table BaW/2](#);
- (b) no building being erected, added to or altered on any land so that any portion of such building is erected, added to or altered nearer to the existing boundary of a road, than the distance prescribed for each road or portion thereof, in Column 2 of [Table BaW/3](#).

Detached Dwelling  
 Farm Building  
 Farming  
 Outbuilding  
 Recreation Area  
 Water Storage Tank

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

Bank  
 Consulting Room (unless by a veterinary surgeon)  
 Fuel Depot  
 General Industry  
 Hotel  
 Intensive Animal Keeping  
 Junk Yard  
 Land Division into smaller than one hectare and larger than three hectare allotments  
 Light Industry (other than cottage or rural type industry)  
 Motel  
 Motor Showroom  
 Multiple Dwelling  
 Office  
 Petrol Filling Station  
 Pig Keeping  
 Prescribed Mining Operations  
 Residential Flat Building  
 Row Dwelling  
 Semi-detached Dwelling  
 Service Industry  
 Service Trade Premises  
 Shop  
 Special Industry  
 Store  
 Stock Sale Yard  
 Stock Slaughter Works  
 Timber Yard  
 Warehouse

**13** The kind of development listed in [Table BaW/4](#) is assigned Category 1 and Category 2 for the purpose of **Public Notification**.

## Table BaW/1

### Complying Development

The following forms of development are complying (additional to those itemised for particular zones) other than development which affects a State Heritage place, or as otherwise indicated below:

---

#### Building Works

- 1 Other than in relation to a local heritage place;
  - (a) the construction of a new building in the same, or substantially the same, position as a building which has 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 demolition and removal 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 level), other than:
    - (i) a fence in a zone or area shown as being subject to flooding or inundation in the Development Plan; or
    - (ii) 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);
  - (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, other than in any other zone or area shown as being subject to flooding or inundation in the Development Plan.

#### Land Division

- 2 For the purpose of a 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 ground.

#### Special Cemetery Building

- 3 The construction of a 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 ground.
-

## Table BaW/2

### Conditions Applying To Complying Development

Kind of Development	Conditions								
Builder's Yard	<ol style="list-style-type: none"> <li>1 No building being erected having a height exceeding ten metres.</li> <li>2 Provision being made for all loading and unloading of vehicles to take place on the site of the builder's yard.</li> <li>3 The planning authority being satisfied that the number, design and location of access points to a road or a thoroughfare from the site will ensure the safety of the public and the free flow of traffic in the locality.</li> <li>4 The planning authority being satisfied that Conditions A, B, C, D, E and F have been complied with.</li> </ol>								
Detached Dwelling (when connected to common effluent drainage scheme)	<ol style="list-style-type: none"> <li>1 Site Area and Dimensions  The site of a detached dwelling having an area and dimensions not less than the following: <table style="margin-left: 40px; border: none;"> <tr> <td style="padding-right: 20px;">Area of site square metres)</td> <td style="text-align: right;">1000</td> </tr> <tr> <td>Width of frontage (metres)</td> <td style="text-align: right;">20</td> </tr> <tr> <td>Average width of site (metres)</td> <td style="text-align: right;">15</td> </tr> <tr> <td>Average depth of site (metres)</td> <td style="text-align: right;">30</td> </tr> </table> </li> <li>2 Height (metres) <span style="float: right;">7</span>  The dwelling to be of single storey construction.</li> <li>3 The external walls of any dwelling, or of any additions or alteration to a dwelling, are of masonry, brick, stone, timber, rendered masonry.</li> <li>4 No dwelling is of a relocatable or transportable nature or is elevated on posts.</li> <li>5 Car parking  At least two parking spaces to be provided per dwelling, and one space to be covered.</li> <li>6 Side and Rear Boundary Setbacks  Every part of any external wall of the dwelling, excluding eaves and footings being not less than one metre from a side or rear boundary.</li> <li>7 Road Setbacks  The dwelling being setback at least 8 metres from the primary road frontage and 3 metres from a secondary road frontage.</li> <li>8 Open Space  A minimum private outdoor open space area of 100 square metres which:</li> </ol>	Area of site square metres)	1000	Width of frontage (metres)	20	Average width of site (metres)	15	Average depth of site (metres)	30
Area of site square metres)	1000								
Width of frontage (metres)	20								
Average width of site (metres)	15								
Average depth of site (metres)	30								

Kind of Development	Conditions								
Semi-detached Dwellings (where connected to common effluent drainage scheme)	<ul style="list-style-type: none"> <li>(a) has a minimum dimension of 4.0 metres, and</li> <li>(b) does not incorporate driveways, parking spaces or domestic outbuilding.</li> </ul>								
	<p>1 Site area and Dimension</p> <p>The site of a detached dwelling having an area and dimensions not less than the following:</p> <table data-bbox="639 562 1299 685"> <tr> <td>Area of site (square metres)</td> <td>500</td> </tr> <tr> <td>Width of frontage (metres)</td> <td>12</td> </tr> <tr> <td>Average width of site (metres)</td> <td>11</td> </tr> <tr> <td>Average depth of site (metres)</td> <td>30</td> </tr> </table>	Area of site (square metres)	500	Width of frontage (metres)	12	Average width of site (metres)	11	Average depth of site (metres)	30
	Area of site (square metres)	500							
	Width of frontage (metres)	12							
	Average width of site (metres)	11							
	Average depth of site (metres)	30							
	<p>2 Height (metres) <span style="float: right;">7</span></p> <p>The dwelling to be of single storey construction.</p>								
	<p>3 The external walls of any dwelling, or of any additions or alteration to a dwelling, are of masonry, brick, stone, timber, rendered masonry.</p>								
	<p>4 No dwelling is of a relocatable or transportable nature or is elevated on posts.</p>								
	<p>5 Car parking</p> <p>At least two parking spaces to be provided per dwelling, and one space to be covered.</p>								
<p>6 Side and Rear Boundary Setbacks</p> <p>Every part of any external wall of the dwelling, excluding eaves and footings being not less than one metre from a side or rear boundary, except for the common wall.</p>									
<p>7 Road Setbacks</p> <p>The dwelling being setback at least 8 metres from the primary road frontage and 3 metres from a secondary road frontage.</p>									
<p>8 Open Space</p> <p>A minimum private outdoor open space area of 80 square metres which:</p> <ul style="list-style-type: none"> <li>(a) has a minimum dimension of 4.0 metres; and</li> <li>(b) does not incorporate driveways, parking spaces or a domestic building.</li> </ul>									
Farm Building	<p>1 The external cladding and roofing of the farm building being comprised of new materials or materials not having been previously used for any purpose which has holed, damaged or impaired the soundness or uniform appearance of the material below that of equivalent new materials.</p>								
	<p>2 The planning authority being satisfied that Conditions A, B, C, D, E and F have been complied with.</p>								

Kind of Development	Conditions
Fuel Depot Motor Repair Station Public Service Depot	<p>1 No building being erected having a height exceeding 10 metres.</p> <p>2 Provision being made for all loading and unloading of vehicles to take place on the site of the fuel depot.</p> <p>3 The planning authority being satisfied that the number, design and location of access points to a road or thorough fare from the site will ensure the safety of the public and the free flow of traffic in the locality.</p> <p>4 The planning authority being satisfied that Conditions A, B, C, D, E and F have been complied with.</p>
Light Industry Service Industry Store Timber Yard Warehouse	<p>1 The total area of the site occupied by buildings not exceeding 50 percent of the area of the site.</p> <p>2 No part of any industrial building, store, warehouse or works exceeding two metres in height constructed nearer to the boundary of a residential zone or of land used or which may be used for the purpose of a school or hospital, than three metres plus 500 millimetres for each metre by which the height of the part in question exceeds 3.5 metres.</p> <p>3 A parking area being established on the site of the light industry, store or warehouse at the rate of not less than one car parking space for every 50 square metres of total floor area or one car parking space for every two employees (whichever provides the larger parking area in the particular case) except that where retail sales take place on the site, shall apply to that floor area used for sale, or \ display for sale, by retail to Condition A.</p> <p>4 The planning authority being satisfied that:</p> <p>(a) provision has been made for all loading and unloading of vehicles to take place on the site of the industry, store or warehouse; and</p>
Domestic Outbuilding	<p>1 Being setback a minimum of eight metres from the road frontage and being no closer to the road than the dwelling to which it relates.</p> <p>2 Having a maximum floor area of 76 square metres.</p> <p>3 Having a maximum height to the ridgeline of 3.6 metres</p> <p>4 The building being accessory to a dwelling.</p> <p>5 The floor area of the domestic outbuilding, together with other buildings that already exist on the land, occupying not more than 50% of the site.</p>
Recreation Area	<p>1 No nuisance or annoyance being created or caused to the occupiers of any land in the vicinity of that recreation area.</p> <p>2 The planning authority being satisfied that Conditions A, B, C, D, E and F have been complied with.</p>

Kind of Development	Conditions
Road Transport Terminal	<ol style="list-style-type: none"> <li>1 Car parking spaces being established on the site at the rate of one per 2 employees but not less than three whichever provides the larger number of car parking spaces.</li> <li>2 No building being erected having a height exceeding ten metres.</li> <li>3 Provision being made for all loading and unloading of vehicles to take place on the site.</li> <li>4 The planning authority being satisfied that: <ol style="list-style-type: none"> <li>(a) the number, design and location of access points to a road or a thoroughfare from the site will ensure the safety of the public and the free flow of traffic in the locality;</li> <li>(b) the layout of the Car parking area will be safe and convenient;</li> <li>(c) the design, construction and paving of the Car parking area is satisfactory; and</li> <li>(d) Conditions A, B, C, E, E and F have been complied with.</li> </ol> </li> </ol>
Shop Consulting Room Bank Motel Office	<ol style="list-style-type: none"> <li>1 Every shop, office, bank, motel and consulting room having: <ol style="list-style-type: none"> <li>(a) a continuous verandah cover; and</li> <li>(b) a maximum height of two-storeys, or eight metres from existing ground level to the top of the roofline.</li> </ol> </li> <li>2 The planning authority being satisfied that Conditions A, B, C, D, E and F have been complied with.</li> </ol>
Community Centre Educational Establishment Hospital Nursing Home Primary School Welfare Institution	<ol style="list-style-type: none"> <li>1 Development shall: <ol style="list-style-type: none"> <li>(a) not have buildings higher than eight metres;</li> <li>(b) not have buildings exceeding 40 percent covered area;</li> <li>(c) have a service area, suitably screened from public view, for the purposes such as refuse collection and storage;</li> <li>(d) have on-site provision for loading and unloading of service vehicles;</li> <li>(e) have adequate provision for the screening, of all outdoor storage areas, from public view;</li> <li>(f) not have buildings located closer than five metres to the site boundary; and</li> <li>(g) have a two metre wide landscape area around the perimeter of the site.</li> </ol> </li> </ol>

**CONDITION A - ACCESS TO ROADS**

The number, location and design of access points to a road or thoroughfare from the site being established so as best to ensure the safety of the public and the free flow of traffic in the locality.

**CONDITION B – PARKING AREA DESIGN**

- (a) The layout of the parking area being established so as best to ensure the safety of the public and the free flow of traffic in the locality.

**CONDITION C – LANDSCAPING**

Suitable landscaping of the site being provided for in plans and drawings , which may be the plans and drawings of the building work required to be submitted to the council for development approval, and such landscaping would be satisfactory if implemented in accordance with the plans and drawings within twelve months of the granting of provisional Development Plan consent and maintained in the form and to the standard shown on the plans and drawings, and provided that such landscaping shall include the portions of the site which are:

- (a) adjacent to the alignment of a road, street or thoroughfare;
- (b) within the parking areas referred to in any conditions requiring the provision of such parking areas;

**CONDITION D – STORMWATER DISPOSAL**

Stormwater must be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in a satisfactory manner.

**CONDITION E – WATER SUPPLY**

A sufficient water supply of suitable quality for the purpose for which the allotment is to be used must be made available to each allotment.

**CONDITION F – DISPOSAL OF WASTEWATERS**

Provision must be made for the disposal of waste water including, sewage and other effluents from each allotment without nuisance and risk to human health. Where not connected to a common effluent drainage scheme, allotments must be of sufficient area as determined by permeability tests, for the disposal of septic tank effluent or other such effluents in accordance with the requirements of the SA Health Commission.

**Table BaW/3**  
**Building Set-backs**

Road	Portion of Road Affected	Prescribed Distance
Primary Arterial Roads	Both sides	30 metres
Secondary Arterial Roads	Both Sides	20 metres
Towns of Port Broughton and Bute (refer <a href="#">Maps BaW/12, 13 and 16</a> ) Townships of Alford, Kulpara, Mudoora, Fisherman Bay and Tickera, ( <a href="#">Maps BaW/11, 14, 15, 17 and 18</a> ) and Settlement of Melton (refer <a href="#">Map BaW/19</a> )		
All roads	Both sides	8 metres
General Farming and Rural Living (refer <a href="#">Maps BaW/3 to 19</a> )		
All roads	Both sides	30 metres

## Table BaW/4

### Public Notice Categories

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#### Category 1 Development

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- 1 Any development classified as a complying development under these regulations or the relevant 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 Except where the development is classified as non-complying under the relevant Development Plan, any development which comprises:
  - (a) the construction of:
    - (i) a detached dwelling, or of single storey dwelling (or single storey dwellings); or
    - (ii) a two storey semi-detached or row dwelling; 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 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 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
  - (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.

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**Category 1 Development**


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- 4 The division of land by way of strata plan.
  - 5 The division of land (including for the construction of a road or thoroughfare) where the applicant proposed to use the land for a purpose which is, in the opinion of the relevant authority, consistent with the objective of the zone or area under the Development Plan, other than where the division will, in the opinion of the relevant authority, change the nature of function of an existing road.
  - 6 Any development which consists of the construction of the following, or a change of land use consequent on the construction of the following, other than where the site of the development is adjacent to land in a zone under the Development Plan which is different to the zone that applies to the site of the development:
    - (a) a shop or bank in a Town Centre zone shown in the Development Plan; or
    - (b) a petrol filling station in Industry or Town Centre zones delineated in the development Plan; or
    - (c) a warehouse, store, timber yard or service industry or in Industry zone delineated in the Development Plan; or
    - (d) a bank, office or consulting room in a Town Centre zone as delineated in the Development Plan; or
    - (e) a shop, office, consulting room or bank in a Town Centre zone as delineated in the Development Plan; or
    - (f) a motor showroom, used car lot or auction room in a Town Centre zone as delineated in the Development Plan; or
    - (g) a light industry or motor repair station in Industry zone as delineated in the Development Plan; or
    - (h) any kind of development within a Town Centre zone as delineated in the Development Plan; or
    - (i) an educational establishment or pre-school in a Residential zone as delineated in the Development Plan;
- 

\* The assignment of various forms of development to Category 1 does not extend to developments that involve, or are for the purposes of, any activity specified in Schedules 22 and 23 (see Regulation 32).

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**Category 2 Development**


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- 1 Except where the development is classified as complying development, or is classified as non-complying development under the relevant Development Plan, any development which consists of the construction of the following, or a change of land use consequent on the construction of the following:
  - (a) a building of two storeys comprising dwellings; or

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**Category 2 Development**

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- (b) a building in a situation referred to in Clause 6 (Category 1) of this table where the site of the proposed development is adjacent to land in a zone under the relevant Development Plan which is different to the zone that applies to the site of the development.
  - 2 Except where the development is classified as non-complying development under the Development Plan, the division of land where the applicant proposes to use the land for a purpose which is, in the opinion of the relevant authority, consistent with the zone or area under the Development Plan and where the division will, in the opinion of the relevant authority, changed the nature or function of an existing road.
  - 3 Facilities for the handling, transportation and storage of farm commodities in bulk.
  - 4 Aquaculture Infrastructure
  - 5 Commercial/Farm Forestry
  - 6 Horticulture
  - 7 Within the Coastal Zone and the General Farming Zone wind farms or wind monitoring masts, and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid), where the base of any wind turbine is located 2 kilometres or more from the boundary of the Development Plan area (other than where adjoining the Land Not Within A Council Area Coastal Waters Development Plan) or any of the following zones:
    - (a) Residential Zone
    - (b) Town (Bute) Zone
    - (c) Township Zone
    - (d) Settlement Zone
    - (e) Rural Living Zone.
-

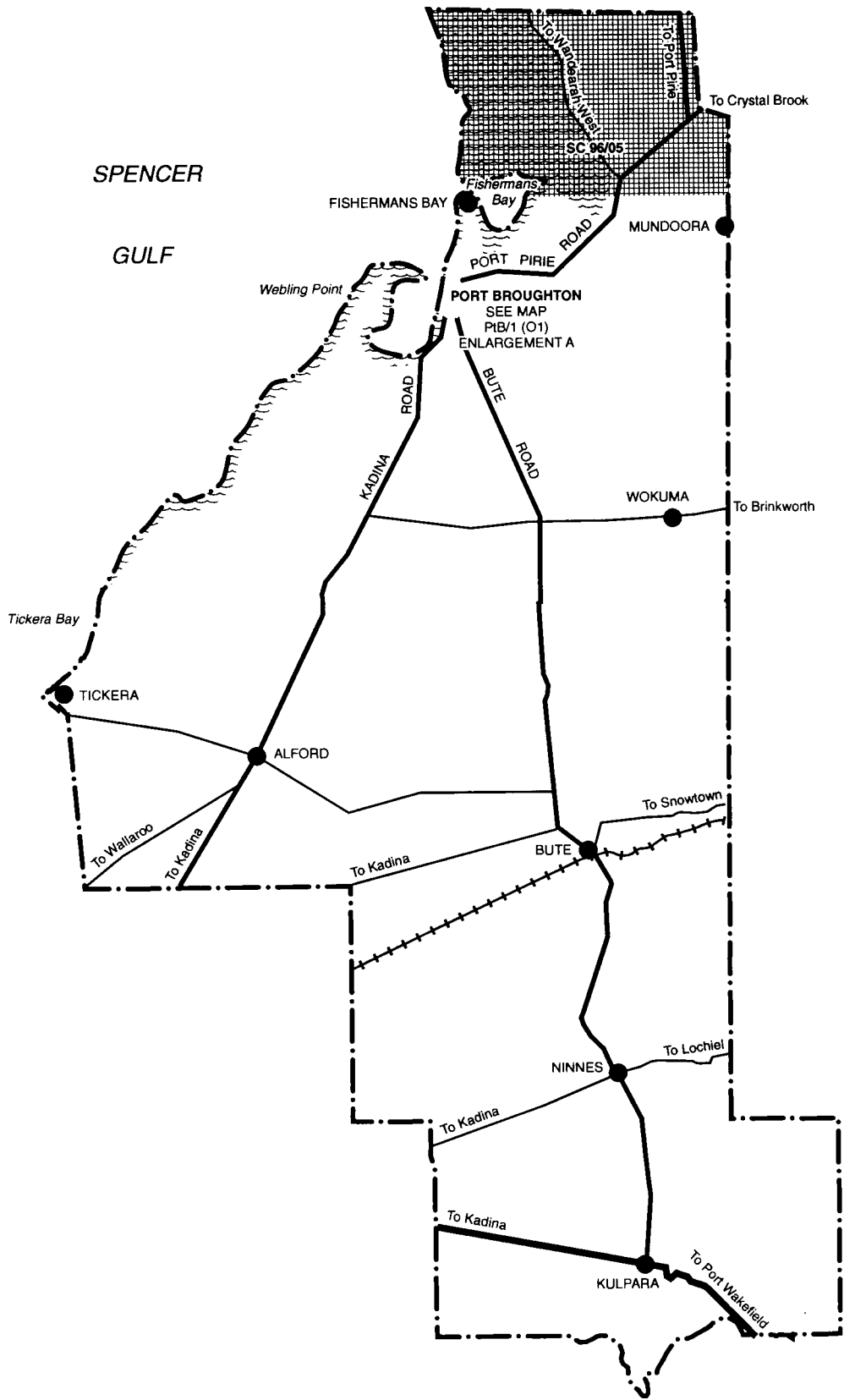
**Table BaW/5**  
**Car Parking Spaces**

<b>Column 1</b>	<b>Column 2</b>
<b>Land Use</b>	<b>Number of Off-Street Car Parking Spaces Required</b>
Aged Persons	Three per 10 residents and one per 2 staff.
Billiard Saloon/Bowling Alley/ Club Rooms/Community Centre/Dance Hall/ Gymnasium	One per 10 square metres of total floor area
Boarding House/Guest House/ Hostel	One per 2 beds
Bowling Club	Thirty per Bowling Green
Consulting Room	Four for the first and two for each additional Surgery
Flat (Home Unit)/Multiple Dwelling/ Residential Flat Building	One roofed space per dwelling and One per 2 dwellings for visitors
Funeral Parlour	One per 5 chapel seats and provisions for vehicles operated by the parlour
Industry	One per 100 square metres of total floor area or One per two employees, whichever provides more
Hospital	One per 2 beds and provision for patients to be driven to the hospital entrance
Hotel/Tavern	One per 2 square metres of bar floor area and One per six square metres of loungebar or beer garden floor area or One per 3 guest rooms, whichever provides more
Meeting Hall/Place of Worship/Theatre	One per 5 seats
Motel	One per room or residential unit and One per 10 square metres of total floor area of restaurant, if provided.
Nursing Home	One per 4 beds
Office	One per 25 square metres of total office area, with a minimum of Four
Petrol Filling/Service Station	Ten spaces for customers and employees
Plant Nursery	One per 150 square metres of total floor area
Restaurant/Conference Room/ Shop	One per 15 square metres of total floor area
Skating Rink	One per 7 square metres of total floor area
Store/Warehouse	One per 150 square metres of total floor area or One per 3 employees, whichever provides more
Squash Court	Three per court

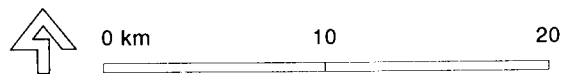
**Table BaW/6****Criteria For Construction Of Effluent Ponds  
And Aquaculture Ponds**

<b>Depth to High Seasonal Watertable</b>	<b>Soil Salinity Level</b>	<b>Required Construction of Effluent Ponds &amp; Aquaculture Ponds</b>
>3 metres	0dS/m or greater	Clay lined with a clearance of at least 1 metre from the high seasonal watertable
2 to 3 metres	4dS/m or less	Clay lined with a clearance of at least 1 metre from the high seasonal watertable
2 to 3 metres	>4dS/m	Artificial liner with a clearance of at least 1 metre from the high seasonal watertable
<2 metres	4dS/m or less	Artificial liner with a clearance of at least 1 metre from the high seasonal watertable
<2 metres	>4dS/m	Pond shall not be constructed

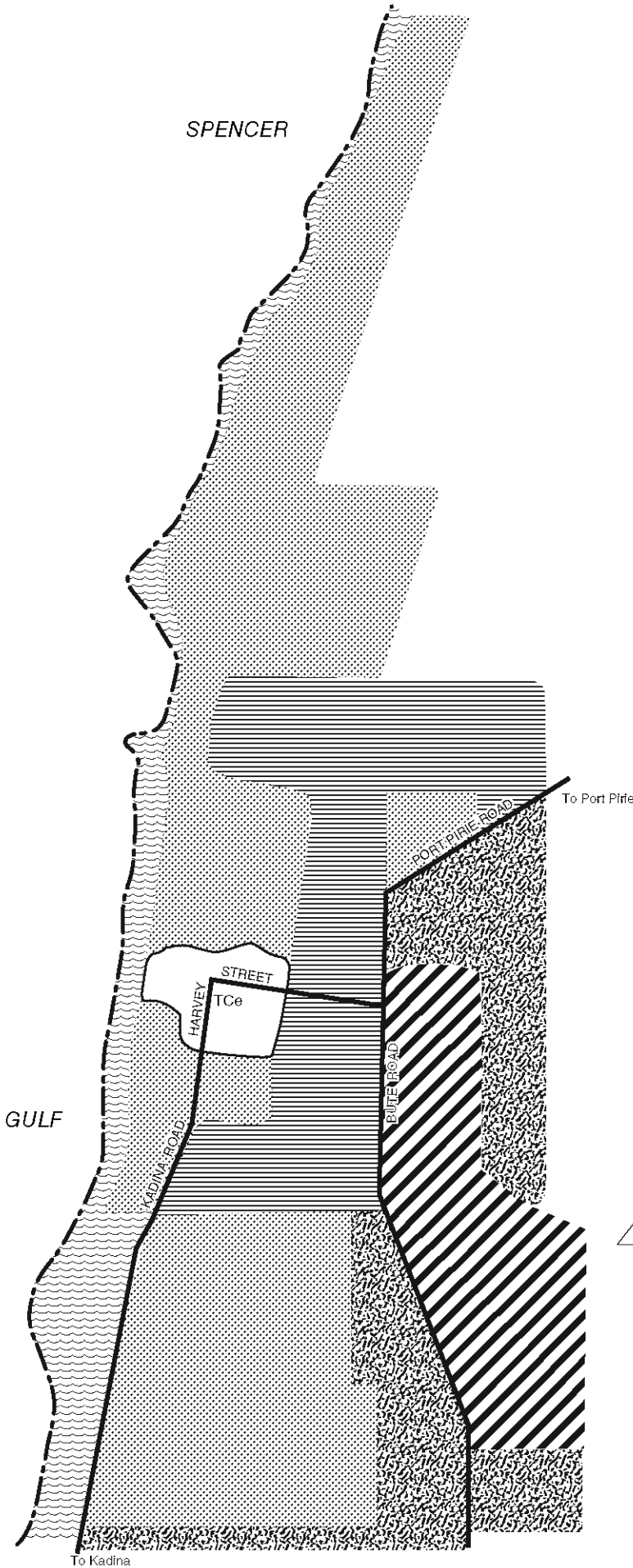




- Settlement
- Rural
- ▤ Coastal
- ▨ Area of Aboriginal Interest SC 96/05
- Primary Arterial Road
- Secondary Arterial Road
- Major Collector Road
- + + + + Railway
- - - - Local Government Area Boundary



**DISTRICT COUNCIL OF  
BARUNGA WEST  
STRUCTURE PLAN  
MAP BaW/1 (Overlay 1)**

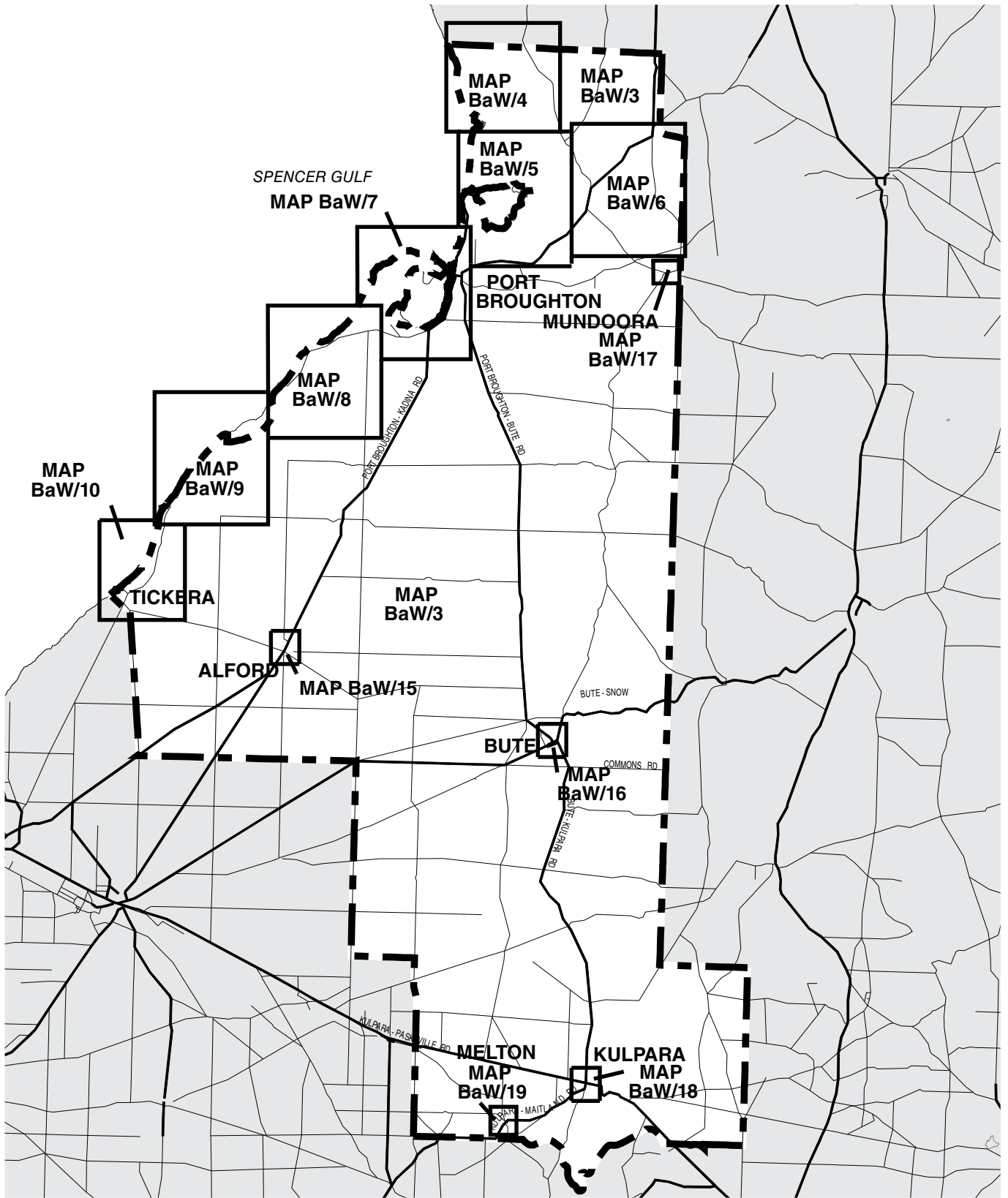


-  Living
-  Rural Living
-  Town Centre
-  Industrial
-  Rural
-  Community Uses
-  Coastal
-  Secondary Arterial Road
-  Local Government Area Boundary



0 metres 200 400 600 800 1000

**BARUNGA WEST (DC)  
 PORT BROUGHTON  
 TOWNSHIP  
 STRUCTURE PLAN  
 MAP BaW/1 (Overlay 1)  
 ENLARGEMENT A**



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 BaW/3 to BaW/21 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area boundaries are shown or otherwise as indicated.

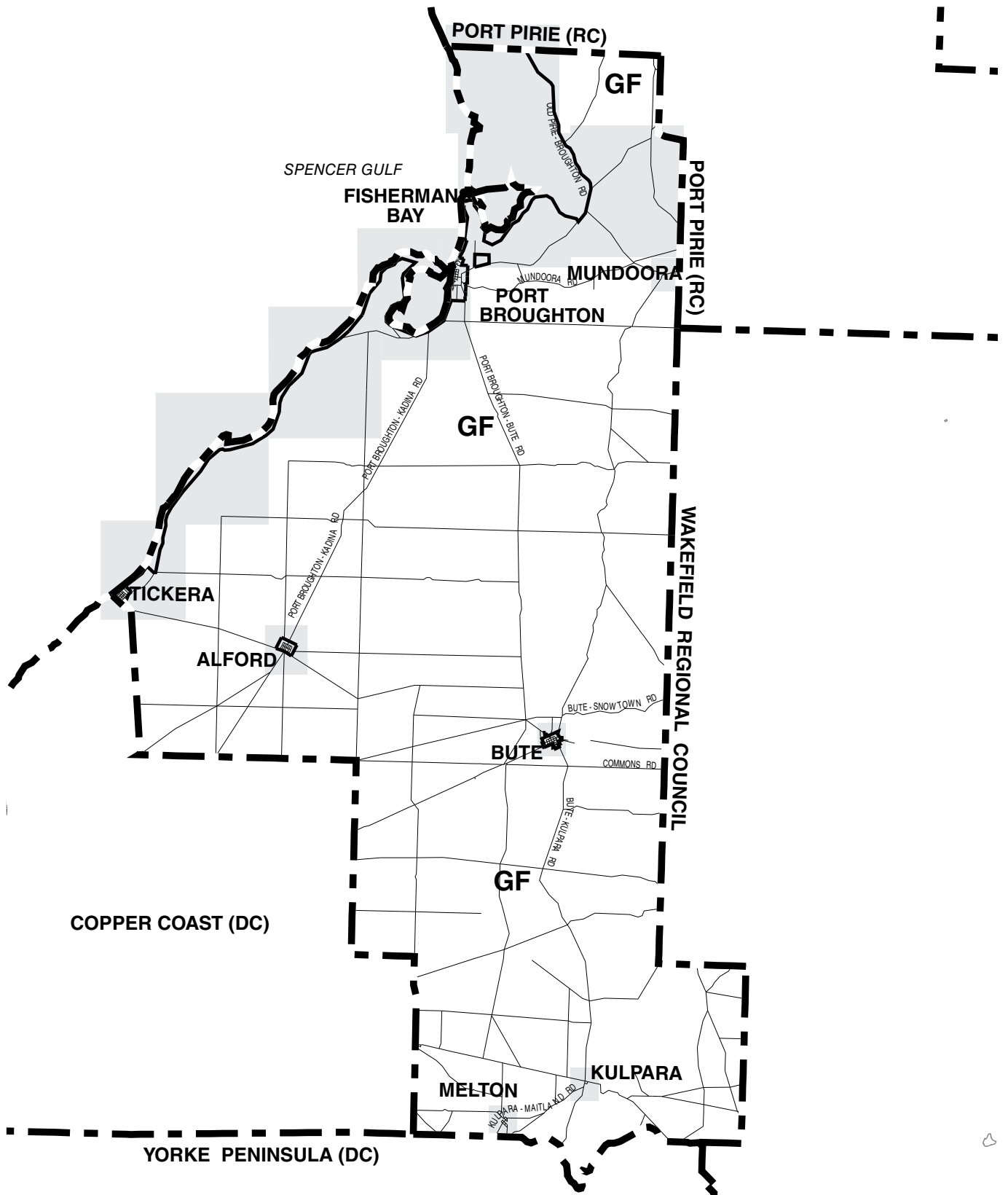


Scale 1:350000



# BARUNGA WEST (DC) INDEX MAP BaW/2

— — — — — Development Plan Boundary



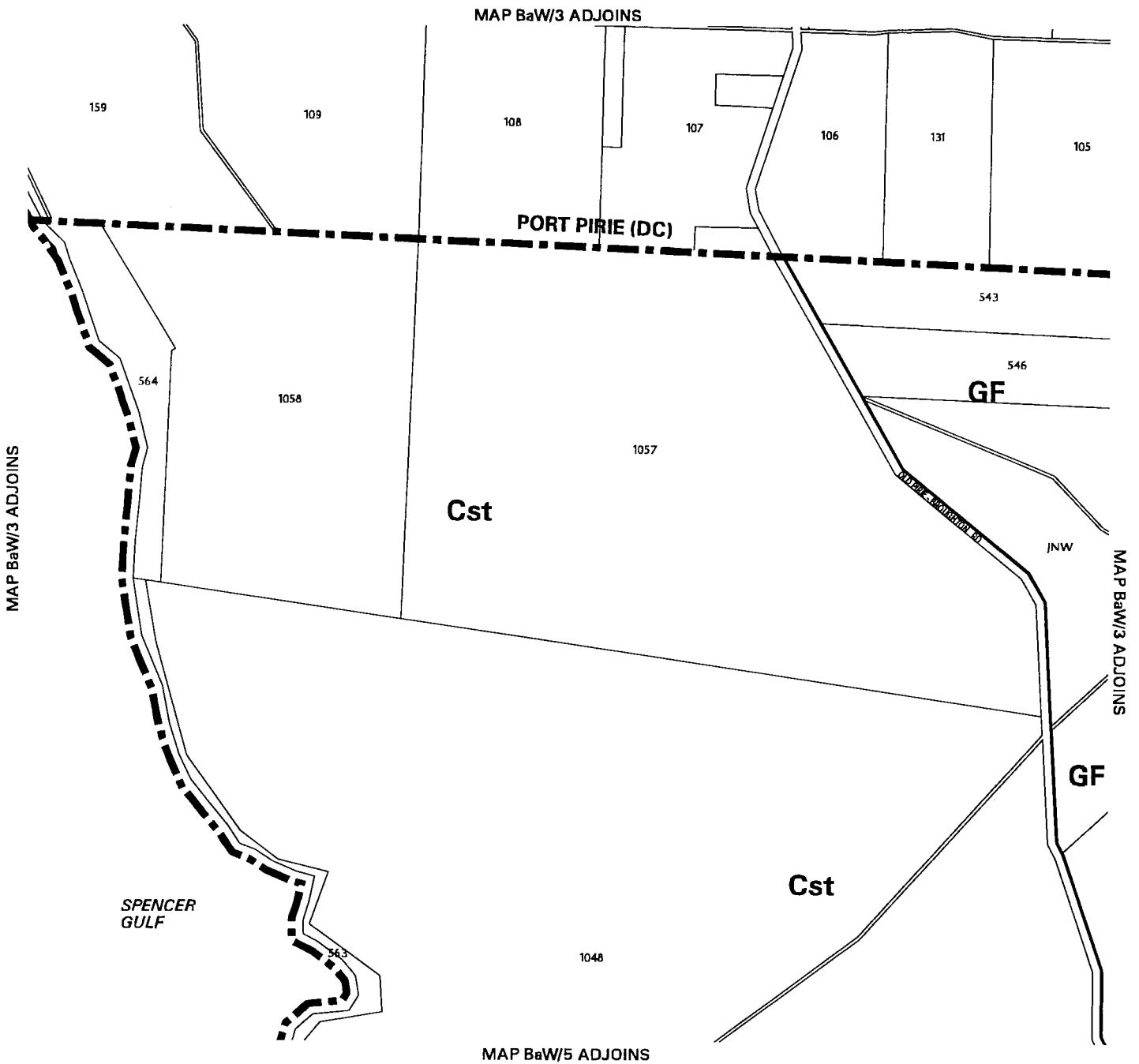
NOTE : See Index Map BaW/2 for shaded areas  
 GF General Farming

Scale 1:350000



# BARUNGA WEST (DC) ZONES MAP BaW/3

- Zone Boundary
- Development Plan Boundary



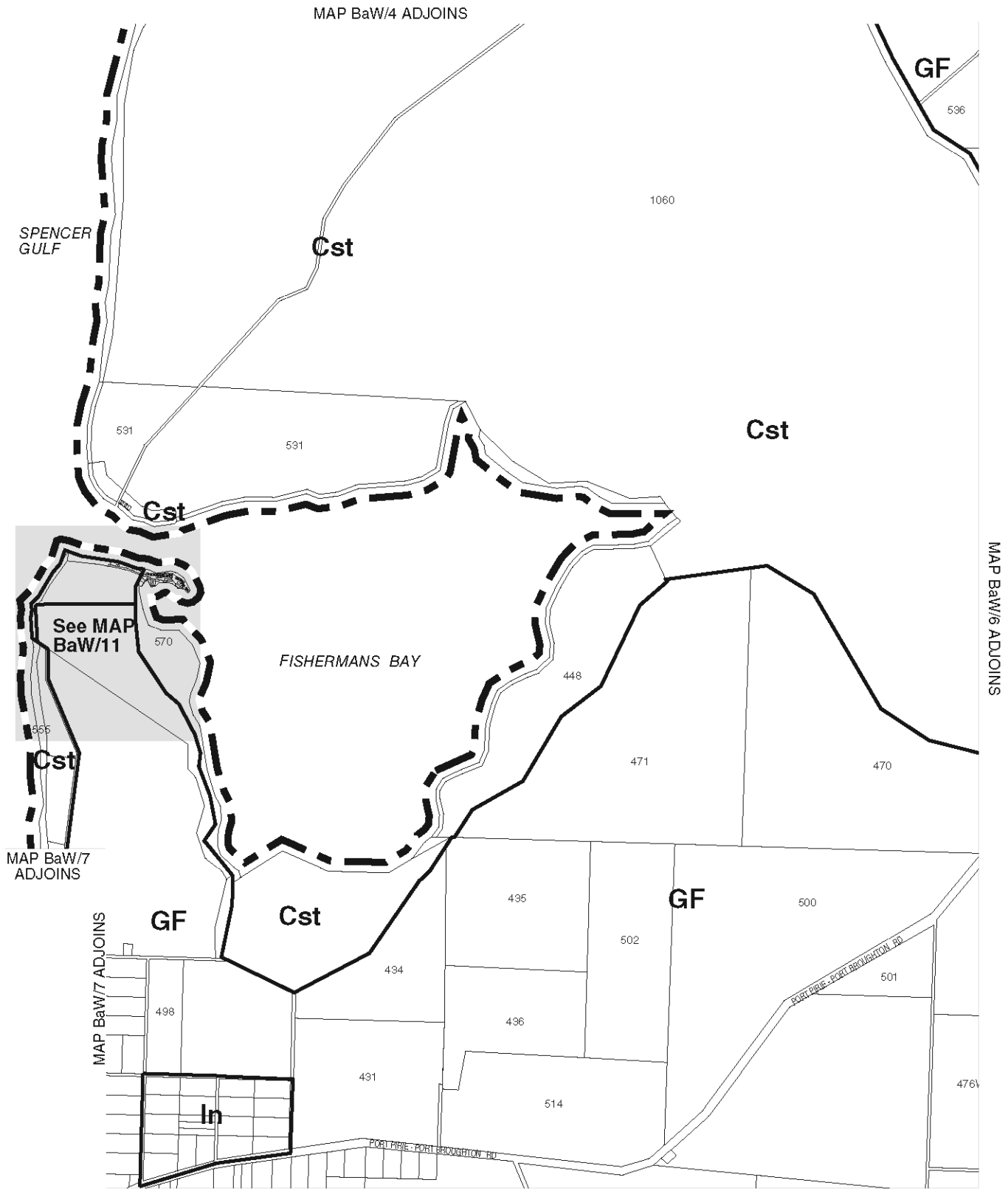
**Cst** Coastal  
**GF** General Farming

— Zone Boundary  
 - - - - - Development Plan Boundary

Scale 1:40000



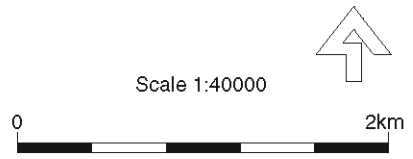
**BARUNGA WEST (DC)  
 ZONES  
 MAP BaW/4**



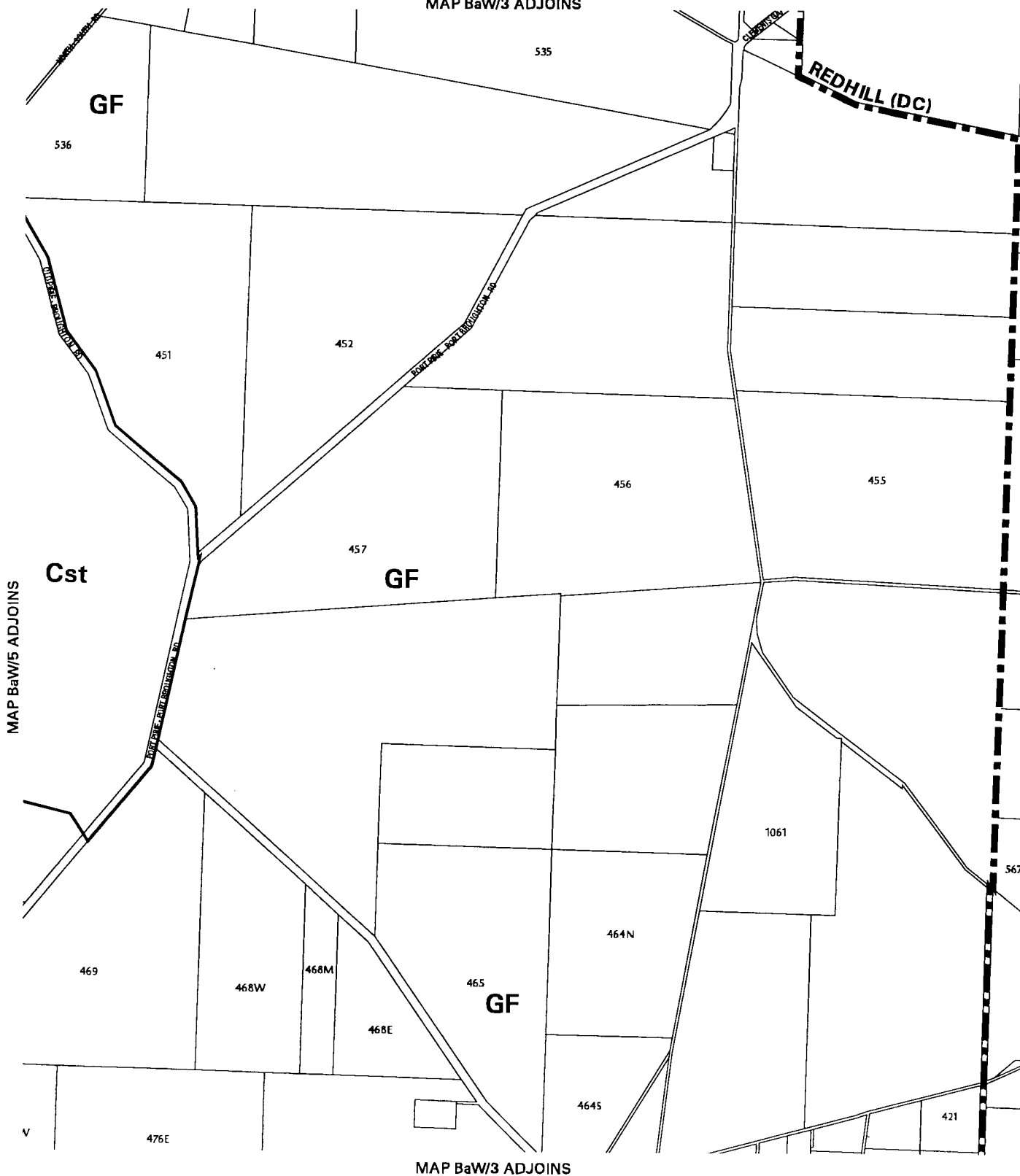
**FISHERMANS BAY**  
**Cst** Coastal  
**GF** General Farming  
**In** Industry

— Zone Boundary  
 - - - Development Plan Boundary

MAP BaW/3 ADJOINS



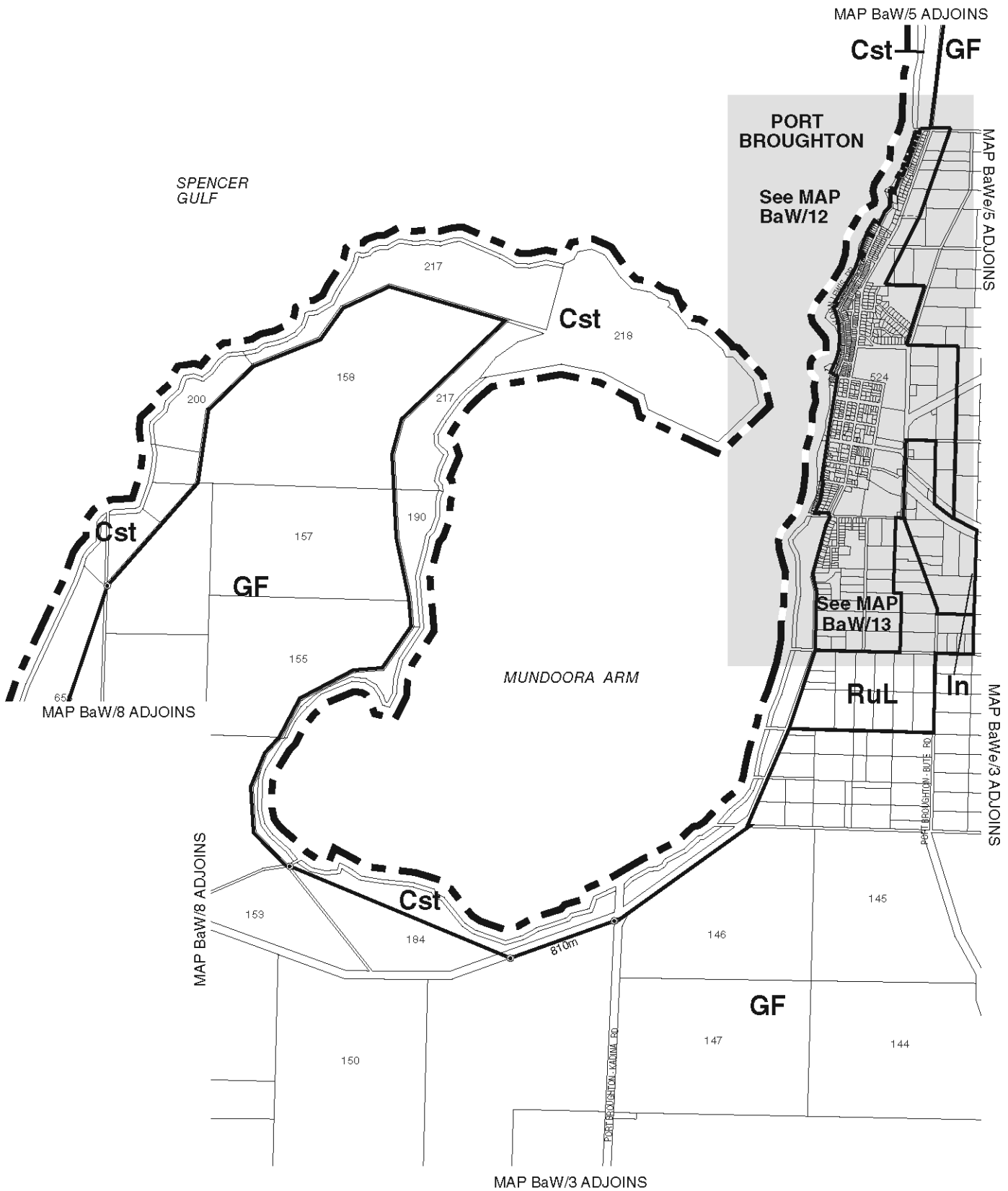
**BARUNGA WEST (DC)  
 ZONES  
 MAP BaW/5**



**Cst** Coastal  
**GF** General Farming

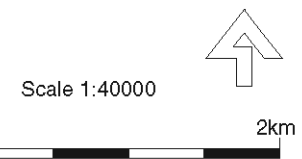
—— Zone Boundary  
 - - - - Development Plan Boundary

**BARUNGA WEST (DC)  
 ZONES  
 MAP BaW/6**

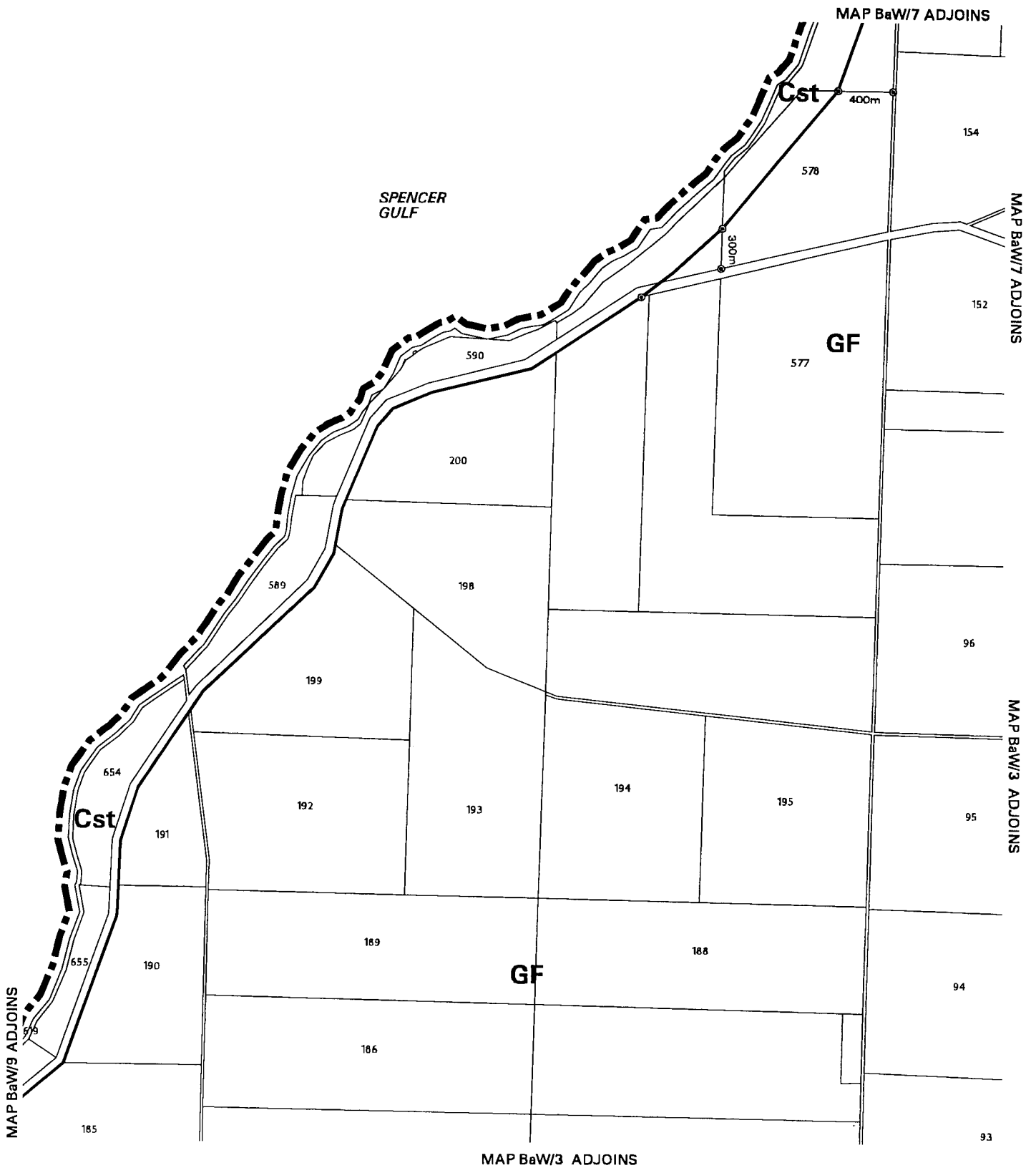


Cst Coastal  
 GF General Farming  
 RuL Rural Living  
 In Industry

— Zone Boundary  
 - - - Development Plan Boundary



# BARUNGA WEST (DC) ZONES MAP BaW/7



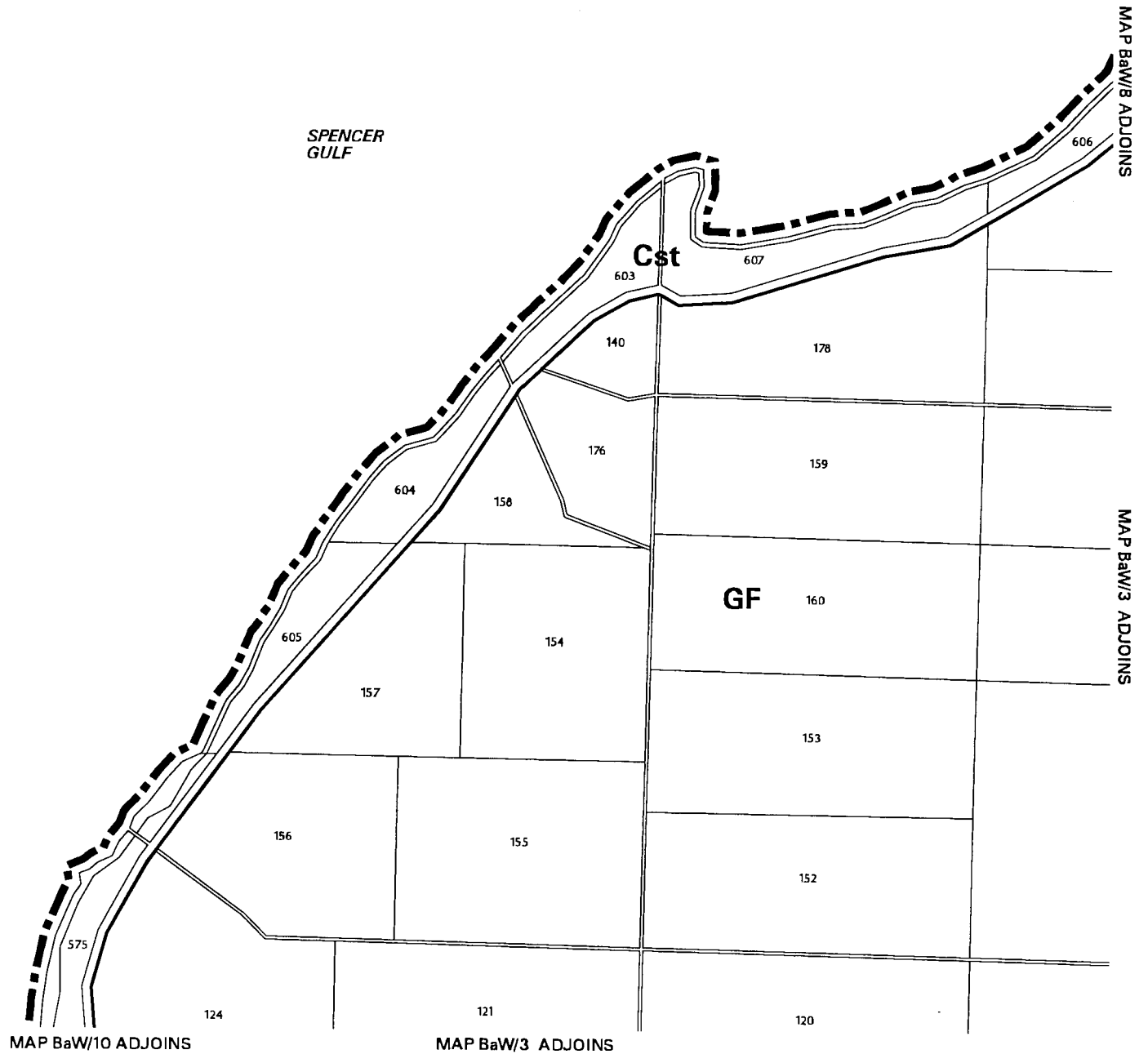
Cst Coastal  
 GF General Farming

— Zone Boundary  
 - - - Development Plan Boundary

Scale 1:40000



**BARUNGA WEST (DC)  
 ZONES  
 MAP BaW/8**



**Cst** Coastal  
**GF** General Farming

Scale 1:40000



**BARUNGA WEST (DC)  
 ZONES  
 MAP BaW/9**

— Zone Boundary  
 - - - - - Development Plan Boundary



MAP BaW/3 ADJOINS

MAP BaW/3 ADJOINS



**Cst** Coastal  
**GF** General Farming



Scale 1:30000

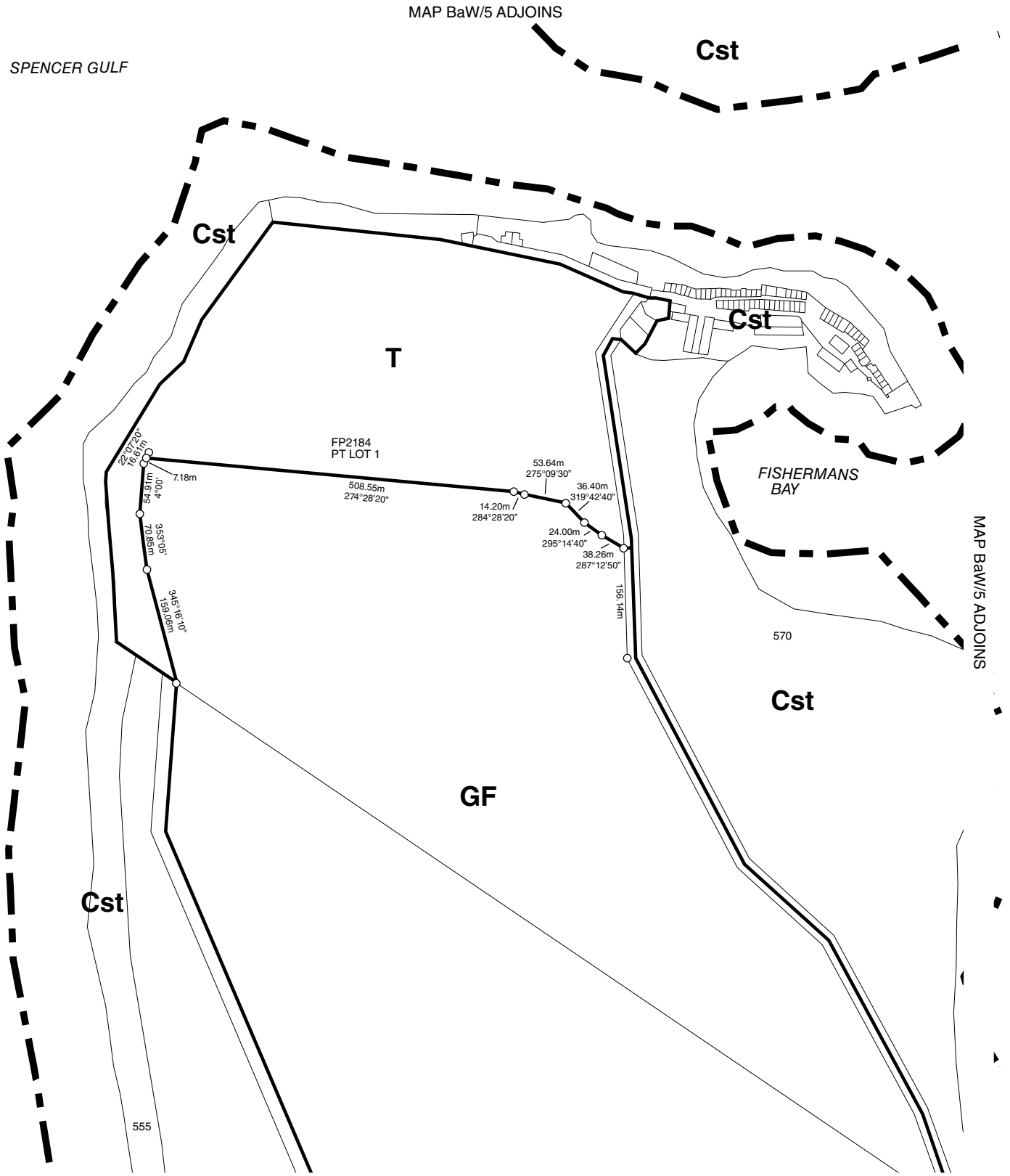


**BARUNGA WEST (DC)  
 ZONES  
 MAP BaW/10**

 Zone Boundary  
 Development Plan Boundary

SPENCER GULF

MAP BaW/5 ADJOINS



MAP BaW/5 ADJOINS

**FISHERMANS BAY**

- Cst Coastal
- GF General Farming
- T Township



Scale 1:7500



**BARUNGA WEST (DC)  
ZONES  
MAP BaW/11**

- Zone Boundary
- Development Plan Boundary

MAP BaW/7 ADJOINS

Cst

SPENCER GULF

Cst

R

374  
GF

373

372

150m

366

367

line

364

363

362

R

342

Cst

336

GF

335W

MAP BaW/7 ADJOINS

Cst

MAP BaW/7 ADJOINS

MAP BaW/13 ADJOINS

NOTE: For Policy Areas See MAP BaW/20

PORT BROUGHTON

- Cst Coastal
- Cu Community
- GF General Farming
- R Residential

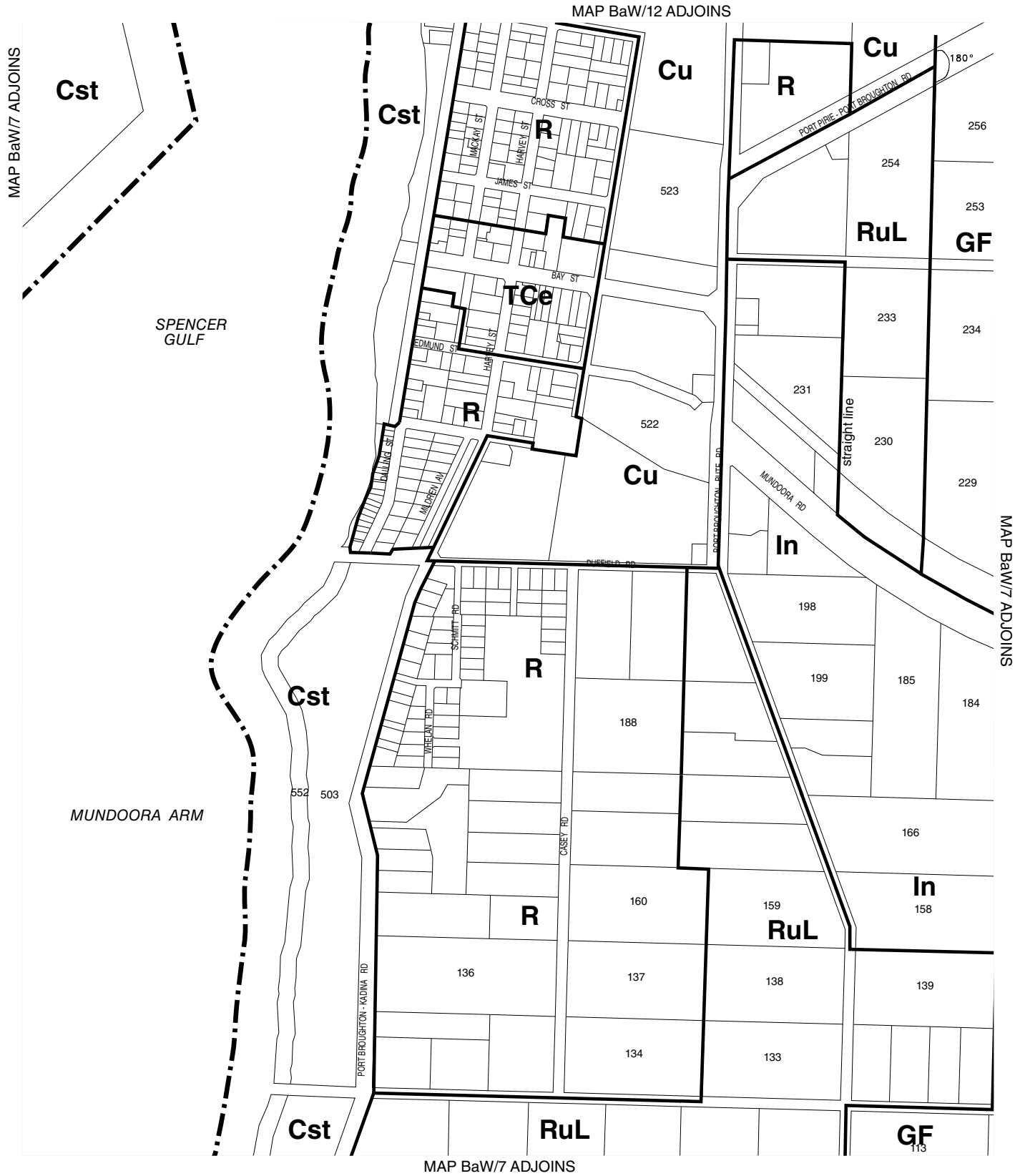


Scale 1:10000

0 500metres



BARUNGA WEST (DC)  
ZONES  
MAP BaW/12

- Zone Boundary
- - - Development Plan Boundary



**NOTE: For Policy Areas See MAP BaW/21**

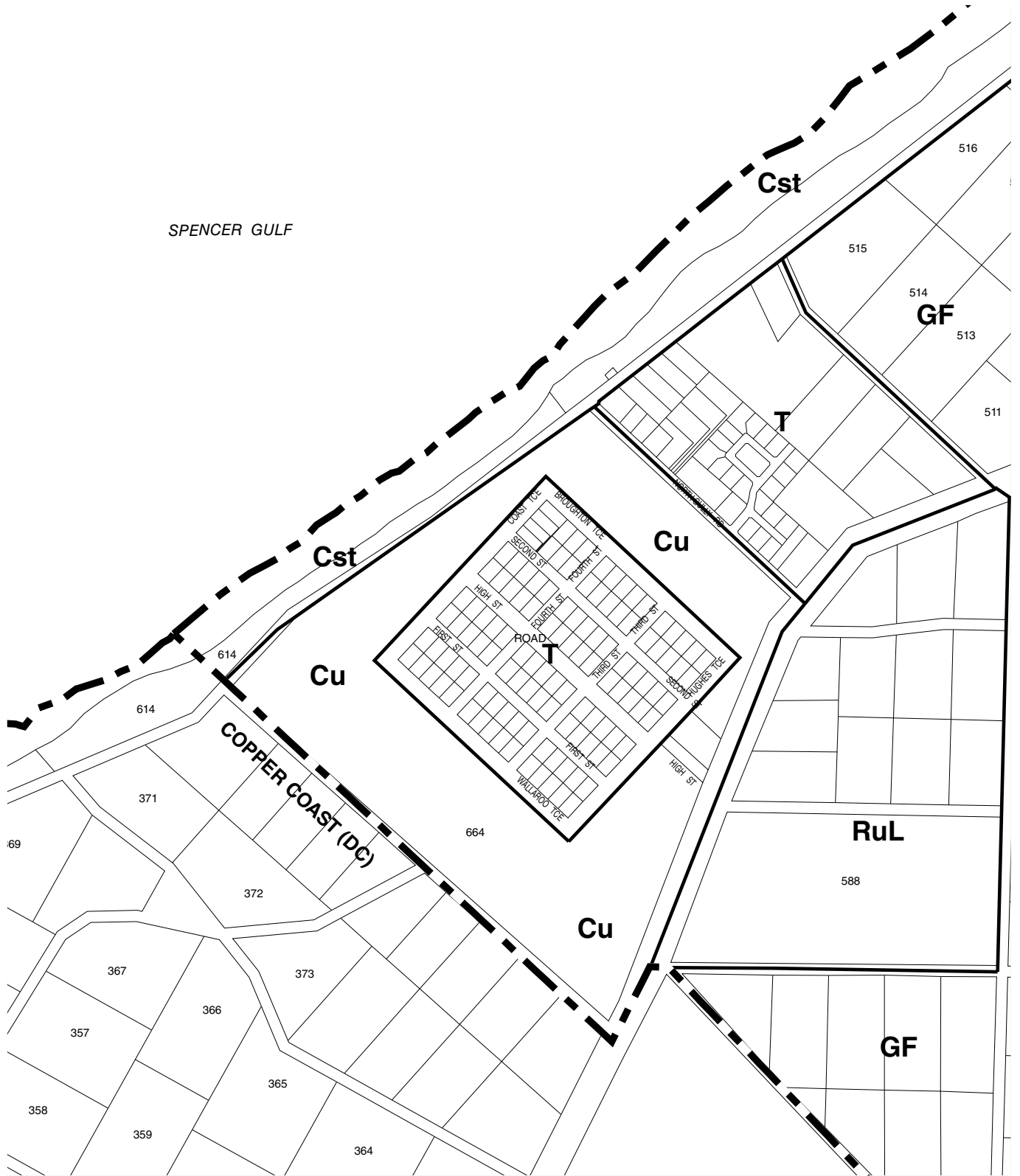
- PORT BROUGHTON**
- Cst Coastal
  - Cu Community
  - GF General Farming
  - In Industry
  - RuL Rural Living
  - TCe Town Centre
  - R Residential

-  Zone Boundary
-  Development Plan Boundary

Scale 1:10000



# BARUNGA WEST (DC) ZONES MAP BaW/13





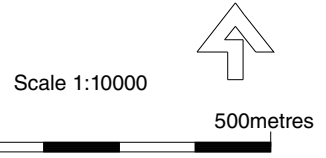
MAP BaW/10 ADJOINS

MAP BaW/10 ADJOINS

**TICKERA**

- Cst Coastal
- GF General Farming
- T Township
- Cu Community
- RuL Rural Living

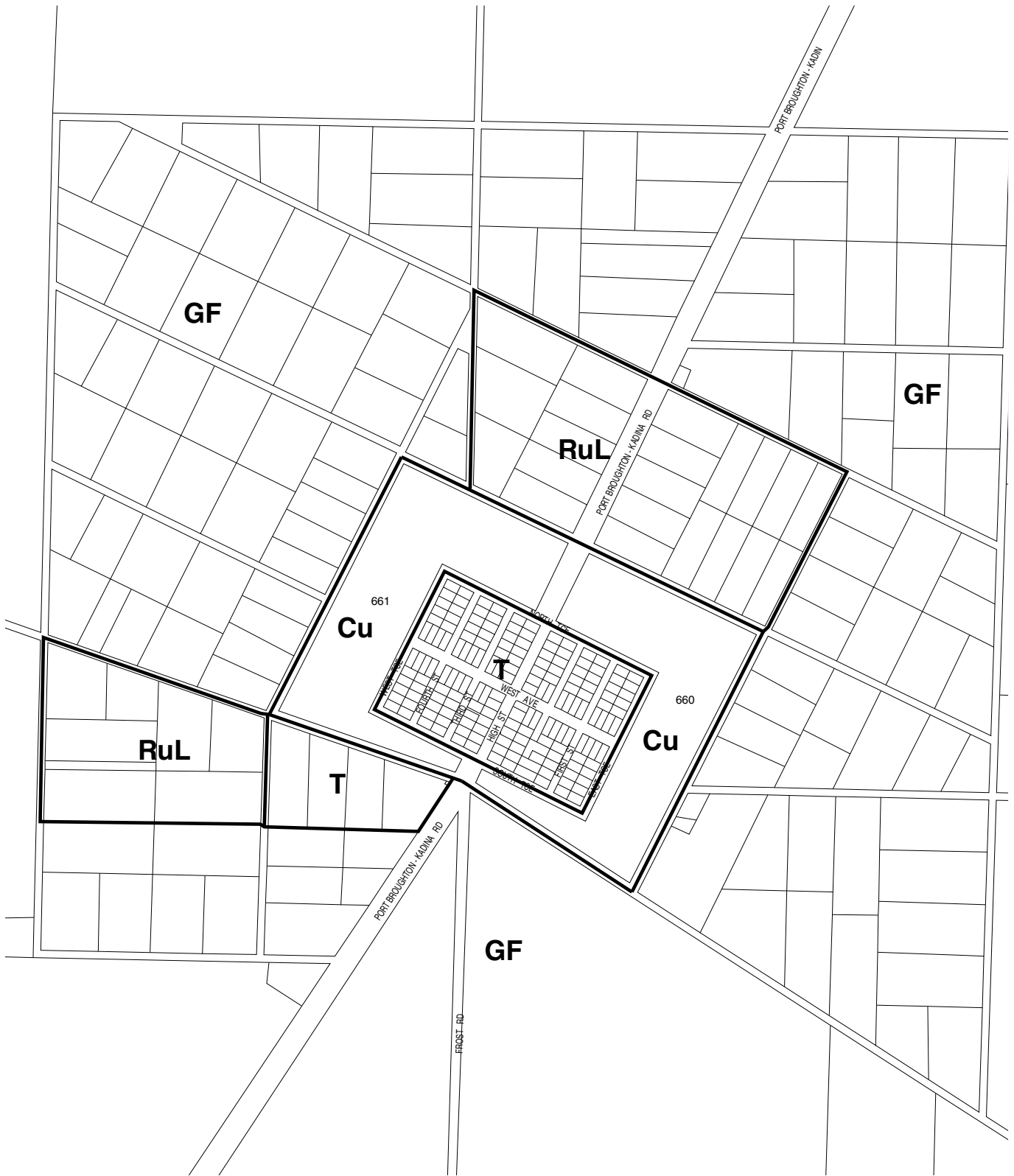
-  Zone Boundary
-  Development Plan Boundary



**BARUNGA WEST (DC)  
ZONES  
MAP BaW/14**

MAP BaW/3 ADJOINS

MAP BaW/3 ADJOINS



MAP BaW/3 ADJOINS

Scale 1:15000



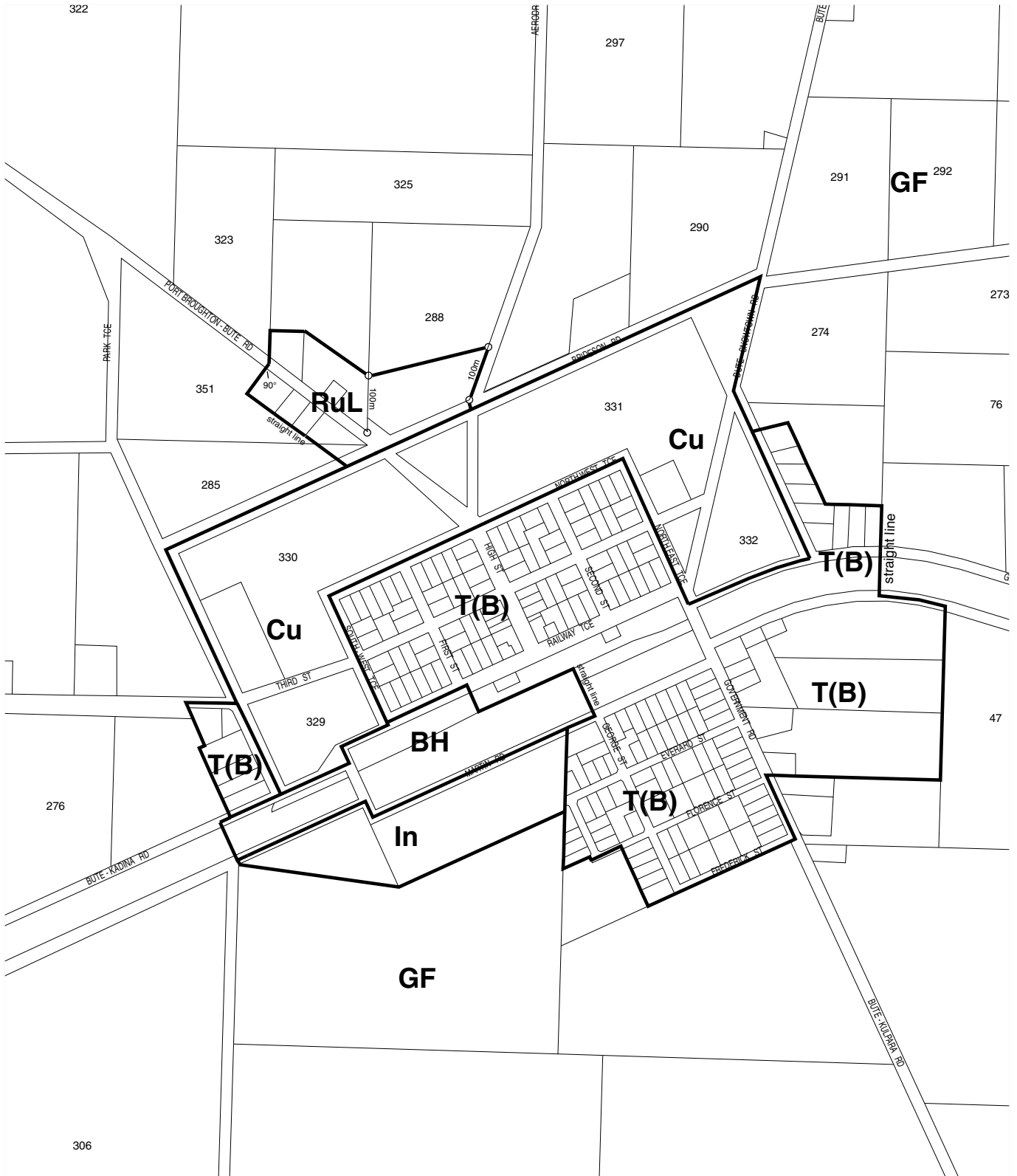
**ALFORD**

- T** Township
- Cu** Community
- GF** General Farming
- RuL** Rural Living
- Zone Boundary

**BARUNGA WEST (DC)**  
**ZONES**  
**MAP BaW/15**



MAP BaW/3 ADJOINS

MAP BaW/3 ADJOINS



**BUTE**

- T(B)** Town (Bute)
- Cu** Community
- RuL** Rural Living
- In** Industry
- BH** Bulk Handling
- GF** General Farming

-  Zone Boundary
-  Development Plan Boundary

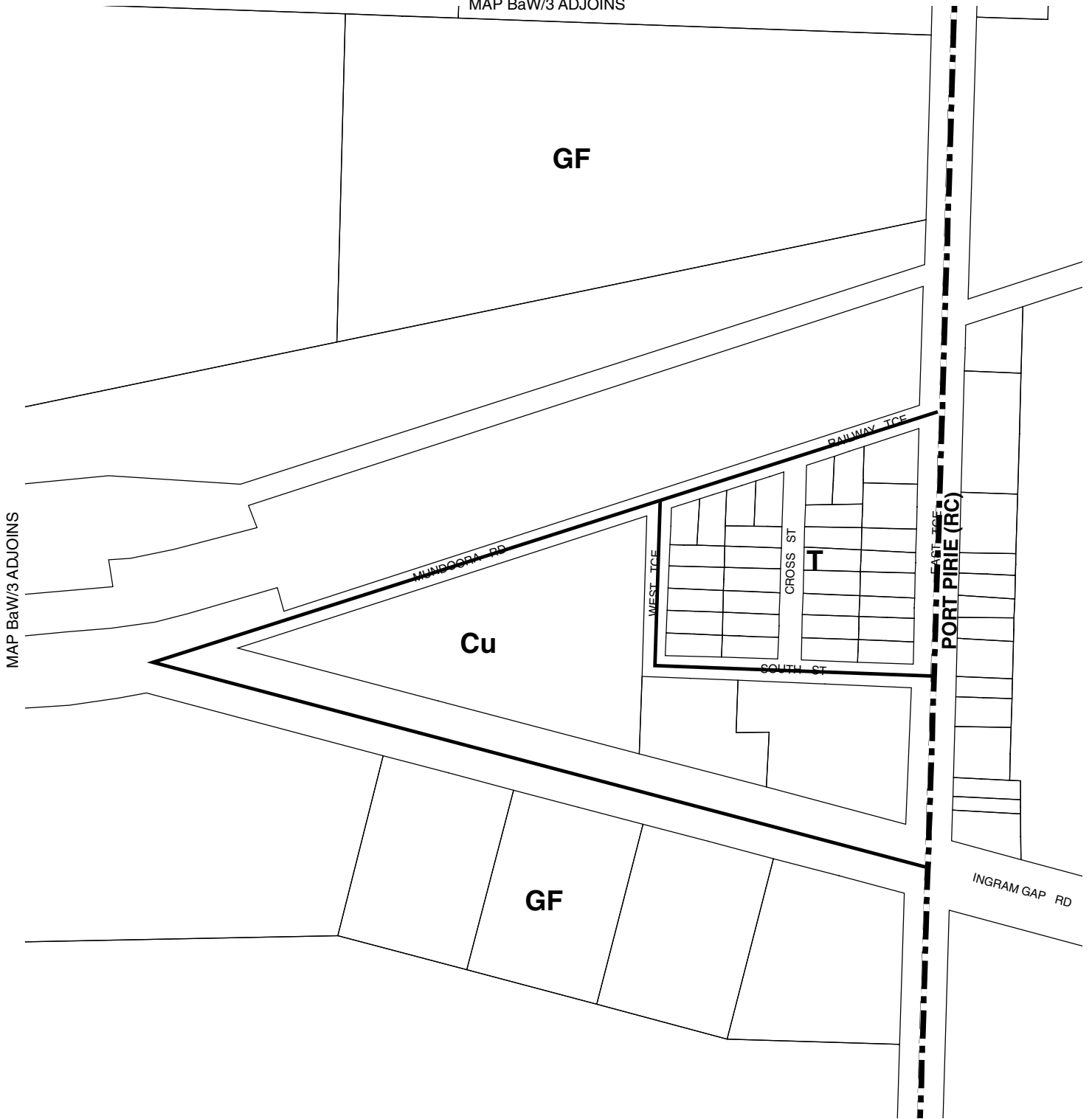


Scale 1:10000



**BARUNGA WEST (DC)  
ZONES  
MAP BaW/16**



MAP BaW/3 ADJOINS



MAP BaW/3 ADJOINS

**MUNDOORA**

- T Township
- Cu Community
- GF General Farming

-  Zone Boundary
-  Development Plan Boundary

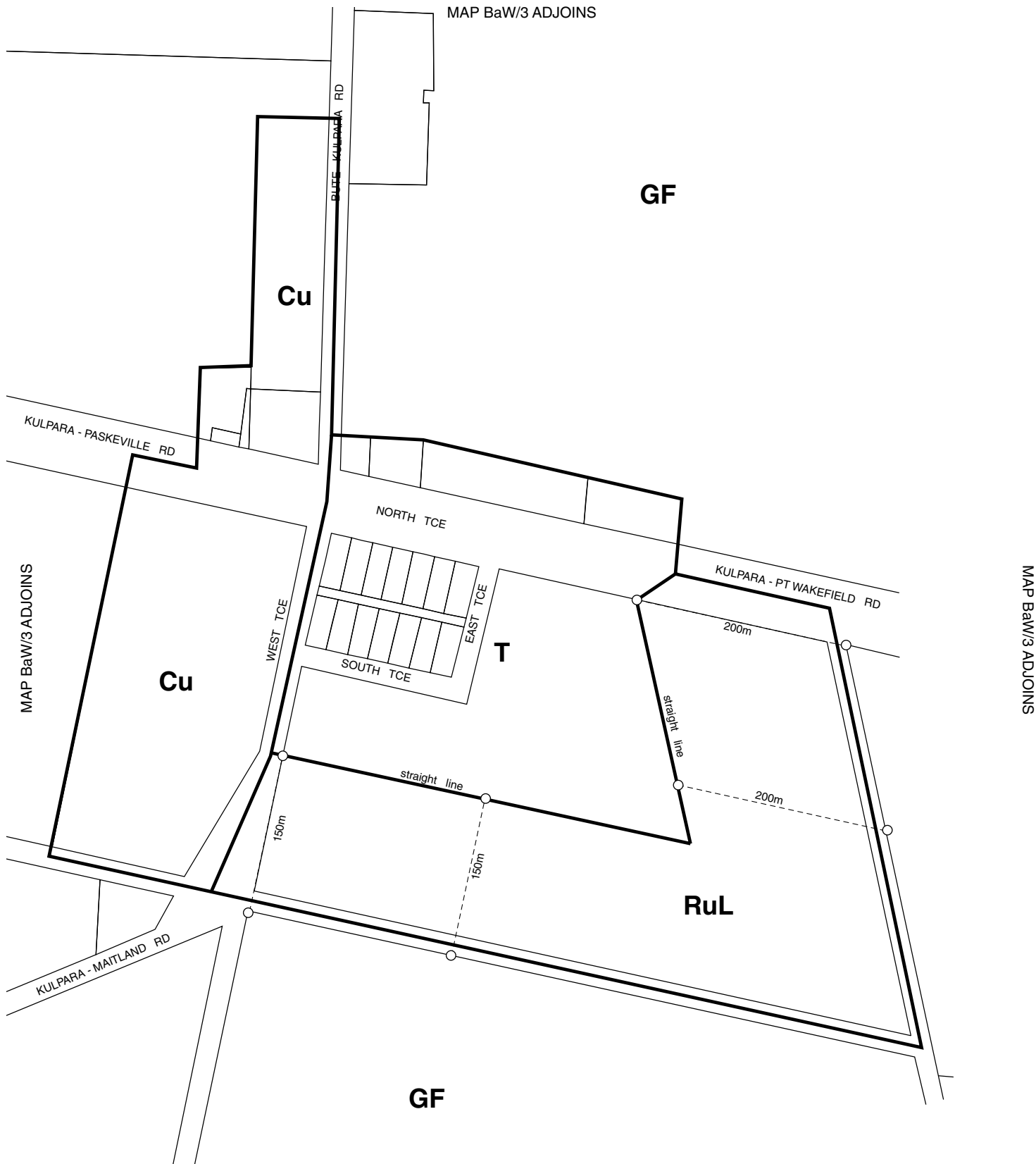


0 250metres





**BARUNGA WEST (DC)  
ZONES  
MAP BaW/17**

MAP BaW/3 ADJOINS



**KULPARA**

- T Township
- Cu Community
- GF General Farming
- RuL Rural Living

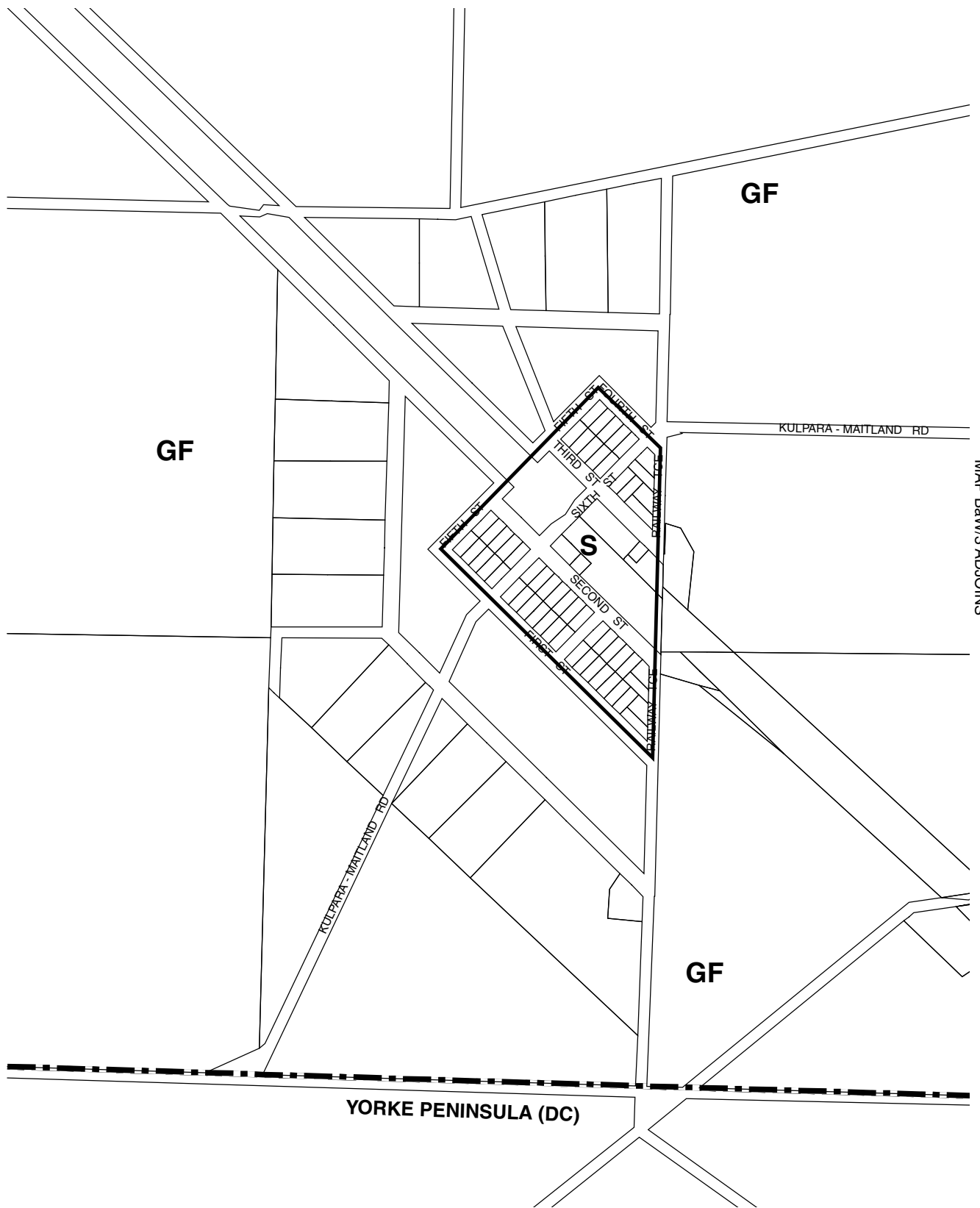
-  Zone Boundary
-  Development Plan Boundary



**BARUNGA WEST (DC)  
ZONES  
MAP BaW/18**

MAP BaW/3 ADJOINS

MAP BaW/3 ADJOINS



**MELTON**

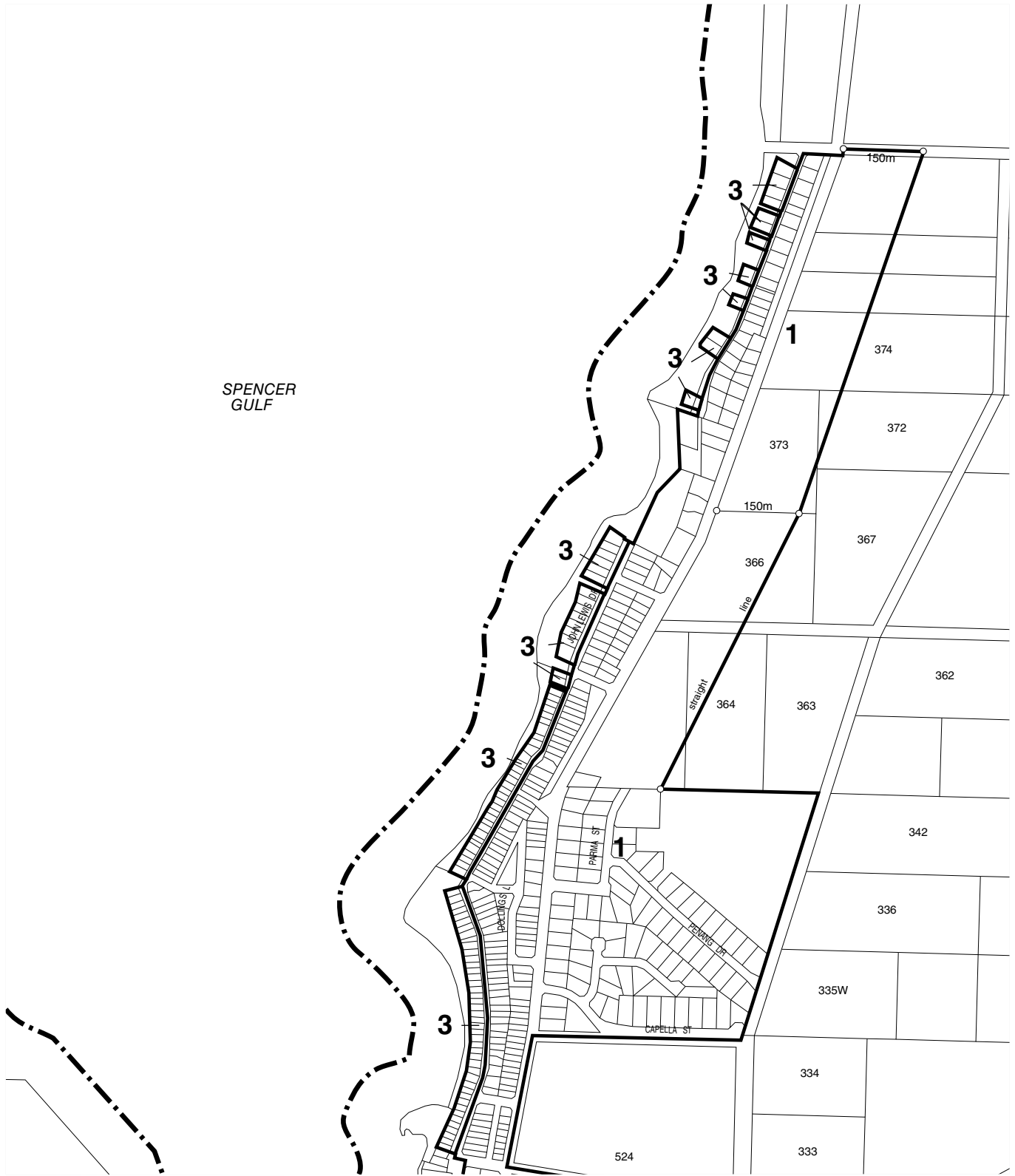
- S** Settlement
- GF** General Farming



0 500metres

**BARUNGA WEST (DC)  
ZONES  
MAP BaW/19**

- Zone Boundary
- Development Plan Boundary



MAP BaW/18 ADJOINS

**PORT BROUGHTON**

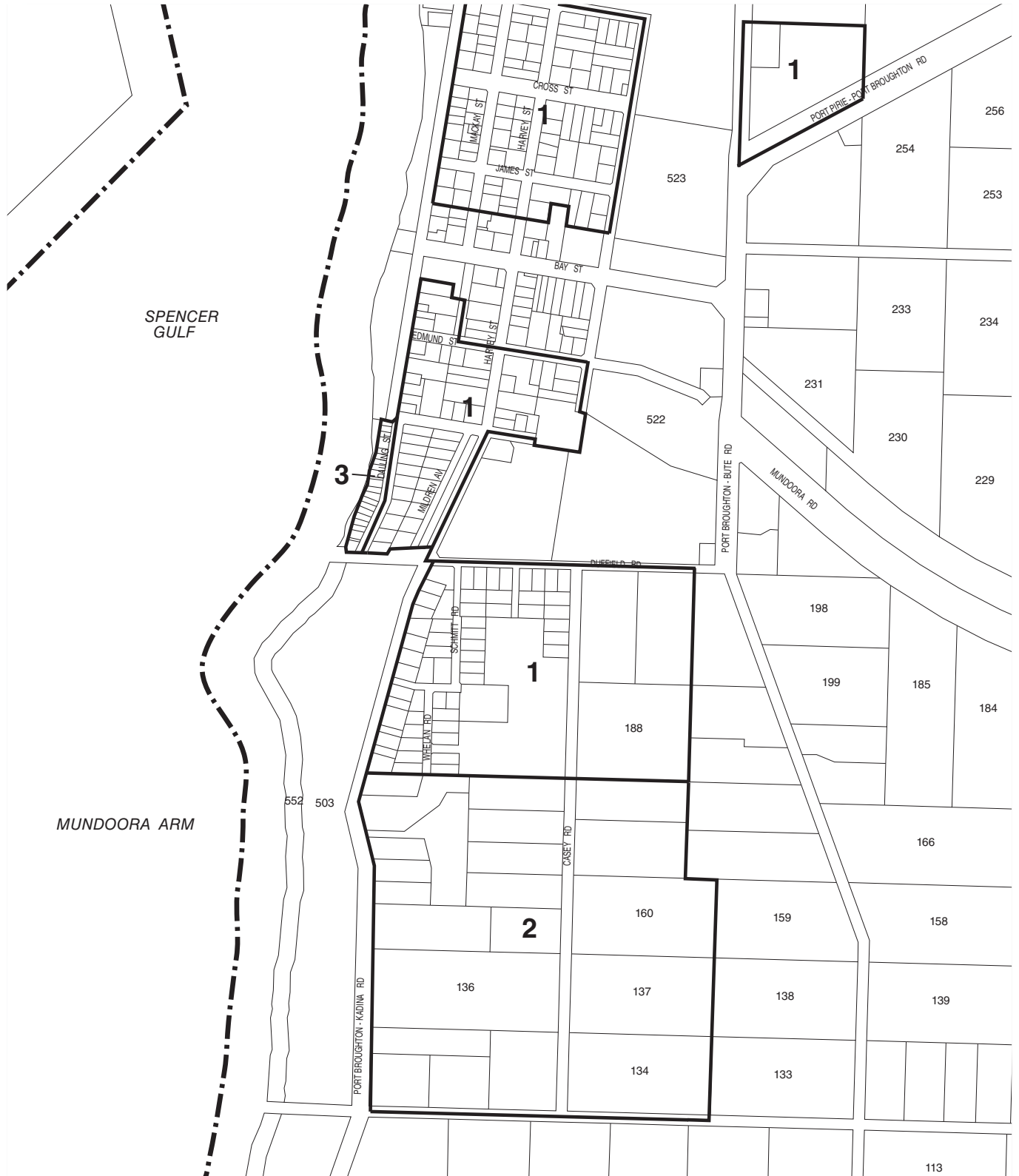
- 1 Residential Policy Area 1
- 3 Residential Policy Area 3

Scale 1:10000



**BARUNGA WEST (DC)  
POLICY AREAS  
MAP BaW/20**

- Policy Area Boundary
- Development Plan Boundary



**PORT BROUGHTON**

- 1 Residential Policy Area 1
- 2 Residential Policy Area 2
- 3 Residential Policy Area 3

Scale 1:10000



**BARUNGA WEST (DC)  
POLICY AREAS  
MAP BaW/21**

- Policy Area Boundary
- Development Plan Boundary