

Development Plan

Land Not Within a Council Area (Flinders)

Consolidated – 15 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

**Land Not Within a Council Area
(Flinders)**

The following table is a record of authorised amendments and their consolidation dates for the Land Not Within a Council Area (Flinders) Development Plan since the inception of the electronic Development Plan on 24 April 1997 for Country Development Plans. Further information on authorised amendments prior to this date may be researched through Department of Planning, Transport and Infrastructure or by viewing Gazette records.

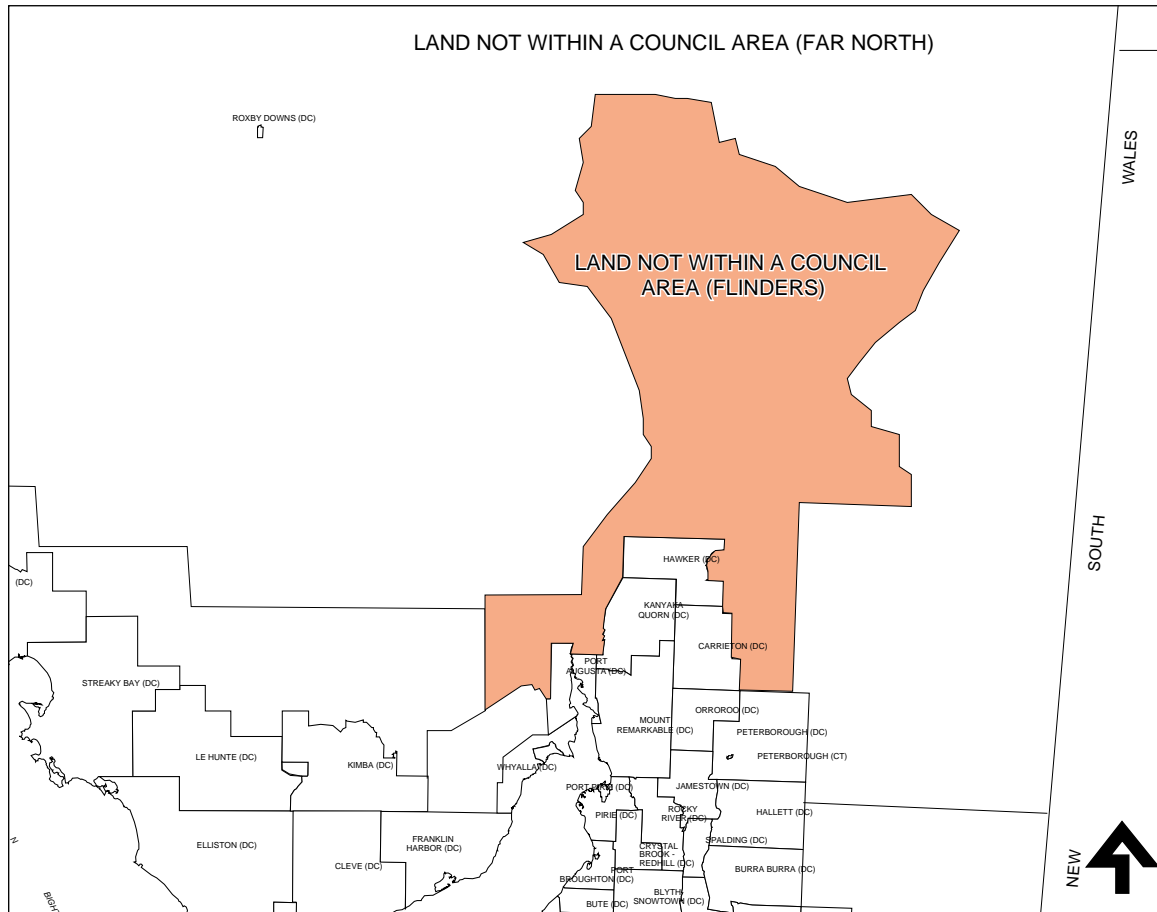
CONSOLIDATED	AMENDMENT – [Gazetted date]
24 April 1997	Section 29(2) Amendment (<i>Country and Outer Metro EDP</i>) – [24 April 1997]
28 August 1997	Statewide Marine Aquaculture and Offshore Development PAR (<i>Ministerial</i>) – [5 June 1997]
26 August 1999	Section 29(2) Amendment – [12 March 1998] Waste Disposal (Landfill) PAR (<i>Ministerial</i>) – [19 August 1999]
13 April 2000	Section 27(5) Amendment - Waste Disposal (Landfill) PAR (<i>Ministerial</i>) – [9 March 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) (<i>Ministerial</i>) – [31 August 2000]
22 November 2001	Telecommunications Facilities State-wide Policy Framework PAR (<i>Ministerial</i>) – [30 August 2001]
25 September 2003	Wind Farms PAR (<i>Ministerial</i>) – [24 July 2003]
15 March 2012	Statewide Wind Farms DPA (Interim) (<i>Ministerial</i>) – [19 October 2011]

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

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

Preface

The objectives and principles of development control that follow apply within the Land Not Within A Council Area (Flinders) Development Plan as shown below.



Location Map

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FLINDERS

Introduction

The following policies for Flinders South Australia apply across the area within the boundary of the Land not within a council area, Flinders, Development Plan.

Background

The Flinders Ranges are one of the most spectacular landscape regions in South Australia. They form an area of outstanding natural beauty, markedly different from other landscapes within the State, but similar in form to the arid ranges of central and north-west Australia. The Flinders Ranges have a national reputation as a major tourist attraction, and their potential value to the economy, in terms of money spent by visitors, is considerable.

The City of Port Augusta has always been the focal point of the region through its connection with early exploration, the export of wool and the construction of roads and railways in this part of the State.

The Flinders region has been settled since the earliest days of the colony, the land being used mainly for extensive sheep grazing and sporadic mining. The greater part of the rural land is held under perpetual and pastoral leases.

The region is rich in minerals and the potential value of new mining development is considerable, not only to the economy of the State, but also to the people of the area who may benefit from the services and facilities provided in modern mining communities.

Pastoralists, miners, tourists and conservationists are amongst those who have conflicting interests in the Flinders Ranges. Proposals for ensuring that the attractive features of the Ranges are preserved for the enjoyment of future generations must take into account the interests of the local residents, and exploration and mining companies, many of whom have substantial capital investments in the area.

Population growth in Port Augusta is dependent on its role as a transport terminal and regional service centre, on employment growth in Government departments, and enlargement of the activities of Australian National and the Electricity Trust of South Australia. Policies are based upon a future population of 19 000. However, in the event of a major industrial development the population could increase to approximately 22 000. (Note: Estimated resident population 1981 - 15 850 people).

Little change is expected in the number of persons, approximately 6000, who live permanently in that part of the Flinders region outside the City of Port Augusta. Possible losses in some areas could be compensated for by increases at places providing services for tourists and mining. Other than at Port Augusta, which is supplied from the Morgan to Whyalla pipeline, the scarcity of water will continue to be a restricting factor on development.

OBJECTIVES

The objectives that follow apply to the whole of Flinders (see City of Port Augusta Supplementary Development Plan Authorized 1 March 1990).

Form of Development

Objective 1: Orderly and economic development.

New housing, holiday accommodation and other urban development resulting from increased tourist activity in the towns and townships should be continuous 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: 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 and enables a town to function more efficiently. Access is safer and more convenient, land can be retained for industrial expansion, property values remain more stable and fewer difficulties arise due to incompatible development being intermixed, e.g. factories and houses. 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 3: The proper location of public and community facilities by the reservation of suitable land in advance of need.

The need for land to accommodate public facilities, such as roads, schools and recreation areas can be foreseen. The development plan provides the framework within which the best locations for such facilities can be determined. It is prudent to ensure that land required for public purposes should be available in the right place at the right time by reserving such land for future acquisition before it is used for other purposes.

Objective 4: Wind farms and ancillary development located in the Area, accepting that they may need to be sited in visually prominent locations to harvest the wind resource.

Wind farms and ancillary development are an envisaged form of development within parts of the 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: The re-development of localities which have a bad or unsatisfactory layout, or unhealthy or obsolete development.

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

Centres and Shops

Objective 6: Shopping, administrative, cultural, community, entertainment, educational, religious and recreational, facilities located in integrated centres.

Objective 7: Centres established and developed in accordance with a hierarchy based on function of each type of centre as appropriate for the region.

Objective 8: A hierarchy of centres located in centre zones.

Objectives 6, 7 and 8 apply to the grouping of facilities into centres and the location of those centres.

The grouping of a wide range of facilities in integrated centres will benefit the community by encouraging economic, and shared, use of facilities, providing a meeting place for communities, and encouraging ready access by both public and private transport.

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

Centres outside the area of metropolitan Adelaide are of the following types:

- (a) District Centre;
- (b) Neighbourhood Centre; and
- (c) Local Centre.

The degree to which the various facilities can be located within a centre will depend, among other things, upon the size of the centre, the specific policies relating to the centre, the implications of

competing centres for the population being served, and the characteristics of the population to be served. Each development proposal for a centre should be evaluated against that centre's, and other centres', defined roles in the centres hierarchy.

New development in centres should result in the expansion of the total range of retail goods and services available to the population to be served, have regard to the location and role of other existing and proposed centre zones, and be of a size and type which would not demonstrably lead to the physical deterioration of any existing centre zone, or designated shopping area.

The identification of each zone or area in a hierarchy of centres should be such as to:

- (a) cater for existing and future shopping and community needs;
- (b) provide a degree of choice in the location of centre facilities;
- (c) be safely and readily accessible to the population to be served, particularly by public transport (where appropriate), and obviate the need for unscheduled large-scale traffic and transport works;
- (d) have minimal adverse impacts on residential areas;
- (e) concentrate development on one side of a primary road, or one quadrant of a primary road intersection, and have minimal adverse impact on traffic movements on primary roads. Linear extension of centre zones, or areas, along primary and primary arterial roads is to be minimised;
- (f) reflect the potential to rehabilitate or extend existing centre zones, or areas, and make effective use of existing investment in public infrastructure, utilities and transport, with any costs involved being offset by benefits to the population being served;
- (g) be of a size and shape suitable for their functions, with car parking provided;
- (h) have regard to the maintenance of retail employment levels in the area; and
- (i) have regard to the degree to which existing centres satisfy the above objectives.

The development of new centres may be staged, and specific areas may be set aside for community and other non-retail uses, with the total integrated development producing a character desired for that particular centre.

Objective 9: District centres to include shopping facilities that provide mainly 'convenience' goods and a sufficient range of 'comparison' goods to serve the major weekly shopping trips, as well as a comparable range of other community facilities.

The size of a district centre and the range of facilities within it may vary throughout the region but should be related to the size and characteristics of the population it serves.

One district centre may function as a 'regional centre' with a commensurate increase in size and range of functions. The size of a district centre and the range of facilities within it should be related to the size and characteristics of the population it serves.

The following list indicates those facilities which are appropriate in a fully developed District Centre:

Ambulance Station	Library
Bank	Office (general, professional, governmental)
Child Minding/Child Care Centre	Park
Church	Personal Service Establishments
Cinema	Playing Fields
Civic Centre	Police Station
Club/Meeting Hall	Pre-school
Community Health Centre	Primary School

Commercial Development	Restaurant
Consulting Room	Secondary School
Day Care Centre	Service Station
Discount Department Store	Speciality Shop
Further Education	Special School
Hospital	Supermarket
Hotel/Tavern	Swimming Pool
Indoor Recreation Centre	

Objective 10: Neighbourhood centres to include shopping facilities that provide mainly 'convenience' goods to serve the day-to-day needs of the neighbourhood, and a limited range of more frequently required 'comparison' goods as well as a narrow range of facilities. There are not likely to be administrative facilities in neighbourhood centres.

The size of a neighbourhood centre and the range of facilities within it may vary within the region but it should be related to the size and characteristics of the population it serves.

The following list indicates those facilities which are appropriate in a fully developed Neighbourhood Centre:

Bank	Park
Branch Library	Personal Service Establishment
Child Minding/Child Care Centre	Playing Field
Church	Pre-school
Club/Meeting Hall	Primary School
Commercial Development	Restaurant
Community Welfare Local Office	Service Station
Consulting Room	Speciality Shop
Local Health Centre	Squash Court
Office (to serve nearby residents)	Supermarket

Objective 11: Local centres to include shopping and local community facilities to service the day-to-day needs of the local community.

Local centres on arterial, or primary, roads should comply with the same criteria as those for other centres.

Objective 12: Retailing, not consistent with facilities envisaged in a centre, located and operated so as not to adversely affect any designated centre, commercial, business or residential area and traffic movement on local, primary and primary arterial, roads.

The diversification of locations for retailing, which provides goods and services not compatible with the grouping of facilities envisaged for regional, district and neighbourhood centres, may be considered so long as the integrity of the centre hierarchy is not compromised and the development is compatible with land uses in the locality.

Retail development of this kind should be evaluated having regard to:

- (a) its locational and operational compatibility with existing shopping, business and commercial areas, including the nature of the goods and materials to be stocked, and the noise levels of vehicles and plant used on, and servicing, the site;
- (b) its effect on adjacent residential development;
- (c) the increased use of local and primary roads;
- (d) the adequacy of vehicular access and car parking; and
- (e) the maintenance of building and site development standards required for centres.

Movement of People and Goods

Objective 13: A road network of a standard that enables safe and comfortable travel between major centres and gives access to popular resorts.

Objective 14: The maintenance of the natural and scenic qualities of the region by having special regard to the location of roads and the accessibility they provide.

The roads shown on the Flinders Plan, [Fig LNWCA\(F\)/1](#) are classified as primary and secondary roads, and major and minor tourists roads.

The primary and secondary roads pass through areas of generally low environmental value. They form part of the State Highway network.

The major tourist roads pass through areas of medium environmental value. They give access to tourist destinations such as Wilpena, and provide for fast moving vehicles and for vehicles towing caravans. Major tourist roads should be located to take advantage of scenic vistas, be aligned in accordance with the form of the land and, if practicable, be sealed with material that harmonises with the landscape. Where these roads pass through areas of high environmental value, it may be necessary to adopt similar design considerations as for minor tourist roads.

Minor tourist roads, in general, pass through mountainous areas of high environmental value, such as the Parachiina Gorge. They may be narrow, undulating and winding, with limited sight distances. In such cases, design speeds should be kept low, and great care should be taken in the design and construction of any improvements, to avoid unnecessary disturbance of natural features such as vegetation, streams, cliffs and other landforms. If these features are of outstanding significance they should remain untouched.

Some of the minor tourist roads traverse mainly flat areas which do not appear to have immediately obvious environmental values. Although they are physically suited to the construction of long straight lengths of road it may be necessary to vary the alignment in order to avoid disturbance to the flow of streams, preserve the continuity of plant cover and facilitate the movement of stock and wildlife, if the roads are sealed, or gravelled, the material should, if possible, harmonise with the landscape.

Objective 15: The protection of the amenity and environment of the ranges by the management of recreation activities.

New road works should be located and constructed with regard to the desired intensity of recreation activity and the conservation of the natural environment. Small but numerous picnic areas are needed along scenic routes, with fire places and lay-bys for parking.

Strict control should be exercised over the movement of vehicles beyond designated road and tracks in order to diminish the nuisance caused to graziers and to lessen damage to vegetation. The increasing use of specialised vehicles such as four-wheel drive units, trail bikes and dune buggies, may become a major threat to nature conservation because they are not restricted to travelling on roads or tracks.

Part of the "Heysen Trail", a proposed walking and horse riding track linking Cape Jervis, south of Adelaide, to Mount Hopeless in the north-east of the region, should be established along the axis of the Flinders Ranges.

Objective 16: 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 instances it may be necessary in the interests of safety and the free flow of traffic to restrict access to or from a road.

Some kinds of development attract large numbers of vehicles which create traffic hazards and congestion on roads in the vicinity unless special provision is made to accommodate them. Off-street parking should be provided so that roads can provide for the safe and efficient flow of traffic.

Mining

Objective 17: The protection of the landscape from undue damage from prospecting, mining, quarrying, and similar extractive and associated manufacturing industries.

The permanent effect of mining operations on the appearance of the landscape should be considered before operations begin. It is important that prospecting, and mining and quarrying operations, be carefully planned to avoid unnecessary impairment of the landscape. Structures should be removed and the natural cover of land restored so far as possible after workings are finished.

At Leigh Creek the massive disturbance of the earth by open-cut mining will preclude the restoration of the land to its original state when mining operations are completed. However an attractive artificial landscape should be created using the cuts and dumps in conjunction with the diversion of streams and planting of vegetation to the best advantage.

Conservation

Objective 18: The conservation of the quality of the environment within the Flinders Ranges.

The greater portion of the Flinders Ranges has high scenic value and there are specific localities which are particularly outstanding. It is important that the natural character of these areas be conserved as part of Australia's heritage and all development and activities-whether tourist, recreational, mining or pastoral-should be subordinated to this aim.

The Flinders Plan, [Fig LNWCA\(F\)/1](#) shows two classes of environmental area, Class A and Class B.

Land in the Environmental Area Class A is of a particular significance. It includes Alligator Gorge, Mount Brown, Devils Peak, Dutchmans Stern, Mount Arden and Wyacca Bluff, Elder Range, Chace and Druid Ranges, the Heysen and A.B.C. Ranges, the Bunkers Range, Patawarta Hill-Mount Hack, Iron Range, Chambers Gorge, the Gammon Ranges, Mount Painter-Freering Heights and areas towards the north end of the Flinders Ranges.

Land in the Environmental Area Class B is continuous along the axis of the Flinders Ranges, with some outlying areas. The land constitutes the immediate foreground of the most prominent ranges and contains many features of outstanding natural beauty.

Objective 19: The conservation, preservation and enhancement, of scenically attractive areas, including land adjoining water or 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 landscape of the Flinders Ranges and the shores of Spencer Gulf are examples of areas of visual significance worthy of protection against unsightly development and mismanagement.

Objective 20: The preservation of trees of historical, ecological, or particular visual, significance.

Vegetation is an important factor in the scenic beauty of the ranges. Massive red gums line the watercourses and in the spring, the vivid colours of wildflowers contrast with the sombre stands of native pines.

It should be recognised that when stands of native plants are destroyed in this semi-arid region they cannot be regenerated. The ranges have an extensive cover of savanna woodland which is mainly Callitris (Native Pine) but also includes various Eucalypts. The existing stands are generally semi or fully mature and contain dead specimens. Seedlings that appear after rain are eaten mainly by sheep and goats but also by rabbits. Unless effective measures are taken to regenerate the vegetation which grows very slowly these plant communities will be lost on the death of the existing trees.

Red gums which line watercourses on the plains surrounding the ranges provide shade for stock and relieve the otherwise monotonous appearance of the landscape. Roadside vegetation should be retained as far as possible.

In addition to preserving existing native vegetation attention should also be given to creating conditions for its regeneration.

Trees enhance the appearance of towns in this semi-arid region and provide welcome shade during hot summer months. If it is necessary to fell such trees, replanting should proceed.

Objective 21: The preservation of buildings or sites of architectural, historical or scientific interest.

In addition to buildings or sites of architectural or historic interest, such as the Kanyaka homestead, there are also sites of geological interest and areas of outstanding natural beauty. Their preservation is necessary to provide historic links with the past and for scientific study. Preservation could result in substantial economic benefits from tourism.

There are at least 100 sites within the region which contain aboriginal relics. The Flinders Ranges are particularly noteworthy for the number of rock-carvings present, while the surrounding plains include many camping and ceremonial grounds. Many sites are in accessible areas and are being desecrated by vandals and should, therefore, be protected. These localities include Mount Chambers Gorge, the Yourambulla Caves, Sacred Canyon, Edeowie Station and Parachilna Gorge.

Examples of scientific sites are the Ediacara fossil area and the Corunna area north of Iron Knob.

Objective 22: The retention of environmentally significant areas of native vegetation.

Objective 23: The retention of native vegetation where clearance is likely to lead to problems of soil erosion, soil slip and soil salinization, flooding, or a deterioration in the quality of surface waters.

Objective 24: The retention of native vegetation for amenity purposes, for livestock shade and shelter, and for the movement of native wildlife.

Open Space

Objective 25: The conservation and preservation of flora, fauna and scenery and the creation of recreation areas by establishing parks and reserves.

The influence of man, sheep, goats and rabbits, over the past century has grossly changed the wildlife habitat and many species have become rare or extinct. However, the now uncommon yellow footed rock wallaby which is generally confined to the ranges, has survived and may be found in remote localities such as the Dutchmans Stern area. Red kangaroos, euros, emus and other birds, have largely adapted to the new environment and may be seen throughout the area.

Sanctuaries should be provided to assist in the conservation of the yellow footed rock wallaby. Goats are a serious threat to the yellow footed rock wallaby because they prefer the same habitat and compete directly for food. Some action to control goats is required. The conservation of other animal species should present little problem in a properly managed environment.

Wherever appropriate, unallotted Crown Lands or those which are no longer required for the original purpose should not be alienated but dedicated for conservation or recreational purposes.

Appearance of Land and Buildings

Objective 26: The amenity of localities not impaired by the appearance of land, buildings and objects, 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.

Derelict buildings, untidy commercial sites and abandoned structures should not mar the appearance of an area.

The rapid rise in the numbers of visitors to the region has brought about an increase in the amount of litter disfiguring the landscape. Steps should be taken to collect and dispose of this litter.

In areas of high scenic value, electric supply and telecommunications structures should be so sited and designed to preserve the attractiveness of such areas, 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.

Rural Development

Objective 27: The retention of rural areas for agricultural and pastoral purposes and the maintenance of the natural character and rural beauty of such areas, 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.

Rural land not included in the Class A or Class B environmental areas ([Fig LNWCA\(F\)/1](#)) includes the generally flat land of low scenic value on either side of the Flinders Ranges and the relatively low uplands in the north-west portion of the ranges.

This land is used primarily for pastoral purposes, north of Quorn, and mixed grazing and cropping, to the south. Much of the land is semi-arid or marginal and grazing and cultivation should be carefully managed to prevent degradation of vegetation and soil.

Urban development and development associated with tourism should be concentrated in townships and settlements, the preservation of the rural character being the paramount consideration.

Country Townships

Objective 28: Development of an urban character contained in country townships.

Several country townships are identified on the Flinders Plan, [Fig LNWCA\(F\)/1](#). As tourist traffic increases there will be a demand for the development of motels, holiday houses, fully equipped caravan parks, petrol service stations, cafeterias and kindred structures. Development of this kind should occur in country townships.

Outdoor Advertisements

Objective 29: An urban environment and rural landscape not disfigured by advertisements.

Objective 30: Advertisements in retail, commercial and industrial urban areas, and centre zones, designed to enhance the appearance of those areas.

Objective 31: Advertisements not hazardous to any person.

Coastal Areas

The regional coastal policies that follow set a framework for the preparation of council-wide objectives and principles of control for development which could affect coastal areas or could be affected by coastal processes.

These objectives apply to all coastal areas excluding off-shore islands. Beaches, sand dunes, cliffs, wetlands, nearshore waters and lands that form part of the coastal landscape, and ecosystems are included. It is not intended to include the whole of coastal catchments.

The policies include objectives and principles to manage Hazard Risk in coastal areas which may be affected by sea level rise, erosion or other hazards common to coastal areas. They provide a framework for the local policies within specific coastal zones or other zones which may be affected by coastal processes.

It is envisaged that specific policies and zones based on a detailed analysis of each coastal area and its hinterland and the coastal processes which affect it.

Objective 32: Sustain or enhance the natural coastal environment in South Australia.

The 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. Development a considerable distance from the coast (mainland or island) can affect all these areas if it influences the environment, general character and amenity of the coastal area or interferes with coastal processes such as erosion, tide and storm flooding or sand drift.

Much of the coast is subjected to the forces of waves, tides and sea-currents, particularly during storms. 'Soft' coasts develop a balance between the sea and the land which changes with the seasons, a so called dynamic equilibrium. For example, beach and sand dunes built-up during months of relative calm will be eroded during stormy seasons, only to be built-up again after the storms have passed. As well, wave action and currents are continually moving sand along the shore, often resulting in a net drift of material in one direction. Development can either directly or indirectly, interfere with these processes for example by changing surface and groundwater flows, and result in permanent loss of beach and dunes.

Not only may the shore environment be degraded and the amenity and recreation use of the beach be lost, but the development which caused the problem may become at risk. Even though there are policies to avoid public funding for protection of private development, public costs are often incurred on emergency works and protection of affected public land. The protection measures themselves (sea walls) often cause further loss of the beach and detract from public enjoyment of the coast.

In other areas coastal processes may be naturally eroding soft cliffs. Development located too close to such cliffs is not only at risk but could aggravate the erosion through increased stormwater run-off if it is of poor design.

Objective 33: Preserve and manage the environmentally important features of coastal areas, including mangroves, wetlands, dune areas, stands of native vegetation, wildlife habitats and estuarine areas.

The interface between sea and land is a very active area for the movement of water and sand or other matter. It is usually very rich in plants and animals, both marine and terrestrial and is an important breeding ground for many species. Such a biologically diverse environment is important in sustaining the biological resource base, particularly of the sea. Areas of conservation significance should be protected from development and zoned accordingly. If necessary the conservation effectiveness of coastal areas can be enhanced by linking them to other natural environments with linear parks.

The area and shape of allotments can be important for facilitating the management of environmentally sensitive areas and minimising the impact of development on them. Linear features such as dunes and lagoons are best managed when they have a single owner. Conservation reserves are best protected when abutting land is not closely divided.

The coast is continually at risk of being badly polluted as it is at the receiving end of land drainage systems. Experience has shown that this poses a significant risk to marine life and sea-food resources. Land based animals and people who eat contaminated sea-food also suffer. Wetlands, which are often found behind sand dunes, and tidal flats not only provide a rich wildlife habitat, and are known to be a valuable natural treatment area for organic matter carried by rivers.

Objective 34: Preserve sites of heritage, cultural, scientific, environmental, educational or landscape importance, accepting that wind farms and ancillary development may need to be located within landscape areas or areas of scenic amenity and that the visual impact of the development will need to be managed.

Coastal areas often include sites of aboriginal heritage and were usually those first settled by the nineteenth century immigrants. Seacliffs can provide valuable geological exposures and beaches are often a source of rich and varied biological material which is important for scientific research and education.

The landscape value of the coast is important to both beach-users and people on the sea. Even somewhat distant backdrops to the coast can affect the amenity. Policies for land clearly visible from the beach or near shore waters should reflect this.

Objective 35: Maintain and improve public access to the coast in keeping with other objectives.

Since the first surveys the South Australian coast has been seen as a public resource for the enjoyment of all. It is important that public access to the coast, particularly to beaches, is maintained and improved in a way that is consistent with the other objectives. It is essential that development does not preclude or restrict public access along the coast and that conservation and public reserves are not damaged or alienated by the location or design of abutting development. Where necessary, areas important to public recreation in coastal areas should be zoned accordingly. Unless capable of a dual purpose, conservation reserves should not be used for public access purposes, nor should they be regarded as expendable erosion protection areas.

Spur roads to the coast and lookouts are favoured over esplanades as they usually have less impact on coastal environment. In environmentally suitable parts of coastal areas away from the coast, it may be possible to use loop roads to allow visitors to arrive and depart by different routes.

Objective 36: Development which recognises and allows for hazards to coastal development such as inundation by storm tides 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.

The most common situation in coastal areas is subsidence. Rates of subsidence are significant in some places, especially in low-lying areas where soft sediments may still be compacting. This should be taken into account when estimating the probable changes in relative sea level in a locality over the life of a development. Possible effects of climate change should also be considered. The allowance that should be made for climate change is discussed below.

If the coast is retreating, the foreshore, dunes, and wetlands contained in any coastal reserve could retreat also, unless they are prevented by natural or man-made features. Hence any erosion buffer should be additional to the coastal reserve.

Unstable sand dunes, land in the path of mobile dunes or close to soft erodible cliffs are also likely to be unsuitable for development.

Objective 37: Developers bearing the costs 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, subject to inundation by storm tides or stormwater should not be zoned or developed for urban/tourist development unless environmentally sound mitigation and protection works are formally and securely guaranteed by the council or the proponents of development.

Erosion mitigation works should only be considered in those instances where:

- (a) a buffer cannot be provided;
- (b) the works will not have an adverse effect on adjacent coastal areas and processes; and
- (c) the works are guaranteed by the council or the proponent.

The storm tide, stormwater and erosion protection requirements need to be based on an anticipated sea level rise due to global warming of 0.3 metres between 1991 and 2050. Development should also be capable of being protected against a further sea level rise, and associated erosion, of 0.7 metres between 2050 and 2100. This rise is based on the historic and currently observed rate of sea level rise for South Australia with an allowance for the nationally agreed most-likely predicted additional rise due to global climate change.

Applications for the development of land which is at risk from storm surge and stormwater flooding or erosion should contain:

- (a) sufficient technical information to demonstrate that the proposed development will be protected from flooding or erosion; and
- (b) the design of any coastal protection measures which are to be included and an assessment of the effect of such measures on the beach and adjacent coast.
- (c) evidence, where appropriate, of financial guarantees or other arrangements to ensure that all future costs (including storm damage, future protection, environmental restoration and site restoration in the event of non-completion) will either be met by the developer or future owners, or have been accepted as a future commitment by a local council or other appropriate agency.

Objective 38: Protect the physical and economic resources of the coast from inappropriate development.

The need for, and opportunities for, location-specific developments such as harbours, jetties and marinas, mining, the harvesting of salt and fish or shell-fish farming (aquaculture) which all have particular physical and/or biological requirements, should be assessed before introducing policies or zonings which would prevent or inhibit such development. There also may be unique features of particular attraction for tourists which require special consideration.

Objective 39: Locate all housing, including holiday houses, tourist accommodation, marinas and rural living located on land zoned for that purpose and for it to be environmentally acceptable and consistent with orderly and economic development.

It is important that the coastal policies for each council area clearly identify those areas where urban, rural living, tourist and marina developments could be located and that all dwellings, accommodation and land division for these purposes should be located within those identified areas.

The location and size of zones set aside for such development should be based upon the achievement of the environmental, conservation, amenity and hazard-risk objectives for coastal areas. This means that generally the number of such zones should be limited, the shape of zones equidimensional, not linear, and the policies should ensure compact, orderly development.

Many areas of the South Australian coast are remote from existing community services and infrastructure. A frequent problem is the provision of adequate water supplies for permanent settlements.

Provision of an excessive number of zones or excessive area of zones would be likely to result in scattered development. To service them with public utilities and community facilities would be costly. It would also detract from the achievement of the other objectives for the coast. While adequate and appropriate land is zoned for development, remaining land, even if considered environmentally suitable for development should be retained in its natural state or in commercial farming use (not rural living) until existing development zones are almost fully developed.

Objective 40: To re-develop and redesign unsatisfactory coastal living areas which do not satisfy environmental, health or public access standards for coastal areas.

There are numerous urban coastal settlements which have been developed without due regard given to flooding, erosion, public access or environmental requirements. Such areas should only be developed further if they are within a zone of predominantly urban character and satisfy the coastal development policies. Development in unsuitable locations, including holiday houses on public foreshores, may need to be moved to alternative sites in due course.

PRINCIPLES OF DEVELOPMENT CONTROL

Centres and Shops

1 Shopping development should be located as follows:

- (a) A shop, or group of shops, with a gross leasable area greater than 450 square metres should be located in a business, centre, or shopping zone, or area.

- (b) A shop or group of shops with a gross leasable area of 450 square metres or less should not be located on a primary road unless located in a business, centre, or shopping zone, or area.
- (c) A shop or group of shops with a gross leasable area of 450 square metres or less located outside a business, centre, or shopping zone, or area, should:
 - (i) not hinder the development or function of any business, centre, or shopping zone, or area; and
 - (ii) conform to the design, access, and car parking requirements, for business, centre and shopping zones, or areas, set out in principles of development control numbered 2, 3 and 4 below.

2 Business, centre, and shopping zones, or areas, should meet the following criteria:

- (a) Their location and assigned role in the hierarchy of designated centres are designated centre zones, or areas.
- (b) The need to integrate facilities in the zone, or area.
- (c) The need for any future expansion of the zone, or area, as a whole.
- (d) Multiple use of facilities and sharing of utility spaces.
- (e) Attractive development, with a unified design of buildings and a close relationship between shops, in a lively setting.
- (f) Materials compatible with the natural features of the site and adjacent development.
- (g) Acceptable microclimatic conditions and degree of exposure in designing and orienting buildings, and locating open space and parking areas.
- (h) Development and operation of facilities within a zone, or area, compatible with adjoining areas. This should be promoted through landscaping, screen walls, centre orientation, location of access ways, buffer strips and transitional use areas.
- (i) Signs designed in scale with the amenity of the area, and carefully located. Illumination from signs or floodlights should not spill over to adjacent areas.
- (j) Access and parking for residential areas located with centres separate from the access and car parking areas serving the other centre facilities.
- (k) Integration of public transport requirements, where appropriate.

3 Provision for the movement of people and goods within business, centre, and shopping zones, or areas, should comply with the following:

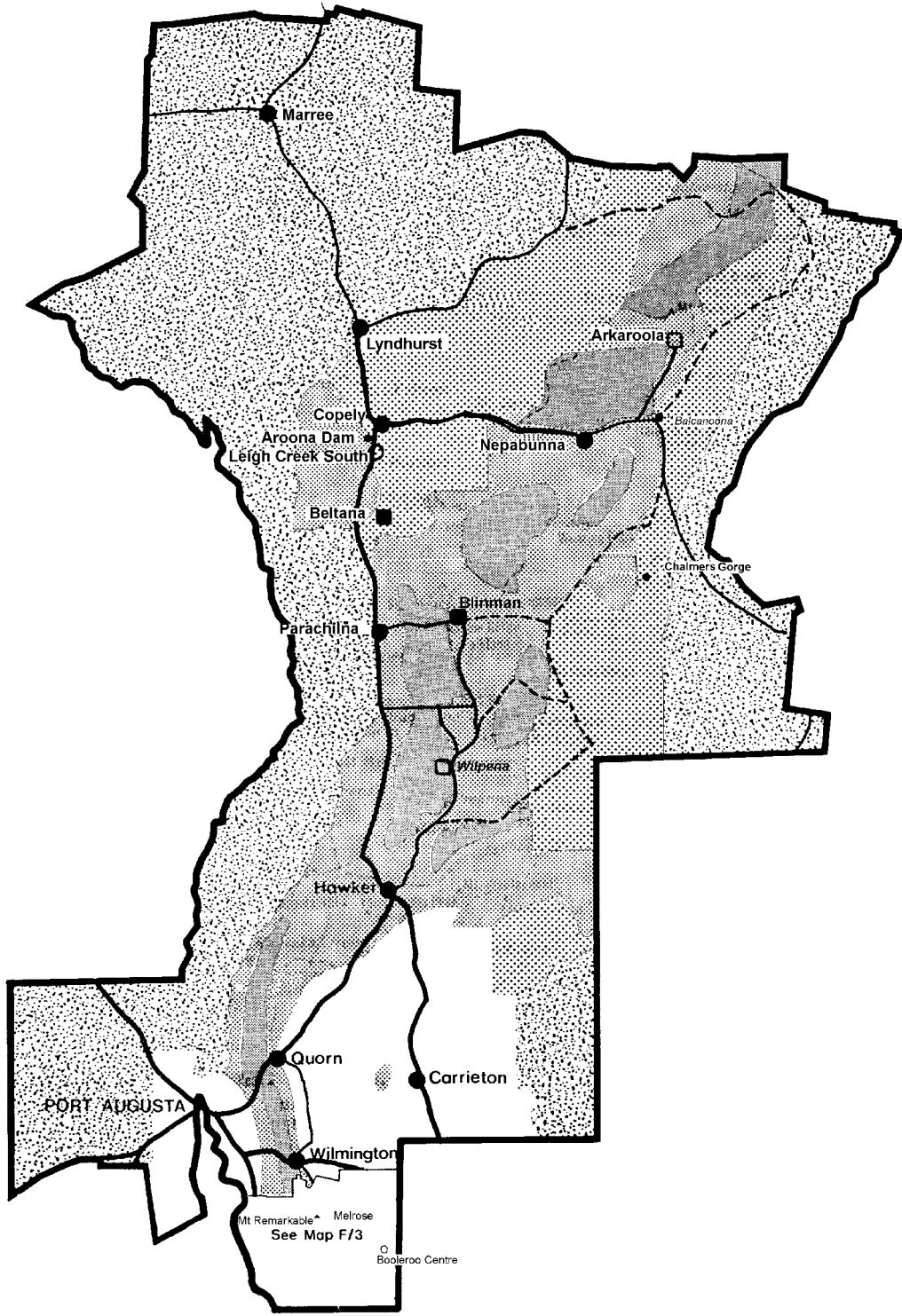
- (a) Development should not cause inconvenient and unsafe traffic and pedestrian movements, or be likely to result in the need for significant expenditure on transport and traffic works, or facilities within, or outside, the locality.
- (b) Developments should be concentrated for pedestrian convenience and not allowed to extend unnecessarily along road frontages; (increasing the depth of development is a more desirable alternative).
- (c) The separation of pedestrian and vehicle movements within zones is most desirable to ensure safety and convenience.
- (d) Access to car parking areas should be designed not to cause congestion or detract from the safety of traffic, on abutting roads.

- (e) Adequate and convenient provision should be made for service vehicles and the storage and removal of waste goods and materials.
 - (f) Car parks should be orientated to facilitate direct and convenient access of pedestrians between them and the facilities they serve.
 - (g) Parking areas should be consolidated and co-ordinated into convenient groups, rather than located individually, and access points should be minimised.
- 4** Landscaping should form an integral part of centre design, and be used to foster human scale, define spaces, reinforce paths and edges, screen utility areas, and generally enhance the visual amenity of the locality.
- 5** Centres should be highly accessible to the population to be served, especially by public transport, where applicable.
- 6** Centres should have a minimal adverse impact on traffic movements on primary and primary arterial, roads.
- 7** Centres should develop on one side of a primary, or primary arterial, road, or one quadrant of a primary, or primary arterial, road intersection. Where centre facilities already straddle a primary, or primary arterial, road, or the intersection of two primary or primary arterial roads, development within them should:
- (a) concentrate on one side of the primary, or primary arterial, road, or one quadrant of the primary or primary arterial, road intersection; and
 - (b) minimise the need for pedestrian and vehicular movement across the primary or primary arterial, road, from one part of the centre to another.
- 8** Centres should have minimal adverse impacts on residential areas.
- 9** Centres should be so located as to make effective use of existing investment in public infrastructure utilities, transport and other facilities, and any costs involved should be offset by benefits to the population being served.
- 10** Centres should be located consistent with policies pertaining to adjoining council areas.
- 11** The development of centres should not result in the physical deterioration of any designated centre.
- 12** Shopping development which is more appropriately located outside of business, centre, or shopping zones, or areas, should:
- (a) be of a size and type which would not hinder the development or function of any business, centre, or shopping zone, or area, in accordance with the objectives and principles of development control for centres and shops, and the objectives and principles of development control for the appropriate zones, or areas;
 - (b) conform to the criteria above, and the design, access, and car parking requirements for business, centre, and shopping zones, or areas, set out in the principles of development control above;
 - (c) result in a maintenance of retail employment in the locality; and
 - (d) not demonstrably lead to the physical deterioration of any designated centre.

Outdoor Advertisements

- 13** 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 building or site of historical significance or heritage value in the locality.
- 14** Advertisements should not detrimentally affect by way of their siting, size, shape, scale, glare, reflection or colour the amenity of areas, zones or localities in which they are situated.
- 15** Advertisements should not impair the amenity of areas, zones or localities, in which they are situated by creating, or adding to, clutter, visual disorder and the untidiness of buildings and spaces.
- 16** Advertisements should not obscure views of attractive landscapes or particular trees or groups of trees.
- 17** The scale of advertisements should be compatible with the buildings on which they are situated and with nearby buildings and spaces.
- 18** Advertisements should be constructed and designed in a workmanlike manner.
- 19** Advertisements wholly or partly consisting of bunting, streamers, flags, windvanes and the like, should not detrimentally affect the amenity of areas, zones or localities, in which they are situated.
- 20** Advertisements on buildings that have a single architectural theme but which contain a number of tenancies, should be attached and displayed so as to be coordinated with that theme.
- 21** Advertisements should not be erected in positions close to existing electricity mains so that potentially hazardous situations are created.
- 22** Advertisements should not create a hazard to persons travelling by any means.
- 23** Advertisements should not obscure a driver's view of other road vehicles, of rail vehicles at or approaching level crossings, of pedestrians and of features of the road such as junctions, bends, changes in width, traffic control devices and the like, that are potentially hazardous.
- 24** Advertisements should not be so highly illuminated as to cause discomfort to an approaching driver, or create difficulty in his perception of the road, or of persons or objects on it.
- 25** Advertisements should not be liable to interpretation by drivers as an official traffic sign or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals.
- 26** Advertisements should not distract drivers from the primary driving task at a location where the demands on driver concentration are high.
- 27** The following kind of development is **non-complying**:
- Advertisements which are located within 500 metres of the centre-line of any primary, arterial or secondary arterial road, tourist road or scenic route, with the exceptions of:
- (a) advertisements within municipalities; or
 - (b) advertisements within a 60 km/h or 80 km/h speed restriction within district councils, or areas not within a council area; or
 - (c) where the advertisement has an advertisement area of two square metres or less, and providing the message contained thereon relates entirely to a lawful use of land, the advertisement is erected on the same site as that use, and a total of no more than two advertisements would be erected on the site.



	Environmental Area Class A		Boundary of Flinders
	Environmental Area Class B		Pastoral Landscape
	Tourist Accomodation		Pastoral
	Country Township		Rural
	Heritage Township		Scale 1:2 000 000
	Leigh Creek South Township		0 kilometres 40 80 120
Roads			
	Primary		
	Secondary		
	Major Tourist		
	Minor Tourist		

**LAND NOT WITHIN A COUNCIL AREA
(FLINDERS)
Fig LNWCA(F)/1**

COUNCIL WIDE

Introduction

The following objectives and principles of development control, in the Council Wide section, apply across the area within the boundary of the Land not within a council area, Flinders, Development Plan, excluding the area extending three nautical miles from the low water mark. These are additional to those addressed in the Flinders section. Reference should be made to the Flinders and Council Wide objectives and principles as well as those applying in the Zone, to determine all the policies relevant to any kind of development.

OBJECTIVES

The objectives for Flinders apply to the whole of the land not within the area of a council together with the following objectives:

Coastal Development

The following objectives for coastal development are based on, and are in addition to the Regional Coastal Policies for the State as set out in the Regional Parts of The Development Plan. The Regional Part provides the background, the reasons and the framework for these council-wide objectives.

These broad objectives are for the control of any development which could affect coastal areas or could itself be affected by coastal processes and, as such, may be applicable beyond, as well as within, the boundaries of any designated coastal zone.

- Objective 1:** Manage development in coastal areas to sustain or enhance the natural coastal environment.
- Objective 2:** Protect the coast from development that will adversely affect the marine and onshore coastal environment whether by pollution, erosion, damage or depletion of physical or biological resources, interference with natural coastal processes or any other means.
- Objective 3:** Development which does not interfere with environmentally important features of coastal areas, including mangroves, wetlands, dune areas, stands of native vegetation, wildlife habitats and estuarine areas.
- Objective 4:** Development which does not detract from or reduce the value of sites of ecological, economic, heritage, cultural, scientific, environmental or educational importance.
- Objective 5:** Preserve areas of high landscape and amenity value including stands of vegetation, exposed cliffs, headlands, islands and hill tops, and areas which form an attractive background to urban and tourist developments, 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.
- Objective 6:** Development which maintains or enhances public access to coastal areas in keeping with objectives for protection of the environment, heritage and amenity by provision of:
 - (a) planned, appropriate easy to use public access to and along beaches;
 - (b) coastal reserves and lookouts;
 - (c) convenient and safe public boating facilities at selected locations;
 - (d) convenient vehicular access to points near beaches and selected points of interest; and
 - (e) adequate car parking.

- Objective 7:** Development only undertaken on land which is not subject to, or can be appropriately protected from, coastal hazards such as:
- (a) inundation by storm tides or combined storm tides and stormwater;
 - (b) coastal erosion; or
 - (c) sand drift.
- Objective 8:** Development located and designed to allow for changes in sea level due to natural subsidence and probable climate change during the first 100 years of the development. This change to be based on the historic and currently observed rate of sea level rise for South Australia with an allowance for the nationally agreed most-likely predicted additional rise due to global climate change.
- Objective 9:** Development which will not require, now or in the future, public expenditure on protection of the development or the environment.
- Objective 10:** The protection of the physical and economic resources of the coast from inappropriate development.
- Objective 11:** Development of coastal urban settlements, coastal rural living areas, tourist complexes and marinas only in environmentally acceptable areas.
- Objective 12:** Urban development including housing, holiday houses, tourist accommodation, and rural living, as well as land division for all such purposes, only in the zones specifically created for such developments.
- Objective 13:** Development of coastal urban settlements, coastal rural living, tourist accommodation and marinas in an orderly and economic manner which provides for a range of sites while ensuring the number of locations and the size of the zones do not exceed that which is indicated as being required by a realistic assessment of future demand.
- Objective 14:** To re-design and re-develop coastal living areas which do not satisfy environmental, health or public access standards for coastal areas.
- Objective 15:** Development of the marine environment and in particular the marine aquaculture industry:
- (a) in an ecologically sustainable way;
 - (b) in a manner which recognizes other users of marine and coastal areas and ensures a fair and equitable sharing of marine and coastal resources;
 - (c) to conserve environmental quality, in particular water quality, and other aspects of the coastal environment including sea floor health, visual qualities, wilderness, ecosystems, and biodiversity;
 - (d) to minimise conflict between water and land based uses including:
 - (i) aquaculture;
 - (ii) wildfisheries;
 - (iii) recreational fishing;
 - (iv) passive and active recreation activities (eg. boating, skiing, sailing, swimming, diving, sightseeing, enjoyment of coastal wilderness);
 - (v) farming;

- (vi) residential, other urban development, and holiday areas;
- (vii) tourism;
- (viii) industrial development;
- (ix) defined national and conservation parks, and wilderness areas;
- (x) mining and areas with significant mineral deposits;
- (e) to maintain adequate safety standards, including navigational safety;
- (f) to minimise the risk of pollution from external sources and activities;
- (g) so that onshore support facilities and activities are appropriately designed and located;
- (h) to maintain public access to the foreshore and coastal waters;
- (i) to minimise adverse impact on the visual amenity of the coastal environment, and unspoilt views adjacent to the coast;
- (j) to minimise any adverse impacts on sites of ecological, economic, cultural, heritage or scientific significance such as:
 - (i) Indigenous, Non-indigenous or Natural Heritage sites;*
 - (ii) National Parks, Conservation Parks and reserves;
 - (iii) Recreation reserves;
 - (iv) Marine Parks and reserves;
 - (v) Sites of scientific importance;
 - (vi) Mineral reserves;
 - (vii) Areas of high public use;
 - (viii) Areas valued for their beauty or amenity;
 - (ix) Breeding grounds for both marine and terrestrial species
- (k) in a manner which recognises the social and economic benefits to the community.

*Note: Heritage sites are recorded under the Register of the Aboriginal Heritage Act, 1988, the Register of the Heritage Act, 1993, the Register of the Historic Shipwrecks Act, 1976 (Commonwealth of Australia), and the Register of the Historic Shipwrecks Act, 1981, (South Australia).

Telecommunications Facilities

Objective 16: Telecommunications facilities provided to meet the needs of the community.

Objective 17: 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 18: Location, siting, design and operation of renewable energy facilities as essential infrastructure that benefits the environment, the local community and the State.

Objective 19: 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 20: 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 for Flinders apply to the land not within the area of a council shown on Map F/1.

The following additional principles of development control also apply to the land not within the area of a council shown on Map F/1:

Form of Development

- 1 Development should be orderly and economic.
- 2 Extensions of built-up areas should:
 - (a) form compact and continuous extensions of those areas, and
 - (b) not be in the form of ribbon development along roads.
- 3 Commercial development including motels, shops, stores, caravan parks, petrol stations, restaurants and the like should be located in townships or tourist accommodation zones.
- 4 Housing, holiday accommodation and other urban development should:
 - (a) form a compact and continuous extension of an existing built-up area;
 - (b) be located so as to achieve economy in the provision of public services;
 - (c) create a safe, convenient and pleasant environment in which to live; and
 - (d) not lead to the generation of undue noise or unpleasant odour.
- 5 Development in localities having a bad or unsatisfactory layout, or unhealthy or obsolete development, should improve or rectify those conditions.
- 6 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.
- 7** 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.
- 8** Development should not:
- (a) cause or promote erosion;
 - (b) cause or promote the silting of watercourses;
 - (c) create any unstable embankment or cutting; or
 - (d) create a major alteration to surface or sub-surface hydrology.
- 9** Land on which buildings primarily for human occupation are to be erected should:
- (a) be served by an adequate water supply and waste water disposal system;
 - (b) be geologically stable and have stable soil; and
 - (c) not be liable to inundation by drainage or flood water.
- 10** Buildings suitable for occupation, which are erected in areas subject to bushfires, should:
- (a) be sited appropriately in relation to nearby trees and vegetation;
 - (b) be constructed of materials which have a good fire resistance;
 - (c) have adequate means of access and egress for fire-fighting vehicles, to and from the site; and
 - (d) have an adequate and readily accessible water supply available for fire-fighting at all times.
- 11** Development subject to flooding, or which may aggravate flooding elsewhere, should not take place where either:
- (a) the risk of flooding is inappropriate to the intended use of the land; or
 - (b) an unacceptable risk to life or property exists.
- 12** All roads, tracks, pipelines and power supplies should, as integral parts of a development, conform to the same principles.
- 13** 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.

Land Division

- 14** 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 drained from each allotment resulting from the division and disposed of from the land satisfactorily and without adverse alteration to surface or sub-surface hydrological systems;

- (c) sewage and other waste should be capable of being disposed of from each allotment without risk to health or pollution of the environment; and
- (d) each allotment resulting from the division should have access to the carriageway of an existing or proposed road or thoroughfare and that access should be safe and convenient.

15 Land should not be divided if:

- (a) the proposed use of the land is likely to lead to erosion of the land;
- (b) it is likely to be inundated by drainage or floodwaters;
- (c) it is unsuitable for the proposed development; or
- (d) development of the land would be likely to impose undue cost on the State in relation to provision of services.

Movement of People and Goods

- 16 Development and associated points of access and egress should not create conditions that cause interference with the free flow of traffic on adjoining roads.
- 17 Development should include appropriate provision on the site to enable the parking, loading, unloading, turning and fuelling of vehicles.
- 18 Airfields should be located where their development causes minimum damage to vegetation and landforms and minimal risk or nuisance to the nearby population.

Public Utilities

- 19 Buildings associated with the supply and maintenance of public utilities should be sited unobtrusively and landscaped, 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.
- 20 The routes of electricity transmission lines and other public utilities should be designed to ensure minimal adverse environmental impact.
- 21 Effluent lagoons should be located at least 800 metres from a township boundary and 400 metres from the nearest isolated house.

Mining

- 22 Mining operations should not take place within township boundaries.
- 23 Borrow pits adjoining roads should be sited and screened in order to minimise visual impact.
- 24 Prospecting, mining, quarrying and similar mining production tenements and associated works should be sited and operated with the minimum effect on:
 - (a) the environment and landscape;
 - (b) surface or sub-surface waters; and
 - (c) the amenity of the locality,
- 25 Mining activities should be conducted in a manner which ensures that:
 - (a) danger to any person;

- (b) unreasonable damage to the property of adjoining landowners or occupiers; and
- (c) nuisance to nearby landowners or occupiers,

does not arise from the workings or any operations associated with them.

26 Mining activities should proceed in accordance with a staged working programme which ensures:

- (a) minimum impairment to the landscape and the amenity of the locality; and
- (b) the progressive reclamation of disturbed areas.

27 When mining activities are finished:

- (a) any disused plant, buildings and equipment should be removed;
- (b) any rubbish and lifter should be removed;
- (c) the natural landform and cover of the land should be restored to the maximum extent feasible, and
- (d) the site should be rendered safe for future occupiers, users or visitors.

Conservation

28 Development in areas which are scenically attractive or of natural significance should enhance those areas or assist in their conservation or preservation, accepting that wind farms and ancillary development may need to be located within landscape areas or areas of scenic amenity and that the visual impact of the development will need to be managed.

29 Roadside vegetation should be preserved wherever possible and conditions created for its regeneration.

30 Native vegetation should not be cleared if it:

- (a) provides important habitat for wildlife;
- (b) has a high plant species diversity or has 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 a district or region prior to extensive clearance for agriculture;
- (f) is associated with sites of historical, scientific, archaeological or cultural significance; or
- (g) is growing in, or is characteristically associated with, a wetland environment.

31 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.

- 32** When clearance is proposed, consideration should be given to:
- (a) retention of native vegetation for, or as,
 - (i) corridors or wildlife refuges;
 - (i) amenity purposes;
 - (iii) livestock shade and shelter; or
 - (iv) protection from erosion along watercourses and the filtering of suspended solids and nutrients from run-off;
 - (b) the effects of retention on farm management; and
 - (c) the implications of retention or clearance on fire control.
- 33** Development should not impair the character of bushland areas and wildlife habitats.
- 34** Development should not lead to or result in either the over-exploitation of pollution of a water source.
- 35** Development should not impair the character or nature of buildings or sites of architectural, historical or scientific interest, or sites of natural beauty, accepting that wind farms and ancillary development may need to be located within landscape areas or areas of scenic amenity and that the visual impact of the development will need to be managed.
- 36** Buildings and sites of architectural, historical or scientific interest should be preserved.

Appearance of Land and Buildings

- 37** The appearance of land, buildings and objects should not impair the amenity of the locality in which they are situated, accepting that wind farms and ancillary development may need to be located within landscape areas or areas of scenic amenity and that the visual impact of the development will need to be managed.
- 38** Outdoor advertisements should:
- (a) not be located outside townships; and
 - (b) be confined to the business and commercial areas of towns where their size, siting and design should be in keeping with the character of the locality.
- 39** Development should, wherever practicable, incorporate the retention of existing trees and the planting of new trees, preferably native species endemic to the area.

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 the future, whether or not the development is located in a designated coastal zone.

Environmental Protection

- 40** Development, including flood, erosion and wave protection measures, should not adversely affect the ecology of coastal areas, the seabed or coastal waters by pollution, significant loss of habitat, interference with coastal processes or any other means.
- 41** Development should not be located in delicate or environmentally sensitive coastal features such as sand dunes, wetlands or important remnants of native vegetation.

- 42** Development should not, nor be likely in the future to, adversely affect the ecology and stability of environmentally sensitive coastal features.
- 43** 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.
- 44** Land should only be divided in such a way that:
- (a) it or the subsequent development and use of the land will not adversely affect the management of the land, adjoining land or the coast;
 - (b) sand dunes, wetlands and remnant vegetation are maintained in single parcels;
 - (c) the number of allotments abutting directly onto the coast or onto a reserve for conservation purposes is minimised; and
 - (d) outside of urban, tourist-accommodation and rural living zones it will not result in allotments with frontages to the coast or coastal reserve shorter than the depth of the allotment (or less than the square root of the area for irregular shaped allotments);
- 45** Development should be designed for solid or fluid wastes and stormwater run-off to be disposed of so that it will not cause pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.
- 46** Effluent disposal systems incorporating soakage trenches or a similar system should be located not less than 100 metres or greater where it is necessary to avoid effluent migration onto the inter-tidal zone, the 100 metres to be measured from:
- (a) the mean high water mark at spring tide adjusted for any subsidence for the first 50 years of development plus a sea level rise of one metre; or
 - (b) the nearest boundary of any erosion buffer determined in accordance with principle of development control numbered 72,
- whichever is the greater. Except where SA Health Commission standards can be met by a lesser set-back.
- 47** Development should preserve natural drainage systems and should not significantly increase or decrease the volume of water flowing to the sea. Where necessary it should incorporate stormwater management schemes including:
- (a) on-site harvesting of water and land based disposal systems;
 - (b) retention basins to facilitate settlement of pollutants and to regulate water flow; and
 - (c) infiltration.
- 48** Development should not cause deleterious effects on the quality or hydrology of groundwater.
- 49** 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.
- 50** Development should not preclude the natural geomorphological and ecological adjustment to changing climate, sea level or other conditions. For example landward migration of coastal wetlands should not be prevented by embankments. Development should be designed to allow for new areas to be colonised by mangroves and wetland species and for removal of existing embankments where practical.

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

Preservation of scenic, heritage and other values

- 52** Development should not result in the disturbance or the devaluation of sites of heritage, cultural, scientific or educational significance.
- 53** 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.

54 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 natural backdrop to the zone, nor project above the skyline visible from the coast.

55 Marine aquaculture and other offshore development should:

- (a) minimise adverse impacts on the visual amenity or natural character of the coast and foreshore, particularly in areas of outstanding beauty or areas of high public use;
- (b) avoid adverse impacts on:
 - (i) National Parks, Conservation Parks and Conservation Reserves;
 - (ii) Marine Parks and Reserves;
 - (iii) Recreation Reserves;
 - (iv) Indigenous, Non-Indigenous and natural heritage sites including shipwrecks;*
 - (v) Sites of scientific importance including geological monuments and habitats of rare species;
 - (vi) Mineral reserves;
 - (vii) Areas valued for their outstanding beauty or amenity.

*Note: Heritage sites are recorded under the Register of the Aboriginal Heritage Act, 1988, the Register of the Heritage Act, 1993, the Register of the Historic Shipwrecks Act, 1976 (Commonwealth of Australia), and the Register of the Historic Shipwrecks Act, 1981, (South Australia).

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

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

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

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

Maintenance of public access

- 58** Development adjacent to the coast should not be undertaken unless it has or incorporates the provision of a public reserve, not including a road or erosion buffer provided in accordance with principle of development control numbered 71, of at least 50 metres width between such development and the toe of the primary dune or the top edge of the escarpment, unless the development relates to small-scale infill development in a predominantly urban zone.
- 59** 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.
- 60** Development, including marinas, should be located and designed to allow public access along the waterfront, to beaches, and to coastal reserves, except where public safety reasons preclude.
- 61** 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.
- 62** 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.
- 63** Marine aquaculture and other offshore development should:
- (a) be located to minimise adverse impacts on public access to beaches, public watercourses, or the foreshore;
 - (b) be located to take into account the requirements of traditional fishing grounds;
 - (c) in ocean waters be located a minimum of 100 metres seaward of high water mark;
 - (d) be located not to obstruct nor interfere with 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 within or adjacent to a site;
 - (f) where possible use existing and established roads, tracks, ramps and paths to or from the sea.
- 64** Marine aquaculture access, launching and maintenance facilities wherever possible should be developed co-operatively, and co-located to serve the needs of the industry and community as a whole, and where necessary may be located on the foreshore.

Hazard risk minimisation

- 65** Development should not occur on land where the risk of flooding is unacceptable having regard to personal and public safety and to property damage.
- 66** For the purposes of assessing coastal developments the standard sea-flood risk level for a development site is defined as the 100-year average return interval extreme sea level (tide, stormwater and associated wave effects combined), plus an allowance for land subsidence for 50 years at that site.
- 67** 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 70.

- 68** Commercial, industrial or residential development should only be undertaken where:
- (a) building floor-levels are at least 0.25 metres above the minimum site level of principle of development control numbered 67 (ie: 0.55 metres above the standard sea-flood risk level), unless the development is or can be protected in accordance with principle of development control numbered 70; and
 - (b) there are practical measures in accordance with principle of development control numbered 70 available to the developer, or subsequent owners, to protect the development against a further sea level rise of 0.7 metres above the minimum site level determined by principle of development control numbered 67.
- 69** 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.
- 70** Development which requires protection measures against coastal erosion, sea or stormwater flooding, sand drift or the management of other coastal processes at the time of development, or which may require protection or management measures in the future, should only be undertaken if:
- (a) the measures themselves will not have an adverse effect on coastal ecology, processes, conservation, public access and amenity;
 - (b) the measures do not now, or in the future require community resources, including land;
 - (c) the risk of failure of measures such as sand management, levee banks, flood gates, valves or stormwater pumping, is appropriate to the degree of the potential impact of a failure; and
 - (d) adequate financial guarantees are in place to cover future construction, operation, maintenance and management of the protection measures.
- 71** Development should be set-back a sufficient distance from the coast to provide an erosion buffer which will allow for at least 100 years of coastal retreat for single buildings or small-scale developments, or 200 years of retreat for large-scale developments such as new towns, unless:
- (a) the development incorporates private coastal works to protect the development and public reserve from the anticipated erosion, and the private coastal works comply with principle of development control numbered 70; or
 - (b) the council is committed to protecting the public reserve and development from the anticipated coastal erosion.
- 72** Where a coastal reserve exists, or is to be provided in accordance with principle of development control numbered 58, it should be increased in width by the amount of buffer required.
- 73** 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 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.

- 74** 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 numbered 70 for coastal development will be built by the land owner(s) when required.
- 75** Development should not occur where essential services cannot be economically provided and maintained having regard to flood risk and sea level rise or where emergency vehicle access would be prevented by a 100-year average return interval extreme sea level event, adjusted for 100 years of sea level rise.
- 76** Marine aquaculture development should minimise its impact on navigational safety and:
- (a) be suitably marked for navigational purposes;
 - (b) be sited to allow an adequate distance between farms for safe navigation;
 - (c) be located at least 250 metres from a commercial shipping lane;
 - (d) comprise structures secured and/or weighted to prevent drifting;
 - (e) ensure that structures and materials used are maintained to prevent hazards to people and wildlife;
 - (f) provide for rehabilitation of sites no longer operational;

Protection of physical and economic resources

- 77** 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.

- 78** Development should be sited, designed and managed so as not to conflict with or jeopardise the continuance of an existing aquaculture development.
- 79** Marine aquaculture development should:
- (a) be carried out in a manner which ensures a fair and equitable sharing of marine and coastal resources and minimises conflict between legitimate users of the marine resource, both commercial and recreational;
 - (b) not significantly obstruct or adversely affect:
 - (i) areas of high public use;
 - (ii) areas established for recreational activities;

- (iii) areas of outstanding visual, environmental, commercial or tourism value;
- (iv) sites used for recreational activities such as swimming, fishing, skiing and sailing and other water sports, including beaches.

Settlement, tourist facilities, marinas and other development in appropriate zones

- 80** 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.
- 81** 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.
- 82** Outside of urban and tourist-accommodation zones no more than one dwelling should be constructed on an allotment.
- 83** The coastline and its visual amenity should not be significantly impaired by the onshore development of marine aquaculture storage, cooling and processing facilities. Where possible these facilities should be:
 - (a) located, sited, designed, landscaped and developed at a scale and using external materials to minimise any adverse visual impact on the coastal landscape;
 - (b) established in areas appropriately zoned and with appropriate vehicular access arrangements;
 - (c) developed to ensure that wastes are disposed of in a complete and effective system which is legally approved.

No premature development

- 84** Development, including land division, urban, holiday settlement, tourist development and other urban-type developments should be:
 - (a) compact not linear development;
 - (b) contiguous with any existing built-up areas;
 - (c) developed in a staged and orderly manner which facilitates the economic provision of services and infrastructure; and
 - (d) in particular no such development should occur without provision of an adequate reticulated domestic-quality mains water supply and a common effluent drainage scheme.

Re-development of unsatisfactory areas

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

Telecommunications Facilities

- 86** 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.
- 87** Where technically feasible, co-location of telecommunications facilities should primarily occur in industrial, commercial, business, office, centre and rural zones.
- 88** 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.
- 89** 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.
- 90** 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

- 91** Renewable energy facilities, including wind farms and ancillary developments, should be located in areas that maximise efficient generation and supply of electricity.
- 92** 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.
- 93** 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.

LEIGH CREEK SOUTH TOWNSHIP ZONE

Introduction

The objective and principle of development control that follow apply to that part of the land which is not within a council area and which lies within the Leigh Creek South Township Zone shown on [Maps LNWCA\(F\)/1 to 31](#).

OBJECTIVE

The objective expressed in this section is additional to those expressed for Flinders.

- Objective 1:** A zone to accommodate residential development of a good standard and also appropriate service and support facilities for persons living in the township and nearby areas.

The country township of Leigh Creek South is a centre with a range of town services for employees of the Electricity Trust of South Australia and the surrounding community. More opportunities could be provided for the wider community to develop land for domestic and commercial purposes in Leigh Creek South.

PRINCIPLE OF DEVELOPMENT CONTROL

The principle of development control expressed in this section is additional to those which apply in the whole of the land not within the area of a council.

- 1 Development within the Leigh Creek South Township Zone should conform with or complement the layout, design, siting and external appearance of existing development.

COUNTRY TOWNSHIP ZONE

Introduction

The objectives and principle of development control which follow apply to that part of the land which is not within a council area and which lies within a Country Township Zone shown on [Maps LNWCA\(F\)/1 to 31](#).

OBJECTIVES

The objectives expressed in this section are additional to those expressed for Flinders.

- Objective 1:** A zone to accommodate retail, commercial and light industrial development, tourist services and accommodation and associated residential development.
- Objective 2:** The preservation of old country townships as historic centres and the enhancement of their historic character.

Copley has a role as a service centre and meeting place for the travelling public and the surrounding community. The town requires rehabilitation and a number of projects need to be undertaken, particularly ensuring a consistent water supply, tree planting, removal of unsightly rubbish and upgrading of streets.

The long-term policy for development in Copley requires review on a regular basis with the Electricity Trust of South Australia, with particular regard to the possibility of mining the coal seam adjacent to the town and its impact on living standards.

It is intended that at Nepabunna all development including any tourist facilities be compatible with the culture of the Aboriginal people.

PROPOSAL

It is proposed that Town Management plans be prepared in consultation with community groups which assess development potential and land and service requirements for the country townships.

PRINCIPLE OF DEVELOPMENT CONTROL

The principle of development control expressed in this section is additional to those which apply in the whole of the land not within the area of a council.

- 1 The following kinds of development are **complying** in a Country Township Zone:

- Detached dwellings sited at least eight metres from the boundary of any road
- Outbuildings which have a total floor area not exceeding 30 square metres sited at least eight metres from the boundary of any road
- Recreational Area
- Swimming Pool
- Tanks with a capacity of not more than 60 000 litres
- Windmills, aerals and antennae which are detached and not more than 20 metres in height or are attached to a building and are not more than ten metres above the top-most portion of the building

TOURIST ACCOMMODATION ZONE

Introduction

The objective and principles of development control which follow apply to that part of the land which is not within a council area and which lies within a Tourist Accommodation Zone shown on [Maps LNWCA\(F\)/1 to 31](#).

OBJECTIVE

The objective expressed in this section is additional to those expressed for Flinders.

- Objective 1:** A zone primarily for tourist accommodation and tourist facilities which do not impair the surrounding landscape.

PRINCIPLES OF DEVELOPMENT CONTROL

The principles of development control expressed in this section are additional to those which apply in the whole of the land not within the area of a council.

- 1 Development should not impair the natural or scenic features of the surrounding area.
- 2 Development in the Tourist Accommodation Zone should be:
 - (a) sited and designed to be unobtrusive;
 - (b) constructed of materials which blend with the landscape;
 - (c) sited so that excavations for access roads, utilities and building construction are minimised; and
 - (d) landscaped (including suitable screening of utility, storage and parking areas) with vegetation indigenous to the region.
- 3 Development in the Tourist Accommodation Zone should be located within, or form compact and continuous extensions of, existing groups of chalet or motel buildings.
- 4 Signage should be of design and materials compatible with the environment.

HERITAGE TOWNSHIP ZONE

Introduction

The objectives, proposals and principles of development control that follow apply to that part of the land which is not within a council area and which lies within a Heritage Township Zone shown on [Maps LNWCA\(F\)/1 to 31](#).

OBJECTIVES

The objectives expressed in this section are additional to those expressed for Flinders.

Objective 1: The preservation and rehabilitation of Beltana and Blinman as historic centres.

Objective 2: Development which does not impair the historic character of Beltana and Blinman.

Beltana is a township of considerable historic significance with a number of buildings in sound or well-restored condition. The town is occupied by a small community but its principal feature is its heritage value, which needs to be maintained.

Whilst the heritage value of Blinman is seen as high, it is not of the same degree of significance as that of Beltana. The township's role as a minor service and accommodation centre is recognised and appropriate commercial development is envisaged in the town. The mine and grave yard are important heritage sites and the mine area is also of scientific importance.

PROPOSALS

- (a) It is proposed that township allotments be amalgamated at Beltana in order to reduce the number of township allotments on the fringes of the existing residential section of the town.
- (b) It is proposed that the declaration of Beltana as a Heritage Area be investigated.

PRINCIPLES OF DEVELOPMENT CONTROL

The principles of development control expressed in this section are additional to those which apply in the whole of the land not within the area of a council.

- 1 Development should be compatible with the historic character of the zone and should not adversely affect buildings and areas of heritage significance and interest.
- 2 In Beltana:
 - (a) development should assist the rehabilitation of the township as an historic centre;
 - (b) the external colours and materials of structures should be similar to those originally used in the township; and
 - (c) development should not, by reason of its siting and size, impair the historic character of the township.
- 3 Development in Blinman should not impair the historic character and scale of the township or the historic and scientific value of the Blinman mine area.

PASTORAL ZONE

Introduction

The objectives and principles of development control that follow apply to that part of the land which is not within the area of a council and which lies within a Pastoral Zone shown on [Maps LNWCA\(F\)/1 to 31](#).

OBJECTIVES

The objectives expressed in this section is additional to those expressed for Flinders.

- Objective 1:** The preservation of the natural environment and character of the zone, accepting that wind farms and ancillary development may need to be located within landscape areas or areas of scenic amenity and that the visual impact of the development will need to be managed.
- Objective 2:** A zone in which the predominant activities are those which relate to the grazing of livestock.
- 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.

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.

PRINCIPLES OF DEVELOPMENT CONTROL

The principles of development control expressed in this section are additional to those which apply in the whole of the land not within the area of a council.

- 1 Development should not impair the natural or scenic features of the Pastoral Zone, accepting that wind farms and ancillary development may need to be located within landscape areas or areas of scenic amenity and that the visual impact of the development will need to be managed.
- 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 The following kinds of development are **complying** in the Pastoral Zone not closer than two kilometres to a township boundary:
 - Stockyards and ramps
 - Tanks
 - Windmills, aeriels and antennae
- 5 The following kinds of development in the Pastoral Zone are **complying** within one kilometre of the established principal place of residence (ie main homestead residential building) and not closer than two kilometres to a township boundary:

Dwellings for pastoralists or their employees engaged in pastoralism
Buildings associated with pastoral activities (including outbuildings, shearing and crutching sheds)
Powerlines from generator plants to dwellings and other buildings

- 6** The following kinds of development are assigned to **Category 2 Development** in the Pastoral 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 or any of the following zones:

- (a) Leigh Creek South Township Zone
- (b) Country Township Zone
- (c) Heritage Township Zone.

PASTORAL LANDSCAPE ZONE

The objective and principles of development control that follow apply to that part of the land which is not within the area of a council and which lies within a Pastoral Landscape Zone shown on [Maps LNWCA\(F\)/1 to 31](#).

OBJECTIVE

The objective expressed in this section is additional to those expressed for Flinders.

- Objective 1:** The preservation of the environmental and scenic qualities of the foreground of the most prominent ranges, accepting that wind farms and ancillary development may need to be located within landscape areas or areas of scenic amenity and that the visual impact of the development will need to be managed.
- Objective 2:** 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 land constitutes those rural areas which generally lie between the main tourists routes and the most prominent ranges. It contains many areas of natural beauty.

Sites could be made available in the vicinity of popular tourist attractions for parking caravans in informal groups.

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.

PROPOSAL

It is proposed that appropriate sites for camping and the provision of associated facilities be identified.

PRINCIPLES OF DEVELOPMENT CONTROL

The principles of development control expressed in this section are additional to those which apply to the whole of the land not within the area of a council.

- 1 Buildings in the Pastoral Landscape Zone should be:
 - (a) sited and designed to be unobtrusive, 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;
 - (b) constructed of materials which blend with the landscape; and
 - (c) sited so that excavations for access roads utilities and building construction are minimised.
- 2 Development should not impair the natural or scenic features of the Pastoral Landscape Zone, accepting that wind farms and ancillary development may need to be located within landscape areas or areas of scenic amenity and that the visual impact of the development will need to be managed.
- 3 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.
- 4 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.
- 5 The following kinds of development in the Pastoral Landscape Zone are **complying** within 300 metres of the established principal place of residence (ie main homestead residential building) and not closer than two kilometres to a township boundary:

Outbuildings with a total floor area of not more than 40 square metres and no part higher than five metres above ground
 Powerlines from generator plants to dwellings and other buildings
 Stockyards and ramps associated with the above mentioned outbuildings
 Tanks with a capacity of not more than 135 000 litres
 Windmills, aeriels and antennae, which are detached and less than 20 metres in height or are attached to a building and are not more than ten metres above the topmost portion of the building

Non-complying Development

- 6 The following kind of development is **non-complying**:

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

Public Notification

- 7 The following kinds of development are assigned to **Category 2 Development** in the Pastoral Landscape 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 or any of the following zones:

- (a) Leigh Creek South Township Zone
- (b) Country Township Zone
- (c) Heritage Township Zone.

ENVIRONMENTAL CLASS A ZONE

Introduction

The objectives and principles of development control that follow apply to that part of the land which is not within the area of a council and which lies within the Environmental Class A Zone, shown on [Maps LNWCA\(F\)/1 to 31](#).

OBJECTIVES

The objectives expressed in this section are additional to those expressed for Flinders.

Objective 1: The conservation of the natural character and environment of the area.

Land in the area is of extremely high landscape, wilderness, environmental and scientific value. These qualities make it an attractive natural environment containing little evidence of human impact. New structures need to be restricted to shelters and rainwater storage for walkers and persons on horseback and to structures ancillary and adjacent to existing buildings.

It is recognised that a number of substantial buildings, including some nine pastoral homesteads as well as the Angorichina Tourist Hostel, have been developed in the Environmental Class A Zone and it may be necessary that further small-scale development or the expansion of existing groups of buildings occurs. Any such development needs to be in keeping with the existing use of land and in close proximity to the principal group or buildings on the land. It should be of an appropriate scale and sited, designed and constructed in a manner sympathetic to the environment.

Grazing activities should be conducted so as to maintain the natural attributes of the area. Clearance of native vegetation needs to be restricted.

Conservation of the environment and landscape is the paramount aim and consideration in the Environmental Class A Zone.

Objective 2: The protection of the landscape from damage by mining operations and exploring for new resources.

Mining operations should not take place in the Environmental Class A Zone unless the deposits are of such paramount importance and their exploitation is in the highest national or State interest that all other environment, heritage or conservation considerations may be overridden. Deposits which may potentially have the required degree of significance have been identified in the following localities only: the western face of the Heysen Ranges; portion of the Moralana Valley; portion of the Mount Hack and Mount Uro areas; portion of the Stirrup Iron Range; portion of the east Gammons and the Mount Painter-Freering Heights area.

Objective 3: Roads which do not unduly disturb the natural character and beauty of the area.

Improvement to existing roads (shown on [Fig LNWCA\(F\)/1](#)) in the Environmental Class A Zone is envisaged but care is required to ensure that work does not unduly disturb landforms, vegetation, wildlife and aesthetic and other qualities which contribute to the conservation value of the area. At creek crossings, care needs to be taken to minimise damage to vegetation by roadworks. Fords should generally be used and when erosion controls are needed the use of natural stone spillways on the downstream side of creek crossings should be considered. No new roads should be constructed.

To safeguard the quality of the environment, access to areas not served by a road shown on [Fig LNWCA\(F\)/1](#) needs to remain difficult. No new tracks (as distinct from roads) should be constructed and the use of existing tracks by vehicles also needs to be restricted.

PRINCIPLES OF DEVELOPMENT CONTROL

The principles of development control expressed in this section are additional to those which apply in the whole of the land not within the area of a council.

- 1 Development should not impair the natural and scenic features of the area.
- 2 Native vegetation should not be cleared in the Environmental Class A Zone.
- 3 No new roads or tracks should be formed or constructed in the Environmental Class A Zone.
- 4 No mining operations should take place in the Environmental Class A Zone except where:
 - (a) the deposits are of such paramount significance that all other environment, heritage or conservation considerations may be overridden;
 - (b) the exploitation of the deposits is in the National or State interest;
 - (c) investigations have shown that alternative deposits are not available on other land in the locality outside the zone; and
 - (d) the operations are subject to stringent safeguards to protect the landscape and natural environment.
- 5 No buildings or structures, including transmission line towers and antennae, should be erected in the Environmental Zone Class A other than:
 - (a) simple shelters and rainwater storages for walkers and persons on horseback; or
 - (b) buildings which form extensions of existing pastoral homestead or tourist hostel developments, provided that they are:
 - (i) located within or form compact and continuous extensions of existing groups of homestead or hostel buildings;
 - (ii) in keeping with the existing use of the land;
 - (iii) of the same or lesser scale as existing buildings;
 - (iv) constructed of materials which blend with the landscape;
 - (v) sited and designed to be unobtrusive; and
 - (vi) sited so that excavation to access tracks and utilities are minimised.

Non-complying Development

- 6 The following kind of development is **non-complying**:

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

ENVIRONMENTAL CLASS B ZONE

Introduction

The objectives and principles of development control that follow apply to that part of the land which is not within the area of a council and which lies within the Environmental Class B Zone, shown on [Maps LNWCA\(F\)/1 to 31](#).

OBJECTIVES

The objectives expressed in this section are additional to those expressed for Flinders.

Objective 1: The conservation of the natural character and environment of the area.

The land constitutes the immediate foreground of the most prominent ranges and contains many features of outstanding natural beauty. The land needs to be kept free of development that is not a necessary part of pastoral activity. Sites could be allocated for parking caravans in informal groups in the vicinity of popular tourist attractions, such as the gorges. Continued development of caravan facilities at Rawnsley Park is preferable to use of randomly-selected sites in that vicinity.

Objective 2: The protection of the landscape from the adverse effects of mining operations and exploring for new resources.

Objective 3: Roads which do not unduly disturb the natural character and beauty of the area.

Care needs to be taken to ensure that the improvement of roads in the Environmental Class B Zone does not unduly disturb landforms, vegetation, wildlife and other attributes which make the area attractive to both tourists and scientists. It may be necessary to adopt lower-than-normal design speeds for some roads, and curtail the degree of access they provide, by having, for example, spur rather than loop roads. At creek crossings, care is required to minimise damage to vegetation by roadworks. Fords should generally be used and when erosion controls are needed the use of natural stone spillways on the downstream side of creek crossings should be considered.

It would be appropriate to provide graded spur roads to selected sites such as viewing points and small camp and picnic sites. Walking and riding trails with simple shelters could also be provided.

PRINCIPLES OF DEVELOPMENT CONTROL

The principles of development control expressed in this section are additional to those which apply in the whole of the land not within the area of a council.

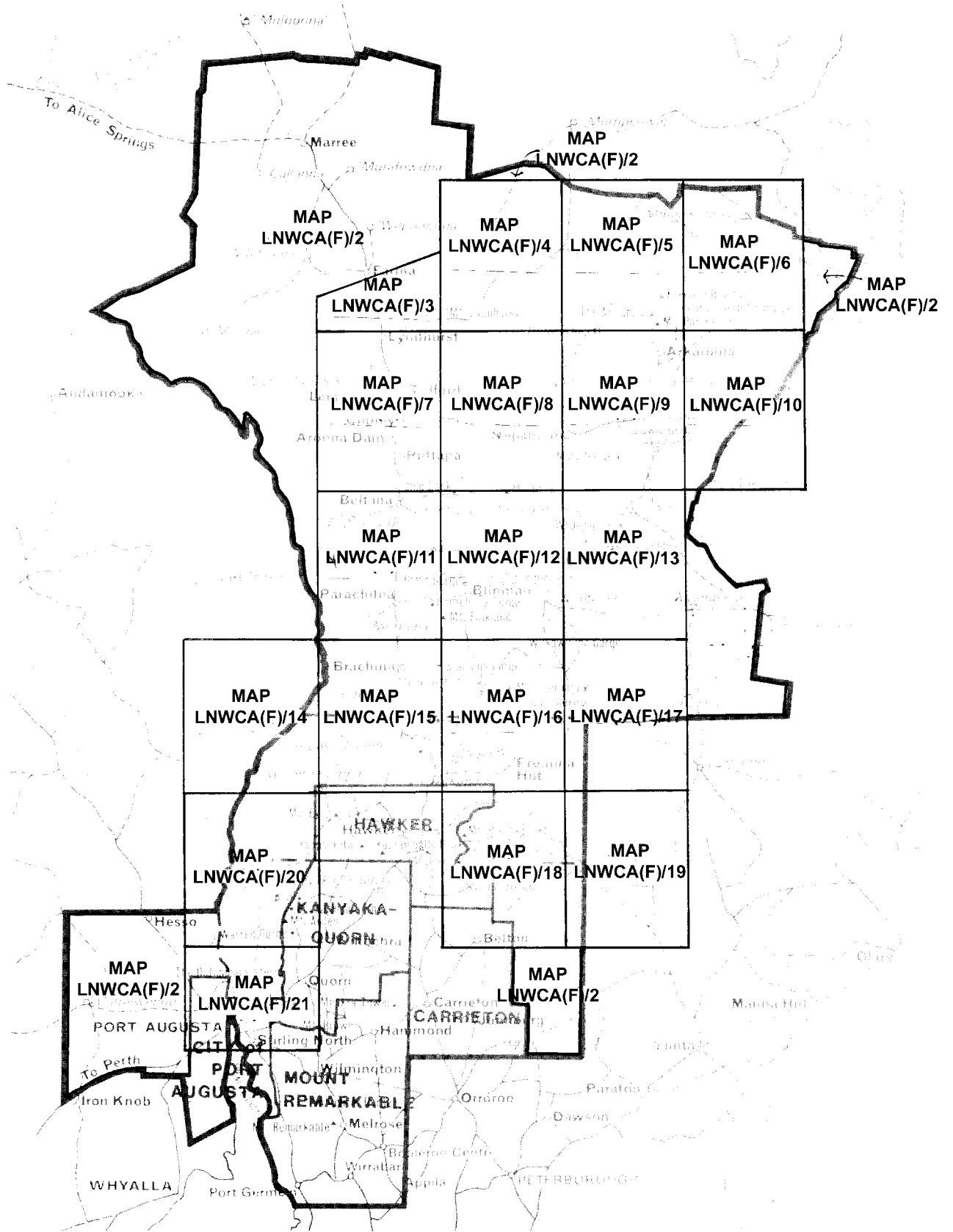
- 1 Development should not impair the natural and scenic features of the area.
- 2 Mining operations in the Environmental Class B Zone should be carried out subject to stringent safeguards to ensure the minimum impairment of the scenic and natural qualities of the area.
- 3 Mining operations in the Environmental Class B Zone should only take place after precise delineation of the deposit concerned and if investigations have shown that alternative deposits are not available on other land in the locality outside the Zone (with the exception of land in the Environmental Class A zone).
- 4 Generally, buildings should not be erected in the Environmental Class B Zone other than those which:
 - (a) are essential for pastoral activities;
 - (b) form extensions of existing tourist developments; or
 - (c) are ancillary and adjacent to existing buildings.
- 5 All buildings erected in the Environmental Class B Zone should be:

- (a) sited and designed to be unobtrusive;
 - (b) constructed of materials which blend with the landscape; and
 - (c) sited so that excavations for access roads, utilities and building construction are minimised.
- 6 Pipelines, transmission lines, towers and antennae should not be constructed or erected in the Environmental Class B Zone unless investigations show that no alternative site is practicable.

Non-complying Development

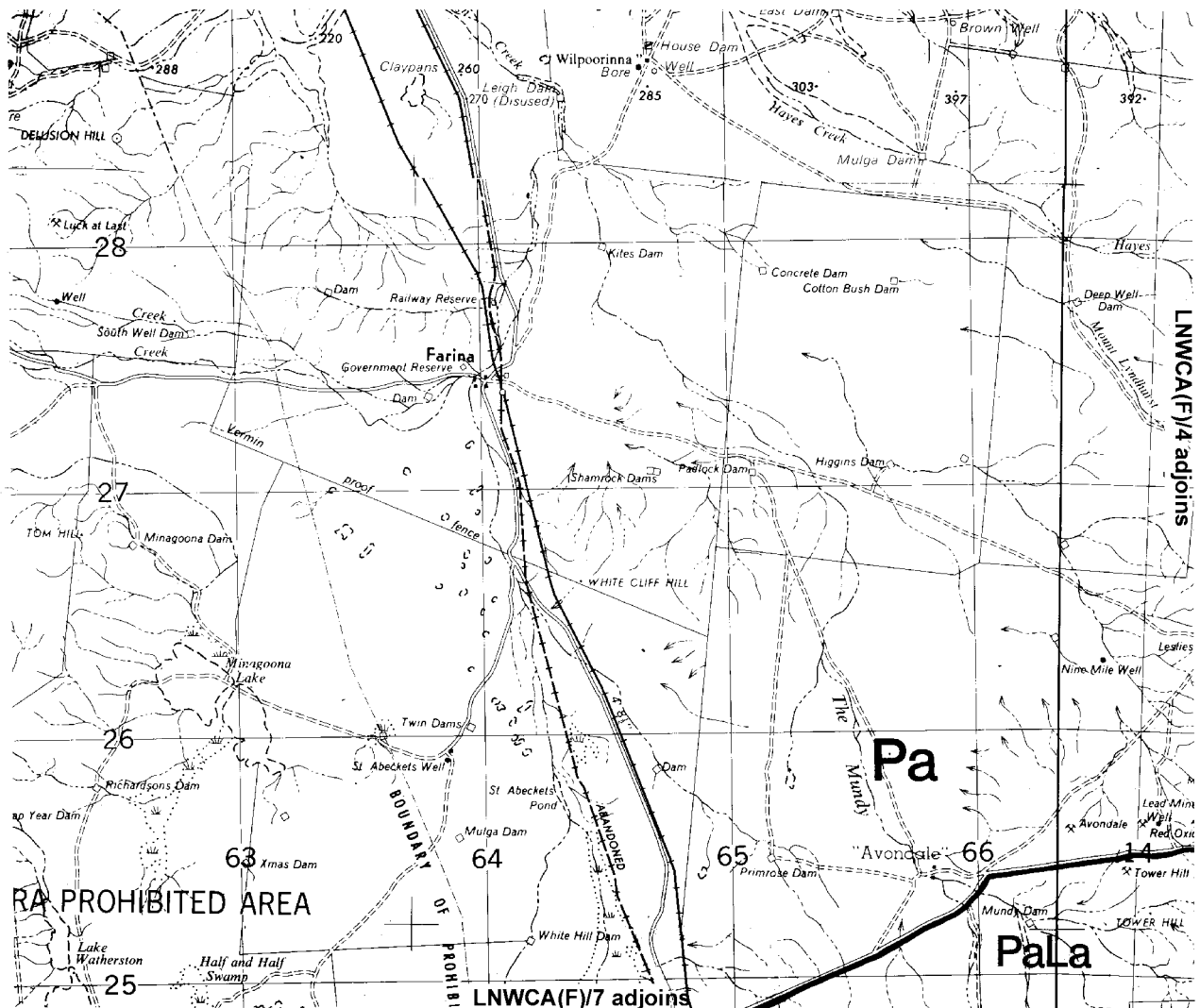
- 7 The following kind of development is **non-complying**:

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



**LAND NOT WITHIN A COUNCIL AREA
(FLINDERS)
INDEX TO ZONES
MAP LNWCA(F)/1**

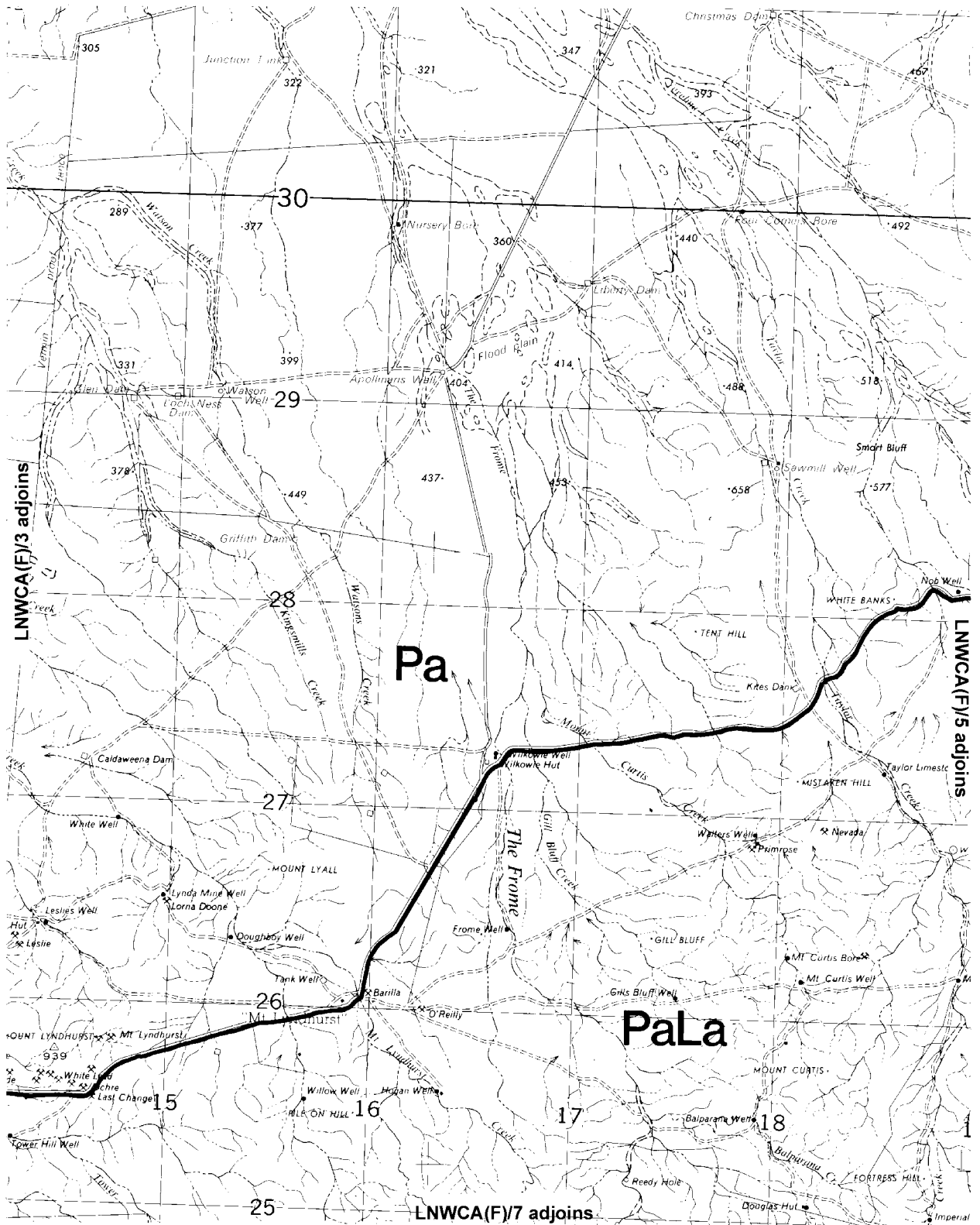
Maps LNWCA(F)/1 - LNWCA(F)/31 should be read together for definition of zone boundaries



Scale 1:250000
 0 kilometres 5 10 15

	Zone boundary defined by Pastoral Lease Boundary
	Zone boundary defined by Tracks
	Zone boundary defined by Fences
	Zone boundary delimited by joining defined points
	Zone boundary defined by Creeks
PaLa	Pastoral Landscape Zone
Pa	Pastoral Zone
EnA	Environmental Zone Class A
EnB	Environmental Zone Class B

**LAND NOT WITHIN
 A COUNCIL AREA
 (FLINDERS)
 ZONES
 MAP LNWCA(F)/3**

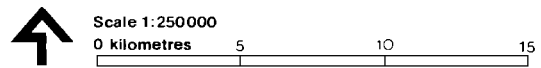
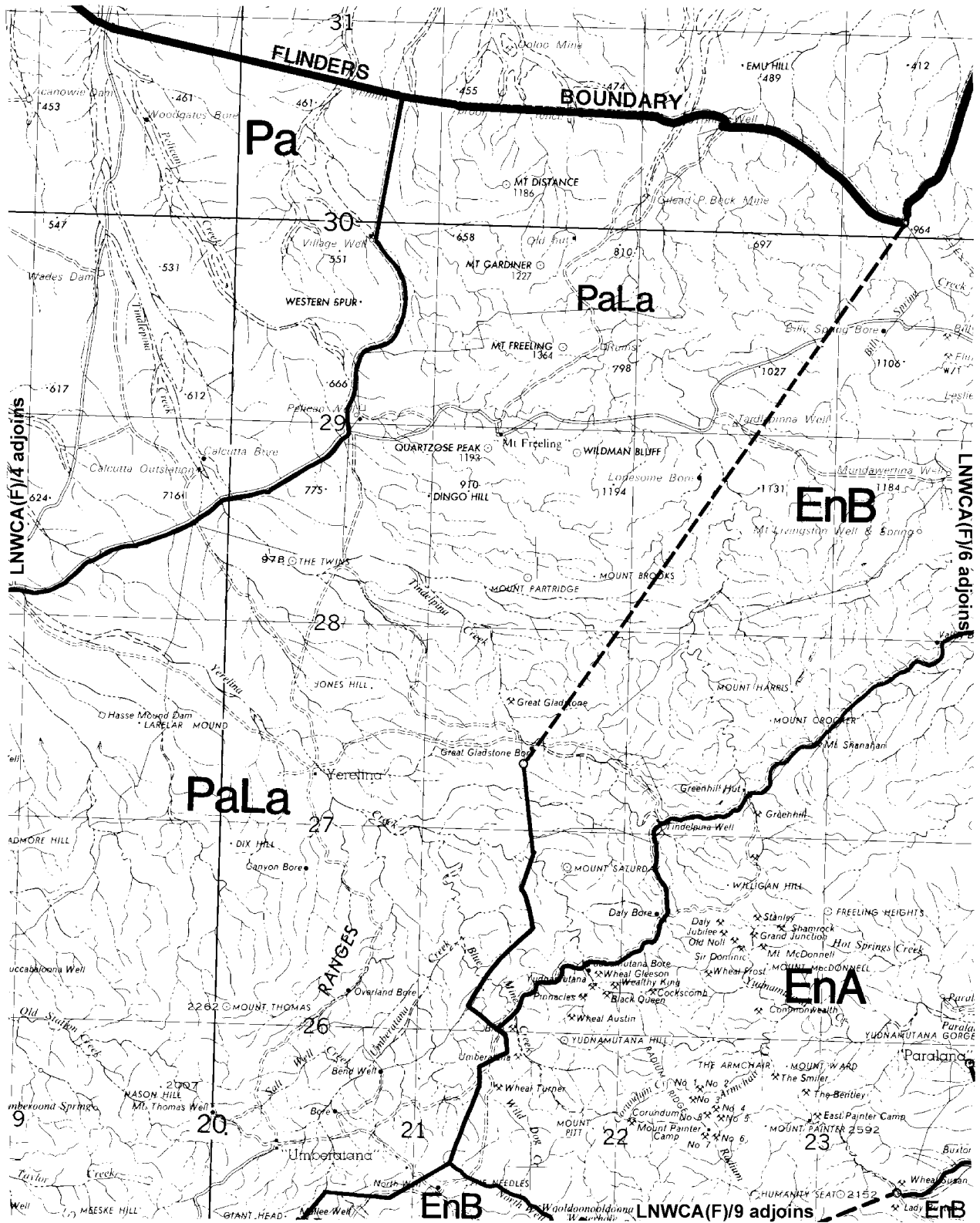


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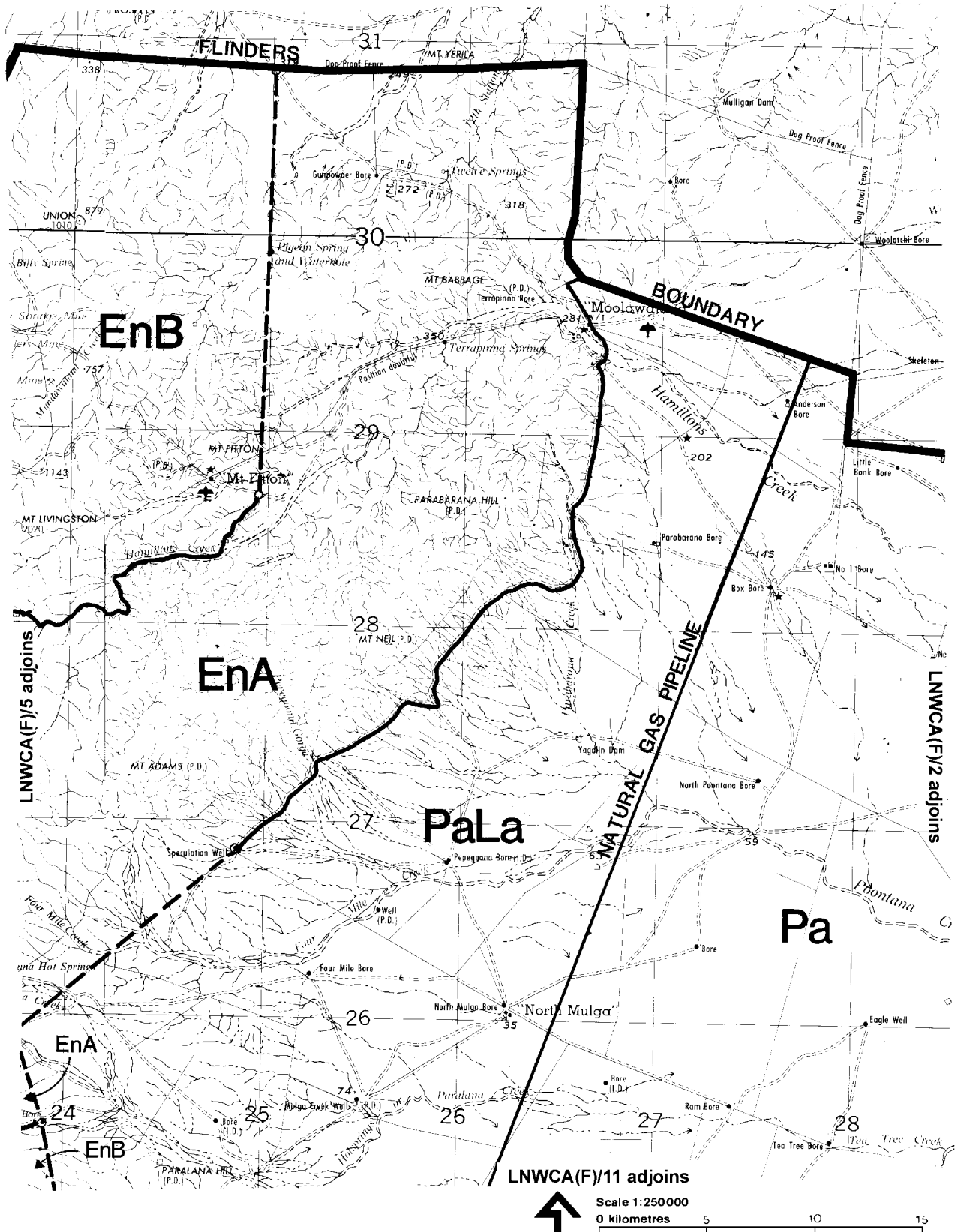
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	Zone boundary defined by Tracks
	Zone boundary defined by Fences
	Zone boundary delimited by joining defined points
	Zone boundary defined by Creeks
PaLa	Pastoral Landscape Zone
Pa	Pastoral Zone
EnA	Environmental Zone Class A
EnB	Environmental Zone Class B

**LAND NOT WITHIN
A COUNCIL AREA
(FLINDERS)
ZONES
MAP LNWCA(F)/4**



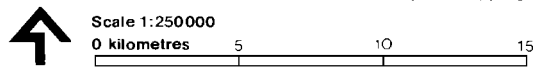
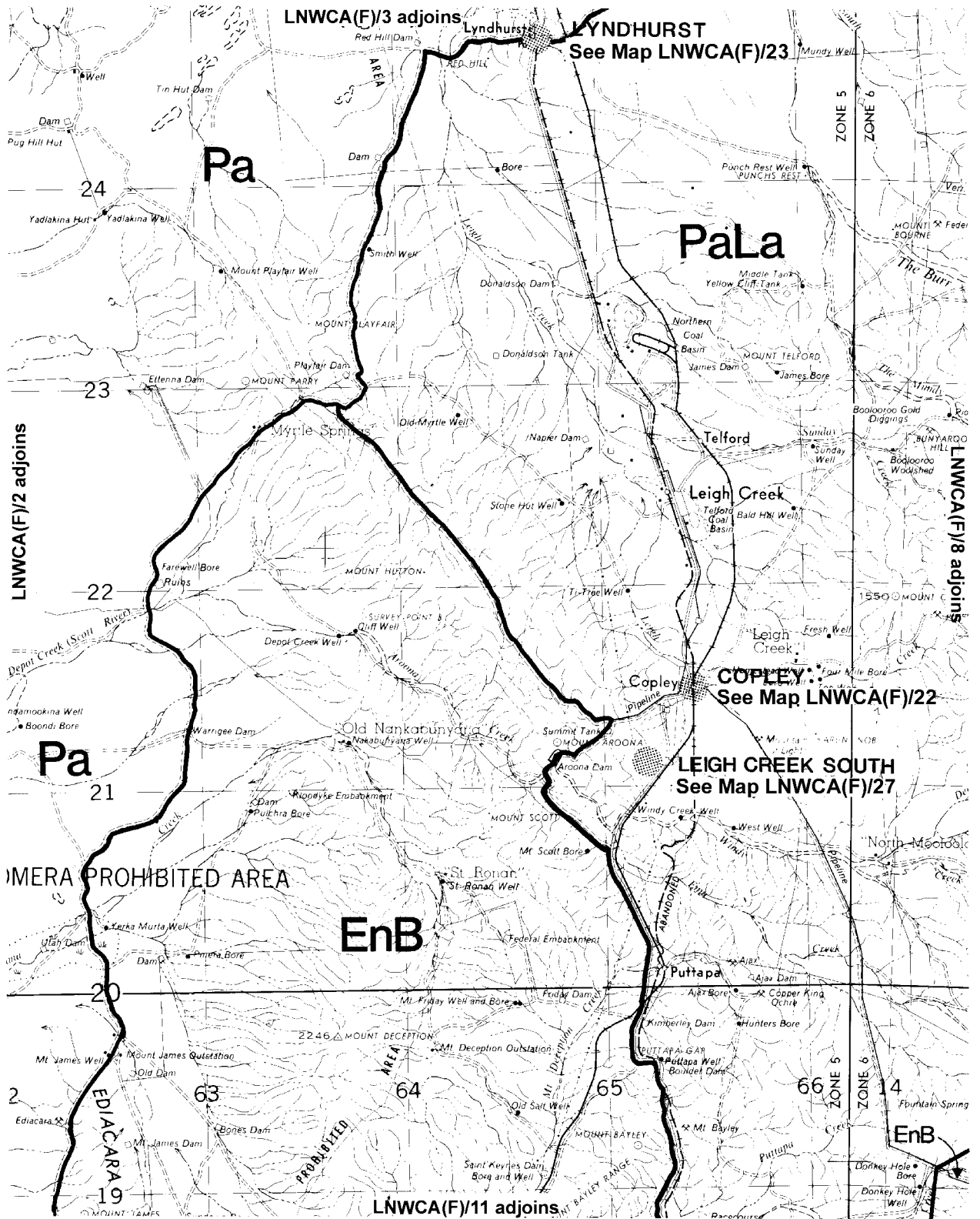
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- - - Zone boundary defined by Tracks
- · - · - Zone boundary defined by Fences
- - - - ○ Zone boundary delimited by joining defined points
- ~ Zone boundary defined by Creeks
- PaLa Pastoral Landscape Zone
- Pa Pastoral Zone
- EnA Environmental Zone Class A
- EnB Environmental Zone Class B

**LAND NOT WITHIN
A COUNCIL AREA
(FLINDERS)
ZONES
MAP LNWCA(F)/5**



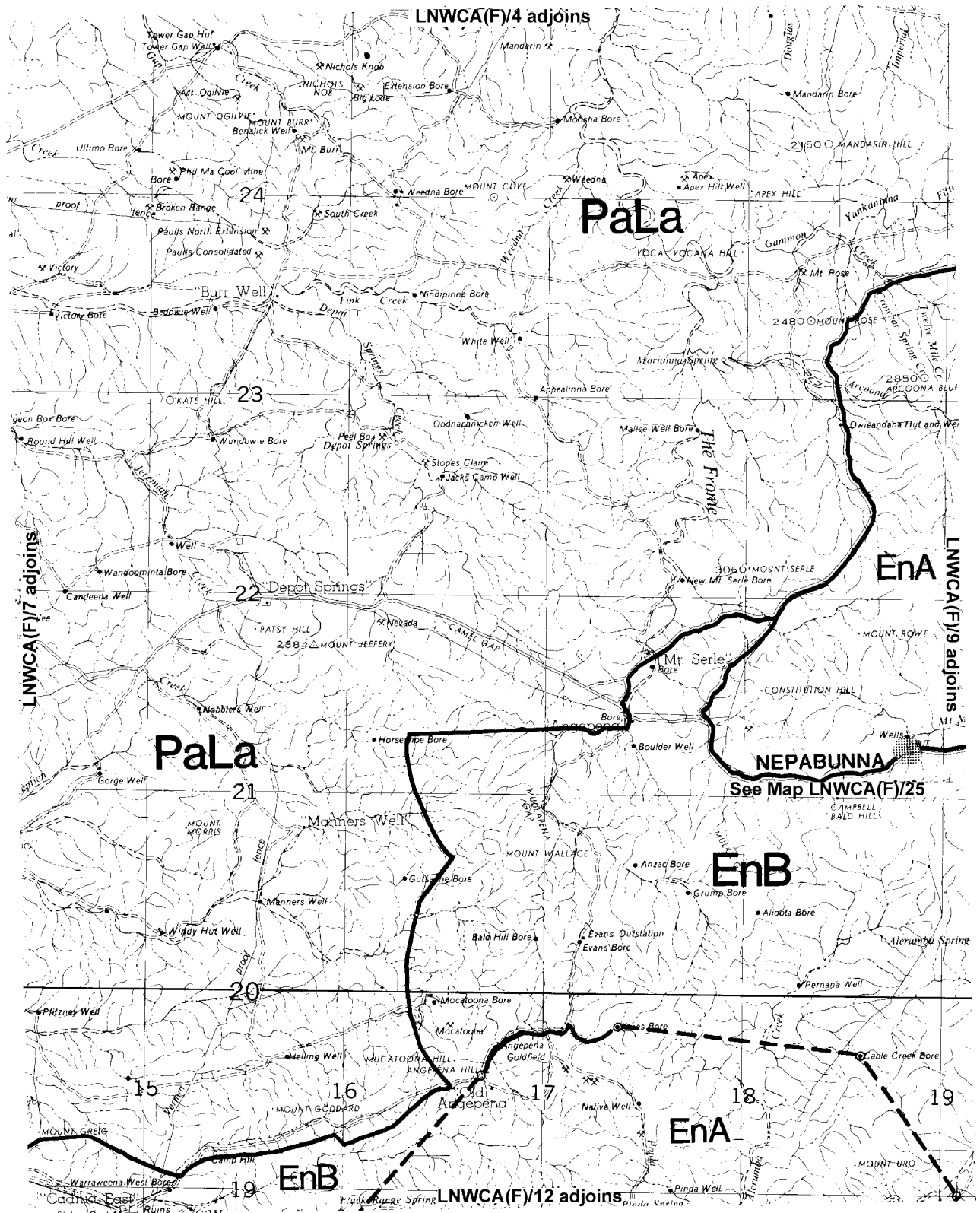
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	Zone boundary defined by Tracks
	Zone boundary defined by Fences
	Zone boundary delimited by joining defined points
	Zone boundary defined by Creeks
PaLa	Pastoral Landscape Zone
Pa	Pastoral Zone
EnA	Environmental Zone Class A
EnB	Environmental Zone Class B

LAND NOT WITHIN A COUNCIL AREA (FLINDERS) ZONES MAP LNWCA(F)/6



	Zone boundary defined by Pastoral Lease Boundary
	Zone boundary defined by Tracks
	Zone boundary defined by Fences
	Zone boundary delimited by joining defined points
	Zone boundary defined by Creeks
PaLa	Pastoral Landscape Zone
Pa	Pastoral Zone
EnA	Environmental Zone Class A
EnB	Environmental Zone Class B

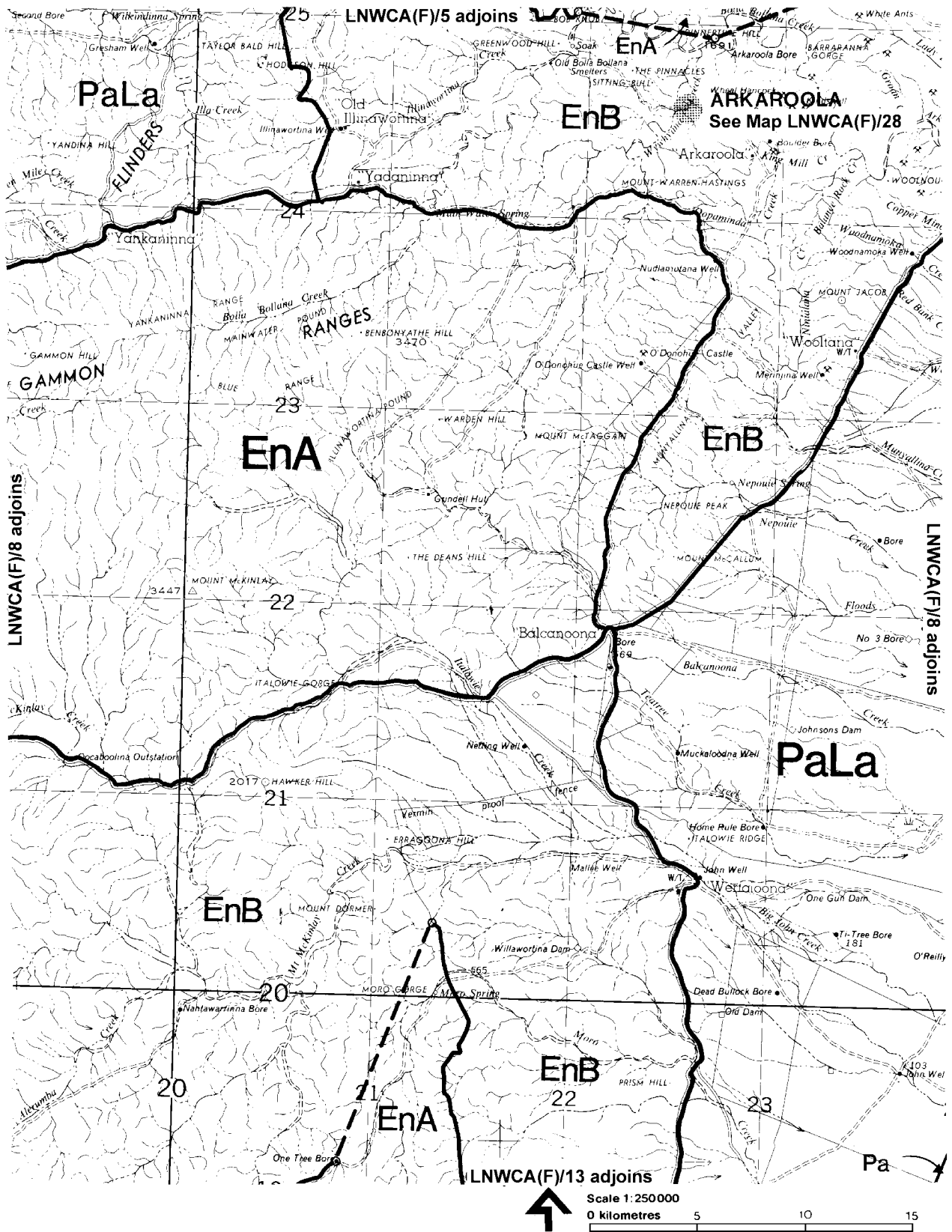
LAND NOT WITHIN A COUNCIL AREA (FLINDERS) ZONES MAP LNWCA(F)/7



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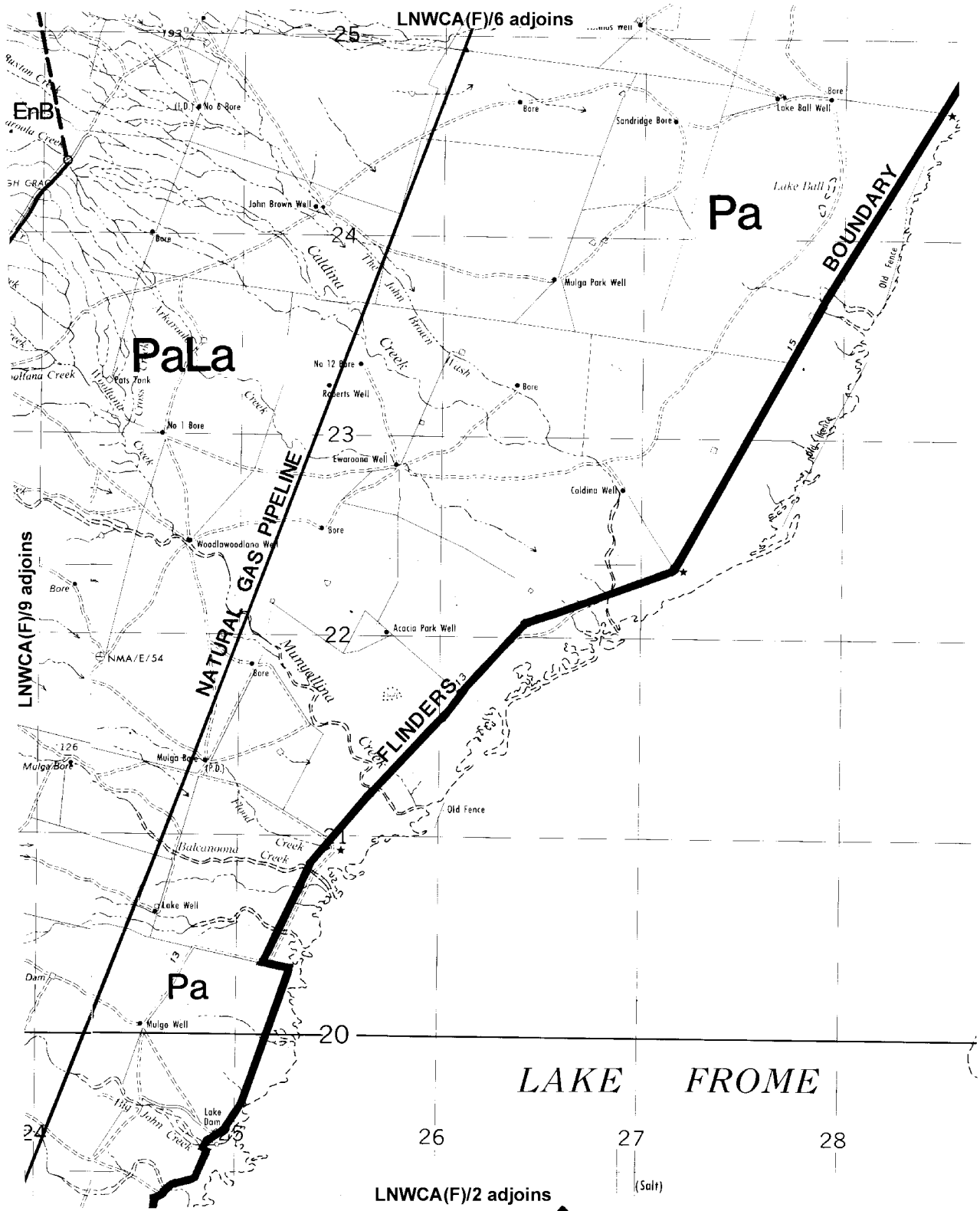
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	Zone boundary defined by Fences
	Zone boundary delimited by joining defined points
	Zone boundary defined by Creeks
PaLa	Pastoral Landscape Zone
Pa	Pastoral Zone
EnA	Environmental Zone Class A
EnB	Environmental Zone Class B

**LAND NOT WITHIN
 A COUNCIL AREA
 (FLINDERS)
 ZONES
 MAP LNWCA(F)/8**

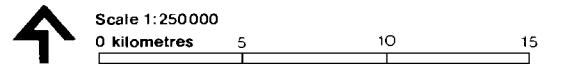


	Zone boundary defined by Pastoral Lease Boundary
	Zone boundary defined by Tracks
	Zone boundary defined by Fences
	Zone boundary delimited by joining defined points
	Zone boundary defined by Creeks
PaLa	Pastoral Landscape Zone
Pa	Pastoral Zone
EnA	Environmental Zone Class A
EnB	Environmental Zone Class B

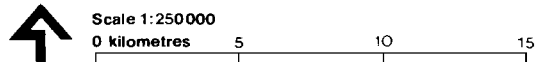
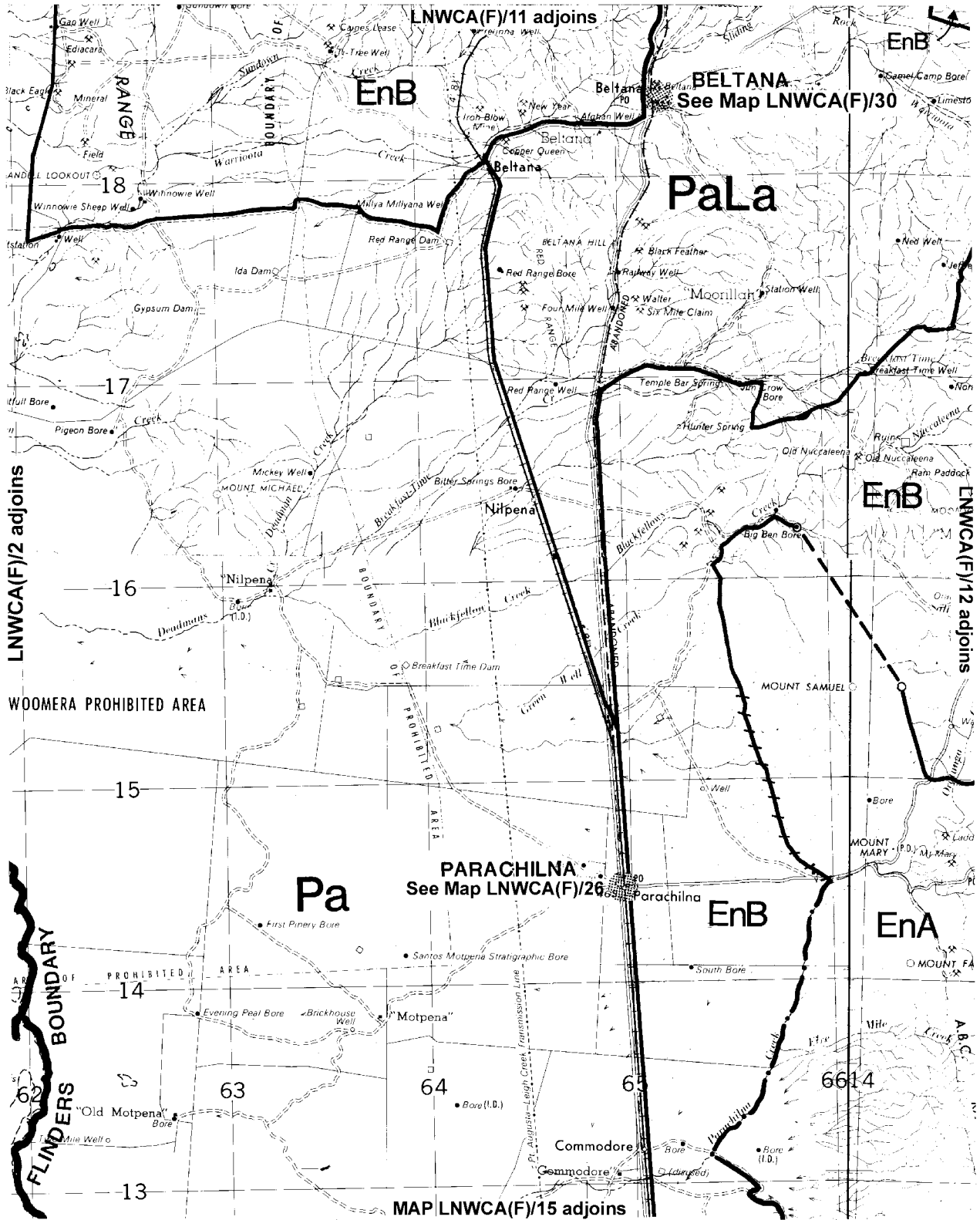
**LAND NOT WITHIN
 A COUNCIL AREA
 (FLINDERS)
 ZONES
 MAP LNWCA(F)/9**



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	Zone boundary defined by Tracks
	Zone boundary defined by Fences
	Zone boundary delimited by joining defined points
	Zone boundary defined by Creeks
PaLa	Pastoral Landscape Zone
Pa	Pastoral Zone
EnA	Environmental Zone Class A
EnB	Environmental Zone Class B

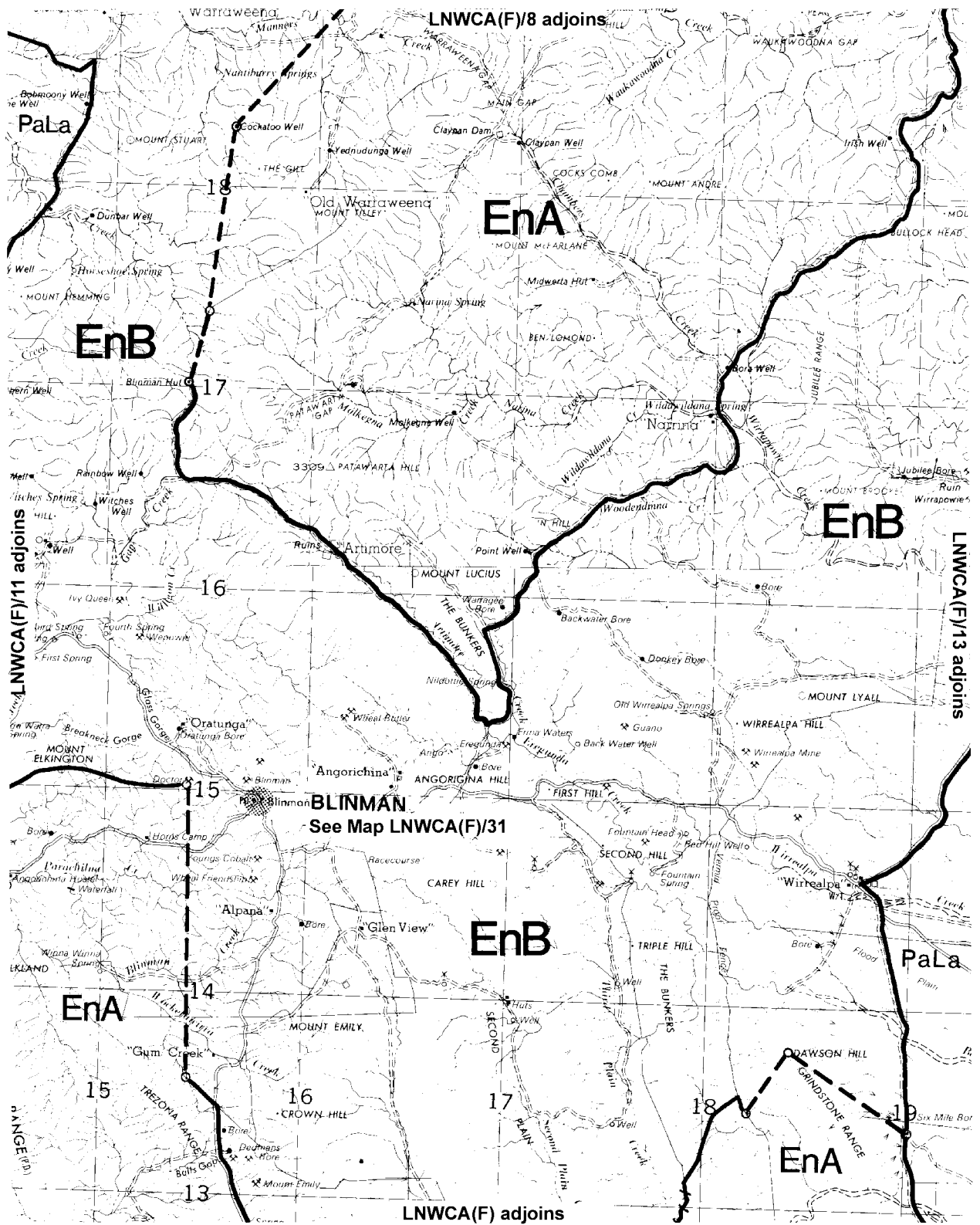


**LAND NOT WITHIN
A COUNCIL AREA
(FLINDERS)
ZONES
MAP LNWCA(F)/10**



	Zone boundary defined by Pastoral Lease Boundary
	Zone boundary defined by Tracks
	Zone boundary defined by Fences
	Zone boundary delimited by joining defined points
	Zone boundary defined by Creeks
PaLa	Pastoral Landscape Zone
Pa	Pastoral Zone
EnA	Environmental Zone Class A
EnB	Environmental Zone Class B

**LAND NOT WITHIN
A COUNCIL AREA
(FLINDERS)
ZONES
MAP LNWC(A)F/11**

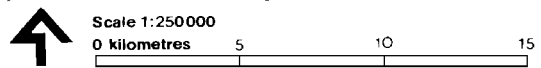
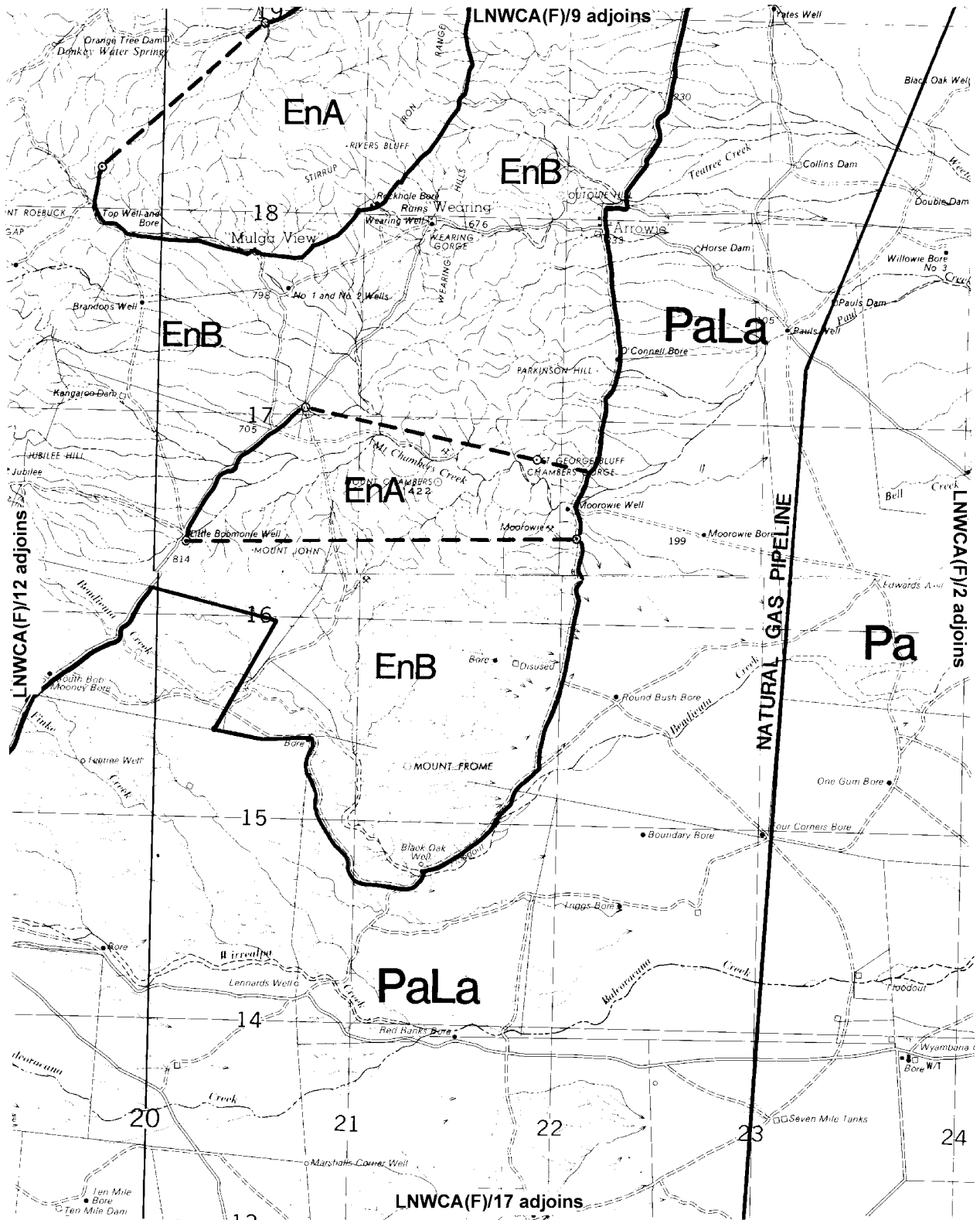


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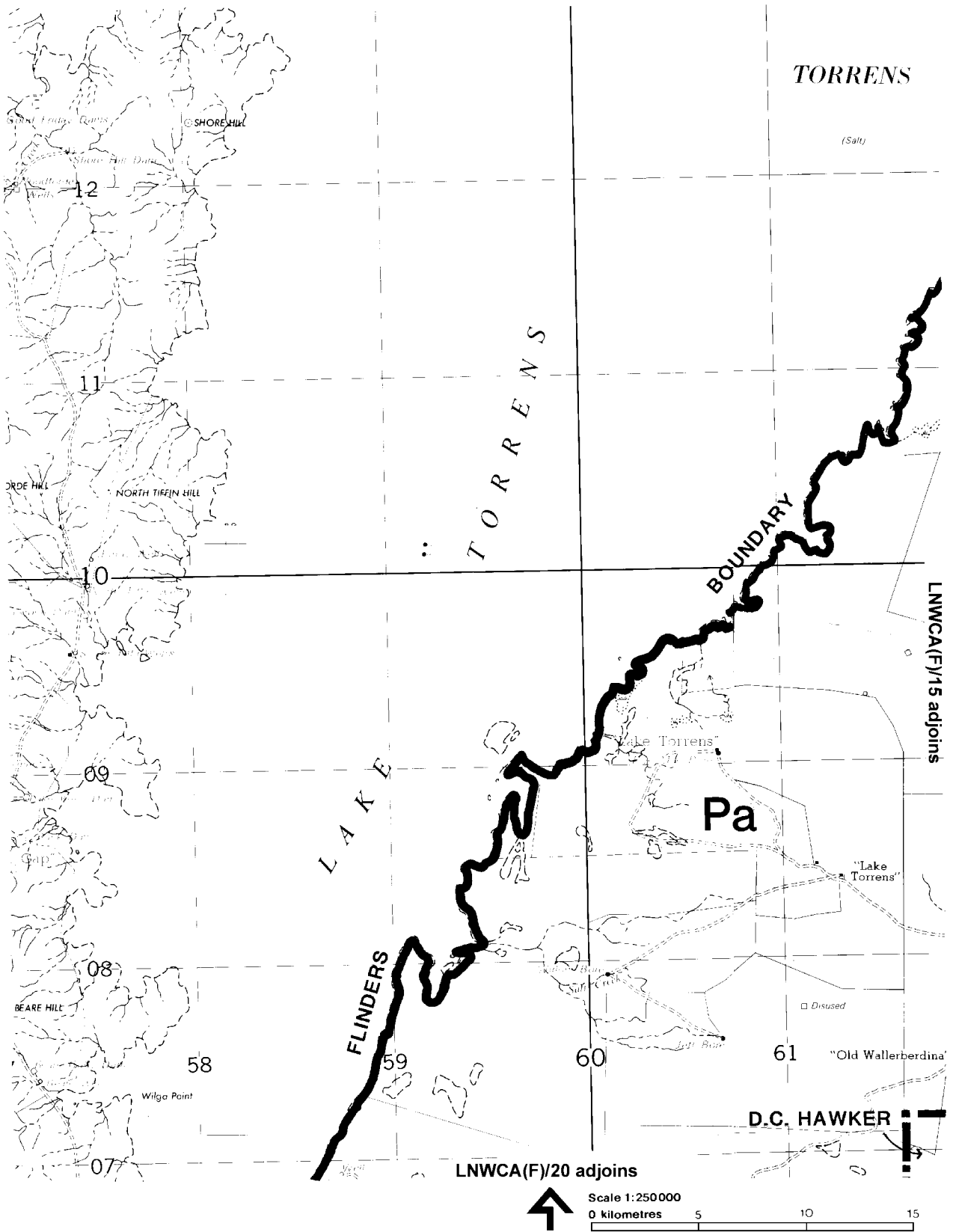
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	Zone boundary delimited by joining defined points
	Zone boundary defined by Creeks
PaLa	Pastoral Landscape Zone
Pa	Pastoral Zone
EnA	Environmental Zone Class A
EnB	Environmental Zone Class B

**LAND NOT WITHIN
A COUNCIL AREA
(FLINDERS)
ZONES
MAP LNWCA(F)/12**



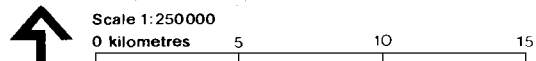
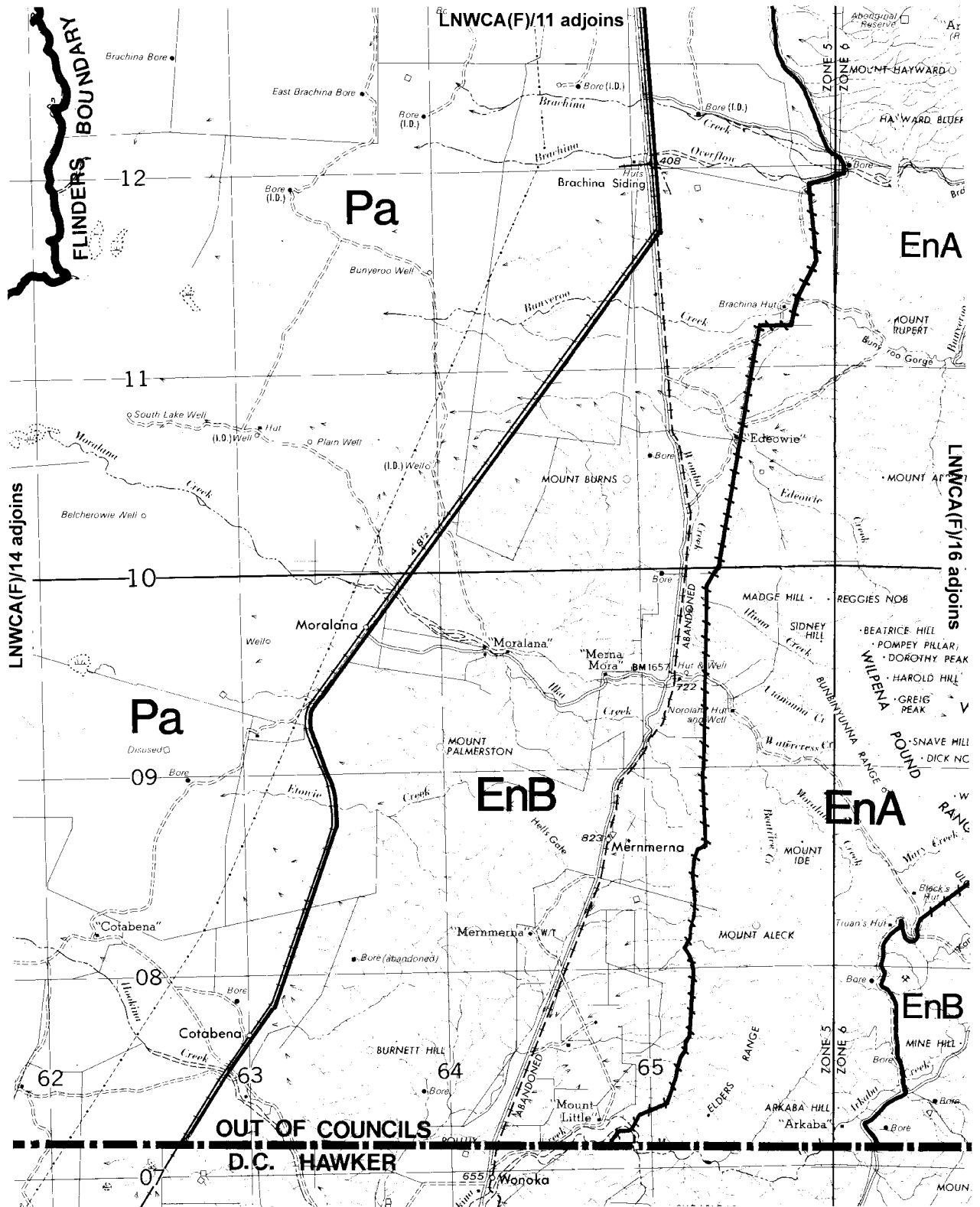
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	Zone boundary delimited by joining defined points
	Zone boundary defined by Creeks
PaLa	Pastoral Landscape Zone
Pa	Pastoral Zone
EnA	Environmental Zone Class A
EnB	Environmental Zone Class B

**LAND NOT WITHIN
A COUNCIL AREA
(FLINDERS)
ZONES
MAP LNWCA(F)/13**



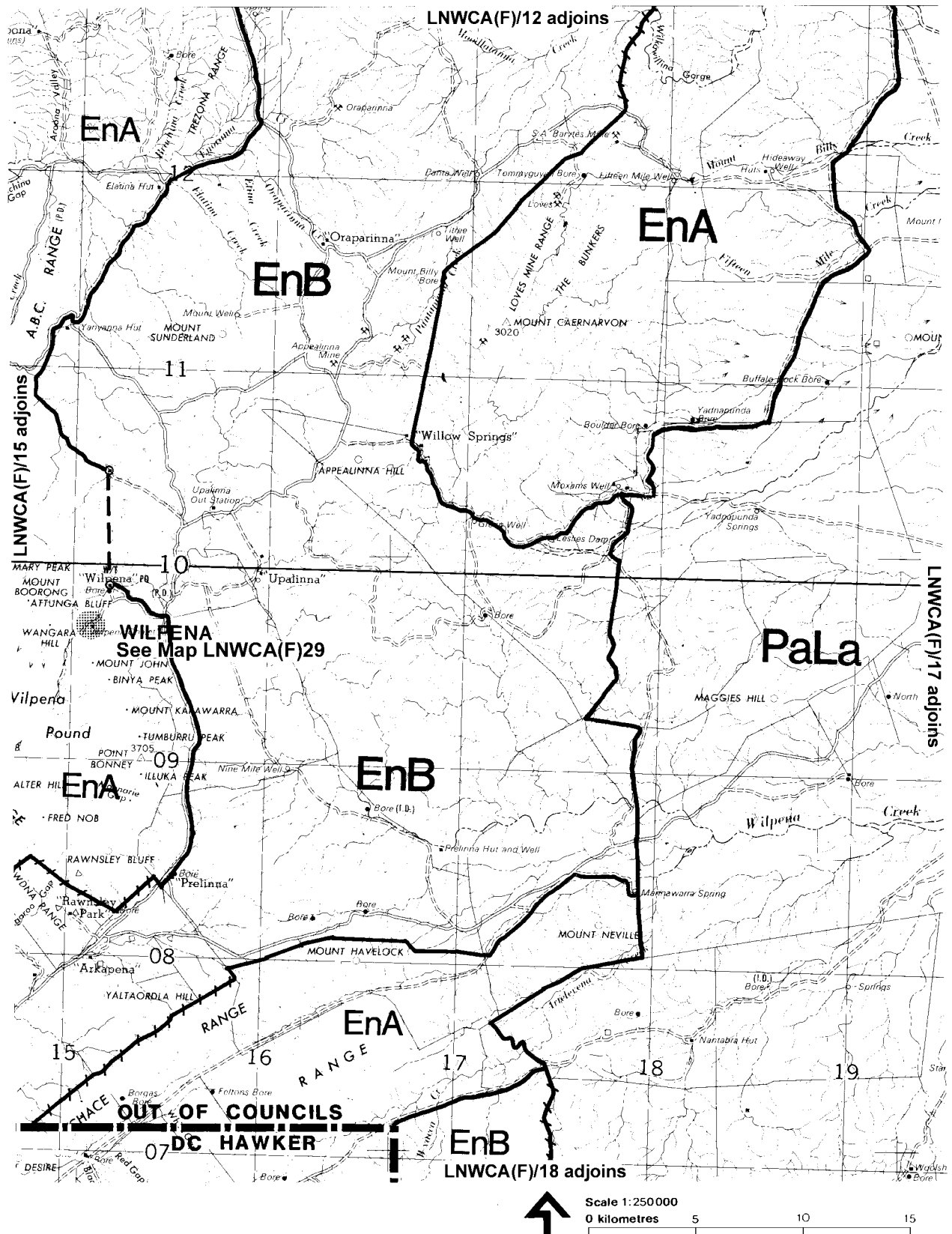
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	Zone boundary defined by Creeks
PaLa	Pastoral Landscape Zone
Pa	Pastoral Zone
EnA	Environmental Zone Class A
EnB	Environmental Zone Class B

LAND NOT WITHIN A COUNCIL AREA (FLINDERS) ZONES MAP LNWCA(F)/14



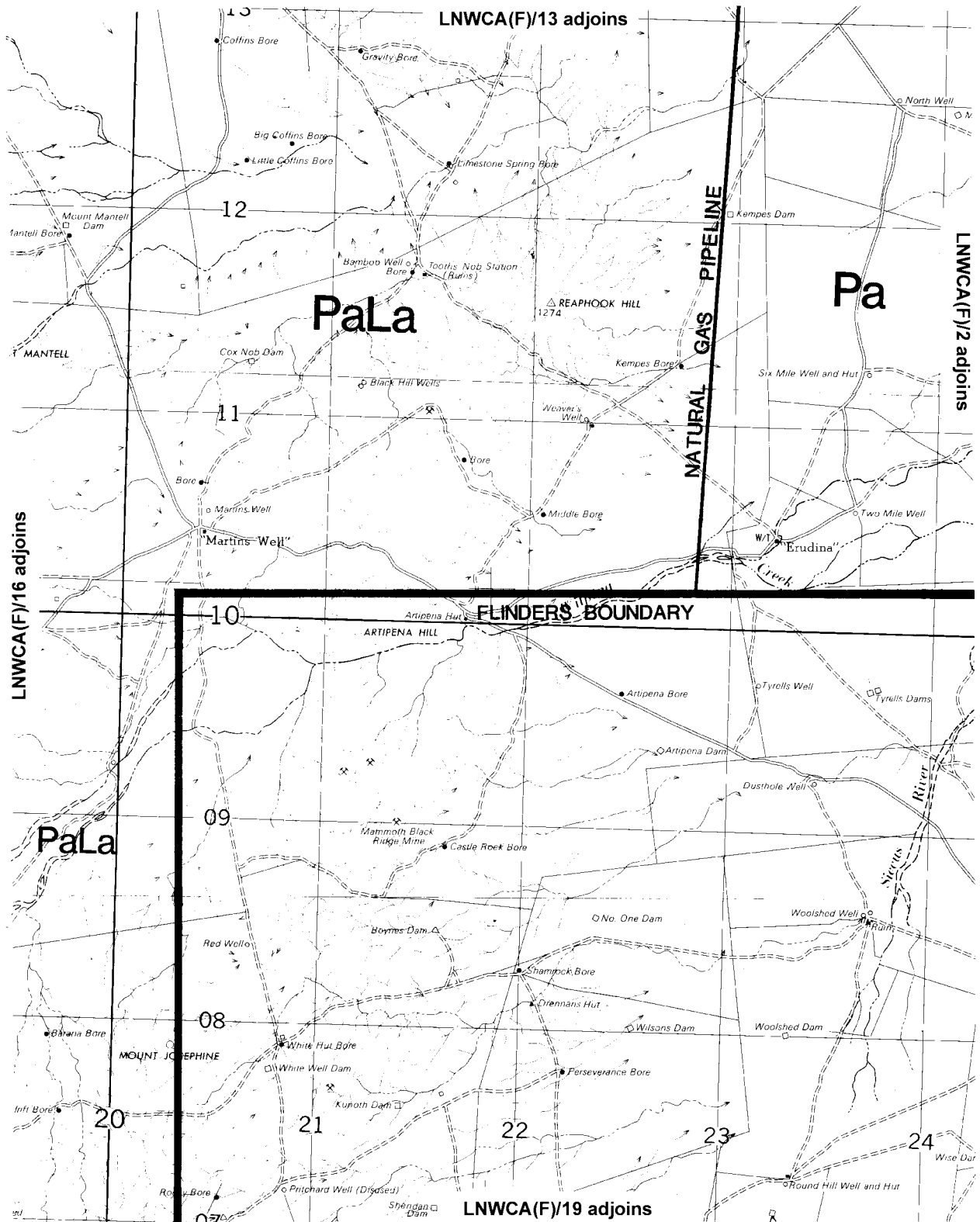
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	Zone boundary defined by Fences
	Zone boundary delimited by joining defined points
	Zone boundary defined by Creeks
PaLa	Pastoral Landscape Zone
Pa	Pastoral Zone
EnA	Environmental Zone Class A
EnB	Environmental Zone Class B

**LAND NOT WITHIN
A COUNCIL AREA
(FLINDERS)
ZONES
MAP LNWCA(F)/15**



- Zone boundary defined by Pastoral Lease Boundary
- Zone boundary defined by Tracks
- Zone boundary defined by Fences
- Zone boundary delimited by joining defined points
- Zone boundary defined by Creeks
- PaLa Pastoral Landscape Zone
- Pa Pastoral Zone
- EnA Environmental Zone Class A
- EnB Environmental Zone Class B

**LAND NOT WITHIN
A COUNCIL AREA
(FLINDERS)
ZONES
MAP LNWC(A)F/16**

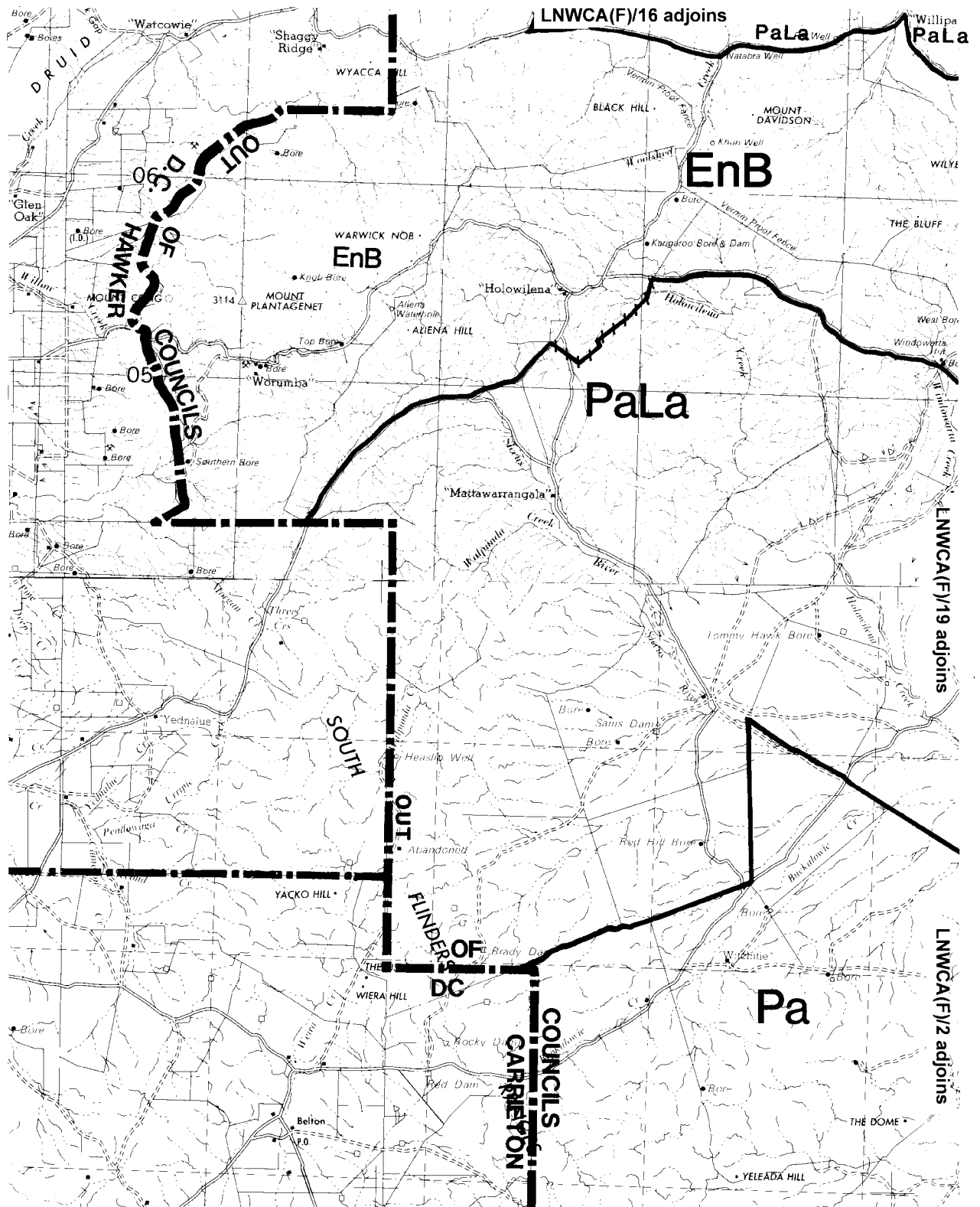


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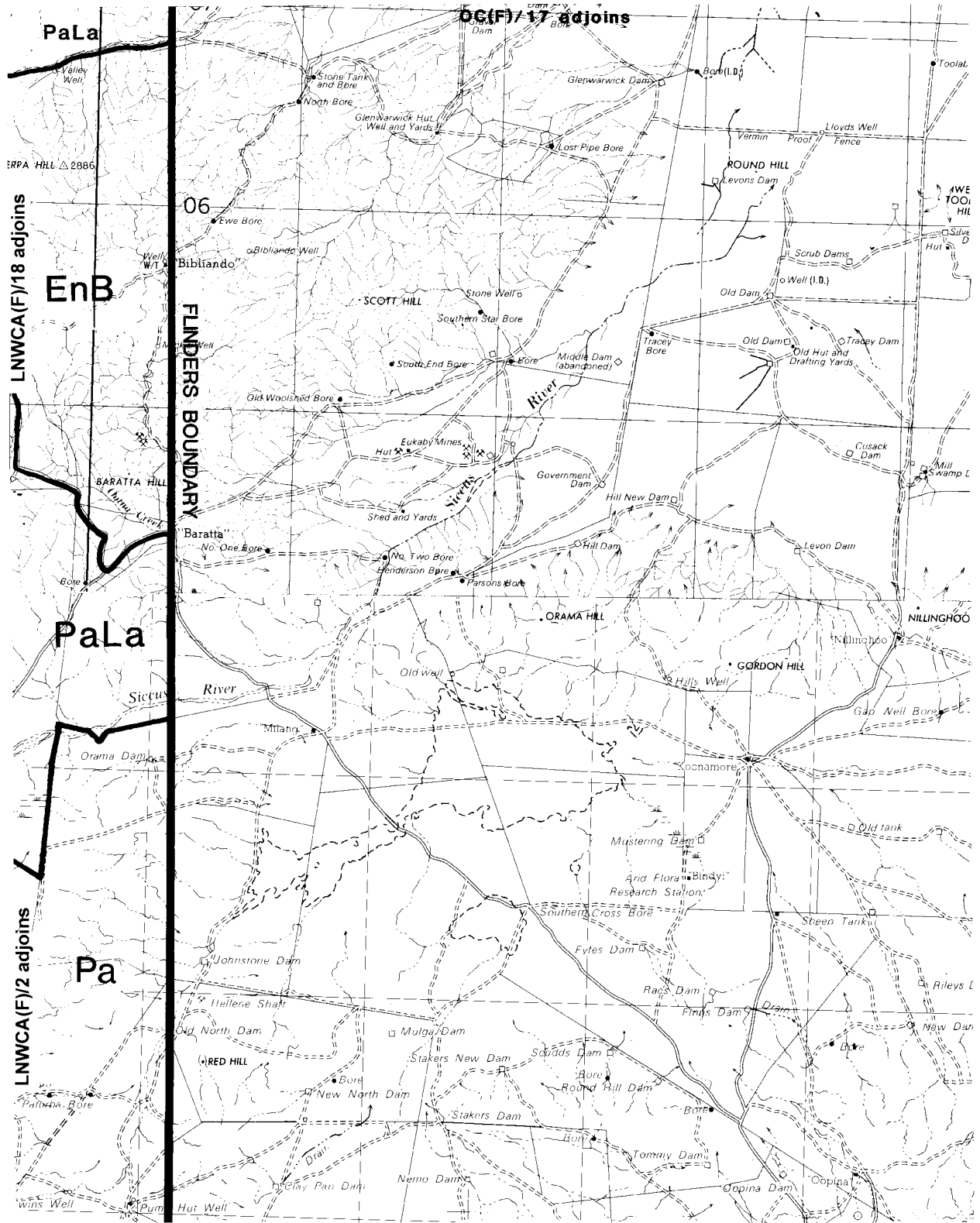
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	Zone boundary delimited by joining defined points
	Zone boundary defined by Creeks
PaLa	Pastoral Landscape Zone
Pa	Pastoral Zone
EnA	Environmental Zone Class A
EnB	Environmental Zone Class B

**LAND NOT WITHIN
A COUNCIL AREA
(FLINDERS)
ZONES
MAP LNWCA(F)/17**



	Zone boundary defined by Pastoral Lease Boundary
	Zone boundary defined by Tracks
	Zone boundary defined by Fences
	Zone boundary delimited by joining defined points
	Zone boundary defined by Creeks
PaLa	Pastoral Landscape Zone
Pa	Pastoral Zone
EnA	Environmental Zone Class A
EnB	Environmental Zone Class B

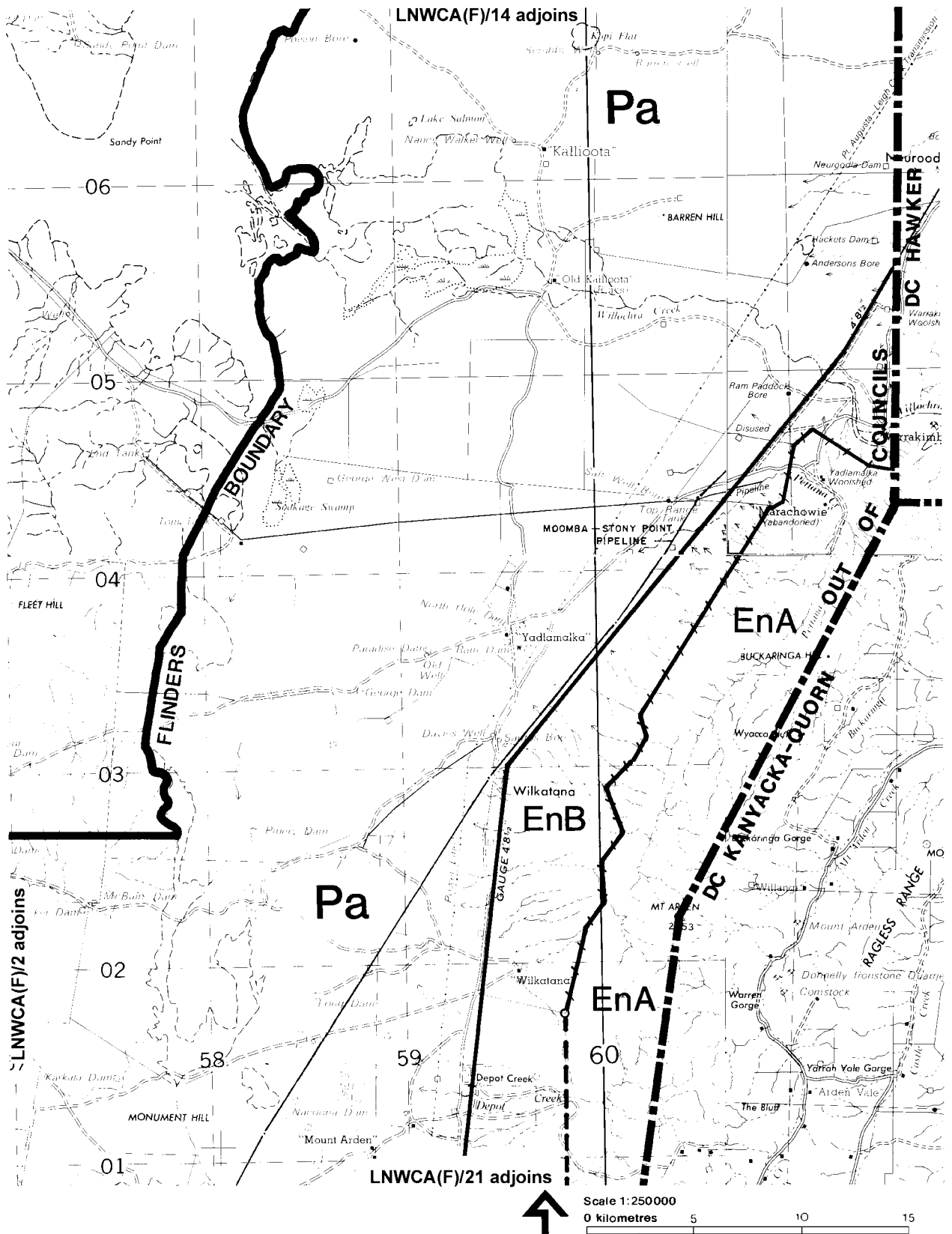
**LAND NOT WITHIN
 A COUNCIL AREA
 (FLINDERS)
 ZONES
 MAP LNWCA(F)/18**



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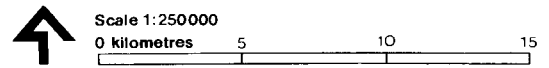
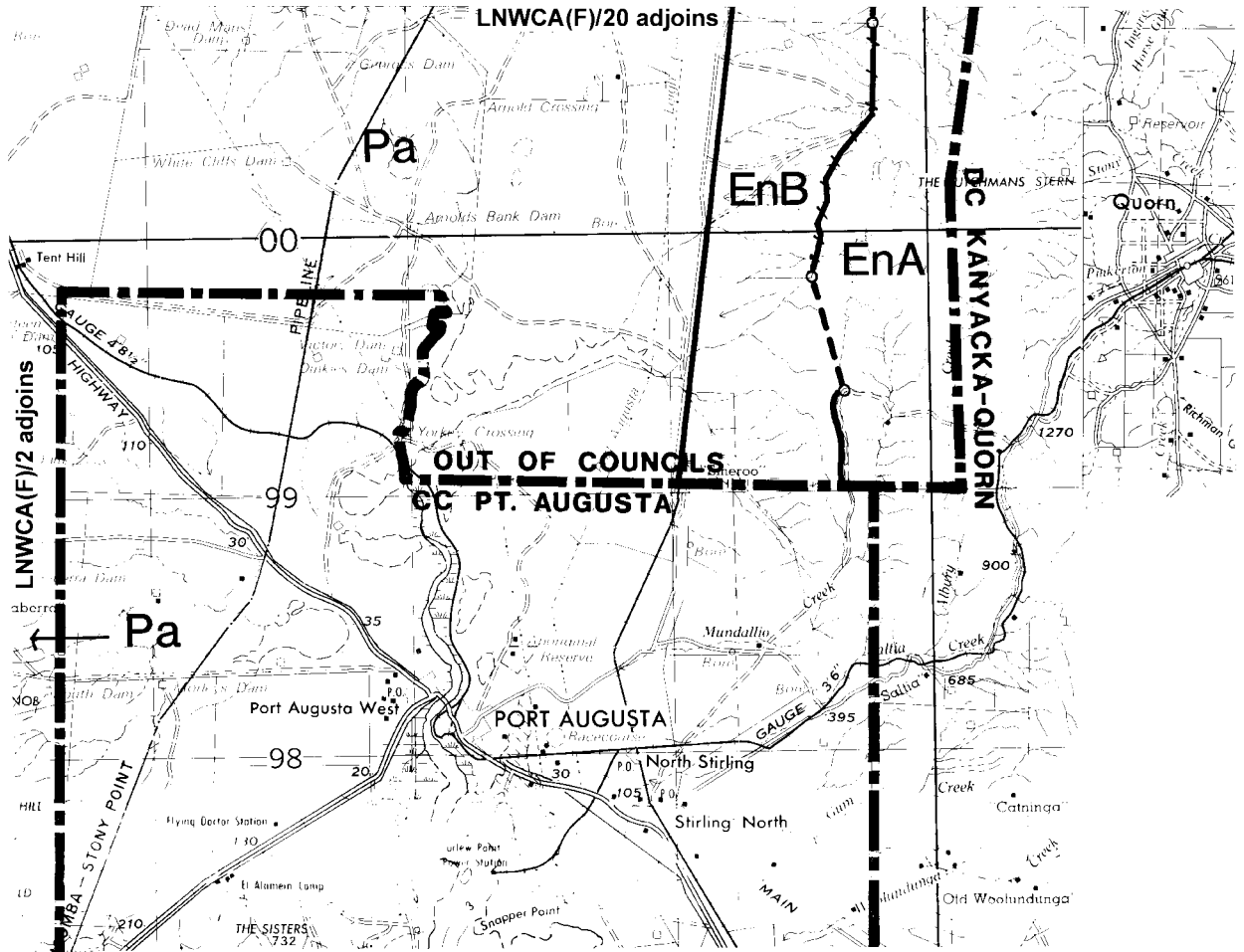
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- Zone boundary defined by Tracks
- Zone boundary defined by Fences
- Zone boundary delimited by joining defined points
- Zone boundary defined by Creeks
- PaLa Pastoral Landscape Zone
- Pa Pastoral Zone
- EnA Environmental Zone Class A
- EnB Environmental Zone Class B

**LAND NOT WITHIN
 A COUNCIL AREA
 (FLINDERS)
 ZONES
 MAP LNWC(A)(F)/19**



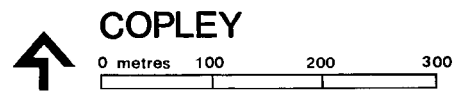
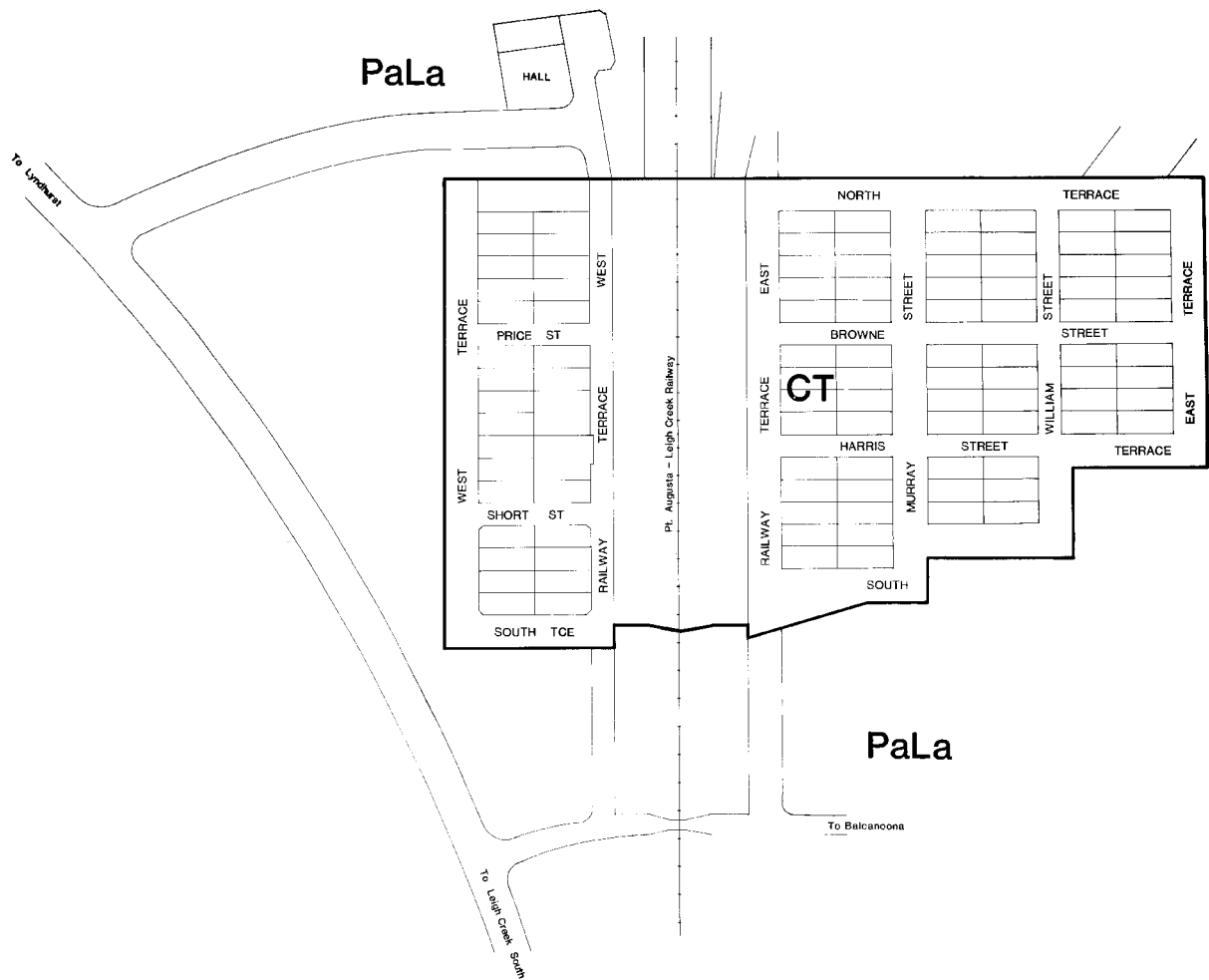
	Zone boundary defined by Pastoral Lease Boundary
	Zone boundary defined by Tracks
	Zone boundary defined by Fences
	Zone boundary delimited by joining defined points
	Zone boundary defined by Creeks
PaLa	Pastoral Landscape Zone
Pa	Pastoral Zone
EnA	Environmental Zone Class A
EnB	Environmental Zone Class B

**LAND NOT WITHIN
A COUNCIL AREA
(FLINDERS)
ZONES
MAP LNWCA(F)/20**

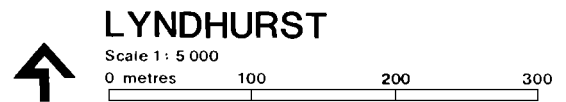
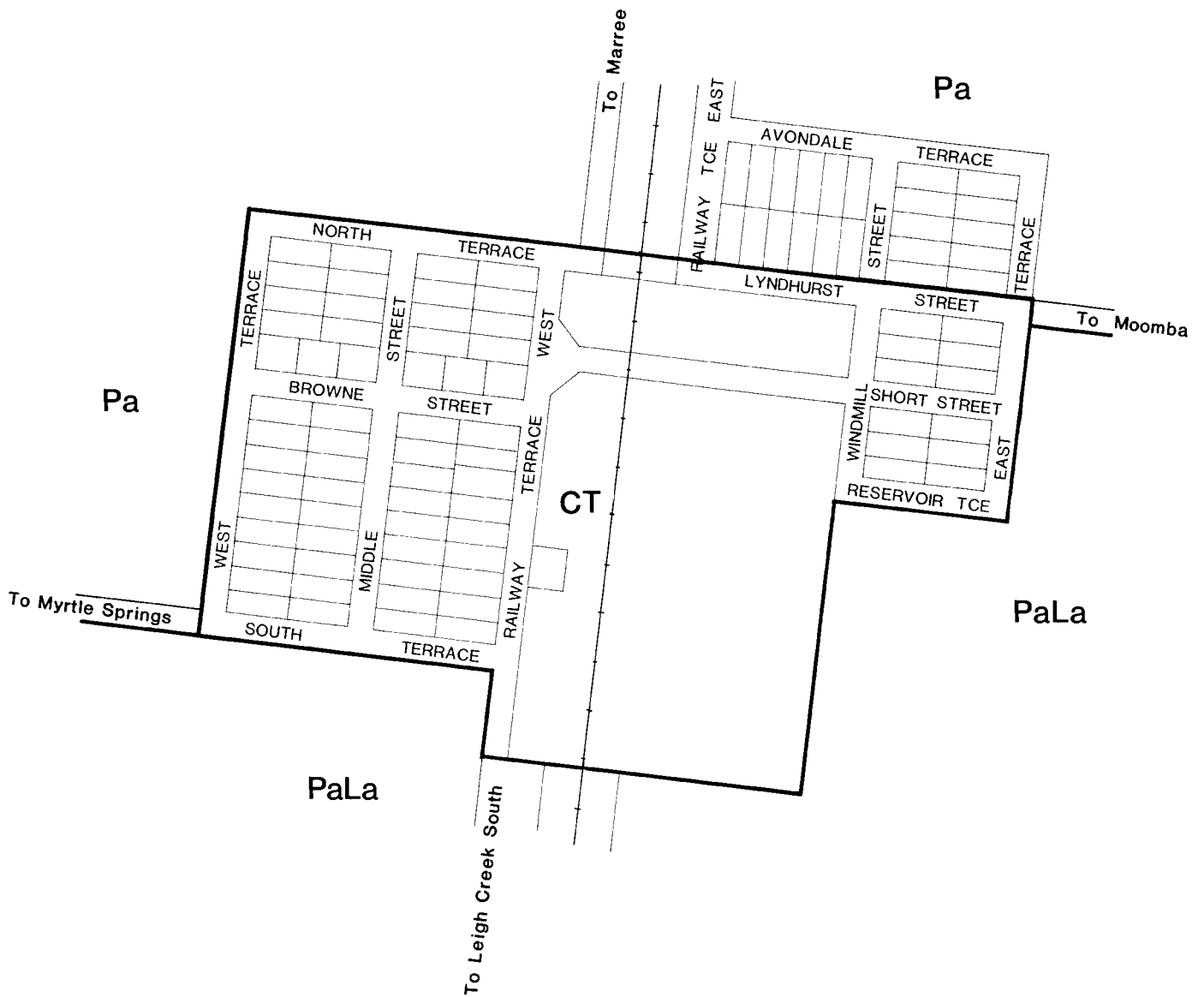


	Zone boundary defined by Pastoral Lease Boundary
	Zone boundary defined by Tracks
	Zone boundary defined by Fences
	Zone boundary delimited by joining defined points
	Zone boundary defined by Creeks
PaLa	Pastoral Landscape Zone
Pa	Pastoral Zone
EnA	Environmental Zone Class A
EnB	Environmental Zone Class B

**LAND NOT WITHIN
A COUNCIL AREA
(FLINDERS)
ZONES
MAP LNWCA(F)/21**

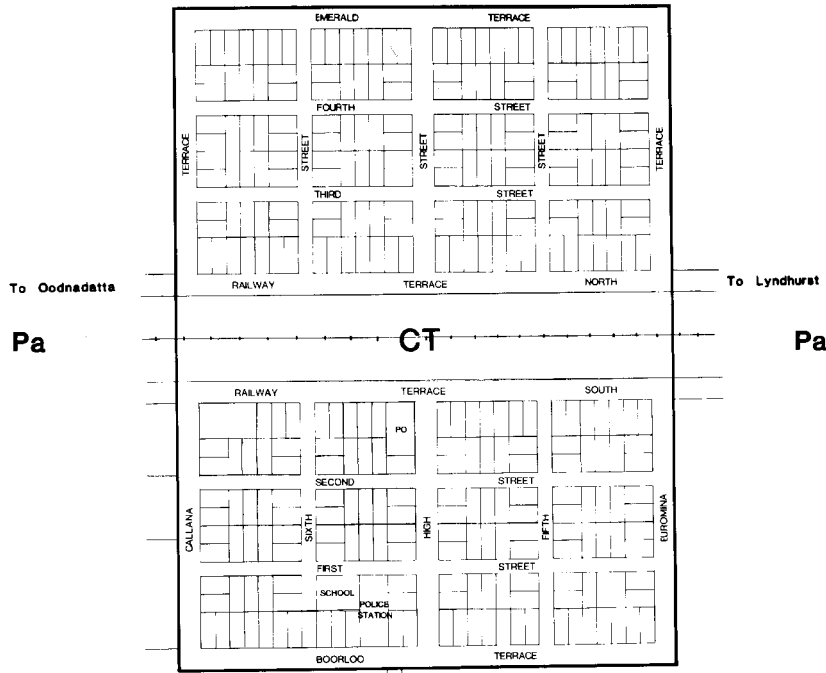


<p>CT Country Township Zone LC Leigh Creek South Township Zone TA Tourist Accomodation Zone HT Heritage Township Zone PaLa Pastoral Landscape Zone Pa Pastoral Zone EnA Environmental Zone Class A EnB Environmental Zone Class B — Zone Boundary</p>	<p>LAND NOT WITHIN A COUNCIL AREA (FLINDERS) ZONES MAP LNWCA(F)/22</p>
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<p>CT Country Township Zone LC Leigh Creek South Township Zone TA Tourist Accomodation Zone HT Heritage Township Zone PaLa Pastoral Landscape Zone Pa Pastoral Zone EnA Environmental Zone Class A EnB Environmental Zone Class B — Zone Boundary</p>	<p>LAND NOT WITHIN A COUNCIL AREA (FLINDERS) ZONES MAP LNWCA(F)/23</p>
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Pa



Pa

CT

Pa

Pa

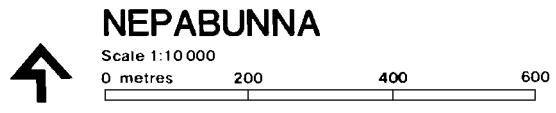
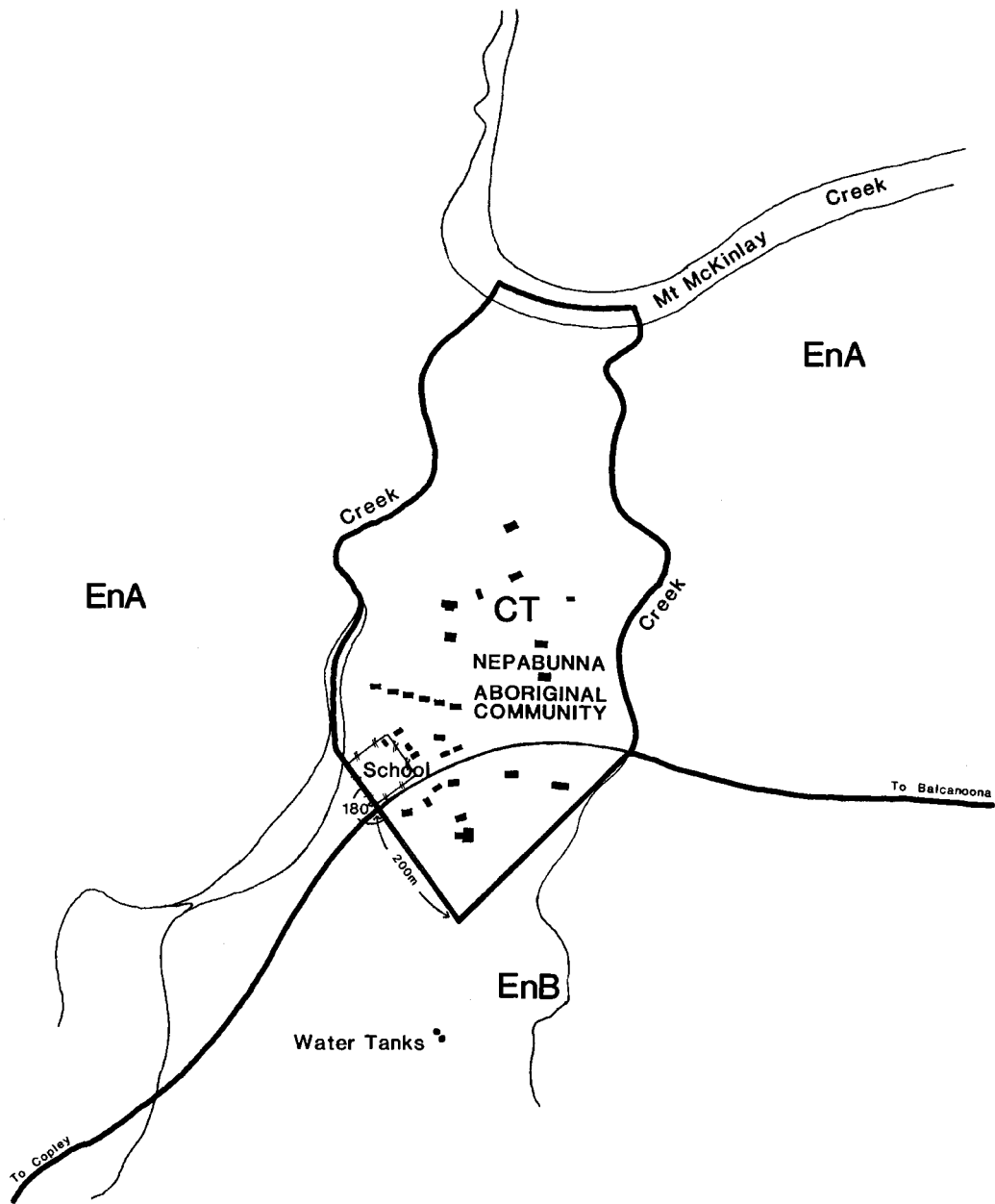
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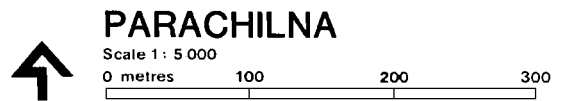
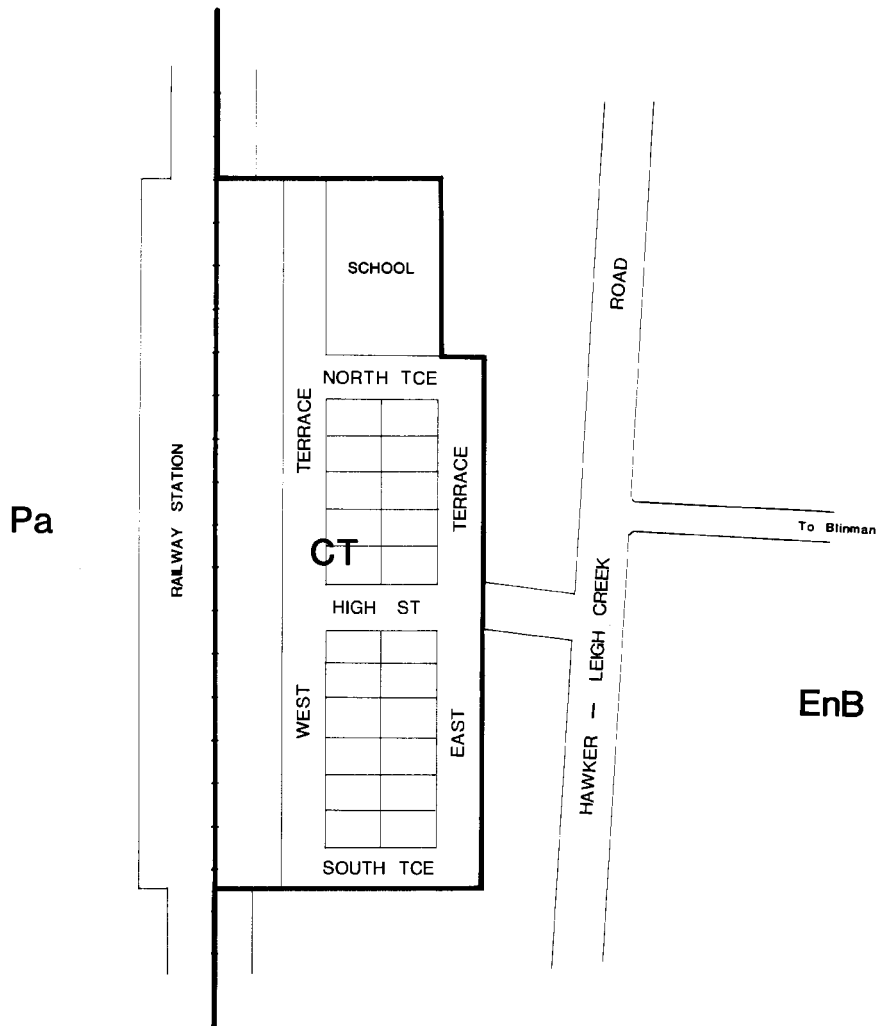


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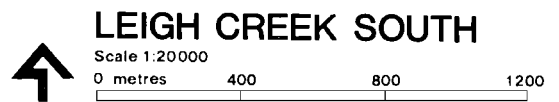
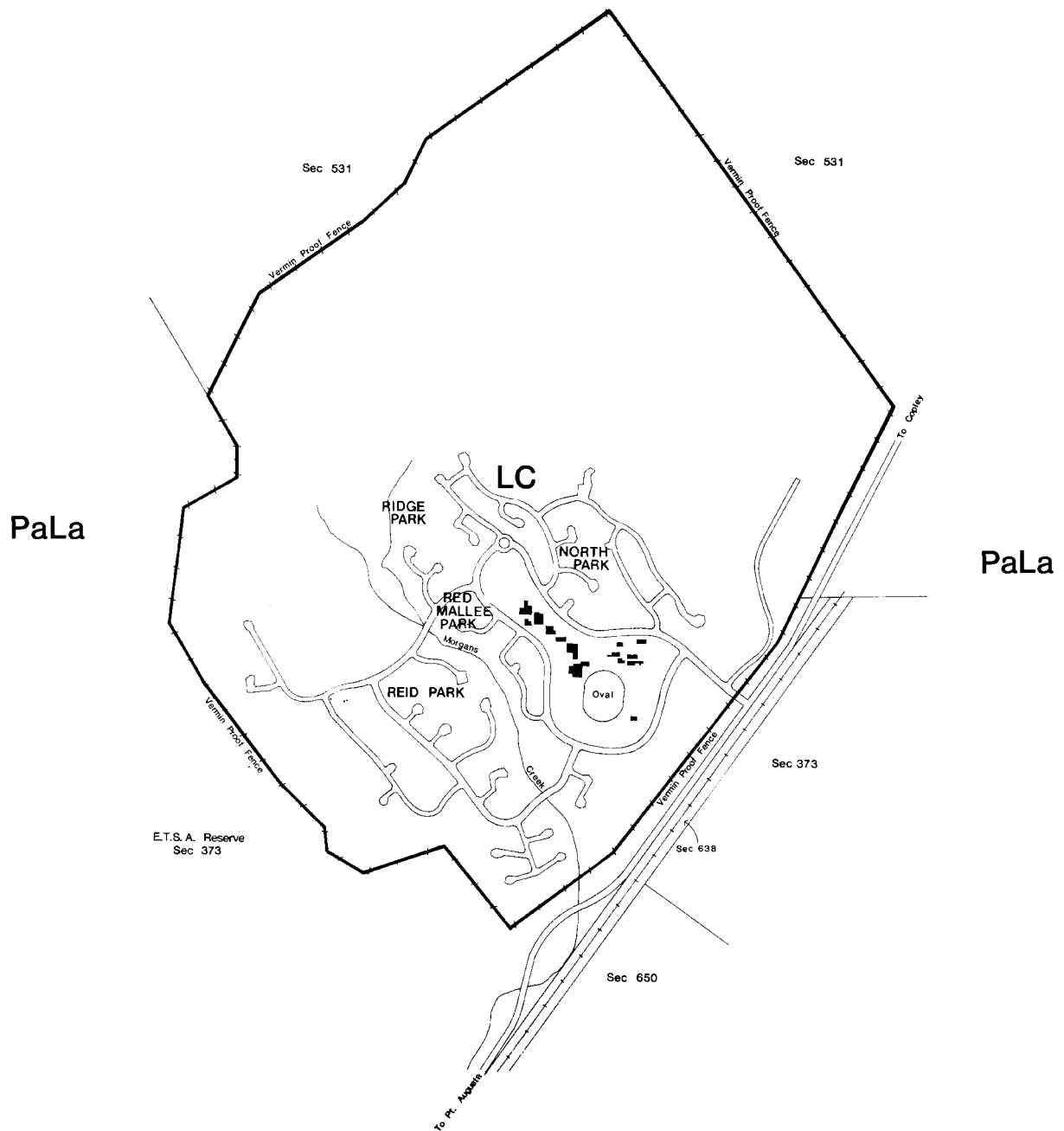
<p>CT Country Township Zone LC Leigh Creek South Township Zone TA Tourist Accomodation Zone HT Heritage Township Zone PaLa Pastoral Landscape Zone Pa Pastoral Zone EnA Environmental Zone Class A EnB Environmental Zone Class B — Zone Boundary</p>	<p>LAND NOT WITHIN A COUNCIL AREA (FLINDERS) ZONES MAP LNWCA(F)/24</p>
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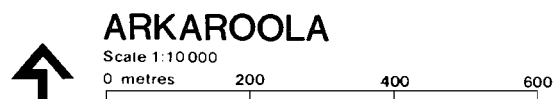
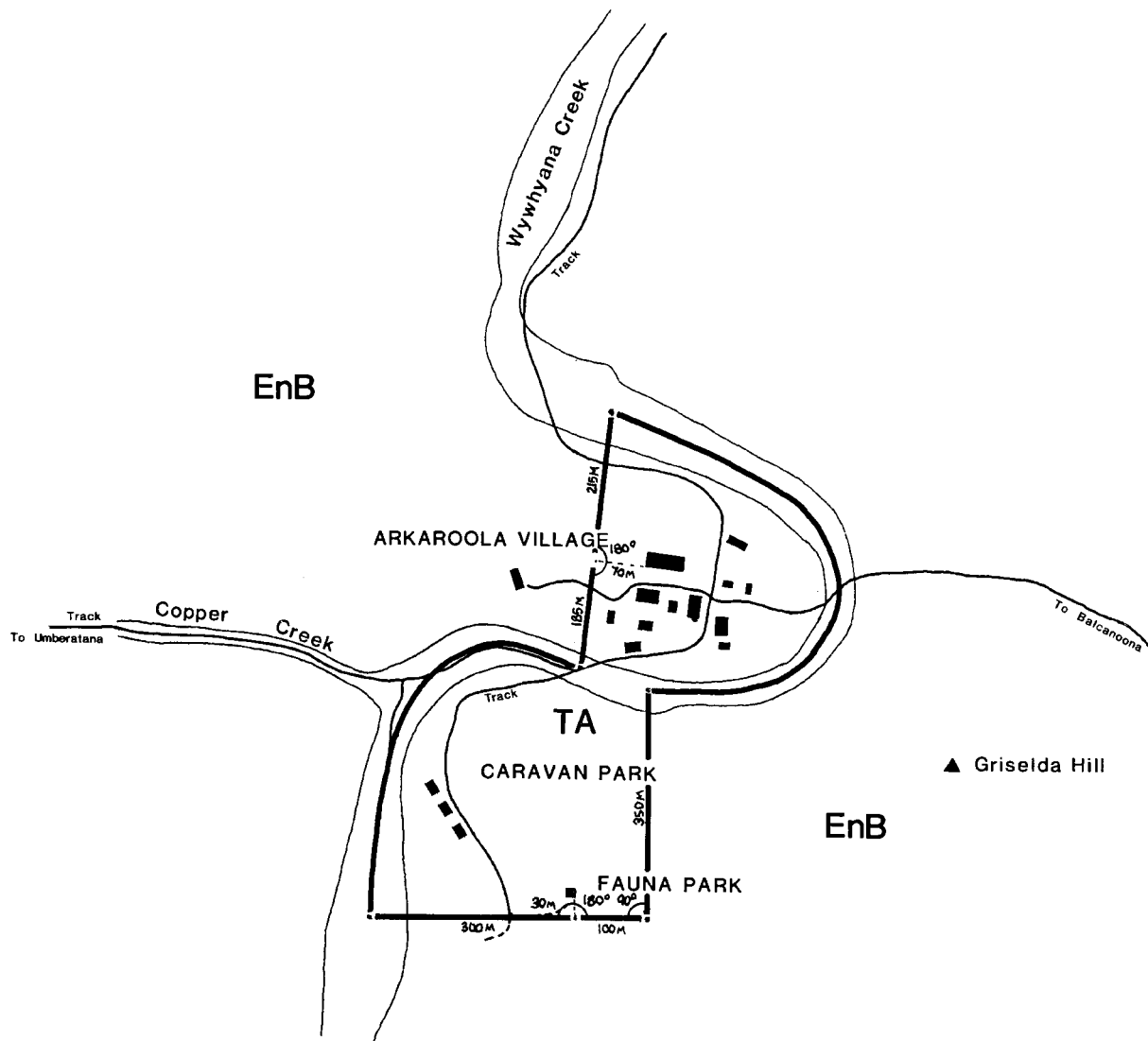
<p>CT Country Township Zone LC Leigh Creek South Township Zone TA Tourist Accomodation Zone HT Heritage Township Zone PaLa Pastoral Landscape Zone Pa Pastoral Zone EnA Environmental Zone Class A EnB Environmental Zone Class B — Zone Boundary</p>	<p>LAND NOT WITHIN A COUNCIL AREA (FLINDERS) ZONES MAP LNWCA(F)/25</p>
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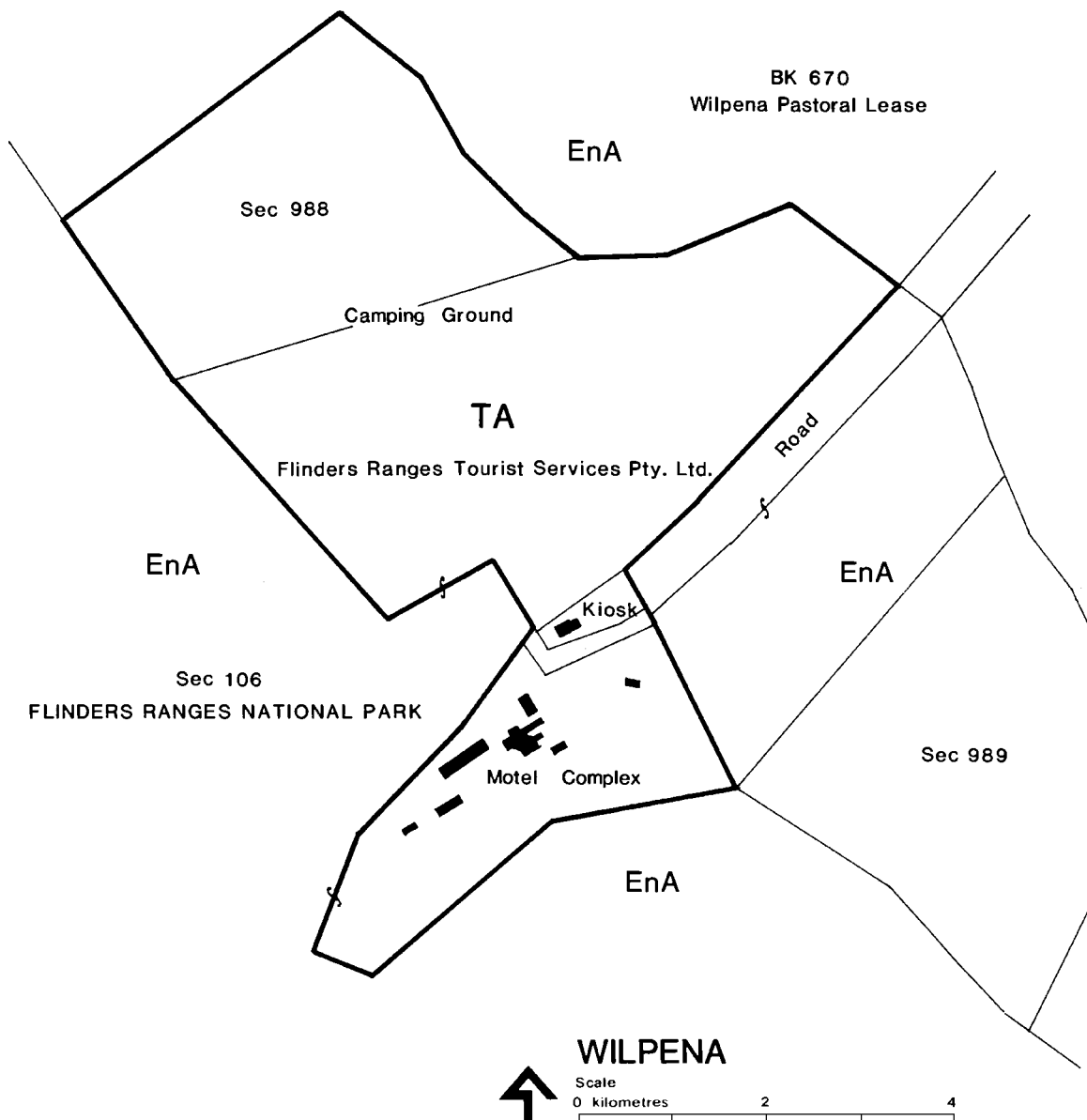
<p>CT Country Township Zone LC Leigh Creek South Township Zone TA Tourist Accomodation Zone HT Heritage Township Zone PaLa Pastoral Landscape Zone Pa Pastoral Zone EnA Environmental Zone Class A EnB Environmental Zone Class B — Zone Boundary</p>	<p>LAND NOT WITHIN A COUNCIL AREA (FLINDERS) ZONES MAP LNWCA(F)/26</p>
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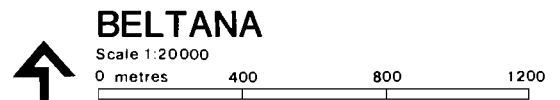
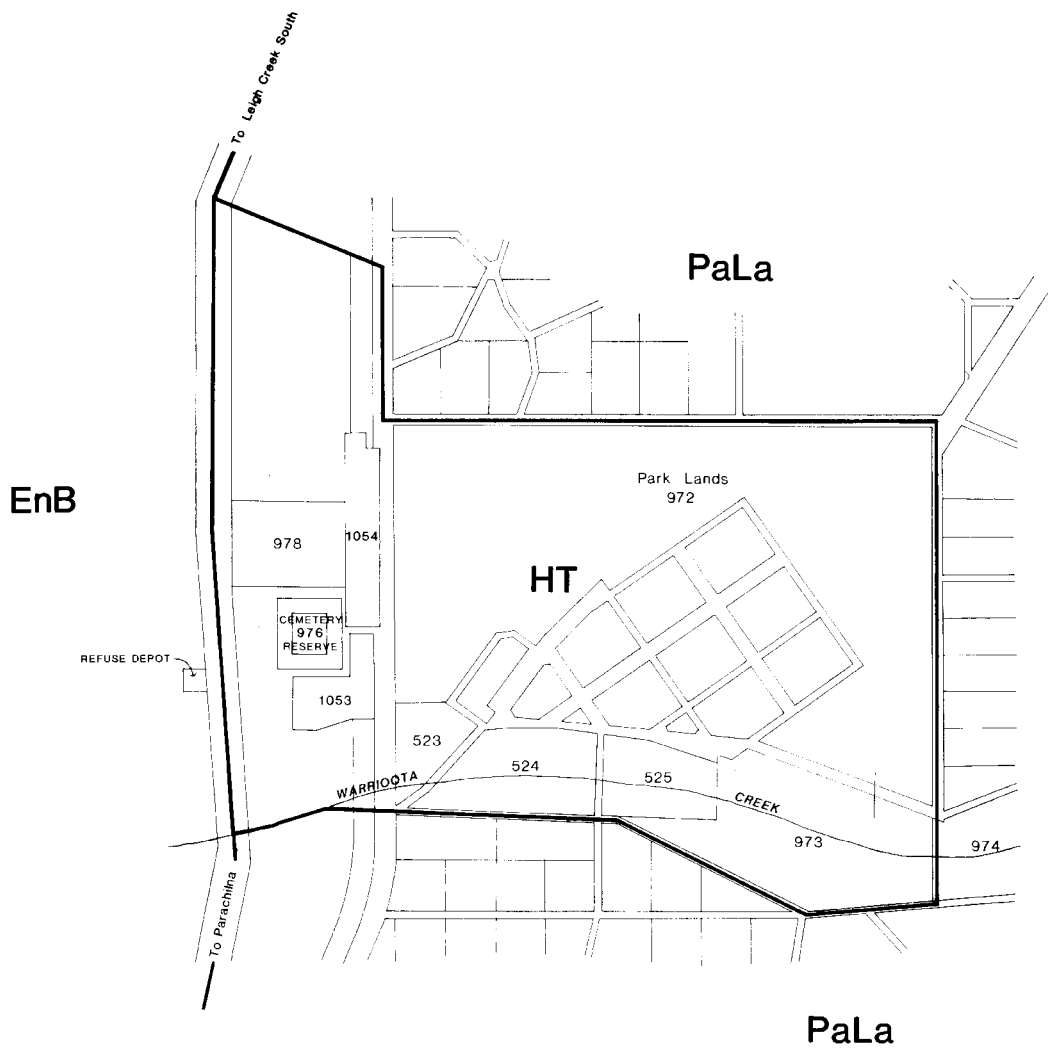
<p>CT Country Township Zone LC Leigh Creek South Township Zone TA Tourist Accomodation Zone HT Heritage Township Zone PaLa Pastoral Landscape Zone Pa Pastoral Zone EnA Environmental Zone Class A EnB Environmental Zone Class B — Zone Boundary</p>	<p>LAND NOT WITHIN A COUNCIL AREA (FLINDERS) ZONES MAP LNWCA(F)/27</p>
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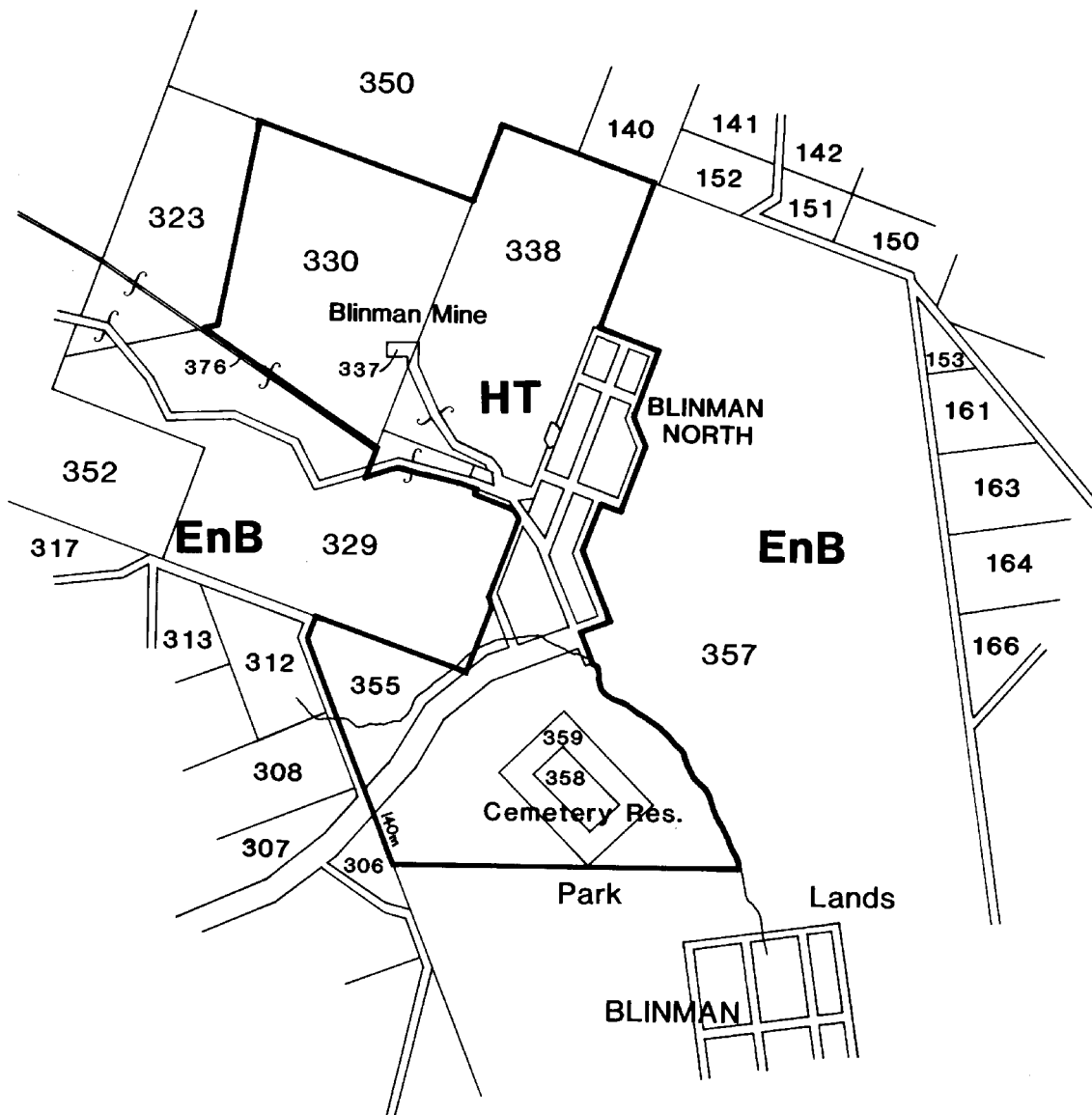
<p>CT Country Township Zone LC Leigh Creek South Township Zone TA Tourist Accomodation Zone HT Heritage Township Zone PaLa Pastoral Landscape Zone Pa Pastoral Zone EnA Environmental Zone Class A EnB Environmental Zone Class B — Zone Boundary</p>	<p>LAND NOT WITHIN A COUNCIL AREA (FLINDERS) ZONES MAP LNWCA(F)/28</p>
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<p>CT Country Township Zone LC Leigh Creek South Township Zone TA Tourist Accomodation Zone HT Heritage Township Zone PaLa Pastoral Landscape Zone Pa Pastoral Zone EnA Environmental Zone Class A EnB Environmental Zone Class B — Zone Boundary</p>	<p>LAND NOT WITHIN A COUNCIL AREA (FLINDERS) ZONES MAP LNWCA(F)/29</p>
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<p>CT Country Township Zone LC Leigh Creek South Township Zone TA Tourist Accomodation Zone HT Heritage Township Zone PaLa Pastoral Landscape Zone Pa Pastoral Zone EnA Environmental Zone Class A EnB Environmental Zone Class B — Zone Boundary</p>	<p>LAND NOT WITHIN A COUNCIL AREA (FLINDERS) ZONES MAP LNWCA(F)/30</p>
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<p>CT Country Township Zone LC Leigh Creek South Township Zone TA Tourist Accomodation Zone HT Heritage Township Zone PaLa Pastoral Landscape Zone Pa Pastoral Zone EnA Environmental Zone Class A EnB Environmental Zone Class B — Zone Boundary</p>	<p>LAND NOT WITHIN A COUNCIL AREA (FLINDERS) ZONES MAP LNWCA(F)/31</p>
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