

# Development Plan

## Southern Mallee District Council

Consolidated – 22 March 2012

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



**Government of South Australia**

Department of Planning,  
Transport and Infrastructure

## Southern Mallee District Council

The following table is a record of authorised amendments and their consolidation dates for the Southern Mallee District Council Development Plan since its inception on 25 November 1999. Further information on authorised amendments prior to this date may be researched through the relevant Council, the Department of Planning, Transport and Infrastructure or by viewing Gazette records.

CONSOLIDATED	AMENDMENT – [Gazetted date]
25 November 1999	Waste Disposal (Landfill) PAR ( <i>Ministerial</i> ) – [19 August 1999] Consolidation and General Review – [25 November 1999]
23 March 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]
23 November 2000	Consolidation and General Review PAR – [23 November 2000]
8 November 2001	Telecommunications Facilities State-wide Policy Framework PAR ( <i>Ministerial</i> ) – [30 August 2001]
28 February 2002	Organic Waste Processing (Composting) PAR (Interim) ( <i>Ministerial</i> ) – [20 December 2001]
13 February 2003	Organic Waste Processing (Composting) PAR ( <i>Ministerial</i> ) – [5 December 2002]
28 August 2003	Wind Farms PAR ( <i>Ministerial</i> ) – [24 July 2003]
22 March 2012	Statewide Wind Farms DPA (Interim) ( <i>Ministerial</i> ) – [19 October 2011] Section 29(2)(b)(ii) Amendment – [22 March 2012]

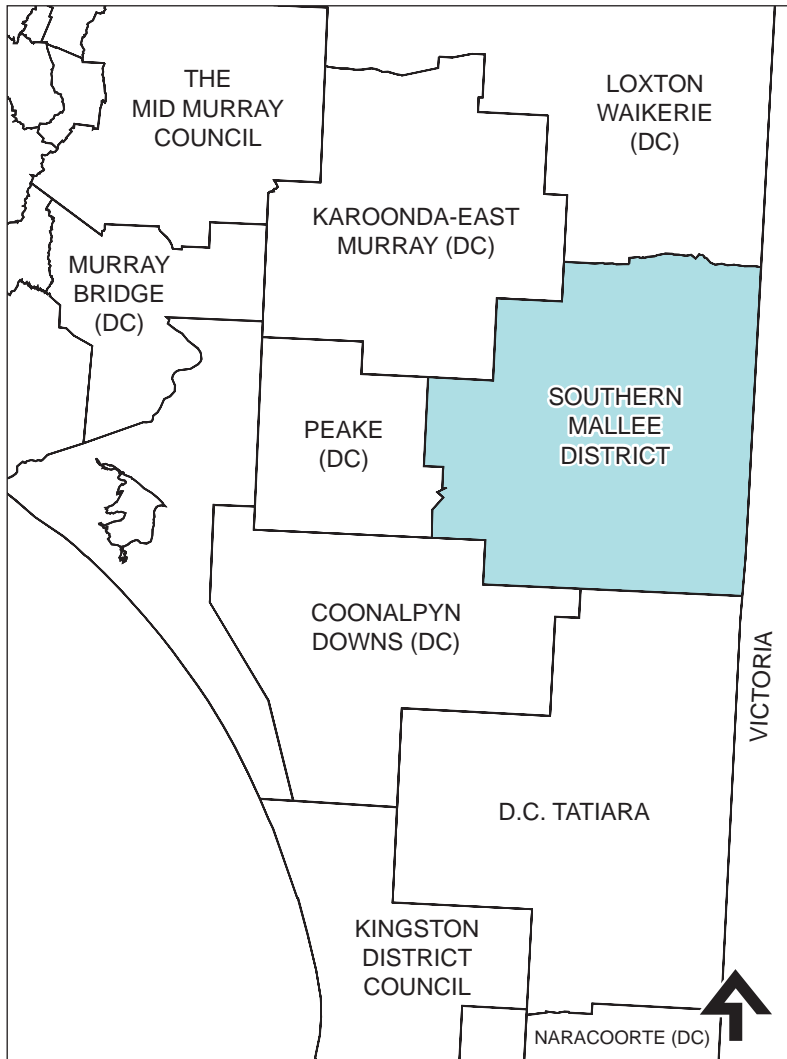
**Consolidated:** The date of which an authorised amendment to a Development Plan was consolidated (incorporated into the published Development Plan) pursuant to section 31 of the *Development Act 1993*.

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

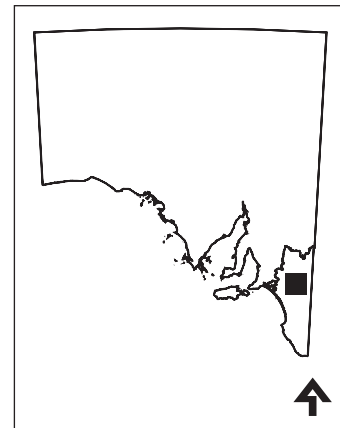
## Preface

The objectives and principles of development control that follow apply within the area of the SOUTHERN MALLEE DISTRICT Development Plan as shown on Map SoMa/1

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



**Enlargement Map**



**Location Map**

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## SOUTHERN MALLEE DISTRICT COUNCIL

### Introduction

The objectives and principles of development control that follow apply to the entire Southern Mallee District Council area. The Development Plan is a statutory document which applies to the whole of the Southern Mallee District Council. The Development Plan prescribes the desired character for different parts of the Council area, the types of development preferred and the policies and standards against which development applications will be assessed.

### Arrangement

The policies for the area of the Southern Mallee District Council are expressed firstly in relation to the whole of the Council area shown on [Map SoMa/1](#) and Structure Plan [Map SoMa/1 \(Overlay 1\)](#), then in more detail for the towns of Lameroo and Pinnaroo shown on [Maps SoMa/6 to 9 and 11 to 14](#) and Structure Plan [Map SoMa/1 \(Overlay 1\) Enlargements A and B](#), and finally individual country towns shown on [Maps SoMa/4, 5 and 10](#).

Policy is expressed under two broad headings - Objectives and Principles of Development Control.

The Objectives set out the physical, economic or social conditions desired to be achieved, established or maintained for the area.

The Principles of Development Control include detailed matters relevant to the control of development by planning authorities.

### Background

The Southern Mallee District Council is located in the north-eastern portion of the Murray Mallee region, adjacent to the South Australian/Victorian border. The Southern Mallee District Council shares a common boundary with:

- District Council of Loxton Waikerie
- District Council of Tatiara
- District Council of Karoonda East Murray
- The Coorong Council
- The Victorian Border

Topographically the area is characterised by relatively flat plains, substantial roadside vegetation, the Ngarkat Conservation Park in the southern part of the Council area and a growing diversity in the range of agricultural activities. Together with unallotted Crown land to the north, the large Ngarkat Conservation Park generally defines the existing limits of agricultural activities.

A feature of importance in the district is the amount of native vegetation on the roadsides which requires protection from indiscriminate clearing and, where necessary, restoration.

Agriculturally the district is productive despite its relatively low rainfall, with cereal growing and wool production the major activities. Agricultural productivity in the region requires large holdings to ensure economic viability. Together with the soil types and the use of sound management practices, a reasonably high level of agricultural productivity is ensured.

The productivity of the district is further enhanced by an underground water supply of good quality which is generally suitable for irrigation. The future use of this supply may provide for alternative forms of agricultural production

The townships of Lameroo and Pinnaroo are the main district service centres, and provide a range of residential, commercial, community, recreation and business facilities. The smaller townships of Geranium, Parrakie and Parilla are also important to the region. Although some expansion of Lameroo and Pinnaroo is anticipated, the overall population of the district is expected to remain at its present level in the foreseeable future. (Census count 1996 - Lameroo: 1234; Pinnaroo: 1074).

The Mallee Highway passes through the townships of Lameroo and Pinnaroo and is the main link between the district and Adelaide. In addition, Pinnaroo is linked to the South East via Bordertown by a sealed road which traverses the Ngarkat Conservation Park and to the Riverland in the North via a sealed road to Loxton. However the interconnection of Lameroo with adjoining districts and other main towns, particularly to the north and south, requires improved road access. A more direct route to Keith is especially desirable to improve access to a wider range of facilities for the community in general.

Local roads within the district are generally formed although many are unsealed. Railway lines are also present within the district, servicing the townships of Geranium, Parrakie, Lameroo, Parilla and Pinnaroo. These extend further to connect with the eastern states.

## OBJECTIVES

The objectives for the Murray Mallee apply to the area of the Southern Mallee District Council. The following additional objectives apply to the Council area.

### Form of Development

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

The establishment of town boundaries assists in maintaining the character of the existing settlements, prevents premature land division, provides for economy in the provision of public services and ensures that rural land is retained primarily for agriculture and the preservation of bushland. Within the towns, orderly and economic development is assisted by the allocation of appropriate areas for specific activities.

**Objective 2:** The satisfaction of the social, educational, cultural, employment recreational and economic needs of the people of the district.

**Objective 3:** The retention of the Towns of Lameroo and Pinnaroo as the focus for retail, business and community facilities.

**Objective 4:** The retention of rural areas for agricultural purposes and the protection 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.

Roadside vegetation requires protection and sufficient other vegetation needs to be retained for soil conservation, shelter for stock, fauna refuge and to maintain the natural landscape character.

Lameroo and Pinnaroo provide the main service centre for community, recreation, business, industrial and residential activities for the District. The towns are located on a national route to the eastern states and therefore provide services and facilities for the travelling public and heavy transport vehicles.

The townships benefit considerably from the mature vegetation generally within the town parkland areas and the relatively compact form of development which has occurred to date.

The townships of Lameroo and Pinnaroo and the other smaller towns require protection from intensive animal keeping activities. This is intended to be achieved by siting such activities an appropriate distance away from the built up township areas.

**Objective 5:** The proper location of public and community facilities, by the reservation of suitable land in advance of need.

The land requirements for recreation, conservation, schools, roads, and other public purposes can be foreseen. Land should be reserved for such purposes, thus ensuring that the land is available when it is needed.

**Objective 6:** The redevelopment of localities which have a bad or unsatisfactory layout, or unhealthy or obsolete development.

Substandard development provides poor living conditions and depreciates the value of adjacent properties. It is socially and economically desirable that such areas should be redeveloped, and special financial and legislative measures may be necessary to achieve this.

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

**Objective 7:** The provision of a safe and efficient road network including improved road connections to neighbouring districts.

It is intended that continued improvements to existing roads are undertaken to improve access to other urban centres within the region thereby assisting cultural, recreational and economic interchange throughout this part of the state.

**Objective 8:** The free flow of traffic on roads by minimising interference from adjoining development.

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. Where necessary, development should be set-back from the road frontage to enable proper traffic circulation. In some circumstances it may be necessary, for safety and the free flow of traffic, to restrict access to or from a road.

### **Land Division**

**Objective 9:** The division of land for purposes appropriate to the location of the land.

### **Mining**

**Objective 10:** Orderly development of mineral resources.

There is a possibility that further detailed exploration could locate economic deposits of mineral sands, base metal or coal. Much of the Council area is covered with dune sands which could be useful for glass manufacture or foundry purposes and although no mining of this material is proposed at present it is a mineral resource which may be mined in the future. Material for the construction and maintenance of roads within the Council area is obtained from a number of localities throughout the district. However, good quality aggregate and rubble is limited and it is desirable that sites be identified ahead of need to ensure that other development does not sterilise the resource.

**Objective 11:** The protection of the landscape from damage by quarrying and similar extractive industries.

No new sites should be opened until the resource can be shown to be required because of insufficient supplies from existing works, and the mining of the resource in the public interest.

The permanent effect of such operations on the appearance of the landscape and waterfront areas should be considered before development occurs. After workings are finished, old structures should be removed and the natural cover of the land restored.

Mineral deposits in some instances underlie remnant bushland and scenic areas. Development of mineral deposits in such areas should only proceed following full evaluation of the benefits of removing the deposit and the likely environmental damage.

In existing or proposed national or conservation parks, or in ecologically sensitive areas such as those containing bushland, features of high scenic value or Aboriginal relics, mining activities should only be carried out where the exploitation of mineral resources is in the State or national interest, and then only under the most stringent conditions following precise delineation of the sites concerned.

**Objective 12:** The continued availability of industrial minerals and construction materials by preventing development likely to inhibit their exploitation.

Mineral resources within economic distance of usage points should be delineated and evaluated against alternative sources and other potential uses of the land. The most suitable sites, consistent with environmental constraints and expected future demand, should be kept free of development likely to inhibit the exploitation of the resource.

Sufficient land should be available to provide reserves for continued production and for the establishment of buffer areas between the mineral deposit and adjoining development.

### **Waste Management**

**Objective 13:** The orderly and economic development of waste management facilities in appropriate locations.

**Objective 14:** Minimisation of environmental impacts from the location and operation of waste management facilities.

**Objective 15:** Waste management facilities to be protected from incompatible development.

### **Conservation**

**Objective 16:** The protection of all surface and subsurface water resources from pollution and excessive usage.

It is essential that the quality of underground water supply is maintained and that it is not depleted to an extent which would threaten its long term reliability of the water supply.

It is desirable that the Department of Primary Industries and Resources South Australia monitor underground water levels at regular intervals, on a permanent basis.

**Objective 17:** The retention and protection and restoration of vegetation native to the district.

**Objective 18:** The retention and protection of environmentally significant areas of native vegetation.

**Objective 19:** The retention and protection of native vegetation where clearance is likely to lead to problems of soil erosion, soil slip and soil salinisation, flooding or a deterioration in the quality of surface waters.

**Objective 20:** The retention and protection of native vegetation for amenity purposes, for livestock shade and shelter and for the movement of native wildlife.

The extent of the clearance of native vegetation emphasises the need to retain trees and remnant scrub wherever possible and to encourage its restoration wherever this can be achieved. Native vegetation is essential to maintain wildlife habitats, for scientific research and to add character to the rural landscape.

Significant stands of native vegetation may be considered for financial aid through an agreement made under the Native Vegetation Act 1991 to assist the owner in retaining and maintaining it in good condition.

In areas where native vegetation has been seriously denuded, regeneration and revegetation techniques are encouraged to be undertaken in an effort to restore native trees and other plants to the area.

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

Historic buildings, Aboriginal and early colonist relics, and geological sites should be protected for education and research purposes and to provide historic links with the past.

### Appearance of Land and Buildings

**Objective 22:** The improvement and enhancement of the appearance of the entrances to the townships of Lameroo, Pinnaroo, Geranium, Parilla and Parrakie.

**Objective 23:** 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 landscape areas or areas of scenic amenity and that the visual impact of the development will need to be managed.

**Objective 24:** Accepting that wind farms and ancillary development may need to be sited in visually prominent locations, then the visual impact of the development needs to be managed.

Buildings or structures should be sited unobtrusively and be of a character and design which will blend naturally with the landscape. Untidy commercial sites and unscreened car wrecker's yards should not mar the landscape.

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

### Tourist Facilities

**Objective 25:** The provision of tourist facilities including rest areas.

### Rural Development

**Objective 26:** The preservation of the agricultural productivity of the district.

The prosperity of the district depends largely on maintaining a high level of primary production and it is desirable therefore to prevent development or land division which would adversely affect that productivity. Accordingly, it is desirable that no further fragmentation of rural properties be undertaken and existing smaller properties be encouraged to consolidate into larger holdings.

**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.

The rural areas of the region should be retained primarily for horticultural, agricultural and pastoral purposes, and for the conservation of bushland and wildlife. The design and siting of buildings in rural areas should be compatible with the object of conserving the rural character, 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.

Generally, there should be no further division of rural land.

The division of rural land into small scale holdings, diminishes the rural character, makes the provisions of public services uneconomic, and increases land values, council rates and taxes for the genuine primary producer, thereby encouraging further division of rural land into smaller allotments.

**Objective 28:** Development of the rural environment and in particular the primary production industry:

- (a) in an ecologically sustainable manner so that rural land may continue to be utilised for primary production purposes;

- (b) to conserve environmental quality, in particular water quality;
- (c) to minimise conflict between the environment and land uses including:
  - (i) farming;
  - (ii) tourism;
  - (iii) residential;
  - (iv) intensive animal keeping;
  - (v) industry; and
  - (vi) defined conservation parks and wilderness areas.
- (d) to minimise the risk of pollution from external sources and activities;
- (e) to minimise adverse impact on the visual amenity of the rural environment;
- (f) to minimise any adverse impact on sites of ecological, economic, cultural, heritage (Aboriginal or European) or scientific significance.

### Open Space

**Objective 29:** The conservation and preservation of flora, fauna and scenery.

**Objective 30:** The creation of recreation areas by establishing parks and reserves.

Reserves, parks and other recreational facilities need to be provided at appropriate locations in towns to serve both residents and visitors.

### Country Township

**Objective 31:** Orderly, compact and economic development of country townships.

Country townships should have their boundaries defined and urban development contained within those boundaries so that expansion is orderly and compact. New dwellings not associated with full time primary production should be confined to townships, or to areas allocated for rural living or for holiday houses.

The erection of flats and multiple dwellings in country townships should be subject to standards controlling siting, design and open space provisions. Homes for the aged should merit special consideration.

Commercial and business development should remain compact for the convenience of shoppers and as an incentive to the redevelopment of obsolete premises. Tourist accommodation should be designed to minimise any undesirable effect on the landscape if located on the township fringe.

**Objective 32:** The retention of Geranium, Parrakie and Parilla as local service centres.

Geranium, Parilla and Parrakie are the largest townships outside of Lameroo and Pinnaroo.

The towns generally provide a minor service function and contain some community and recreational facilities. These towns and their existing functions are intended to continue and contribute to the general agricultural development within the district as well as the maintenance and operation of the railway activities.

It is intended that Parilla continue to provide a service function. However, it is important and desirable that the town's appearance, particularly from the Mallee Highway is of a reasonably high standard.

It is desirable that existing mature vegetation be protected and further street tree planting and landscaping be undertaken to enhance the town's character when viewed from the Mallee Highway.

## Rural Living

**Objective 33:** Suitable areas for rural living purposes.

The division of rural land into small holdings primarily for rural living purposes should be undertaken only in defined zones. Limitations on the size of any area set aside for rural living will ensure that the number of vacant or unattended allotments is as low as possible.

Rural living zones can cater for a range of rural development ancillary to normal primary production which is unsuitable for an urban area. Dwellings and other structures should be required to satisfy strict design and siting conditions.

Properties should be properly fenced wherever livestock are kept or animals bred. Controls may need to be placed on numbers of livestock to prevent overgrazing. Backyard or home industries may be considered in certain defined parts of the zone, provided effective restrictions are placed on hours of operation, number of employees and vehicles operated. All buildings including transportable dwellings, sheds and horse stables should be of acceptable standard.

## Outdoor Advertisements

**Objective 34:** An urban environment and rural landscape not disfigured by advertisements.

**Objective 35:** Advertisements in retail, commercial and industrial urban areas, and centre zones, designed to enhance the appearance of those areas.

**Objective 36:** Advertisements not hazardous to any person.

## Telecommunications Facilities

**Objective 37:** Telecommunications facilities provided to meet the needs of the community.

**Objective 38:** 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 39:** Location, siting, design and operation of renewable energy facilities as essential infrastructure that benefits the environment, the local community and the State.

**Objective 40:** 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 41:** 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 Murray Mallee apply to the area of the Southern Mallee District Council. The following additional principles of development control also apply to the council area:

### Form of Development

- 1 Development should not impair the amenity of the locality or hinder the achievement of the objective.
- 2 Wind farms and ancillary development should be located in areas which provide the opportunity to harvest the wind resource for the efficient generation of electricity and as result it is appropriate for such development to be located:
  - (a) in visually prominent locations in the landscape;
  - (b) close to roads and not to be subject to the setback requirements of other forms of development.
- 3 The visual impact of wind farms and ancillary development should be managed in accordance with the Renewable Energy policies contained in the Council-Wide section.
- 4 Development in townships should:
  - (a) be undertaken in an orderly and economic manner;
  - (b) form a compact extension to the existing development area;
  - (c) create a safe, convenient and pleasant environment in which to live.
  - (d) be located so as to achieve economy in the provision of public services; and
  - (e) provide for a building set-back of eight metres from the road alignment for residential buildings.
- 5 Development of any land should, where applicable, be connected to a common effluent drainage scheme.
- 6 Development involving the establishment of a change in land use should ensure the design and siting of facilities and management practices to be implemented, accord with recognised codes of practice for the activity.
- 7 Extensions of built up areas should not be in the form of ribbon development.
- 8 Development should only be undertaken if it is compatible with existing or anticipated development in the immediate locality.
- 9 Development should not be undertaken if it is likely to be inundated by stormwater run-off or other floodwaters.
- 10 Development intended for human occupation should have a water supply available for domestic purposes. Where this would require the construction or extension of a private water supply scheme, there must be an acceptable quality, quantity and reliability of water supply and suitable legal arrangements for supply between parties to satisfy the requirements of the prospective community.
- 11 Development should not cause undue erosion of the land or land in the vicinity thereof.
- 12 Development in localities having a bad or unsatisfactory layout, or unhealthy or obsolete development should improve or rectify those conditions.

- 13 Urban development should be sited, designed, oriented and utilise services to minimise the use of energy, particularly with reference to air conditioning, heating and water use.
- 14 Development which may lead to excessive pollution in terms of noise, odour, dust or any other effects which will reduce the environmental quality of the locality or be detrimental to the health and welfare of the community should not be undertaken.
- 15 Development which may lead to undue erosion from surface waters, or any other cause should not be undertaken.
- 16 Development should not be undertaken on land which is made unsuitable for such development by its proximity to other developments in the locality.
- 17 Development should not impair the quality of the underground water resource.
- 18 All development should attempt to reduce the dangers of bushfires by having regard to the following:
  - (a) not siting buildings in fire-prone locations;
  - (b) buildings being located a reasonable distance from any vegetation which may present a potential fire hazard;
  - (c) the location, site layout, aspect, design and exterior materials of the proposed structure effectively minimising the impact of bushfires;
  - (d) safe and convenient access, suitable for heavy fire fighting vehicles provided to the proposed development. Where possible, there should be exit points in two directions from the development; and
  - (e) a sufficient and reliable water supply for fire fighting purposes and such supply should at all times be equivalent to 22 000 litres for each building and be in such location and readily available to the satisfaction of the relevant fire authority.
- 19 Uncontrolled or ribbon development along arterial roads leading into towns should be discouraged.
- 20 The number of access points to arterial roads should be rationalised and limited through the use of service roads or direct access to local roads.
- 21 Direct access to arterial roads should only be granted in safe locations where there is adequate sight distance and reasonable distance from side roads.
- 22 Development should not be undertaken in the vicinity of known mineral deposits:
  - (a) until the full extent and significance of such deposits has been determined;
  - (b) if such development would be incompatible with mining operations; or
  - (c) if it would add to the cost of extracting the resource.
- 23 Industrial development should only be undertaken where wastes produced can be managed in a manner that reduces landfill, impedes pollution and protects the environment.
- 24 Industrial development should dispose of all effluent and liquid waste into the Septic Tank Effluent Drainage Scheme on an authorised waste control system.
- 25 Industrial wastes and packaging shall be stored and/or disposed of, from the site in a manner which does not detrimentally affect the environment.

**Land Division**

- 26** Land should not be divided into allotments in a manner which would prevent the satisfactory future division of the land, or any part thereof.
- 27** Land should not be divided if the size, shape and location of, and the nature of the land contained in, each allotment resulting from the division would be unsuitable for the purpose for which the allotment is to be used.
- 28** Land should only be divided where:
- (a) natural features of the site have been considered and where necessary, retained in the land division design;
  - (b) there is no conflict with mineral extraction; and
  - (c) it does not lead to un-necessary destruction or damage to native vegetation.
- 29** Allotments not connected to a common effluent drainage scheme should be of sufficient area to ensure the satisfactory disposal of septic tank effluent within the confines of each allotment.
- 30** When land is divided, roads or thoroughfares should be provided where necessary for safe and convenient communication with adjoining land and neighbouring localities.
- 31** When land is divided, each allotment resulting from the division should have safe and convenient access to the carriageway of an existing or proposed road or thoroughfare.
- 32** When land is divided, proposed roads should be graded or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare.
- 33** Land should not be divided unless:
- (a) the width of any proposed road (other than for use by commercial vehicles) is at least 12.4 metres and not more than 35 metres;
  - (b) the width of any road to be used by commercial vehicles is at least 21 metres;
  - (c) the width of thoroughfares (which are not roads) are at least 2 metres; and
  - (d) the width of the road at the head of every cul-de-sac is at least 25 metres for a length of not less than 25 metres and adequate provision is made for the turning of vehicles at the end of every cul-de-sac.
- 34** Land should not be divided:
- (a) if the proposed use, or the establishment of the proposed use, is likely to lead to undue erosion of the land or land in the vicinity thereof;
  - (b) unless wastes produced by the proposed use of the land, or any use permitted by the principles of development control, can be managed so as to prevent pollution of a public water supply or any surface or underground water resources; and
  - (c) if any part of the land is likely to be inundated by tidal or floodwaters and the proposed allotments are to be used for a purpose which would be detrimentally affected when the land is inundated.
- 35** When land is divided, any reserves or easements necessary for the provision of public utility services should be provided.
- 36** When land is divided, stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in a satisfactory manner.

- 37** When land is divided, a water supply sufficient for the purposes for which the allotment is to be used should be made available to each allotment.
- 38** When land is divided for urban purposes provision should be made for suitable land to be set aside for useable local open space.
- 39** The division of land should not cause an infringement of any provisions of the Development Act, 1993 or any by-law or regulation made thereunder.
- 40** Land should not be divided where community facilities or public utilities are lacking or inadequate.
- 41** Land should not be divided into allotments for use for the same purpose as allotments in the vicinity, if a substantial number of existing allotments have not been used for that purpose.
- 42** When land is divided provision should be made for the disposal without risk to health of wastewaters emanating from each allotment.
- 43** Rural land may be divided if:
- (a) the benefits of the proposed development outweigh the use of the land for primary production;
  - (b) land division does not cause an undesirable increase in the number of rural allotments;
  - (c) the application is considered a genuine proposal for economically viable agricultural or horticultural production; or
- 44** Rural land should not be divided into small holdings for rural living purposes.

#### **Aircraft Safety**

- 45** Development should not:
- (a) adversely affect, by way of height, lighting and location, the continued use of the Des O'Driscoll Pinnaroo Airport and the safety of air traffic;
  - (b) be erected in a direct alignment with the runway of the Airport.

#### **Centres and Shops**

- 46** 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.
- 47** Business, centre, and shopping zones, or areas, should meet the following criteria:
- (a) Their location and assigned role in the hierarchy of designated centres and 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 orientating 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 be 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.
- 48** 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 coordinated into convenient groups, rather than located individually, and access points should be minimised.
- 49** 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.
- 50** Centres should be highly accessible to the population to be served, especially by public transport, where applicable.
- 51** Centres should have a minimal adverse impact on traffic movements on primary, and primary arterial, roads.

- 52** 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.
- 53** Centres should have minimal adverse impacts on residential areas.
- 54** 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.
- 55** Centres should be located consistent with policies pertaining to adjoining council areas.
- 56** The development of centres should not result in the physical deterioration of any designated centre.
- 57** 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 principles of development control above;
  - (c) result in a maintenance or retail employment in the locality; and
  - (d) not demonstrably lead to the physical deterioration of any designated centre.

### **Outdoor Advertisements**

- 58** 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 historic significance or heritage value in the locality.
- 59** 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.
- 60** 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.
- 61** Advertisements should not obscure views of attractive landscapes or particular trees or groups of trees.
- 62** The scale of advertisements should be compatible with the buildings on which they are situated and with nearby buildings and spaces.
- 63** Advertisements should be constructed and designed in a workmanlike manner.

- 64 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.
- 65 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.
- 66 Advertisements should not be erected in positions close to existing electricity mains so that potentially hazardous situations are created.
- 67 Advertisements should not create a hazard to persons travelling by any means.
- 68 Advertisements should not obscure a driver's view of other road vehicles, or 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.
- 69 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.
- 70 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.
- 71 Advertisements should not distract drivers from the primary driving task at a location where the demands on driver concentration are high.

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

- 72 Development and associated points of access and egress, should not create conditions that cause interference with the free flow of traffic on adjoining roads.
- 73 Development should include appropriate provision on the site to enable the parking, loading, unloading, turning and fuelling of vehicles.
- 74 Car parking areas should be appropriately landscaped, be designed so as to facilitate the efficient movement of traffic within the parking area and be of a size necessary to accommodate all vehicles generated by the development.
- 75 Non-residential development, particularly in townships, should include provisions on the site to enable the loading and unloading of vehicles to take place.

#### **Public Utilities**

- 76 Development that requires sewerage works to standards acceptable to SA Water should not be undertaken unless financial and easement arrangements are made.
- 77 Development in rural areas requiring indirect water supplies acceptable to SA Water should be subject to water supply availability and technical and financial conditions.
- 78 Telephone and tower lines should be placed underground, particularly within urban areas.
- 79 The routes of electricity transmission lines should be designed to ensure minimal adverse environmental effect, and electrical distribution lines should be installed underground when land is divided in urban areas.

#### **Mining**

- 80 Mining operations including borrow pits for Council and other public works, should only be undertaken if:
  - (a) the mining of the resource is in the public interest;

- (b) the proposed location is the best alternative site in regard to minimising pollution and the loss of amenity, or bushland;
  - (c) there are a limited number of known reserves of the mineral in the area or elsewhere in the State;
  - (d) there are significantly higher costs of extraction and transport of the minerals from alternative sites to principal centres of consumption; and
  - (e) the site is capable of restoration to ensure that the impact on the landscape is minimal.
- 81** Mining operations should be conducted in accordance with a development and reclamation program which:
- (a) ensures that danger and unreasonable damage or nuisance does not arise from the workings or any operations associated with them;
  - (b) provides an efficient buffer of land, tree screening or mounding around the site to protect the existing adjoining land users from the effects of the operation;
  - (c) provides for progressive reclamation of disturbed areas;
  - (d) provides for the removal of buildings, plant, equipment rubbish and litter when operations are complete; and
  - (e) renders the site safe for future occupiers or users.
- 82** An after-use appropriate to the site and the locality should be established on the completion of extractive operations and reclamation to as close as possible to the original condition in terms of vegetation cover and composition.
- 83** New extractive operations should generally not be opened within townships boundaries unless for short term public works programs or other special purposes.
- 84** Borrow pits for road construction should be worked so as to minimise disturbance to the environment. Workings adjoining public roads should be screened by tree planting and pits restored on the completion of operations.

### **Waste Management**

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

- 91** Landfill and associated facilities for the handling of waste, should be located at least a distance of 500 metres from the boundaries of the landfill site. A lesser distance may be provided within the land-fill site where the land-fill facility is considered compatible with the surrounding area, land uses and activities so that an effective minimum separation distance of 500 metres can be provided and maintained between the land-fill facility and potentially incompatible land uses and activities.
- 92** The area of landfill operations on a site should:
- (a) be located a minimum distance of 100 metres from any river, creek, inlet, wetland or marine estuarine area and not within the area of a 1 in 100 year flood event; and
  - (b) not be located on areas with ground slopes of greater than 10 percent except where the site incorporates a disused quarry; and
  - (c) not be located on land subject to land slipping; and
  - (d) not be located within three kilometres of an airport used by commercial aircraft. If located closer than three kilometres the land-fill operations should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 93** The area of the organic waste processing facilities on a site should:
- (a) be located a minimum distance of 100 metres from any dam, river, creek, natural watercourse, channel or bore, and not within the area of a 1 in 100 year flood event; and
  - (b) not be located on areas with ground slopes of greater than 6 percent; and
  - (c) not be located on land subject to land slipping; and
  - (d) not be located within three kilometres of an airport used by commercial aircraft. If located closer than three kilometres the organic waste processing operations should incorporate bird control measures to minimise the risk of bird strikes to aircraft; and
  - (e) not be located within 250 metres of a public open space reserve, a forestry reserve, a National Park, a Conservation Zone or Policy Area.
- 94** The waste management site should be landscaped to screen views of the processing facilities and operational areas
- 95** Sufficient area should be provided within the waste management site to ensure on-site containment of potential groundwater contaminants and for the diversion of stormwater.
- 96** Noise reduction treatments comprising separation distances and the incorporation of on-site treatments should be provided to ensure noise generation associated with the waste management operation does not result in an adverse impact to any existing or future development on an adjacent allotment.
- 97** Litter control measures which minimise the incidence of windblown litter should be provided on the site of a waste management operation.
- 98** Leachate from waste management activities should be contained within the property boundary of the waste management site and should not contaminate surface water or ground water.
- 99** A leachate barrier should be provided between the operational areas and the underlying soil and groundwater of organic waste processing operations.
- 100** The interface between any engineered landfill liner and the natural soil should be:
- (a) greater than 15 metres from unconfined aquifers bearing ground water with a water quality of less than 3000 milligrams per litre of total dissolved salts; or

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

### **Conservation**

- 110** Development should not damage the natural features and amenity of rural landscapes, scenic areas, native vegetation areas and wildlife habitats, 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.

- 111** Development should be sited, designed and landscaped to retain the rural character and natural and man-made features of the area, 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.
- 112** Development should not lead to or result in the over-utilisation of a water resource.
- 113** Development should not cause discharge of any type of waste which may pollute surface or underground water resources in excess of levels of pollution authorised under any other Act.
- 114** Wastewater and industrial wastes should be capable of being disposed of from development without risk to health or pollution of any water resources.
- 115** Trees and remnants of indigenous vegetation should be retained, as far as possible.
- 116** Development should not impair the character, or nature, of buildings or sites of architectural, historical or scientific interest.
- 117** 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 scientific, archaeological, historic, or cultural significance; or
  - (g) is growing in, or is characteristically associated with, a wetland environment.
- 118** 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.
- 119** When clearance is proposed, consideration should be given to:
- (a) retention of native vegetation for, or as:
    - (i) corridors or wildlife refuges;
    - (ii) amenity purposes;
    - (iii) livestock shade and shelter; or
    - (iv) protection from erosion along watercourses and 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.

## Bushfire Protection

- 120** The siting of buildings and the establishment of trees and shrubs should not cause an increase in fire hazard.
- 121** Buildings should not be sited in fire-prone locations.
- 122** Land division should not take place where the resulting allotments would be subject to unacceptably high fire threat from surrounding hazards.
- 123** Development should ensure that bushfire risks are minimised by:
- (a) careful siting of structures;
  - (b) use of appropriate building materials;
  - (c) provision of adequate water supply and associated facilities; and
  - (d) provision of suitable access roads.
- 124** The size, proportion and location of new allotments intended for residential use or tourist accommodation, should contain a site suitable for building development for that use so as to minimise the danger of damage from bushfires.
- 125** The pattern of land division and the nature of layout of development should be such that it would not unnecessarily hinder or endanger residents or fire fighting personnel during the course of a bushfire, and in particular:
- (a) roads and private access tracks should provide safe and convenient access for all vehicles with special emphasis on:
    - (i) the siting of the road or track in relation to surrounding fire hazards;
    - (ii) sufficient width of the road or track and the ability of vehicles to pass;
    - (iii) the inter-connection with other existing roads so as to avoid “dead ends” where possible; and
    - (iv) the provision of turnaround areas with a minimum diameter of 25 metres for roads where cul-de-sacs are used.
  - (b) all rural allotments should allow sufficient room to enable fire fighting vehicles to enter and leave the allotments in a forward direction.
- 126** New buildings including alterations to existing building such that the total floor area of the extension exceeds 50 percent of the total floor area should have available sufficient independent water supply for the fire fighting at all times, and in particular:
- (a) where an allotment is connected to a reticulated mains water supply, an independent storage of at least 5000 litres should be maintained at all times. Where an allotment is not connected to a reticulated mains water supply or where an external sprinkler system is to be used to protect buildings, an independent storage of at least 22 000 litres should be maintained at all times;
  - (b) should be easily identifiable and accessible to fire fighting appliances at all times;
  - (c) be fitted with a fuel driven pump or equivalent system independent of main electricity capable of pressurising water for fire fighting;
  - (d) in cases where water is held in a close tank, be fitted with a large diameter outlet of at least 50 millimetres finishing in a standard 64 millimetre male London round threat (Fire Service) adapter; and

- (e) a hose and nozzle capable of withstanding the pressures of the supplied water.

**127** Landscaping should include bushfire protection features which minimise the risk of damage to buildings and property in the event of a fire and assist in preventing or slowing the spread of fire. In particular:

- (a) trees should not overhang the roof of any building;
- (b) where trees are to be planted, they should be located such that when mature they will not touch or overhang buildings or overhead wires and will be at a distance from buildings and overhead wires which is equivalent to the mature height; and
- (c) in areas of thick vegetation clearing of vegetation may be required to protect life and property.

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

**128** 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 such areas and that the visual impact of the development will need to be managed.

**129** Outdoor advertising signs, other than those which relate to an activity carried out on the land upon which the sign is located, should not be located outside township speed restriction zones and in all instances should be:

- (a) designed, sited and constructed to enhance the character of the locality;
- (b) simple, direct and clear; and
- (c) safely and conveniently located so that they do not present a hazard to vehicular and pedestrian traffic.

### **Rural Development**

**130** Rural areas designated on [Map SoMa/1](#) should be retained primarily for primary production and the conservation of natural resources.

**131** Development associated with agricultural activities should only be undertaken in the rural area.

**132** Development should be located, designed and of a scale which harmonises with the landscape, 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. In particular, development adjacent to the Mallee Highway primary arterial road and secondary arterial roads should be set-back a minimum of 50 metres and screened by the planting of trees and shrubs, accepting that wind farms and ancillary development may need to be located closer to road boundaries.

**133** The design and siting of the buildings and structures in rural areas should ensure that the natural character of the areas is maintained, 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.

**134** Further clearance of native vegetation should not be undertaken unless it is necessary for the development of land for agricultural purposes.

**135** Roadside vegetation should be protected to maintain sufficient vegetation for reasons of soil conservation, shelter, fauna refuge and maintenance of the district's rural landscape character.

**136** Rural land should not be divided where the development proposed thereon would:

- (a) prejudice future mineral extraction;

- (b) convert productive agricultural land to non-productive use (other than a dwelling) except where the benefits of the proposed development outweigh the use of land for primary production;
- (c) result in the destruction of significant native vegetation.

**137** Rural land should not be divided unless:

- (a) the allotments created are for genuine productive purposes on suitable soil where a reliable underground water supply is available; or
- (b) an allotment of not greater than two hectares is created for an owner wishing to erect no more than one dwelling for a relative in his employ requiring a separate title for that house and where the land is held in a single certificate of title current prior to 16 June 1983 and the remaining area has been used and is likely to continue to be used for primary production; or
- (c) a separate allotment is created in respect of each house for land on which two houses existed prior to 16 June 1983 provided one allotment is not greater than two hectares and the balance of the other allotment has been and is likely to continue to be used for primary production; or
- (d) it is for a boundary readjustment or title rearrangement where no additional allotments are created and where it would result in improved agricultural productivity.

### **Keeping of Animals**

**138** No intensive animal keeping unit should be developed unless it is to be located and the site characteristics used so as not to create any significant adverse impact on the locality or adjoining localities. In particular, development of piggeries, chicken hatcheries and other intensive rural industries including the keeping, breeding and slaughtering of animals should not be located within one kilometre of townships and other dwellings, however, where such development is proposed to be located on the windward side, then a distance greater than one kilometre may be required, depending on the intensity of the proposed use. A farm dwelling associated with the proposed activity may be exempt from the building set back requirement described above.

**139** Effluent and other wastes from animal keeping should be managed properly in accordance with environmental or health requirements and for the control of water pollution.

**140** All buildings, pens, runs, holding yards and other auxiliary structures should be sited as unobtrusively as possible, particularly when viewed from main roads or scenic routes.

**141** All animals kept for intensive purposes should be confined adequately.

### **Country Townships**

**142** Country townships should primarily accommodate detached dwellings at low-densities on individual allotments and provide a range of retail, business and community facilities appropriate to the needs of the townspeople and surrounding farming community.

### **Water Resources**

**143** Development should not be undertaken if likely to result in:

- (a) pollution of surface or underground water;
- (b) degradation of water courses;
- (c) increased risk of flooding or impairment of stream water quality through the disposal of storm water.

**144** Development should provide for the maximum and efficient use of natural rainfall and storm water runoff by incorporating stormwater management and water harvesting measures.

**145** Development should not occur where extensive clearance of native vegetation or significant modification of the landscape would be necessary. In particular, no vegetation within 10 metres of a watercourse should be cleared except for declared noxious species, and such species should not be removed in a manner likely to result in significant erosion.

### **Telecommunications Facilities**

**146** 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.

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

**148** 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.

**149** 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.

**150** 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**

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

**152** 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.

**153** 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.

#### **Non-complying Development**

**154** 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 suite as that use, and a total of no more than two advertisements would be erected on the site.

Landfill, except where:

- (a) other than on the site of a disused quarry, the proposed landfill is located on a site with ground slopes of no greater than 10 percent; and
- (b) the land to be used for the deposition of the landfill and the operation of the waste handling facilities is at least a distance of 500 metres from the boundaries of the landfill site; and
- (c) the proposed landfill operation is located a minimum of three kilometres from the boundary of any airport used by commercial aircraft; and
- (d) the proposed landfill operation is located a minimum distance of 100 metres from any creek, river, inlet, wetland or marine estuarine area and not within the area of a 1-in-100-year flood event; and

- (e) the interface between any engineered landfill liner and the natural soil is:
- (i) greater than 15 metres from unconfined aquifers bearing ground water with a water quality of less than 3000 milligrams per litre of total dissolved salts; or
  - (ii) greater than five metres from ground water with a water quality between 3000 milligrams per litre of total dissolved salts and 12 000 milligrams per litre of total dissolved salts; or
  - (iii) greater than two metres from ground water with a water quality exceeding 12 000 milligrams per litre of total dissolved salts

## RESIDENTIAL ZONE

### Introduction

The objectives and principles of development control that follow apply to that part of the Southern Mallee District Council referred to as the Residential Zone as shown on [Maps SoMa/7 to 9 and 11 to 14](#). They are additional to those expressed for the towns and the whole of the council area.

This zone which comprises the established residential areas of Lameroo and Pinnaroo is intended to be the main location for a variety of residential development utilising both existing under-developed allotments and areas of undeveloped land. Opportunities exist for infill housing development of detached dwellings and medium density housing.

Development should maintain the attractive streetscape character of the residential areas, predominantly characterised by low density residential development, deep building set-backs and landscaped front garden areas.

### OBJECTIVES

- Objective 1:** A Zone primarily accommodating detached dwellings at low densities on individual allotments with other forms of medium density residential development in suitable areas.
- Objective 2:** The visual appearance of the residential streets progressively improved through well designed new dwellings, substantial front garden landscaping and street tree planting.
- Objective 3:** The protection of residential areas from the adverse effects of industry or other incompatible development.
- Objective 4:** An increase in the number of dwellings within Lameroo and Pinnaroo so that a greater number of residents can benefit from the proximity to services, transport, community facilities and shopping.
- Objective 5:** The reuse of existing buildings and redevelopment of sites containing obsolete development.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Form of Development

- 1** Development undertaken in the Residential Zone should be primarily detached dwellings at low densities on individual allotments, but other forms of medium density residential development may be suitable in certain parts of the zone.
- 2** New residential development should be limited to infilling existing vacant residential allotments. Once the majority of vacant land has been built upon, further division in the appropriate areas specified in the introduction section of this Zone may be undertaken.
- 3** Development should generally accord with the design and appearance prevailing in the locality and particularly as it relates to dwelling siting, set-backs, massing and roof pitch and with buildings of historic and architectural significance.
- 4** Commercial, retail, storage, industrial or depot development should not be undertaken within this Zone.
- 5** Buildings of historic or heritage significance should be conserved.
- 6** Animal keeping activities involving the keeping of two or more horses, donkeys, goats, cattle, sheep or other livestock should not be undertaken within the zone.

- 7 Development should not take place if there is potential for significant conflict with the establishment or operation of those facilities for the handling, storage or transportation of farm commodities in bulk and which provide social and economic benefits to the wider community.

### Land Divisions

- 8 Land should not be divided into allotments of less than 800 square metres in this Zone.

### Site Dimensions

- 9 A site should have a frontage to a constructed public road and a depth of not less than the following:

Type of Dwelling	Frontage	The Width of Site	The Depth of Site
Detached dwelling	15.0 m	15.0 m	25.0 m
Semi-detached dwelling	10.0 m	10.0 m	25.0 m
Row dwelling	10.0 m	10.0 m	25.0 m

\* Note: Standards not readily adaptable for a residential flat building and group dwelling as they do not occupy separate sites with independent street frontage.

- 10 "Hammerhead" allotments should not be created unless all of the following criteria apply:
- the land cannot otherwise be satisfactorily and efficiently developed for the purposes of which it is zoned, and no alternative access to a road or services can be made available;
  - the access strip of land is not less than 5 metres wide or longer than 50 metres;
  - the area of the allotment, excluding the access strip of land, is not less than the minimum allotment area prescribed for the zone in which the land is situated; and
  - the allotment complies with all other requirements for land division.

### Height

- 11 Development should not exceed two storeys in height (vertical wall height of any point, excluding gables) and should not exceed 7 metres above natural ground level.
- 12 To maintain the privacy of adjoining residents the design of dwellings should:
- ensure that balconies and windows to habitable rooms (eg. bedrooms, lounges, dining rooms and studies) do not directly overlook the windows and private open space of adjacent dwellings; and
  - ensure that balconies and windows are located in walls which have a maximum degree of separation from adjoining dwellings of the boundaries of the development site.
- 13 Where direct overlooking of the habitable rooms of adjoining dwellings by a development is otherwise unavoidable, alternative methods of providing daylight to habitable rooms within that development should be adopted such as the use of skylights, high level windows and windows with enlarged sill widths.
- 14 The potential for overlooking the areas of private open space of adjoining dwellings from the upper storey windows of habitable rooms or from balconies should be minimised through measures such as the construction of screens, fencing and the planting of screen landscaping, and the installation of enlarged sill width to restrict views into adjoining properties.

### Set-backs

- 15 To ensure a reasonable separation between dwellings to minimise the potential for overshadowing of adjacent dwellings, and to create attractive streetscapes, the walls of dwellings and garages of car ports should be set back not less than the following minimum distances from site boundaries:

Building Height (No of storeys)	Primary Road Frontage <sup>(1)</sup>	Secondary Road Frontage	Side Boundary (Other than for a common wall)	Rear Boundary
1	Refer <a href="#">Table SoMa/3</a>	4	1 <sup>(2)</sup>	1
2	Refer <a href="#">Table SoMa/3</a>	4	1	1
(second storey in roof line)				
2	Refer <a href="#">Table SoMa/3</a>	4	4	4

Note: Distances exclude eaves

Primary road Frontage is defined as the frontage having the lesser linear dimension and the Secondary Frontage as the frontage having a greater linear dimension.

<sup>(1)</sup> Refer Principle 15

<sup>(2)</sup> Refer Principle 16

- 16 A lesser set-back from a primary road frontage as prescribed in Principle 14 may be in accordance with the predominant set back of other structures in the immediate locality, within 100 metres of the subject land and in the same street.
- 17 Up to 6 metres of side walls of single storey dwellings may be located on one site boundary of a site, provided that the set back on the other side is at least 1.0 metre and the gradient of the side is less than 10 percent.

### Public Utilities

- 18 The erection of a semi-detached dwelling, a residential flat building, a multiple dwelling, or other medium density residential accommodation should not be undertaken unless the site is connected to a reticulated water supply, the common effluent drainage scheme, or unless the developer is prepared to make appropriate arrangements for such connections.

### Appearance of Land and Buildings

- 19 Development should provide suitable tree planting and landscaping where possible to enhance buildings and surroundings, to screen unattractive views and to give privacy to occupants and adjoining allotments.
- 20 The form of any development and its appearance and character should be in keeping with that established in the locality.
- 21 The provision of adequate privacy and daylight for neighbouring residential allotments and the maintenance of amenity and landscape quality in the locality should be assured by each development.
- 22 Semi-detached, row and multiple dwellings, and residential flat buildings should incorporate a high standard of amenity and architectural quality in the choice of materials and siting of the buildings. Such development should blend in scale, form, height and character with adjoining buildings and should be sited to provide maximum privacy and quietness by landscaping and screening.

- 23 Development in the vicinity of buildings of historical or architectural significance should be designed to harmonise with such buildings.
- 24 Development should ensure its finished colour harmonises with the locality, and does not incorporate highly reflective external surfaces.
- 25 The frontage of a dwelling site, other than the driveway area should be landscaped. Landscaping may comprise a combination of vegetation and paved surfaces.

### Car Parking

- 26 For all dwellings, other than aged person dwellings, at least two parking spaces should be provided.
- 27 For any dwelling without direct street frontage (excluding common space) not less than two individually accessible car parking spaces should be provided, one of which may be either within the site boundaries of that dwelling or within commonly held space and available for visitor use.

### Open Space

- 28 An area of outdoor open space should be provided which is available to each dwelling and has a sufficient area to allow for outdoor activities and functions such as entertaining, clothes drying and refuse storage in an area screened from public view.
- 29 Dwellings should be provided with at least 80 square metres of useable private open space within a rear yard or courtyard which:
  - (a) has a minimum depth of 4.0 metres; and
  - (b) does not incorporate driveways, parking spaces or a domestic outbuilding.

### Complying Development

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

Detached Dwelling  
Semi detached Dwelling

### Non-complying Development

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

Amusement Hall  
Amusement Machine Centre  
Bank  
Builder's Yard  
Camping Area  
Electricity Generation Station  
Farm Building  
Fuel Depot  
General Industry  
Horse Keeping  
Horticulture  
Hotel  
Intensive Animal Keeping

Junk Yard  
Light Industry  
Major Public Service Depot  
Motor Repair Station  
Motor Showroom  
Office  
Petrol Filling Station  
Prescribed Mining Operations  
Road Transport Terminal  
Service Industry  
Shop or Group of Shops with a gross leasable area greater than 450 square metres  
Special Industry  
Stadium  
Stock Saleyard  
Stock Slaughter Works  
Store  
Timber Yard  
Use Car Lot  
Warehouse

**Public Notification**

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

## TOWN CENTRE ZONE

### Introduction

The objectives, proposals and principles of development control that follow apply to that part of the Southern Mallee District Council referred to as the Town Centre Zone on [Maps SoMa/9, 11 and 12](#). They are additional to those expressed for the whole council area.

### OBJECTIVES

#### Form of Development

**Objective 1:** Compact town centres providing a range of retail, business and community facilities.

It is intended that the Zone provides for a range of business, commercial and community activities and facilities which would satisfy the general needs of the local and district residents. In addition, it is intended that shaded rest areas and facilities for the travelling public be provided.

Within Lameroo, further retail or business development is intended to utilise existing vacant allotments which occur between Railway Terrace North and Vardon Terrace. Allotments fronting Railway Terrace South could also be used for business activities.

It is undesirable for industrial development or detached dwellings to be established in this Zone. Further landscaping and general upgrading of the visual character of the centres is intended.

**Objective 2:** The Townships of Lameroo and Pinnaroo developed in an orderly and economic manner.

**Objective 3:** Development that retains and enhances the character, appearance, and amenity of Lameroo and Pinnaroo.

The general cleanliness and well-kept appearance of the towns is enhanced by the grassed landscaped areas and these contribute to the character of the town. Their retention and further enhancement is desirable.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Form of Development

- 1 This Zone should primarily accommodate retail, professional, business, community or civic facility development.
- 2 Industrial development should not be undertaken in this Zone.
- 3 Detached residential development should not be undertaken in this Zone although flats and caretaker's apartments associated with business activities may be appropriate.
- 4 Commercial development should be undertaken on land fronting the Mallee Highway rather than Railway Terrace South at Pinnaroo.
- 5 Development liable to generate demand for car parking or the loading/unloading of goods should provide adequate landscaped off-street car parking and service areas.
- 6 The scale of new building development should harmonise with that established within the Zone.
- 7 Development should be designed to enhance the general character of the town centres and upgrade the appearance of the buildings wherever possible. The external style and design of new building development should harmonise with existing buildings wherever appropriate.
- 8 Development should not take place if there is potential for significant conflict with the establishment or operation of those facilities for the handling, storage or transportation of farm commodities in bulk and which provide social and economic benefits to the wider community.

- 9 An on-site rainwater storage tank or tanks of minimum aggregate capacity 22 000 litres shall be provided and connected to the roof stormwater system.

### Complying Development

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

Bank  
 Consulting Room  
 Office  
 Shop with gross leasable area of 400 square metres or less

### Non-complying Development

- 11 The following kinds of development are **non-complying** within the Town Centre Zone:

Farming  
 Farm Building  
 General Industry  
 Horticulture  
 Intensive Animal Keeping  
 Junk Yard  
 Light Industry  
 Pig Keeping  
 Prescribed Mining Operations  
 Road Transport Terminal  
 Special Industry  
 Stock Saleyard  
 Stock Slaughter Works

### Public Notification

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

## RECREATION ZONE

### Introduction

The objective, proposal and principles of development control that follow apply to that part of the Southern Mallee District Council referred to as the Recreation Zone on [Maps SoMa/7, 9 and 11 to 14](#). They are additional to those expressed for the town and the whole of the council area.

### OBJECTIVES

**Objective 1:** A Zone accommodating civic, educational and recreational development in a parkland setting.

Within Pinnaroo, this Zone surrounds the Town Centre and Central Residential Zone. It contains a range of activities including the golf course, the hospital, the Primary School, the caravan park, fauna park, the common effluent lagoons and Crown Land which includes a significant amount of vegetation.

In addition, the Bowling Club, Croquet Lawns and the Showgrounds are situated within the Zone. It is desirable that these facilities and features be further upgraded with additional landscaping and provision for facilities such as playground, tourist information and parking, including rest areas.

In view of the loss of other parkland areas for uses such as the effluent lagoons, hospital and the school, it is intended to develop Section 278, Hundred of Pinnaroo for passive recreation purposes.

It is desirable that recreation and community development on Section 273, Hundred of Pinnaroo only be undertaken if the majority of the vegetation is retained. The showground or Soldiers Memorial Park Reserve are more preferable sites for recreation development because existing facilities can be utilised.

The parklands are similar to that in many country towns in South Australia and provide an important and traditional feature within Pinnaroo. It is intended that the Parklands Area be maintained as a buffer providing visual and recreation alternatives to the intensive urban uses as well as providing a fringe to the town centre activities.

Within Lameroo, this Zone contains a variety of public uses intended to be retained. The Zone's attractive 'park like' appearance has considerable visual appeal.

Section 206 is intended to be developed for a range of tourist accommodation and tourist service facilities in conjunction with the construction of Lecke Avenue as the town by-pass road. This could include a small caravan park and a well-equipped road house-service station.

Section 89S contains the effluent lagoon and a stormwater storage dam where excess run-off water is collected and utilised for garden watering purposes.

The Zone also contains the District Hospital and adjacent residential quarters, aged housing accommodation, the SA Water water reserve and parklands which comprise an area of mallee scrub.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Form of Development

- 1 Development within the Recreation Zone should be for recreation, community and related activities.
- 2 Development should be designed, constructed, sited and landscaped to further enhance the open character of this Zone, and to retain mature vegetation wherever possible.
- 3 Remaining areas of native scrub should be protected and retained.
- 4 No further alienation of parklands should take place except for recreation and/or community purposes where there is a proven public need.

- 5 Development, including the siting, design, construction and landscaping of all buildings associated with the tourist accommodation and tourist service facilities should be of a standard which will enhance the appearance of parklands and provide an attractive visual focus for the entrance to the towns.

### Advertising

- 6 Advertising signs associated with all development should be designed to complement the landscape of the parkland areas and be confined to the land on which the advertised business is located.

### Car Parking

- 7 Car parking should be provided with any new intensive development, such as club facilities, whilst landscaping and screening of any built development should be undertaken prior to commencement of the use of such facilities.

### Complying Development

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

### Non-complying Development

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

Bank  
 Builder's Yard  
 Dwelling (other than a caretaker's dwelling)  
 Fuel Depot  
 General Industry  
 Horse Keeping  
 Junk Yard  
 Land Division creating any additional allotments  
 Light Industry  
 Motor Showroom  
 Multiple Dwelling  
 Office  
 Petrol Filling Station  
 Prescribed Mining Operations  
 Residential Flat Building  
 Road Transport Terminal  
 Row Dwelling  
 Shop or groups of shops with a gross leasable area greater than 450 square metres  
 Special Industry  
 Store  
 Semi-detached Dwelling  
 Service Industry  
 Timber Yard  
 Use Car Lot  
 Warehouse

### Public Notification

- 10 The kinds of development prescribed in [Table SoMa/4](#) area assigned Category 1 or Category 2 for the purpose of public notification.

## COUNTRY TOWNSHIP ZONE

### Introduction

The objectives and principles of development control that follow apply to that part of the Southern Mallee District Council referred to as the Country Township Zone shown on [Maps SoMa/4, 5 and 10](#). They are additional to those expressed for the whole of the council area.

As government towns with regular grid street patterns and surrounding parklands, Geranium, Parrakie and Parilla are typical South Australian country towns reflecting small settlements meeting local needs. No significant growth is expected, and all towns have a quiet dormitory character which has developed with a mix of land uses that successfully co-exist and could expect to continue as such.

### OBJECTIVES

- Objective 1:** A Zone primarily accommodating a range of urban development and facilities developed to provide an attractive residential, recreational and service centre to meet the needs of the district and tourists.
- Objective 2:** Retention of the compact nature of the township and its continued orderly and economic development.
- Objective 3:** Built development sited, constructed and managed to ensure a high standard of design and appearance and the retention and enhancement of the urban/rural landscape.

Development which is likely to improve the living environment and the service function of the Country Township Zone should be encouraged provided such activities are small-scale and will not create an adverse impact.

- Objective 4:** Retention and enhancement of the attractive small town and landscape character of the Country Township Zone including beautification of the townships of Geranium, Parrakie and Parilla.
- Objective 5:** Retention of any parkland areas for public use of sporting, recreation or community services.
- Objective 6:** Ensure the protection and retention of native vegetation within parklands.

The traditional use of parklands as an open space frame to the township should continue.

The parklands contain remnant vegetation of district significance which should be protected from development and uncontrolled access.

- Objective 7:** Development within Geranium, Parrakie and Parilla should maintain their existing minor service function and complement those services provided in the townships of Lameroo and Pinnaroo.

Consolidated residential development through infilling and use of existing vacant allotments, and limited development of local service facilities is considered appropriate where these activities will not have an adverse impact.

- Objective 8:** A Zone where development does not restrict the establishment or operation of facilities for the handling, storage or transportation of farm commodities in bulk.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Form of Development

- 1 Development within the townships of Geranium, Parrakie and Parilla should only be undertaken where it will be of a high standard of design with regard to external appearance, colours, siting and landscaping, so as not to detract from the character and amenity of the locality.

- 2 Retail and commercial development should only be undertaken as a logical extension to the existing commercial - retail focus of the townships.
- 3 Industrial and commercial development within the Country Township Zone can be undertaken where it is of an appropriate scale, located away from existing residential development, established in an orderly manner and sited, designed and landscaped to ensure that its impact on the amenity of the locality is minimised.
- 4 Animal keeping activities involving the keeping of more than two horses, donkeys, goats, cattle, sheep or other livestock should not be undertaken in the Country Township Zone.
- 5 Development should be undertaken so as to minimise the emission of noise and of other disturbances to the locality.
- 6 Development should not take place if there is potential for significant conflict with the establishment and operation of those facilities for the handling, storage or transportation of farm commodities in bulk and which provide social and economic benefits to the wider community.

### **Land Division**

- 7 Land within the Geranium, Parrakie and Parilla townships should not be divided unless each allotment has an area of not less than 1,200 square metres and a frontage of not less than 20 metres to a public road.
- 8 Land division should be orderly and economic, and should ensure each allotment is provided with suitable access to a public road.
- 9 Land division, and associated buildings and structures should:
  - (a) not be undertaken in or adjacent to areas of outstanding beauty or natural significance or public open space;
  - (b) be in areas capable of being supplied with normal public utility services;
  - (c) not be in the form of linear development; and
  - (d) not result in the destruction of significant native vegetation.

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

- 10 Residential development within the Country Township Zone should generally be low density, enhancing the open character of the surrounding rural environment.
- 11 Buildings and structures should be of a high standard of design and appearance, with natural earth colours and walls of a non-reflective nature so as to blend with and preserve and enhance the character and amenity of the locality.
- 12 Buildings should be low in profile and limited to one-storey in height.
- 13 Development within the Country Township Zone should not adversely affect the amenity and character of the zone and should be such that it enhances the general appearance of the town.
- 14 Buildings within the Country Township Zone should not exceed 60 percent coverage of the total site area.
- 15 Buildings and structures should be designed to minimise their bulk, scale and obtrusiveness when viewed from the surrounding area.
- 16 The excavation and filling of land should:
  - (a) be kept to minimum so as to preserve the natural form of the land and any native vegetation;

- (b) only be undertaken so as to reduce the visual impact of buildings and structures;
- (c) not result in high retaining walls; and
- (d) be set-back from property boundaries so as to reduce impact and to ensure stabilisation of slopes.

### **Provision of Services**

**17** Buildings should have:

- (a) a year round water supply and a safe and efficient approved effluent disposal system; and
- (b) a safe, clean, tidy and unobtrusive area for the storage and disposal of refuse.

**18** Development should provide a sufficient stormwater management scheme which minimises the amount of runoff leaving the site.

**19** Dwellings within the Country Township Zone should provide for the installation of rainwater tanks of a capacity of no less than 5000 litres of water.

### **Access and Car Parking**

**20** Development should include sufficient provision for vehicular access, and for the manoeuvring and loading of service vehicles so as best to ensure the safety of the public and the free flow of traffic in the locality.

**21** Car parking areas, service areas, and areas for the storage of goods and materials should be sited and suitably screened with fencing or landscaping designed to enhance the amenity of the locality.

### **Horse Keeping**

**22** Rural industries, and any other buildings and structures for the shelter of horses should not be located immediately adjoining towns, particularly large-scale activities, where their presence is likely to detract from the amenity of the area or cause a disturbance to neighbours by their proximity or generation of noise or smell.

**23** Development of stable and yard areas, per horse, should have dimensions and areas of:

- (a) 3.7 metres by 3.7 metres per horse stable; and
- (b) not more than 100 square metres per horse per day yard.

**24** Development in the form of horse keeping should ensure a minimum area of three hectares per horse, but should maintain 70 percent ground cover via rotational use of stables, day yards and grazing areas.

**25** Development in the form of horse keeping should ensure that:

- (a) any stable or associated holding yard (standing/working yard) is suitable for the keeping of horses in relation to their well being and the well being of their keepers/carers;
- (b) any stable is sited no more than three metres from the site boundary;
- (c) the stable floor is capable of being kept dry;
- (d) the stable surface be above surrounding ground level to ensure drainage;
- (e) feed is stored in approved metal containers, provided with close fitting lids;

- (f) all manure and refuse is removed from the stables and yards daily;
- (g) manure bays designed to ensure surface water does not run through them and that there is no risk to groundwater through seepage; and
- (h) all manure bays are emptied at least once per week.

### Complying Development

**26** The following kinds of development and those listed in [Table SoMa/1](#) are **complying** in the Country Township Zone subject to compliance with conditions comprising, where:

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

Detached Dwelling  
Semi-detached Dwelling

### Non-complying Development

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

Intensive Animal Keeping  
Prescribed Mining Operations  
Special Industry  
Stock Saleyard  
Stock Slaughter Works

### Public Notification

**28** The kind of development listed in [Table SoMa/4](#) is assigned Category 1 or Category 2 for the purpose of public notification.

## RURAL LIVING ZONE

### Introduction

The objective and principles of development control that follow apply to that part of the Southern Mallee District Council referred to as the Rural Living Zone on [Maps SoMa/6 to 9 and 11 to 14](#). They are additional to those expressed for the whole council area.

### OBJECTIVES

**Objective 1:** A Zone primarily for detached dwellings on rural allotments of varying sizes providing the opportunity for a range of small scale agricultural activities.

It is desirable that some provision be made for the keeping of horses and/or to provide an alternative lifestyle of rural-residential development in or adjacent to the towns of Lameroo and Pinnaroo. Accordingly, it is intended that this Zone be developed for rural living activities on allotments with a minimum size of one hectare.

**Objective 2:** Development within this zone needs to give due regard to adjacent primary production land uses and activities which may have an impact upon such development.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Form of Development

- 1 This Zone should accommodate detached dwellings on small rural allotments.
- 2 Industrial, commercial, retail or depot development should not be located within this Zone.
- 3 Development that would prejudice the achievement of the objective should not be undertaken.
- 4 Development should be sited, landscaped and maintained to minimise any adverse impact on the locality and adjacent zones.
- 5 Development within 300 metres of adjacent land whose main use is for primary production should not prejudice the continued operations of those activities.

#### Land Division

- 6 Within the Rural Living Zone land should be divided:
  - (a) into allotments having a minimum area of 1 hectare and a maximum area of 5 hectares; and
  - (b) into allotments having a minimum area of 1 hectare and a maximum area of 2 hectares where the land is shown as RuL(2) on [Map SoMa/8](#).

#### Keeping of Animals

- 7 Intensive agricultural activities including the keeping, boarding or stabling of animals should not be undertaken where such activities are liable to affect adversely the character and amenity of the adjacent residential areas.

#### Horse Keeping

- 8 Rural industries, and any other buildings and structures for the shelter of horses should not be located immediately adjoining towns, particularly large-scale activities, where their presence is likely to detract from the amenity of the area or cause a disturbance to neighbours by their proximity or generation of noise or smell.
- 9 Development of stable and yard areas, per horse, should have dimensions and areas of:

- (a) 3.7 metres by 3.7 metres per horse stable; and
  - (b) not more than 100 square metres per horse per day yard.
- 10** Development in the form of horse keeping should ensure a minimum area of three hectares per horse, but should maintain 70 percent ground cover via rotational use of stables, day yards and grazing areas.
- 11** Development in the form of horse keeping should ensure that:
- (a) any stable or associated holding yard (standing/working yard) is suitable for the keeping of horses in relation to their well being and the well being of their keepers/carers;
  - (b) any stable is sited no more than three metres from the site boundary;
  - (c) the stable floor is capable of being kept dry;
  - (d) the stable surface be above surrounding ground level to ensure drainage;
  - (e) feed is stored in approved metal containers, provided with close fitting lids;
  - (f) all manure and refuse is removed from the stables and yards daily;
  - (g) manure bays designed to ensure surface water does not run through them and that there is no risk to groundwater through seepage; and
  - (h) all manure bays are emptied at least once per week.

### Complying Development

- 12** The kind of development listed in [Table SoMa/1](#) is **complying** in the Rural Living Zone.

### Non-complying Development

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

Bank  
 Caravan Park  
 Consulting Room  
 Convention Centre  
 Fuel Depot  
 General Industry  
 Golf Course  
 Hotel  
 Intensive Animal Keeping, with the exception of aquaculture  
 Junk Yard  
 Light Industry, with the exception of a home industry or those industries managed by an owner operator  
 More than one dwelling on an allotment  
 Motel  
 Motor Showroom  
 Office  
 Petrol Filling Station  
 Pig Keeping  
 Prescribed Mining Operation  
 Row Dwelling  
 Service Trade Premises  
 Shop  
 Special Industry  
 Stadium  
 Stock Sale Yards

Stock Slaughter Works  
Store  
Use Car Lot  
Warehouse  
Welfare Institution

**Public Notification**

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

## INDUSTRY ZONE

### Introduction

The objective, and principles of development control that follow apply to that part of the Southern Mallee District Council referred to as the Industry Zone on [Maps SoMa/6, 7 and 11 to 14](#). They are additional to those expressed for the town and the whole council area.

### OBJECTIVES

**Objective 1:** A Zone intended primarily for commercial and industrial purposes.

The Zone is divided into two areas, one located within the Township of Lameroo and the other within the Township of Pinnaroo.

Within Lameroo, the Zone contains the Highways Department Depot and a variety of local service industries. Although the northern portion of the Zone remains undeveloped, it could be utilised in the future for industrial or commercial purposes should the need arise.

Within Pinnaroo, the Zone which is in two parts, abuts the Mallee Highway in the eastern part of the township where established commercial and service activities occur, and Adelaide Road in the south eastern part of the township.

That part of the Pinnaroo Industrial Zone in the eastern part of the township contains a large council reserve and the town's water catchment. Low-lying land east of this catchment area requires filling and raising before being suitable for development which will, itself, require considerable landscaping to minimise its impact on the locality. The existing pattern of allotments in that part of the Industrial Zone in the south eastern part of the township, that is, adjoining Adelaide Road, will need to be changed to accommodate the requirements of small scale commercial and light industrial development in the Zone and the Zone will need to be landscaped as anticipated development occurs. It is desirable that the existing service road adjacent to this part of the Industrial Zone be constructed to a standard necessary to accommodate traffic generated by new development in the Zone, and that the use of Pinnaroo Avenue by commercial and industrial vehicles be discouraged.

**Objective 2:** A Zone for public utilities.

This section of the zone includes the Council Depot and SA Water Depot as well as the saleyards. Vegetation exists in and around the road reserves and highway reserves and it is desirable that this be retained.

Only limited additional storage and depot development can be expected within this part of the Zone.

It is desirable that existing uses be used to their full capability prior to extending or introducing new activities. Many of the activities rely on railway transport for movement of stock, feed and associated products.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Form of Development

- 1 This Zone should primarily accommodate commercial and industrial development, along with the Council Depot and the saleyards.
- 2 Industrial development should not be located within the Council depot section of the zone.
- 3 Development likely to significantly impair the amenity or character of adjacent residential development should not be undertaken.
- 4 Development should be visually compatible with adjacent development in terms of siting, height and bulk materials and landscaping.
- 5 The floor area of a commercial or industrial development should not exceed 60 per centum of the area of the allotment upon which it is situated.

- 6 Outside storage areas should be screened by landscaping or fencing, where appropriate, and development should be screened with trees and shrubs.
- 7 New commercial and industrial development abutting Adelaide and Mallee Highway, should:
- (a) be landscaped so as to minimise any impairment of the locality and the view from the Highway;
  - (b) be set-back at least 12 metres from the boundary of Mallee Highway, except where access is from a service road, when the set-back should not be less than eight metres; and
  - (c) make provision for adequate on-site car parking.
- 8 Development should not take place if there is potential for significant conflict with the establishment or operation of those facilities for the handling, storage or transportation of farm commodities in bulk which provide social and economic benefits to the wider community.
- 9 An on-site rainwater storage tank or tanks of minimum aggregate capacity 22 000 litres shall be provided and connected to the roof stormwater system.

### Appearance of Land and Buildings

- 10 Development should be of a high architectural standard, which promotes good design with high visual amenity to improve the character of the area.
- 11 The height and scale of development should be low rise and be designed with a bulk, height and intensity to minimise adverse impacts on the amenity of the adjoining land, buildings and the streetscape.
- 12 Materials stored outdoor should not be visible above screen fences, with such fences being set-back to the building line, or behind the building line or behind landscaping to soften visual impacts.
- 13 Landscaping within a site should be provided so that:
- (a) not less than 10 per cent of the site should be developed as landscaping;
  - (b) a landscaped set-back area at least 3 metres wide is located along boundaries with any road or reserve and at least 2 metres wide at the rear of the site where it adjoins a zone boundary;
  - (c) at least 50 percent is planted adjacent to the street alignment;
- and should be established prior to commencement of the use and maintained to the satisfaction of the planning authority in accordance with an approved landscaping plan.
- 14 Development along main roads or adjacent to a dwelling should:
- (a) be designed and sited so as not to detract from the amenity of the adjacent dwelling or zone;
  - (b) provide a visual buffer in the form of landscape plantings, attractive fencing, siting of buildings or other similar means between any car parking, service area, outdoor storage area or any other unattractive area and the adjacent dwelling or zone;
  - (c) provide an acoustic buffer between any excessive noise generating part of the development and the adjacent dwelling or zone to satisfy the appropriate standards;
  - (d) provide an attractive building facade which incorporates suitable sound attenuation measures and be constructed of masonry or other suitable materials in accordance with the zone provisions;

- (e) provide service or delivery vehicle access points to and from development to minimise the impact of vehicles on the amenity of residential areas.

### Land Division

- 15** Land division should create an allotment:
- (a) where the size and shape is suitable for the intended use or consistent with the minimum area required. A site should have an area of not less than 1500 square metres, unless intended for a specific purpose for which a lesser site area requirements can be demonstrated and which complies with the zone provisions;
  - (b) where a development site has a frontage to a public road of at least 25 metres;
  - (c) where safe and convenient road access is available; and
  - (d) which will result in development able to comply with the zone Principles and Objectives.
- 16** Buildings and structures should not exceed 60 percent site coverage to enable sufficient area for access, parking, landscaping and services.

### Movement of People and Goods

- 17** Car parking areas between a building and a street should be set-back a minimum of 3 metres from the primary street boundary with a landscape strip planted with trees and shrubs incorporated within that set-back.
- 18** Service and heavy vehicle access, loading and unloading areas should preferably be separated for car parking areas to avoid conflict with car movements, and should be screened from public areas and roadways using attractive fencing or trees, shrubs and mounding.
- 19** Development should incorporate provisions for a safe and convenient vehicular access from the adjoining roads, on-site parking, manoeuvring, loading and unloading of service vehicles on the site, to ensure public safety and free flow of traffic on the roads.
- 20** A sufficient on-site manoeuvring area should be provided to enable all vehicles to exit the site in a forward direction.

### Waste Disposal and Services

- 21** Stormwater overflow, or wastewater, or other fluid disposal of a non noxious nature, should be disposed of in a safe and efficient manner, and within the Zone.
- 22** All commercial and industrial development should be provided with adequate services, including electricity, water supply and waste disposal appropriate to the particular development.
- 23** Industrial buildings should be designed and constructed of material consistent with the type of industrial use for the most effective containment of air, noise, or other pollutants.

### Complying Development

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

Builder's Yard  
Commercial facilities

Fuel Depot (excluding that development with a fuel storage capacity greater than 100 cubic metres)  
Light Industry  
Service Industry  
Store  
Timber Yard  
Warehouse

### **Non-complying Development**

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

Amusement Hall  
Amusement Machine Centre  
Bank  
Boarding House  
Community Centre  
Consulting Rooms  
Dwelling (other than a caretaker's dwelling)  
Hotel  
Intensive Animal Keeping  
Motel  
Shop or Group of Shops with a gross leasable area greater than 450 square metres  
Special Industry  
Stadium  
Stock Saleyard  
Stock Slaughter Works

### **Public Notification**

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

## COMMERCIAL (BULK HANDLING) ZONE

### Introduction

The objectives and principles of development control that follow apply in the Commercial (Bulk Handling) Zone shown on [Maps SoMa/9, 11 and 13](#). They are additional to those expressed for the whole of the council area.

The Commercial (Bulk Handling) Zone affects land utilised for the purpose of bulk grain handling.

Facilities for the transportation, handling and storage of farm commodities in bulk, are an essential component of the rural economy. The country townships of Lameroo and Pinnaroo contain essential infrastructure for the bulk handling and storage of farm commodities.

The facilities are integral to the rural economy and should be protected from encroachment by incompatible development or activities likely to be affected by continued operation of them.

### OBJECTIVE

**Objective 1:** A Zone in which farm commodities are received, stored and dispatched in bulk.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Form of Development

- 1 Development should not occur in close proximity to land used for the transportation, handling and storage of farm commodities in bulk.
- 2 Development in close proximity to facilities for the transportation, handling and storage of farm commodities in bulk, should not prejudice the continued operation of those facilities.
- 3 Development in close proximity to facilities for the transportation, handling and storage of farm commodities in bulk, should be designed, sited and developed having regard to the potential environmental impact arising from operation of the bulk transportation, handling and storage facilities.
- 4 Development in the zone should be sensitive to the need for bulk handling storage and transportation facilities to be subjected to extended operating during the grain harvest.
- 5 Development of facilities for the handling, transportation and storage of farm commodities, in bulk, should have:
  - (a) adequate area set aside on the site of the development for the marshalling of vehicles attending the site;
  - (b) roadways and parking areas surfaced in a manner sufficient to have dust emission from the site reduced to a level appropriate to the locality;
  - (c) landscaping established around the perimeter and within the site for the purpose of providing shade and shelter and to assist with screening and dust filtration;
  - (d) vehicular circulation between elements on the site, restricted to the site of the development; and
  - (e) materials and finishes appropriate to the locality of the development.

#### Complying Development

- 6 The following kind of development and those prescribed in [Table SoMa/1](#) are **complying** in the Commercial (Bulk Handling) Zone:

Amenities  
Maintenance Shed less than 36 square metres in area  
Staff Room

### **Non-complying Development**

7 The following kinds of development are **non-complying** in the Commercial (Bulk Handling) Zone:

Community Centre  
Dwelling  
Fuel Depot  
General Industry  
Hotel  
Intensive Animal Keeping  
Junk Yard  
Light Industry  
Motel  
Motor Repair Station  
Petrol Filling Station  
Primary School  
Restaurant  
Retail Showroom  
Service Industry  
Service Trade Premises  
Shop  
Special Industry  
Stock Slaughter Yards  
Take-Away Food Outlet  
Waste Disposal Depot  
Waste Transfer Station

### **Public Notification**

8 The following kinds of development, as well as those prescribed in [Table SoMa/4](#) are assigned Category 1 or Category 2 for the purpose of public notification, subject to compliance with the relevant objectives and principles within the Development Plan.

Category 2

Storage facility for handling grain and other commodities in bulk.

## GENERAL FARMING ZONE

### Introduction

The objectives and principles of development control that follow apply to that part of the Southern Mallee District Council referred to as the General Farming Zone as shown on [Maps SoMa/3 to 14](#). They are additional to those expressed for the whole council area. To the extent of any inconsistency between the zone provisions and those provisions to the Council area, the zone provisions will prevail.

This Zone supports predominantly cropping and grazing activities on large rural holdings. The rural area is predominantly characterised by pastures with stands of remnant vegetation with a variety of agricultural activities. Olive Groves and horticulture has also occurred in the district. The Zone is a significant asset to the district and comprises of some of the regions most productive rural land which is capable of supporting a wide range of agriculture. Efforts should be made to revegetate the landscape in many parts of the Zone with trees native to the area.

One of the major objectives within the Zone is to encourage the expansion and diversification of agricultural opportunities with new farming and horticultural opportunities. Primary production within the district contributes the most significant component to the local economy, and generates additional employment and revenue through related spin-off activities including processing, manufacturing, transportation and service towns. The predominant land uses are livestock grazing and cereal cropping which are generally found on large holdings as well as olive groves and horticultural uses.

It is expected that further diversification will occur throughout the rural sector, in response to the increasingly competitive nature of primary production. Diversification in production, subject to natural resource considerations of soil quality and water is to be encouraged in order to maximise opportunities for rural viability.

The zone should continue to accommodate a wide range of farming practices which contribute to local employment and the local economy, where best practice farm management is conducted. In addition, existing grain handling facilities provide an important service to the rural production of the region.

### OBJECTIVES

**Objective 1:** The preservation of the productive rural land and the rural landscape.

**Objective 2:** Retention and protection of remnant native vegetation.

Although much of the land has been cleared for cereal production and grazing, significant tracts of native vegetation still remain. The areas of bushland scattered throughout the district and along the road reserves are important features needing protection.

It is desirable to locate and screen new buildings carefully, particularly those adjacent to primary or secondary arterial roads, so as to assist in preserving this open character. Encouragement of the planting of trees and roadside vegetation, to further enhance the amenity of the district is desirable.

### Rural Development

**Objective 3:** The viability of existing agricultural land.

The prosperity of the district depends largely upon maintaining a high level of primary production and it is desirable therefore that development including further land division which would adversely affect the prosperity and potential of existing land uses should not occur.

**Objective 4:** Intensive animal keeping and other rural industries located so as not to impact adversely upon the resident population and the environment.

The pattern of occupation with homesteads, ancillary buildings and paddocks enclosing crops and livestock dominate the environment and firmly establish an open and rural appearance. The climate, soil and landscape characteristics of this zone favour the continuance of agricultural production and livestock grazing. It is desirable not only that these activities continue, but also that good land management techniques be encouraged to control proclaimed pest plants, vermin and soil erosion.

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

**Objective 5:** Protection of infrastructure for the bulk handling and transportation of farm commodities.

**Objective 6:** A zone accommodating tourist accommodation which is secondary to the primary use of the zone for general farming, provided development is sensitively designed and sited in keeping with the area's natural and rural character.

The opportunity exists to provide tourist accommodation within the General Farming Zone where such development is designed to put people back in touch with the natural and rural environment. It is important that such development caters primarily for the 'get away' nature or adventure orientated market which is environmentally conscious and not necessarily luxury driven. The design and siting of tourist accommodation should ensure emphasis is given to raising consciousness and appreciation of natural surroundings.

**Objective 7:** 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**

### **Form of Development**

- 1 The Zone should be used primarily for farming with tourist activities as a secondary use.
- 2 The Zone should be retained for cropping and grazing, horticulture, intensive animal keeping in appropriate locations, and wind farms and ancillary development.
- 3 Development which would remove productive land from agriculture, or diminish its overall productivity for primary production should not be undertaken, unless the land is required for essential public purposes.
- 4 There should be a maximum of one dwelling for each allotment, and all ancillary outbuildings should be clustered with that dwelling.
- 5 Retail business and commercial developments should not be located in this Zone unless they are related to tourist orientated accommodation, recreational establishments, or are ancillary to the carrying out of primary production, and comply with the relevant provisions for the Zone.
- 6 Development should not occur within 300 metres of land used for the transportation, handling and storage of farm commodities, in bulk.
- 7 Development should not occur within 300 metres of land used for the transportation, handling and storage of farm commodities in bulk, should not prejudice the continued operation of those facilities.
- 8 Development within close proximity of facilities for the transportation, handling and storage of farm commodities in bulk, should be designed, sited and developed having regard to the potential environmental impacts arising from operation of the bulk transportation, handling and storage facilities.

- 9 Development in the zone should be sensitive to the need for bulk handling storage and transport facilities to be subjected to extended operation during the grain harvest.
- 10 Development should not take place if there is potential for significant conflict with the establishment or operation of those facilities for the handling, storage or transportation of farm commodities in bulk, and which provide social and economic benefits to the wider community.

### Appearance of Land and Buildings

- 11 Buildings, including structures, should be located in unobtrusive locations and, in particular, should:
  - (a) be located in such a way as not to be visible against the skyline when viewed from public roads;
  - (b) be sited on an excavated rather than a filled site in order to reduce the vertical profile of the building; and
  - (c) be located in such a way as to maximise the retention of existing native vegetation and the retention and rehabilitation of watercourses;

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.

- 12 Development of facilities for the handling, transportation and storage of agriculture commodities, in bulk, should have:
  - (a) adequate area set aside on the site of the development for the marshalling of vehicles attending the site;
  - (b) roadways and parking areas surfaced in a manner sufficient to have dust emission from the site reduced to a level appropriate to the locality;
  - (c) landscaping established around the perimeter and within the site for the purpose of providing shade and shelter and to assist with screening and dust filtration;
  - (d) vehicle circulation between elements on the site, restricted to the site of the development; and
  - (e) materials and finishes appropriate to the locality of the development.
- 13 Driveways and access tracks should follow the contours of the land so as to reduce their visual impact and erosion from water runoff and be surfaced or paved with dark materials. The excavation or filling of land should be kept to a minimum in order to preserve the natural form of the land and the native vegetation.
- 14 Buildings, including structures, should be designed in such a way and be of such scale as to be unobtrusive and not detract from the desired rural character and scenic amenity of the zone, 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 by incorporating features including:
- 15 The mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land;
- 16 Large eaves, verandahs and pergolas should be incorporated into designs so as to create shadowed areas which reduce the bulky appearance of buildings; and

- 17 The mass of buildings should be minimised by having separate vehicle storage areas.
- 18 Native trees, shrubs and ground covers should be established to screen development, in such a way that the bushfire hazard is not increased. Screening mounds may also be appropriate.
- 19 Roadside vegetation, and other areas of significant vegetation, should be preserved. Replanting should take place, where possible, of local native species.

#### **Tourist Facilities**

- 20 Tourism development within the General Farming Zone should be secondary to the primary purpose of accommodating agricultural and pastoral activities.
- 21 Tourism development within the General Farming Zone should generally be limited to farm stay, farmhouse, hikers hut, cottage or bunkhouse style accommodation in a working farm atmosphere.
- 22 Tourism buildings and structures should not exceed a height of six metres above the natural ground level or a height greater than the mature height of predominant indigenous vegetation species.
- 23 Tourist accommodation and supporting facilities and infrastructure should only be undertaken in the General Farming Zone where development will have minimal impacts and will be sensitive to the rural and natural surroundings.
- 24 Tourist accommodation and supporting facilities and infrastructure should:
  - (a) complement the overall rural and natural character of the General Farming Zone;
  - (b) be designed so as to not be obtrusive from local roads or adjoining properties; and
  - (c) fit the physical and cultural landscape in which it is set.

#### **Rural Development**

- 25 New building development should be located and landscaped to harmonise with the rural landscape. All such development should be set-back at least 50 metres from primary and secondary arterial roads, throughout the district and not be sited on exposed hilltops.
- 26 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.
- 27 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.
- 28 The potential for damage to development from bushfires should be minimised by having regard to:
  - (a) not siting buildings in fire-prone locations;
  - (b) the use of suitable fire-resistant building materials;
  - (c) the provision of a water supply of at least 22 000 litres for each dwelling; and
  - (d) the provision of suitable access roads and fire breaks.

### Land Division

- 29** Land division in the rural area should not be undertaken where the proposed or potential use of the land could lead to the loss of productive agricultural land.
- 30** Land division should not result in the destruction of significant native vegetation.
- 31** The minimum allotment area within a plan of division should be 100 hectares.
- 32** Land division should only be undertaken in a manner which minimises the impacts on natural resources and does not compromise use of the land by future generations.
- 33** Land division involving the division of land into allotments less than 100 hectares in area should only be undertaken where it can be demonstrated that the proposed use of the land will provide genuine value added economic development opportunities to the general farming use of the land and which reinforces economic viability and the long term environmental improvement of the land.
- 34** Land Division creating allotments of less than 100 hectares should not occur unless:
- (a) an owner of land wishes to readjust a Certificate of Title to improve agricultural efficiency and productivity of the property and there is no increase in the number of allotments; or
  - (b) a separate allotment, not exceeding two hectares in area, is required for one of two dwellings which existed on the land as at 16<sup>th</sup> June 1983; or
  - (c) the division is for the purpose of creating only one additional allotment of approximately 1 hectare in area to be used to accommodate buildings and facilities involved with the processing, display and sale of locally grown produce; or
  - (d) the division is for the purpose of facilitating the more intensive use of the land for horticultural purposes, provided the allotment created is not less 36 hectares in area and where evidence has been submitted with the plan of division to demonstrate that:
    - (i) a 300 metre buffer area from either boundary is provided on the subject land to accommodate a dwelling and ancillary buildings;
    - (ii) the land is capable and appropriate for the proposed horticultural use;
    - (iii) the land is capable of supporting the horticultural use;
    - (iv) the use will be compatible with adjacent or nearby uses of land; and
    - (v) there will be no adverse impacts on downstream property owners in terms of water flow and discharge of pollutants.

### Intensive Animal Keeping

- 35** Intensive animal keeping should be located in areas where there will be no significant adverse impacts on the environment and local community.
- 36** Development of intensive animal keeping (including piggeries, poultry batteries and cattle feedlots, but excluding dairies, aquaculture and horse keeping) should not be undertaken where:
- (a) the scale of operation, design and siting would adversely affect the amenity of the locality;
  - (b) it would cause or compound the denudation, erosion or pollution of land;
  - (c) it would cause or compound the pollution of water resources;

- (d) it is located within one kilometre of the townships of Lameroo or Pinnaroo, or any settlement or Rural Living Zone.
  - (e) it is located within 100 metres of a dwelling occupied by persons involved with the proposed operations;
  - (f) it is located within 500 metres of any dwelling occupied by persons not involved with the proposed development;
  - (g) buildings associated with or use for intensive animal keeping would be located within 200 metres of any bitumen sealed road, and 100 metres of any other road;
  - (h) there is a risk of pollution to surface or sub-surface water supplies; or
  - (i) there is no provision of a densely vegetated buffer from any boundary to the subject land and intensive animal keeping activities.
- 37** Intensive animal keeping units should not be developed unless provision is made for the proper storage, collection and disposal of waste without environmental, health or water pollution risk.
- 38** Intensive animal keeping activities should not cause any significant nuisance, hazard or damage to nearby residents or property by way of:
- (a) the disposal of water and waste products;
  - (b) any risk to the health and well being of the community;
  - (c) the generation of noise, dust, smell, effluent and other similar obnoxious conditions;
  - (d) destruction of surface vegetation and soils; or
  - (e) inadequate security precautions being taken to prevent straying of animals from the land.
- 39** Keeping of animals on land for commercial purposes, such as breeding, boarding, training or sale should not occur unless a dwelling exists on the property where the animals are kept and the dwelling is permanently occupied by the person or persons caring for the animals.
- 40** Intensive animal keeping developments should not become concentrated in any location so that:
- (a) the possible transmission of disease to other intensive animal keeping developments or other agricultural/pastoral activities is minimised; and
  - (b) possible noise, odour and pollution sources are not concentrated.
- 41** Intensive animal keeping development, including water storage facilities and disposal sites, should be designed and managed in such a way as to:
- (a) confine animals within pens or enclosures which are of a design and construction suitable for the keeping of such animals;
  - (b) not cause erosion or the deterioration of soil quality;
  - (c) not cause offence or nuisance to the public in respect to odour, noise, pollution or public health;
  - (d) ensure that the number of animals kept is in accordance with the capacity of the waste disposal system;
  - (e) ensure that any waste ponding system prevents overflow or seepage;
  - (f) ensure that any solid waste storage facilities prevent seepage or surface run-off; and

- (g) ensure that the system for any wastewater irrigation is such that no ponding or surface run-off of wastewater occurs.

### **Horticulture**

**42** Land should not be used for horticultural purposes unless:

- (a) there is minimal risk of pollution or increase in salinity levels to either surface or groundwater supplies;
- (b) the land is capable of sustaining the horticultural activity with reasonable investment and management inputs;
- (c) it will enhance the proper conservation, use, development and management of land and buildings;
- (d) it is to facilitate sustainable development and the protection of the environment; and
- (e) it is considered to advance the social and economic interests and goals of the community.

### **Aquaculture**

**43** Land-based aquaculture should:

- (a) not be developed without a feasibility study of water usage, waste disposal and long term needs;
- (b) not contribute to the pollution of lakes, waterways or ground-water;
- (c) limit the amount of water usage to sustainable levels;
- (d) under no circumstances allow waste waters or drains into adjoining properties whereby these properties become waterlogged or in any other way reduces their productive capacity;
- (e) incorporate landscape which serves to enhance the appearance of development, and where necessary assists in the take up of excess surface water; and
- (f) minimise visual impact by the use of low profile structures which are limited in size and number.

### **Value Adding Industry**

**44** Rural-related industrial development is appropriate where it:

- (a) is associated with an existing rural production activity;
- (b) is ancillary to the rural production of the land; and
- (c) the siting, design and appearance of the development is compatible with the rural character of the area.

### **Horse Keeping**

**45** Rural industries, and any other buildings and structures for the shelter of horses should not be located immediately adjoining towns, particularly large-scale activities, where their presence is likely to detract from the amenity of the area or cause a disturbance to neighbours by their proximity or generation of noise or smell.

**46** Development of stable and yard areas, per horse, should have dimensions and areas of:

- (a) 3.7 metres by 3.7 metres per horse stable; and
  - (b) not more than 100 square metres per horse per day yard.
- 47** Development in the form of horse keeping should ensure a minimum area of three hectares per horse, but should maintain 70 percent ground cover via rotational use of stables, day yards and grazing areas.
- 48** Development in the form of horse keeping should ensure that:
- (a) any stable or associated holding yard (standing/working yard) is suitable for the keeping of horses in relation to their well being and the well being of their keepers/carers;
  - (b) any stable is sited no more than three metres from the site boundary;
  - (c) the stable floor is capable of being kept dry;
  - (d) the stable surface be above surrounding ground level to ensure drainage;
  - (e) feed is stored in approved metal containers, provided with close fitting lids;
  - (f) all manure and refuse is removed from the stables and yards daily;
  - (g) manure bays designed to ensure surface water does not run through them and that there is no risk to groundwater through seepage; and
  - (h) all manure bays are emptied at least once per week.

#### **Cattle Feed Lots**

- 49** Cattle feedlots should not create any significant adverse impact, including denudation, erosion, pollution of the environment, nuisance, human health risk, cattle welfare problems or loss of visual amenity.
- 50** Feedlots should be sited, designed and managed to ensure that odour emissions are minimised.
- 51** All effluent and other wastes shall be properly managed and disposed of without adverse effects on public health and the environment, including water resources. Waste disposal on land must take account of the nutrient load of the waste, and be done in a manner which ensures sustainability of the land and the environment.

#### **Olive Grove Farming**

- 52** Olive Grove plantations must be actively managed and tendered with all fruit being harvested to prevent the possible regeneration of secondary plants, which may develop into feral plantations.
- 53** All plantations should be adequately managed with all fruit harvested annually. Trees that are not harvested, should be removed, destroyed, or otherwise prevented from fruiting.
- 54** Trees should be pruned to a vase shape to prevent the removal of fruit by foxes, or other vermin, and all prunings should be burnt or otherwise disposed of to prevent generation into feral plantations.
- 55** A twenty-metre vegetation clearance buffer to all boundaries of the olive groves should be established and maintained to assist with fire prevention purposes.
- 56** Land should not be developed for olive groves unless:
- (a) a management plan exists outlining methods:
    - (i) to minimise the dispersal of olive seeds;

- (ii) for the removal of fruit;
  - (iii) for fox, emu and bird control to prevent the spread of feral olives.
- (b) it does not occur within 500 metres of a National Park or from the edge of stands of remnant native vegetation greater than 5 hectares in area.
- (c) adverse impact on native vegetation is avoided.

### **Emu, Ostrich and Deer Farming**

**57** Development in the form of emu, ostrich and deer farming should:

- (a) have a site area of not less than 40 hectares;
- (b) have a two metre wide landscaped buffer planted with trees and shrubs around proposed buildings;
- (c) ensure that the emu, ostrich or deer farming activity is no closer than 50 metres from a dwelling on the site;
- (d) ensure the emu, ostrich or deer farming activity is a minimum of 100 metres from the nearest dwelling on adjoining/adjacent land;
- (e) ensure the emu, ostrich or deer farming activity is a minimum of one kilometre from any township or zone;
- (f) not have buildings or structures in excess of 12 metres in height;
- (g) contain buildings or structures which are constructed principally of new materials; and
- (h) have adequate provision for the loading and unloading of vehicles on the site.

**58** Development in the form of emu, ostrich and deer farming should:

- (a) have stock holding area fences constructed of chain mesh or wire of similar strength, to a minimum of 1.8 metres in height;
- (b) incorporate handling equipment which is able to provide access to transport facilities without placing undue stress on the birds.

### **Commercial Forestry**

**59** Land should not be used for commercial forestry purposes unless:

- (a) suitable fire breaks between existing vegetation, public roadways and adjoining owners are provided;
- (b) the plantation design meets the ETSA set-back requirements for transmission and distribution lines;
- (c) native vegetation clearance consent for the harvesting of any native vegetation has been obtained.

### **Complying Development**

**60** The following kind of development and those prescribed in [Table SoMa/1](#) are **complying** in the General Farming Zone subject to compliance with the conditions, comprising, where applicable:

- (a) the conditions prescribed in [Table SoMa/2](#); and

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

Farming  
Hay Shed  
Implement Shed

### Non-complying Development

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

Bank  
Caravan Park  
Consulting Room (unless used by a Veterinarian)  
Convention Centre  
Dwelling on allotment for the purpose of facilitating the more intensive use of the land for horticultural purposes which was created after (23 November 2000) other than where the dwelling is to be erected on an allotment which is 36 hectares or more in area  
Junk Yard  
Land Division not in accordance with Principle 32  
Motel  
Motor Showroom

Organic waste processing facility, except where:

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

Petrol Filling Station  
Shop or group of shops with a gross leasable area greater than 450 square metres  
Stadium  
Used Car Lot  
Warehouse

### Public Notification

62 The following kinds of development, as well as those prescribed in [Table SoMa/4](#) are assigned Category 1 or Category 2 for the purpose of public notification, subject to compliance with the relevant objectives and principles within the Development Plan:

**Category 2**

Aquaculture

Commercial Forestry

Horticulture

Intensive Animal Keeping (including alterations and additions to an existing facility)

Rural Value Adding Industry (commercial, industrial and retail activities where the primary product is grown on the same site)

Storage facility for handling grain and other commodities in bulk

Tourist development (including host farms, bed and breakfast and cottage accommodation)

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) Residential Zone
- (b) Country Township Zone
- (c) Rural Living Zone
- (d) Rural Living (2 Hectare) Zone.

## TABLE SoMa/1

### Complying Development

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

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#### Building Works

- 1 Other than in relation to a local heritage place:
  - (a) the construction of a new building in the same, or substantially the same, position as a building which has demolished within the previous three years where the new building has the same, or substantially the same, layout and external appearance as the previous building;
  - (b) work undertaken within a building that does not increase the total floor area of the building and does not alter the external appearance of the building to a substantial degree;
  - (c) the total demolition and removal of a building;
  - (d) the construction of a fence not exceeding two metres in height (measured from the lower of the two adjoining finished ground level), other than:
    - (i) a fence in a zone or area shown as being subject to flooding or inundation in the Development Plan; or
    - (ii) a fence within six metres of the intersection of two boundaries of the land where those boundaries both face a road, other than where a 4 x 4 metre corner cut-off has already been provided (and is to be preserved);
  - (e) the construction of a water tank having a floor area not exceeding 10 square metres and a height not greater than four metres above the ground.

#### Special Cemetery Building

- 1 The construction of a mausoleum in a public cemetery where:
    - (a) the mausoleum is located more than 50 metres from the boundaries of the cemetery; and
    - (b) no part of the mausoleum is higher than three metres above the natural surface of the ground.
-

**TABLE SoMa/2****Conditions Applying to Complying Development**

<b>Kind of Development</b>	<b>Conditions</b>								
Bank	See "Shop"								
Builder's Yard	<ol style="list-style-type: none"> <li>1 No building being erected having a height exceeding ten metres.</li> <li>2 Provision being made for all loading and unloading of vehicles to take place on the site of the builder's yard.</li> <li>3 The planning authority being satisfied that the number, design and location of access points to a road or a thoroughfare from the site will ensure the safety of the public and the free flow of traffic in the locality.</li> </ol>								
Consulting Room	See "Shop"								
Detached Dwelling (where connected to common effluent drainage scheme)	<ol style="list-style-type: none"> <li>1 Site Area and Dimensions The site of a detached dwelling having an area and dimensions not less than the following: <table style="margin-left: 40px; border: none;"> <tr> <td style="padding-right: 20px;">Area of site (square metres)</td> <td style="text-align: right;">800</td> </tr> <tr> <td>Width of frontage (metres)</td> <td style="text-align: right;">16</td> </tr> <tr> <td>Average width of site (metres)</td> <td style="text-align: right;">15</td> </tr> <tr> <td>Average depth of site (metres)</td> <td style="text-align: right;">30</td> </tr> </table> </li> <li>2 Height (metres) <span style="float: right;">7</span> The dwelling to be of single storey construction</li> <li>3 The external walls of any dwelling, or of any additions or alteration to a dwelling, are of masonry, brick, stone, timber, rendered masonry.</li> <li>4 No dwelling is elevated on posts.</li> <li>5 Car parking At least two parking spaces to be provided per dwelling.</li> <li>6 Side and Rear Boundary Set-backs Every part of any external wall of the dwelling, excluding eaves and footings being not less than one metre from a side or rear boundary.</li> <li>7 Road Set-backs The dwelling being set-back at least 8 metres from the primary road frontage and 3 metres from a secondary road frontage.</li> <li>8 Open Space A minimum private outdoor open space area of 100 square metres which: <ol style="list-style-type: none"> <li>(a) has a minimum dimension of 4.0 metres, and</li> <li>(b) does not incorporate driveways, parking spaces or domestic outbuilding.</li> </ol> </li> </ol>	Area of site (square metres)	800	Width of frontage (metres)	16	Average width of site (metres)	15	Average depth of site (metres)	30
Area of site (square metres)	800								
Width of frontage (metres)	16								
Average width of site (metres)	15								
Average depth of site (metres)	30								

Kind of Development	Conditions								
Semi-detached Dwellings (where connected to common effluent drainage scheme)	1 Site area and Dimension The site of a detached dwelling having an area and dimensions not less than the following: <table data-bbox="659 389 1331 510"> <tr> <td>Area of site (square metres)</td> <td>500</td> </tr> <tr> <td>Width of frontage (metres)</td> <td>12</td> </tr> <tr> <td>Average width of site (metres)</td> <td>11</td> </tr> <tr> <td>Average depth of site (metres)</td> <td>30</td> </tr> </table>	Area of site (square metres)	500	Width of frontage (metres)	12	Average width of site (metres)	11	Average depth of site (metres)	30
	Area of site (square metres)	500							
	Width of frontage (metres)	12							
	Average width of site (metres)	11							
	Average depth of site (metres)	30							
	2 Height (metres) 7 The dwelling to be of single storey construction								
	3 The external walls of any dwelling, or of any additions or alteration to a dwelling, are of masonry, brick, stone, timber, rendered masonry.								
	4 No dwelling is elevated on posts.								
5 Car parking At least two parking spaces to be provided per dwelling, and one space to be covered.									
6 Side and Rear Boundary Set-backs Every part of any external wall of the dwelling, excluding eaves and footings being not less than one metre from a side or rear boundary, except for the common wall.									
7 Road Set-backs The dwelling being set-back at least eight metres from the primary road frontage and three metres from a secondary road frontage.									
8 Open Space A minimum private outdoor open space area of 80 square metres which: <ul style="list-style-type: none"> <li data-bbox="659 1352 1254 1384">(a) has a minimum dimension of 4.0 metres; and</li> <li data-bbox="659 1413 1342 1473">(b) does not incorporate driveways, parking spaces or a domestic building.</li> </ul>									
Farm Building	1 The external cladding and roofing of the farm building being comprised of new materials or materials of sound appearance.								
	2 The planning authority being satisfied that Conditions A, B, C, D, E and F have been complied with.								
Fuel Depot	1 No building being erected having a height exceeding 10 metres.								
	2 Provision being made for all loading and unloading of vehicles to take place on the site of the fuel depot.								
	3 The planning authority being satisfied that the number, design and location of access points to a road or thorough fare from the site will ensure the safety of the public and the free flow of traffic in the locality.								

Kind of Development	Conditions
Light Industry Service Industry Store Warehouse	4 The planning authority being satisfied that Conditions A, B, C, D, E and F have been complied with.
	1 The total area of the site occupied by buildings not exceeding 50 percent of the area of the site.
	2 No part of any industrial building, store, warehouse or works exceeding two metres in height being constructed nearer to the boundary of a residential zone or of land used or which may be used for the purpose of a school or hospital, than three metres plus 500 millimetres for each metre by which the height of the part in question exceeds 3.5 metres.
	3 A parking area being established on the site of the light industry, store or warehouse at the rate of not less than one car parking space for every 50 square metres of total floor area or one car parking space for every two employees (whichever provides the larger parking area in the particular case) except that where retail sales take place on the site, shall apply to that floor area used for sale, or display for sale, by retail; subject to Condition A.
Recreation Area	4 The planning authority being satisfied that:  (a) provision has been made for all loading and unloading of vehicles to take place on the site of the industry, store or warehouse; and  (b) Conditions B, C, D, E and F have been complied with.
	1 No nuisance or annoyance being created or caused to the occupiers of any land in the vicinity of that recreation area.  2 The planning authority being satisfied that Conditions A, B, C, D, E and F have been complied with.
Road Transport Terminal	1 Car parking spaces being established on the site at the rate of one per two employees but not less than three whichever provides the larger number of car parking spaces.
	2 No building being erected having a height exceeding ten metres.
	3 Provision being made for all loading and unloading of vehicles to take place on the site.
	4 The planning authority being satisfied that:  (a) the number, design and location of access points to a road or a thoroughfare from the site will ensure the safety of the public and the free flow of traffic in the locality;  (b) the layout of the car parking area will be safe and convenient;  (c) the design, construction and paving of the car parking area is satisfactory; and  (d) Conditions A, B, C, D, E and F have been complied with.

Kind of Development	Conditions
Service Industry	See "Light Industry"
Shop/Office	<ol style="list-style-type: none"> <li>1 Every shop, office, bank, motel and consulting room having:               <ol style="list-style-type: none"> <li>(a) a continuous verandah cover; and</li> <li>(b) a maximum height of two-storeys, or eight metres from existing ground level to the top of the roof line.</li> </ol> </li> <li>2 The planning authority being satisfied that Conditions A, B, C, D, E and F have been complied with.</li> </ol>
Timber Yard	See "Light Industry"
Warehouse	See "Store"

#### **CONDITION A - ACCESS TO ROADS**

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

#### **CONDITION B - PARKING AREA DESIGN**

- (a) The layout of the parking area being established so as best to ensure the safety of the public and the free flow of traffic in the locality.
- (b) Adequate identification being provided to ensure that the location of the parking area is readily apparent to visitors.
- (c) On-site parking is provided at a rate prescribed by [Table SoMa/4](#).

#### **CONDITION C - LANDSCAPING**

Suitable landscaping of the site being provided for in plans and drawings, which may be the plans and drawings of the building work required to be submitted to the council for development approval, and such landscaping would be satisfactory if implemented in accordance with the plans and drawings within 12 months of the granting of provisional Development Plan consent and maintained in the form and to the standard shown on the plans and drawings, and provided that such landscaping shall include the portions of the site which are:

- (a) adjacent to the alignment of a road, street or thoroughfare;
- (b) within the parking areas referred to in any conditions requiring the provision of such parking areas;
- (c) on-site parking is provided at a rate prescribed by [Table SoMa/4](#).

#### **CONDITION D - STORMWATER DISPOSAL**

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

#### **CONDITION E - WATER SUPPLY**

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

**CONDITION F - DISPOSAL OF WASTES**

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

**TABLE SoMa/3****Building Set-backs**

<b>Location</b>	<b>Road</b>	<b>Portion of Road Affected</b>	<b>Prescribed Distance</b>
Townships of Lameroo and Pinnaroo (refer <a href="#">Maps SoMa/6 to 9 and 11 to 14</a> )	All roads	Both sides	6 metres
Country Townships Zones (refer <a href="#">Maps SoMa/4, 5 and 10</a> )	All roads	Both sides	6 metres
General Farming Zone (refer <a href="#">Maps SoMa/3 to 14</a> )	All roads	Both sides	50 metres, except for wind farms and ancillary development
Rural Fringe and Rural Living Zones (refer <a href="#">Maps SoMa/6 to 9 and 11 to 14</a> )	All roads	Both sides	50 metres

## TABLE SoMa/4

### Public Notice Categories

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#### Category 1 Development \*

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- 1 Any development classified as a **complying** development under these regulations or the relevant development plan, or which would be a **complying** development if it were to meet the conditions associated with the classification where the failure to meet those conditions is, in the opinion of the relevant authority, of a minor nature only.
- 2 Except where the development is classified as non-complying under the relevant Development Plan, any development which comprises:
  - (a) the construction of:
    - (i) a detached dwelling, or of single storey dwelling (or single storey dwellings) or
    - (ii) a two storey semi-detached or row dwelling; or
  - (b) the alteration of, or addition to, a building so as to preserve the building as, or to convert it to, a building of a kind referred to in paragraph (a); or
  - (c) a change in the use of land to residential use that is consequential on the construction of, or conversion of a building to, a building of a kind referred to in paragraph (a), or on the resumption of use of such a building; or
  - (d) the division of land which creates not more than four additional allotments; or
  - (e) a kind of development which, in the opinion of the relevant authority, is of a minor nature only and is unlikely to be the subject of reasonable objection from the owners or occupiers of land in the locality of the site of the development.
- 3 Any development classified as **non-complying** under the relevant Development Plan which comprises:
  - (a) the alteration of, or addition to, a building which, in the opinion of the relevant authority, is of a minor nature only; or
  - (b) the construction of a building to be used as ancillary to or in association with an existing building and which will facilitate the better enjoyment of the purpose for which the existing building is being used, and which constitutes, in the opinion of the relevant authority, development of a minor nature only; or
  - (c) the division of land where the number of allotments resulting from the division is equal to or less than the number of existing allotments.
- 4 The division of land by way of strata plan.
- 5 The division of land (including for the construction of a road or thoroughfare) where the applicant proposed to use the land for a purpose which is, in the opinion of the relevant authority, consistent with the objective of the zone or area under the Development Plan, other than where the division will, in the opinion of the relevant authority, change the nature of function of an existing road.
- 6 Any development which consists of the construction of the following, or a change of land use consequent on the construction of the following, other than where the site of the development is adjacent to land in a zone under the Development Plan which is different to the zone that applies to the site of the development:

- (a) a shop or bank Town Centre zone delineated in the Development Plan; or
  - (b) a petrol filling station in a Town Centre or Industrial zone delineated in the Development Plan; or
  - (c) a warehouse, store, timber yard or service industry or in a Town Centre or Industrial zone delineated in the Development Plan; or
  - (d) a bank, office or consulting room in a Town Centre zone as delineated in the Development Plan; or
  - (e) a shop, office, consulting room or bank in a Town Centre zone as delineated in the Development Plan; or
  - (f) a service premises in a Town Centre zone as delineated in the Development Plan; or
  - (g) a light industry or motor repair station in an Industrial zone as delineated in the Development Plan; or
  - (h) a general industry in an Industrial zone as delineated in the Development Plan; or
  - (i) any kind of development within a Town Centre, as delineated in the Development Plan; or
  - (j) an educational establishment or pre-school in a Town Centre zone as delineated in the Development Plan;
- 

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

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**Category 2 Development**

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- 1 Except where the development is classified as **complying** development, or is classified as **non-complying** development under the relevant Development Plan, any development which consists of the construction of the following, or a change of land use consequent on the construction of the following:
    - (a) a building of two storeys comprising dwellings; or
    - (b) a building in a situation referred to in Clause 6 (Category 1) of this table where the site of the proposed development is adjacent to land in a zone under the relevant Development Plan which is different to the zone that applies to the site of the development.
  - 2 Except where the development is classified as **non-complying** development under the Development Plan, the division of land where the applicant proposes to use the land for a purpose which is, in the opinion of the relevant authority, consistent with the zone or area under the Development Plan and where the division will, in the opinion of the relevant authority, changed the nature or function of an existing road.
-

**TABLE SoMa/5**  
**Car Parking Requirements**

Column 1	Column 2
LAND USE	NUMBER OF OFF-STREET CAR PARKING SPACES REQUIRED
Aged Persons Home	One per 2 beds
Billiard Saloon	One per 10 square metres total floor area
Boarding House	One per 2 beds
Bowling Alley	One per 10 square metres total floor area
Bowling Club	30 per bowling green
Clubrooms	One per 10 square metres total floor area
Community Centre	See 'Clubrooms'
Concert Hall	One per 5 seats
Consulting Room	4 spaces for the first surgery plus 2 per each additional surgery
Dance Hall	One per 10 square metres total floor area
Exhibition Hall	One per 10 square metres total floor area
Flat (home unit)	See 'Residential Flat Building'
Funeral Parlour	One per 5 chapel seats plus provision for vehicles operated by parlour
General Industry	One per 50 square metres total floor area or one per 2 employees (whichever provides the larger number)
Guest House	One per 2 beds
Gymnasium	One per 10 square metres total floor area
Hospital	One per 2 beds plus provision for patients to be driven to an entrance within the property
Hostel	One per 2 beds
Hotel	One per 2 square metres of bar floor area plus one per 6 square metres of lounge bar or beer garden floor area, or 1 per 3 guest rooms (whichever provides the larger number)
Light Industry Fuel Depot Service Industry	One per 50 square metres total floor area, or one per 2 employees (whichever provide the larger number)
Motel	One per guest room plus one per 3 square metres if a restaurant is provided
Motor Repair Station	One per 50 square metres total floor area or one per 2 employees (whichever provides the larger number)

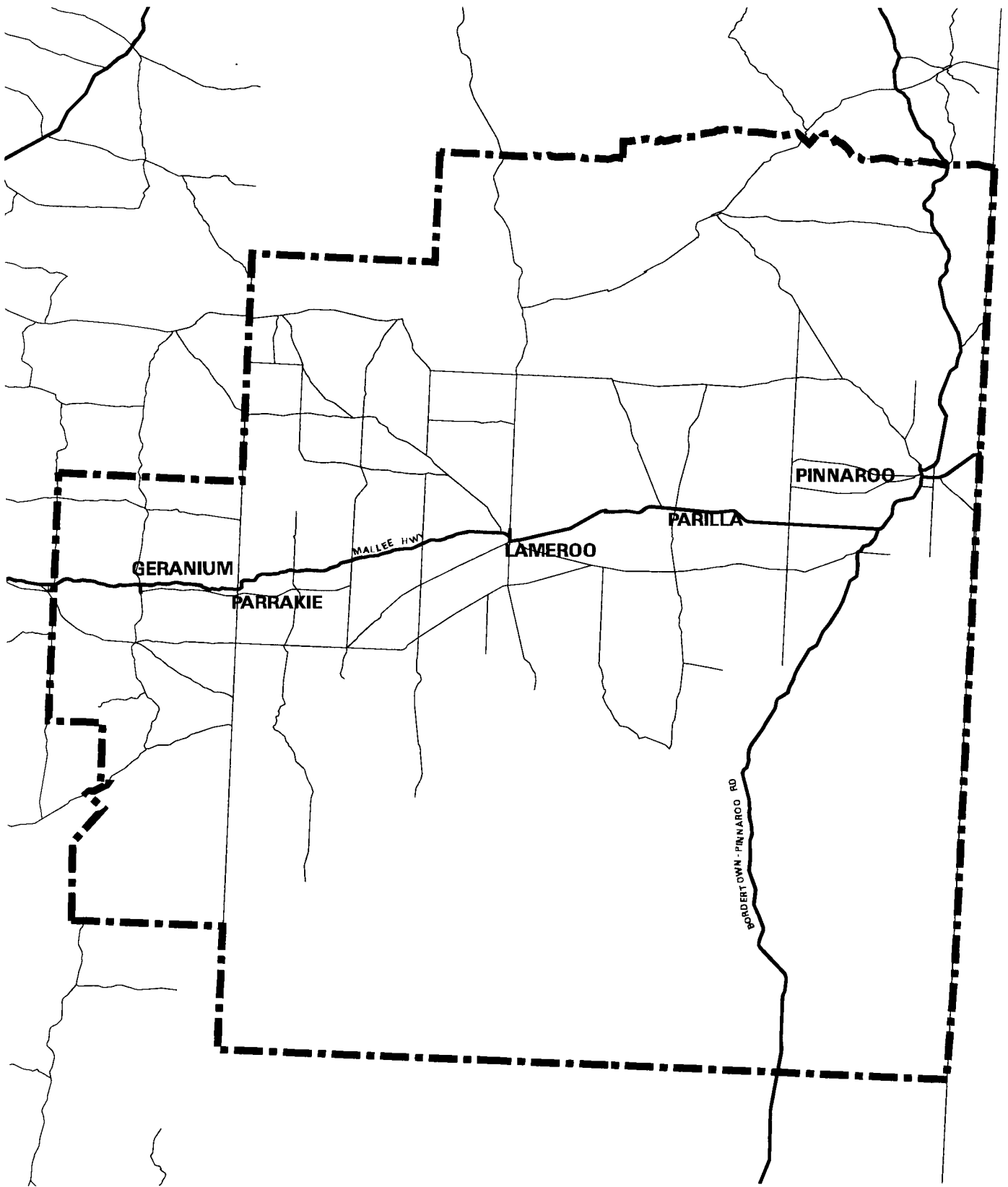
<b>Column 1</b>	<b>Column 2</b>
<b>LAND USE</b>	<b>NUMBER OF OFF-STREET CAR PARKING SPACES REQUIRED</b>
Nursing Home	One per 4 beds
Office	One per 25 square metres of total floor area providing office accommodation with a minimum of four car parking spaces
Petrol Filling Station	10 spaces for customer and employee use
Place of Public Worship	One per 5 seats
Plant Nursery	One per 150 square metres total floor area, or car parking space equal to 10 percent of the site (whichever provides the larger number)
Reception Hall	One per 4 square metres floor area devoted to Reception Area
Restaurant	See 'Shop'
Service Station	See 'Petrol Filling Station'
Shop	One per 15 square metres floor area
Stadium	One per 10 square metres of floor area
Store	One per 150 square metres total floor area, or one per three employees (whichever provides the larger number)
Squash Court	Three per court
Tavern	See 'Hotel'
Theatre	One per 5 seats
Timber Yard	See 'Light Industry'
Used Car Lot	See 'Light Industry'
Warehouse	One per 150 square metres total floor area, or one per three employees (whichever provides the larger number)

Note: 'Seats' means the number of seats provided or able to be provided.

**TABLE SoMa/6****List of State Heritage Items**

<b>Identification Number</b>	<b>Address</b>	<b>Description of Registered Item</b>	<b>Locality</b>
7027-14479	CT 3147/114 Part Section 11, Hundred of Parilla	Tree - Planted to commemorate the Japanese Surrender of WW2	Parilla

Note: Valid as of 9/7/97

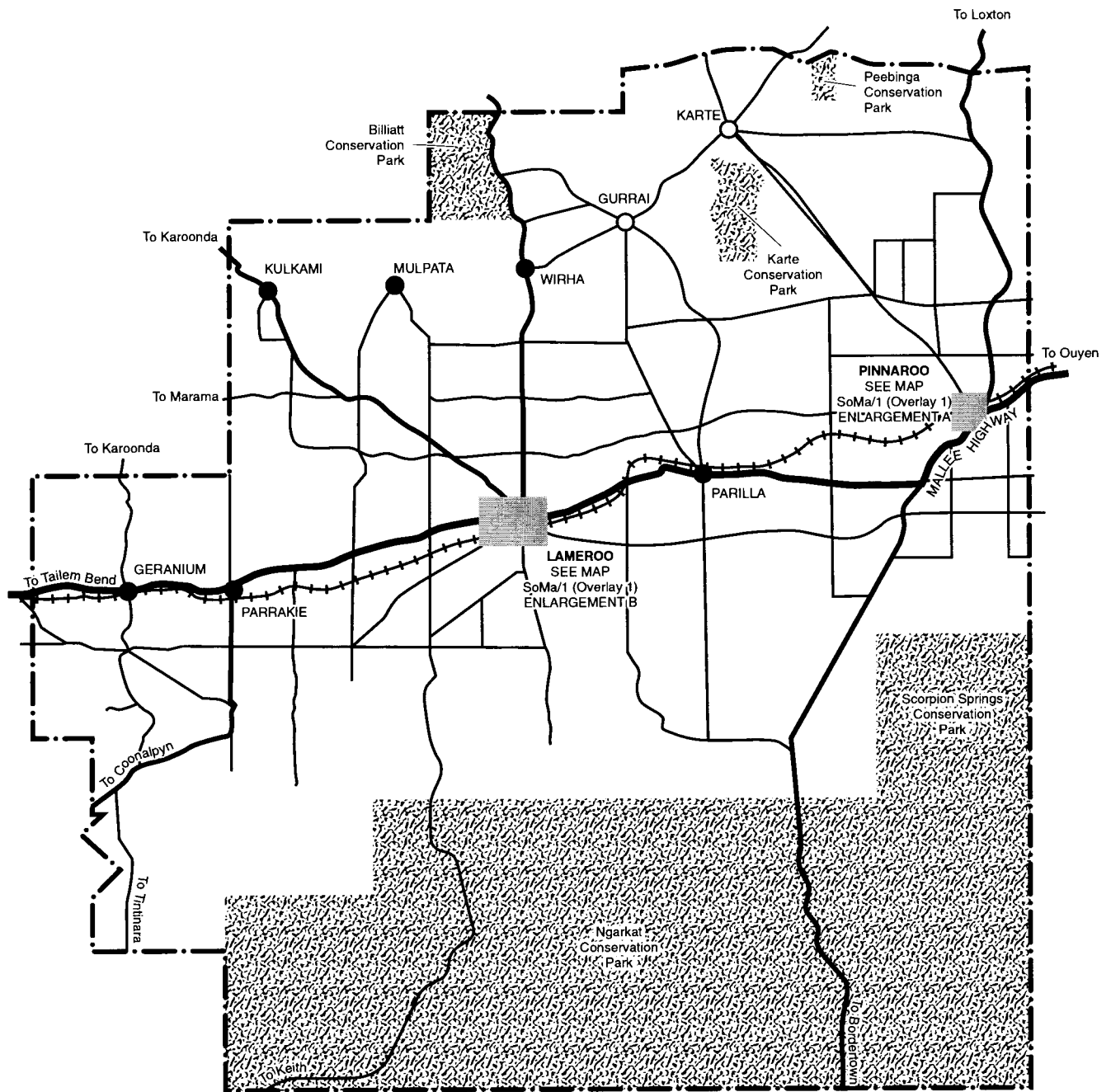









To identify the precise location of the Development Plan boundary refer to Map SoMa/2 then select the relevant Zone Map

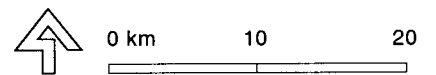


## SOUTHERN MALLEE DISTRICT MAP SoMa/1

— ■ — Development Plan Boundary

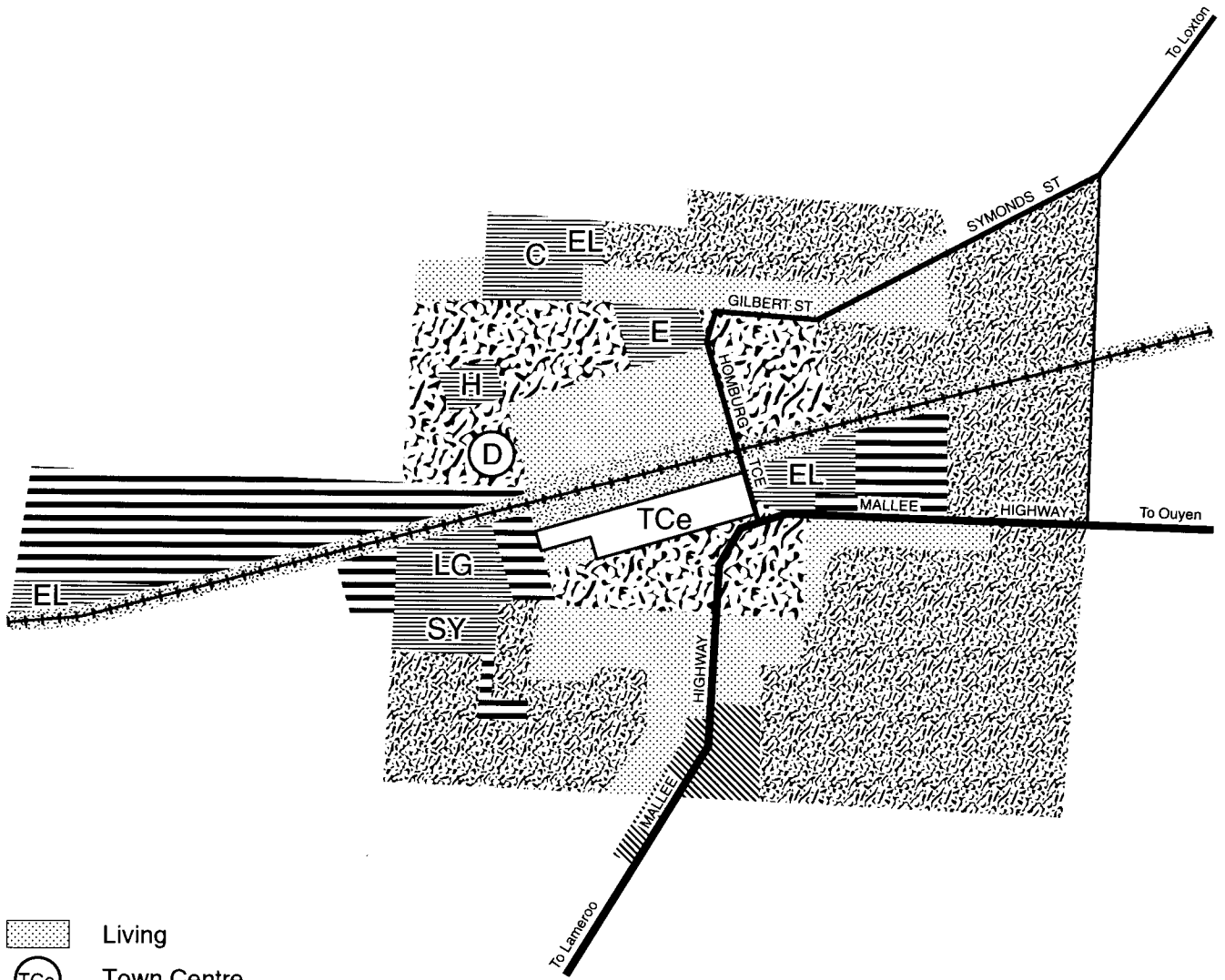




















- Country Township
- Railway Siding
-  Conservation
-  General Farming
-  Primary Arterial Road
-  Secondary Arterial Road
-  Major Local Road
-  Railway
-  Local Government Area Boundary

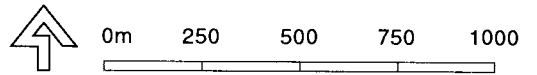


# SOUTHERN MALLEE DISTRICT COUNCIL STRUCTURE PLAN MAP SoMa/1 (Overlay 1)

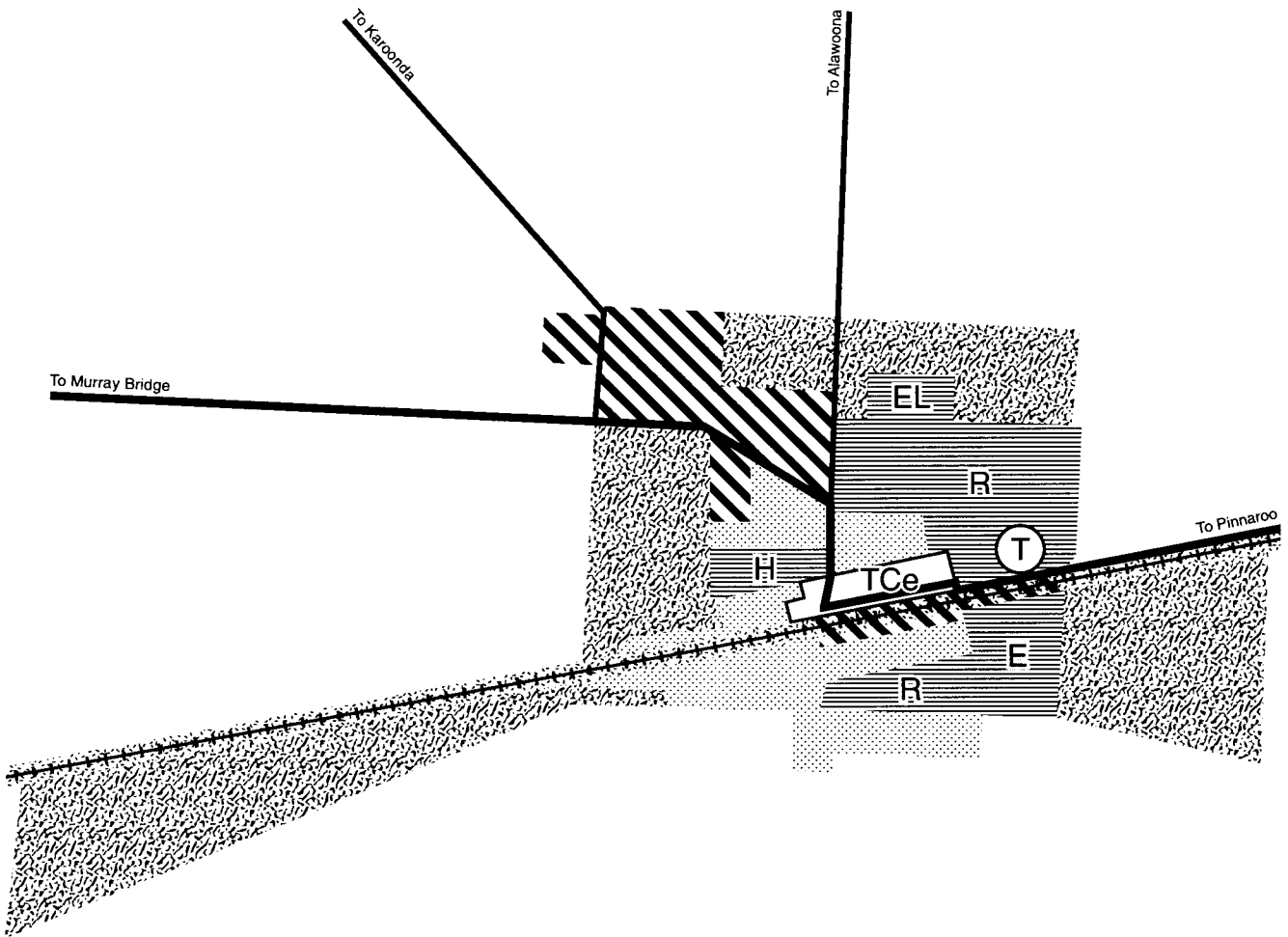
Consolidated - 22 March 2012



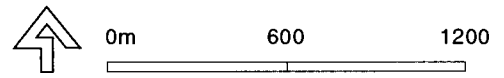
-  Living
-  Town Centre
-  Industrial
-  Commercial
-  Rural
-  Rural Living
-  Rural Living - Education
-  Rural Living - Hospital
-  Rural Living - Cemetery
-  Rural Living - Depot
-  Rural Living - Saleyard
-  Rural Living - Effluent Lagoon
-  Storm Water Dam
-  Open Space
-  Railway and Railway Land
-  Minor Road
-  Secondary Road
-  Primary Road



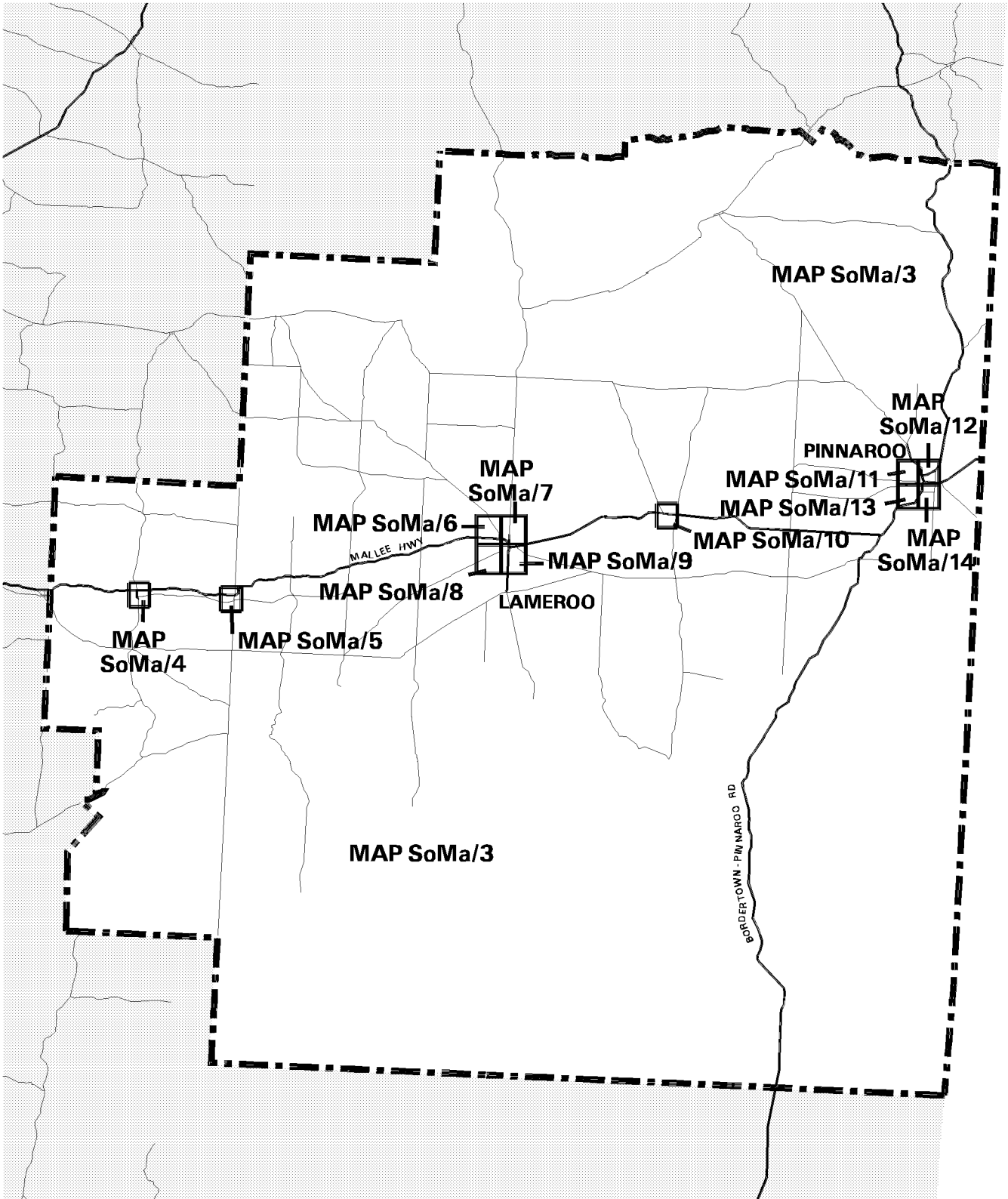
**SOUTHERN MALLEE  
DISTRICT COUNCIL  
PINNAROO  
STRUCTURE PLAN  
MAP SoMa/1 (Overlay 1)  
ENLARGEMENT A**



-  Living
-  Town Centre
-  Industrial
-  Public Purpose
-  Education
-  Recreation
-  Hospital - Aged Care
-  Effluent Lagoon
-  Tourist Accommodation
-  Rural Living
-  Rural
-  Railway and Railway Land
-  Primary Arterial Road
-  Secondary Arterial Road



**SOUTHERN MALLEE  
 DISTRICT COUNCIL  
 LAMEROO  
 STRUCTURE PLAN  
 MAP SoMa/1 (Overlay 1)  
 ENLARGEMENT B**



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps SoMa/2 to SoMa/14 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area boundaries are shown or otherwise as indicated.

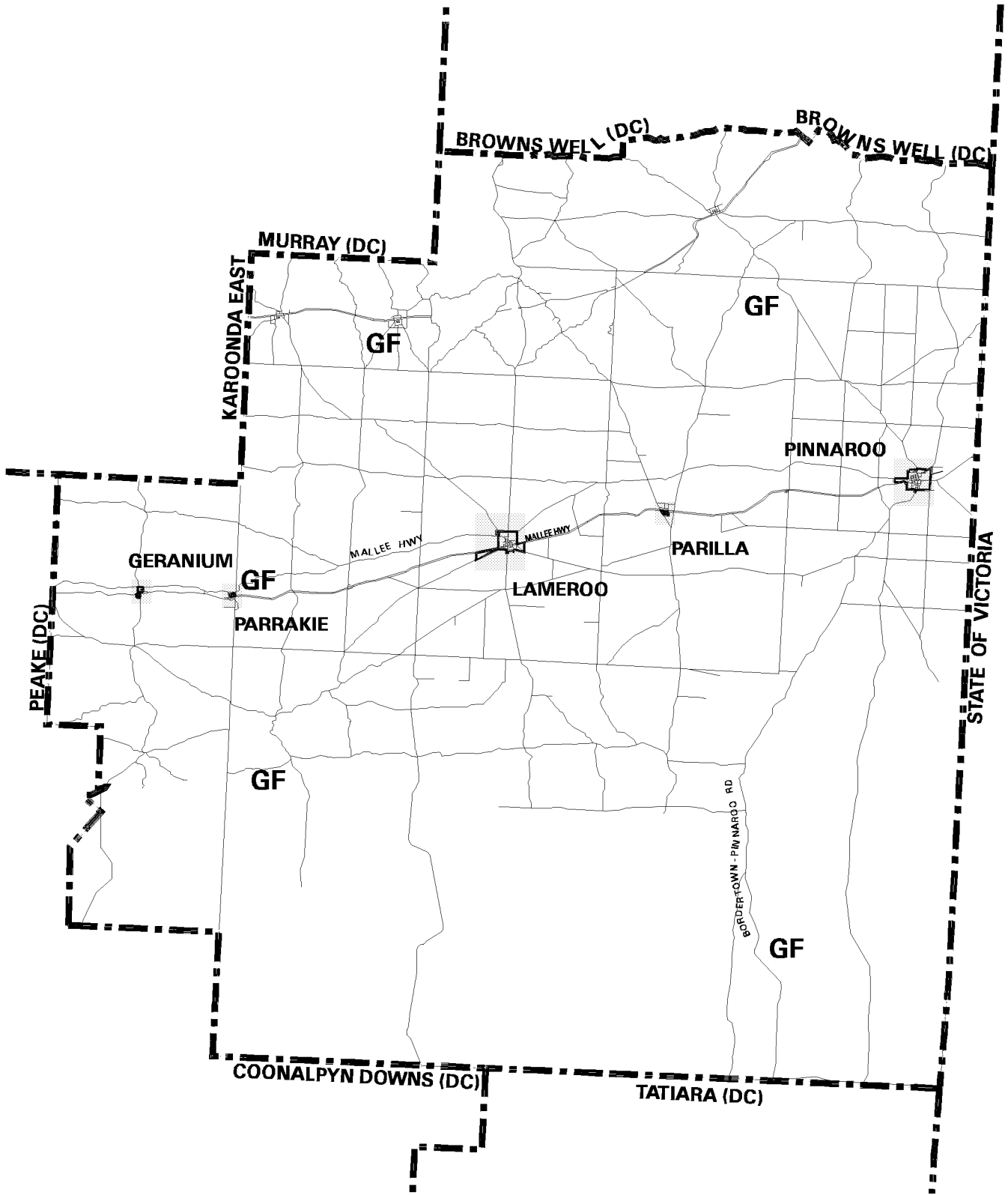


Scale 1:500000



# SOUTHERN MALLEE DISTRICT INDEX MAP SoMa/2

--- Development Plan Boundary



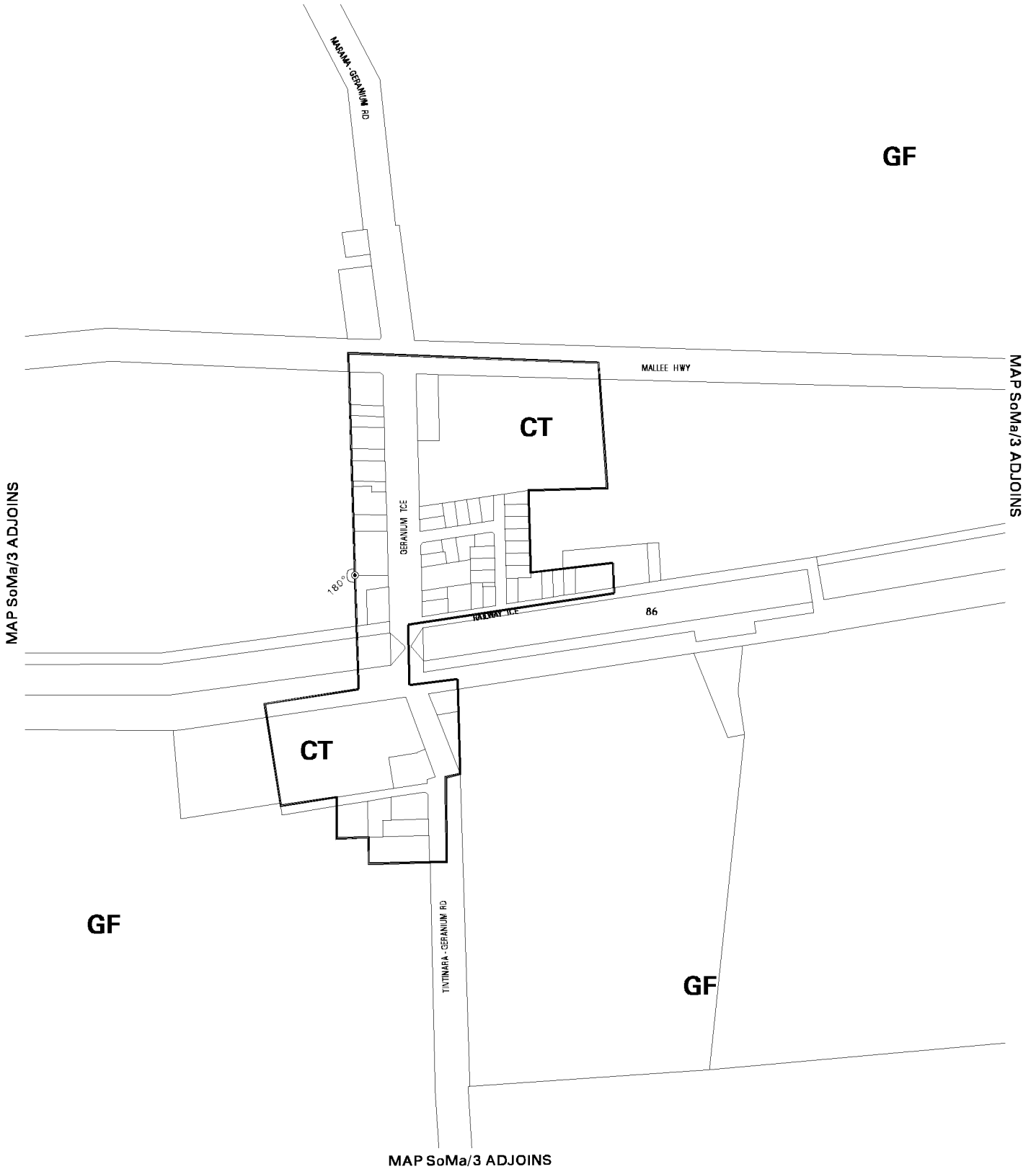
Note: See Index Map SoMa/2 for shaded areas  
 GF General Farming

Scale 1:500000



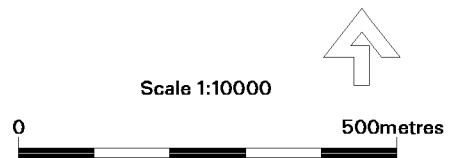
# SOUTHERN MALLEE DISTRICT ZONES MAP SoMa/3

— Zone Boundary  
 - - - - - Development Plan Boundary



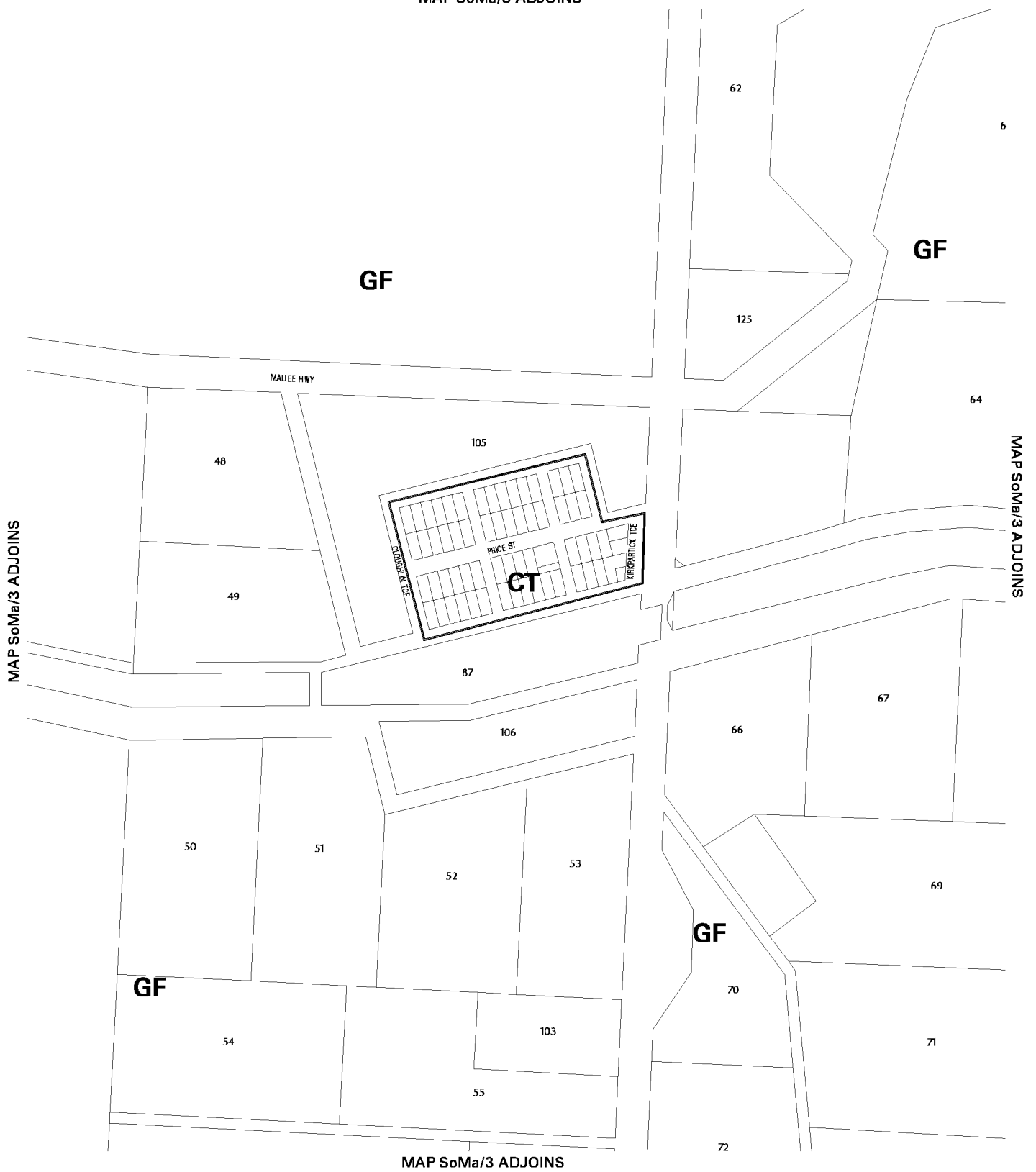
**GERANIUM**  
**CT** Country Township  
**GF** General Farming

— Zone Boundary



**SOUTHERN MALLEE DISTRICT  
 ZONES  
 MAP SoMa/4**

MAP SoMa/3 ADJOINS



**PARRAKIE**  
**CT** Country Township  
**GF** General Farming

Scale 1:10000



**SOUTHERN MALLEE DISTRICT**  
**ZONES**  
**MAP SoMa/5**

— Zone Boundary

MAP SoMa/3 ADJOINS

35

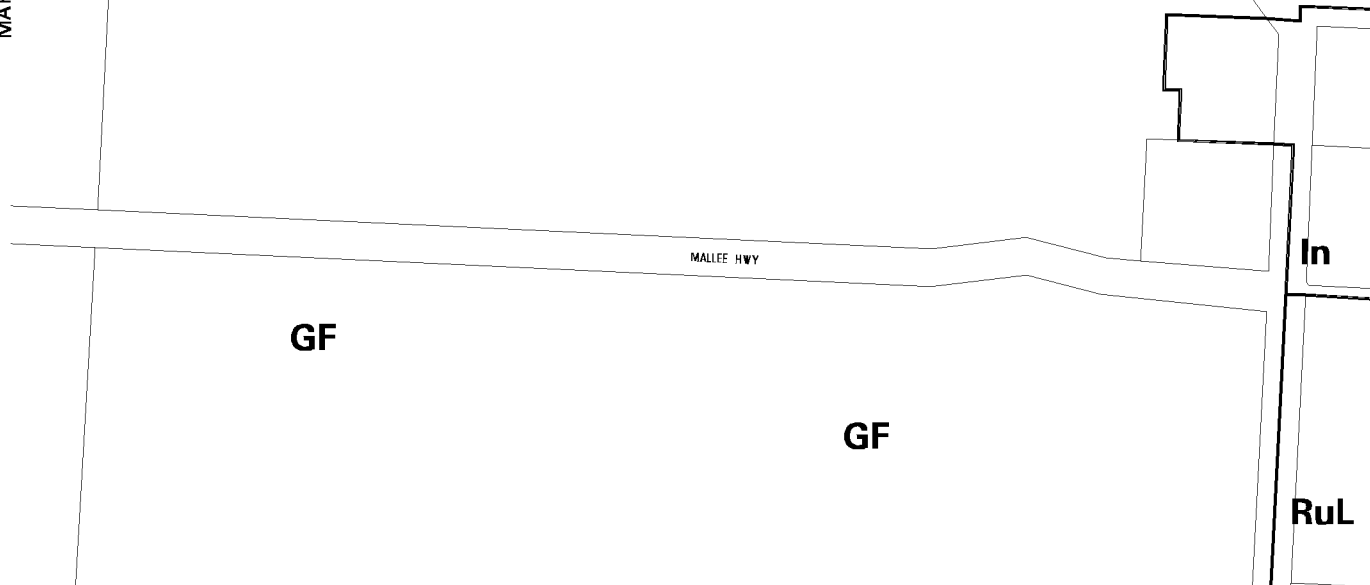
GF

KAPORRA-LAMEROO RD

GF

MAP SoMa/3 ADJOINS

MAP SoMa/7 ADJOINS



MALLEE HWY

In

GF

GF

RuL

MAP SoMa/8 ADJOINS

**LAMEROO**

GF  
In  
RuL

General Farming  
Industry  
Rural Living



Scale 1:12000



**SOUTHERN MALLEE DISTRICT  
ZONES  
MAP SoMa/6**

————— Zone Boundary

MAP SoMa/3 ADJOINS

34

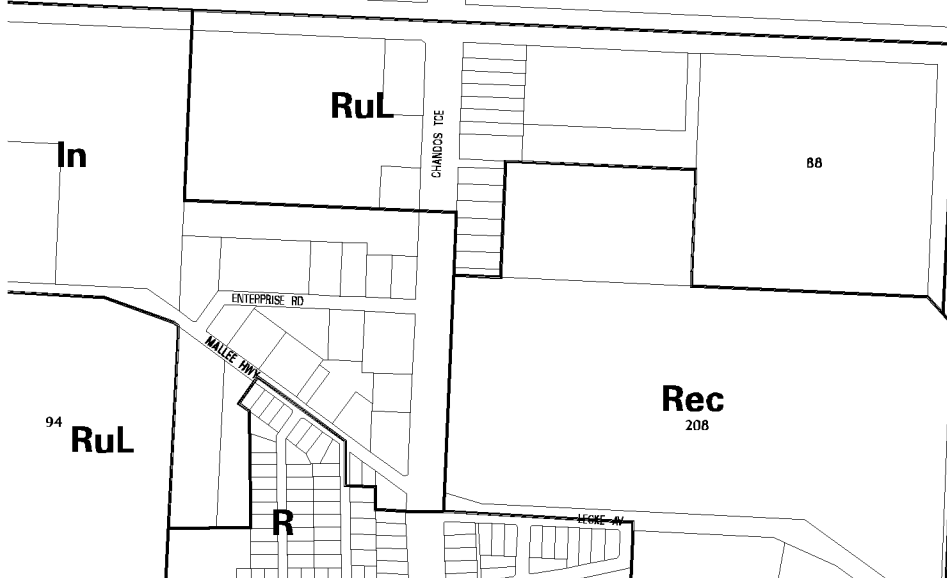
GF

GF

MAP SoMa/6 ADJOINS

ALAN/COMA - LAMEROO RD

MAP SoMa/3 ADJOINS



GF

In

RuL

88

Rec

208

94 RuL

R

MAP SoMa/9 ADJOINS

**LAMEROO**

- GF General Farming
- In Industry
- R Residential
- Rec Recreation
- RuL Rural Living



Scale 1:12000



**SOUTHERN MALLEE DISTRICT  
ZONES  
MAP SoMa/7**

— Zone Boundary



**LAMEROO**

- GF General Farming
- R Residential
- RuL Rural Living
- RuL(2) Rural Living (2 Hectare)

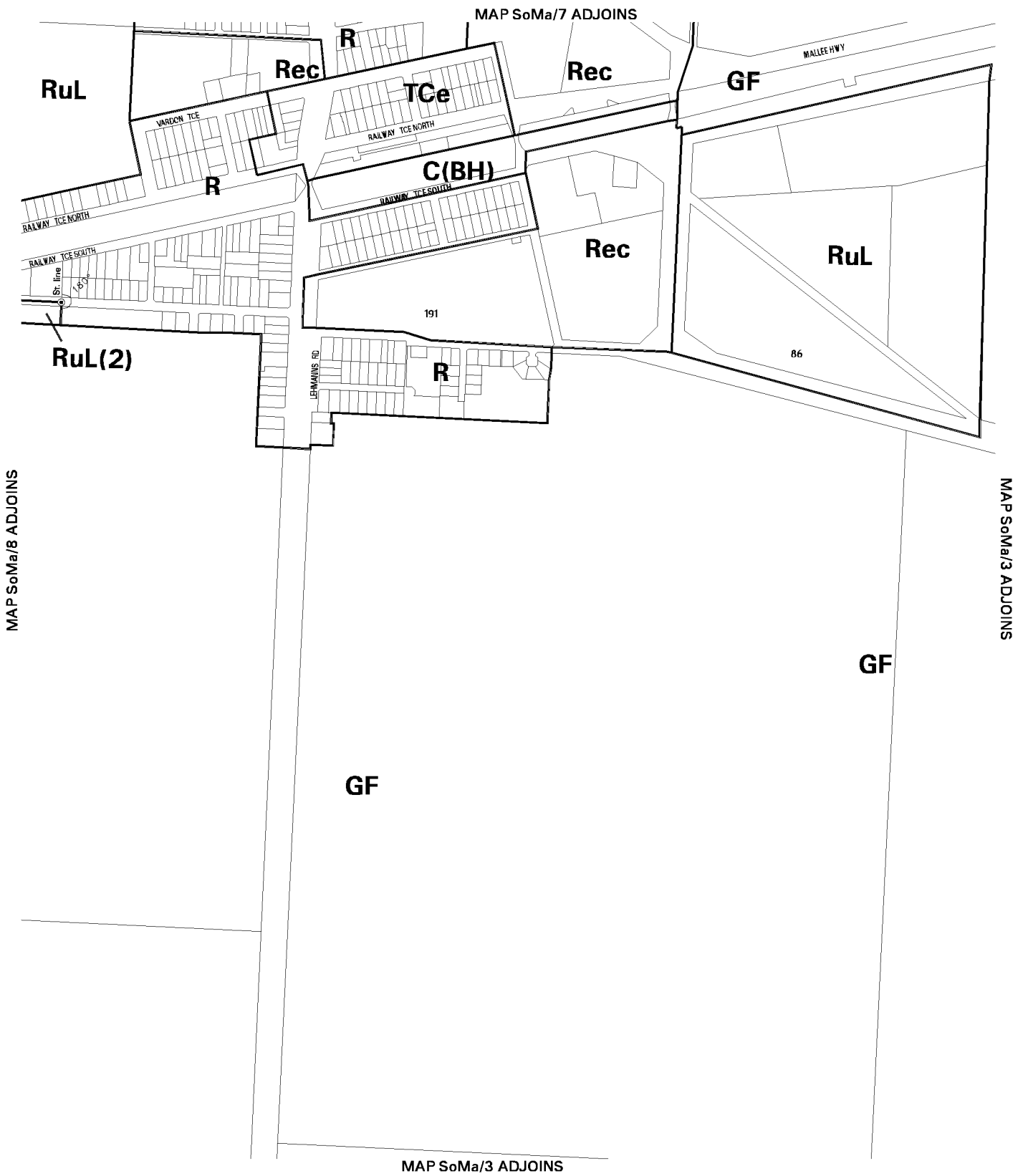
— Zone Boundary



Scale 1:12000



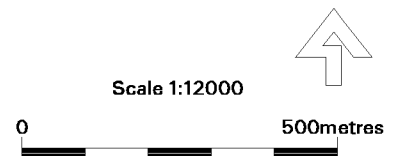
**SOUTHERN MALLEE DISTRICT  
ZONES  
MAP SoMa/8**



**LAMEROO**

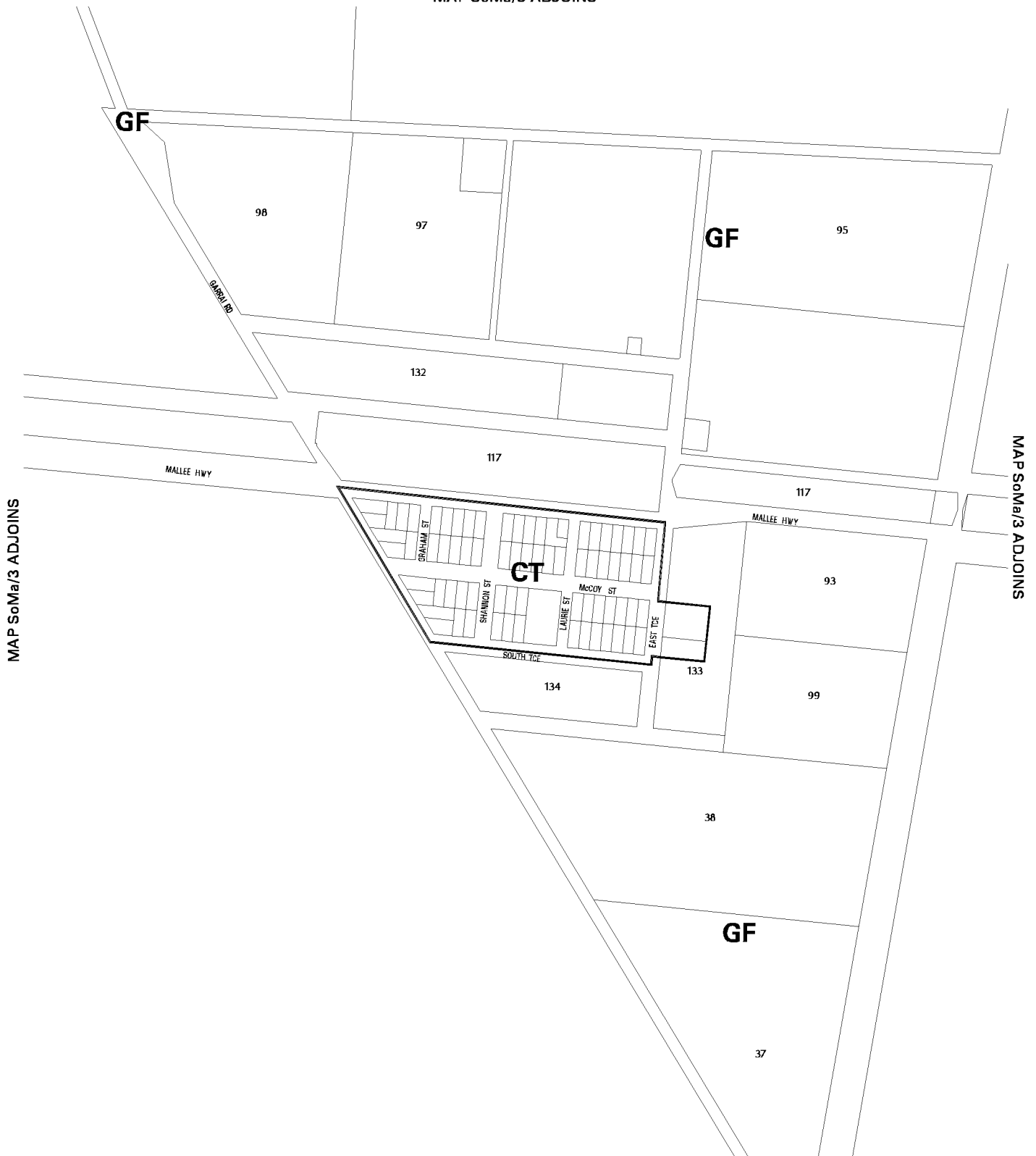
- C(BH)** Commercial (Bulk Handling)
- GF** General Farming
- R** Residential
- Rec** Recreation
- RuL** Rural Living
- RuL(2)** Rural Living (2 Hectare)
- TCe** Town Centre

— Zone Boundary



**SOUTHERN MALLEE DISTRICT  
ZONES  
MAP SoMa/9**

MAP SoMa/3 ADJOINS



MAP SoMa/3 ADJOINS

**PARILLA**  
CT  
GF

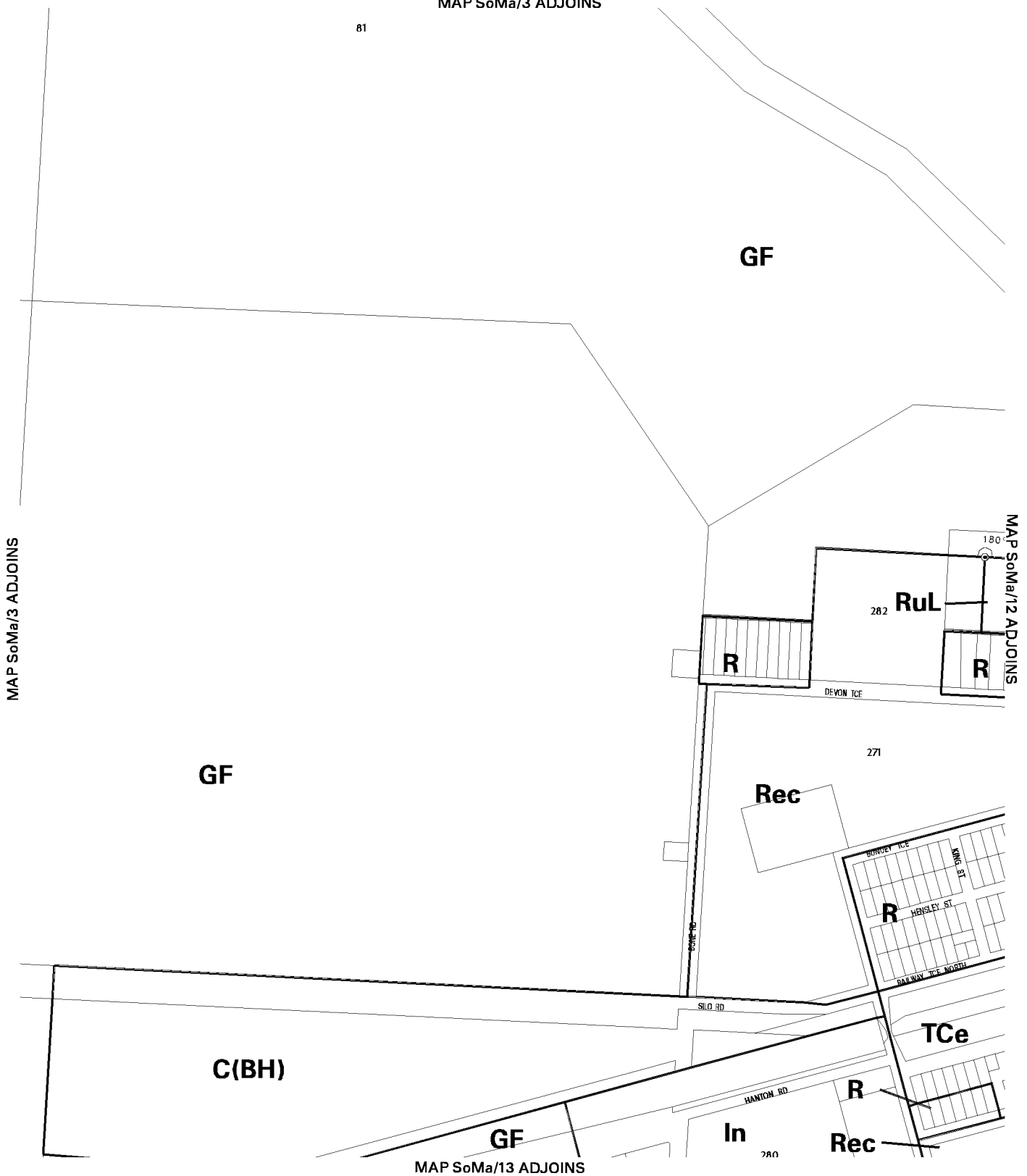
Country Township  
General Farming

— Zone Boundary

Scale 1:10000

0 500metres

**SOUTHERN MALLEE DISTRICT  
ZONES  
MAP SoMa/10**



**PINNAROO**

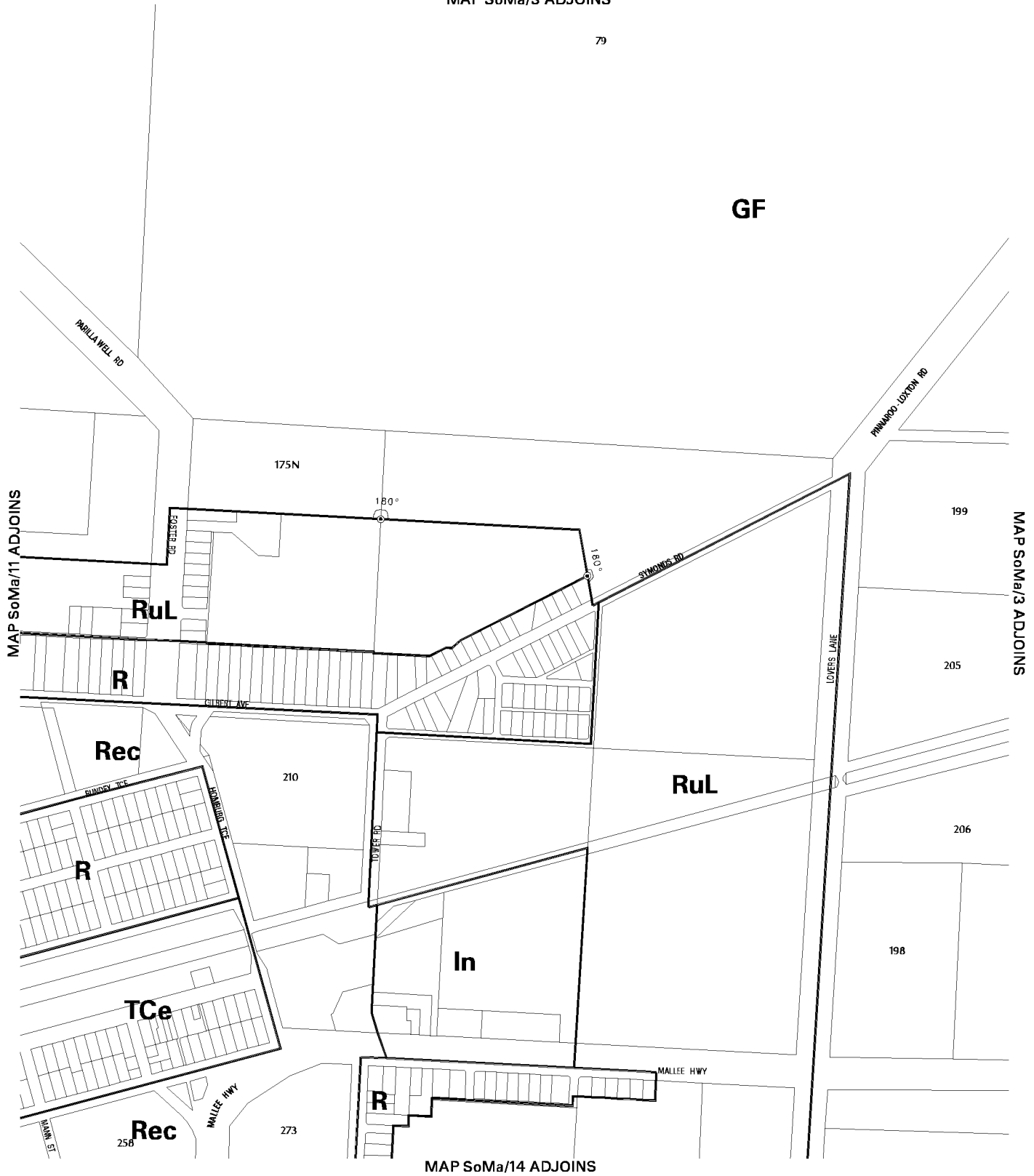
- C(BH)** Commercial (Bulk Handling)
- GF** General Farming
- In** Industry
- R** Residential
- Rec** Recreation
- RuL** Rural Living
- TCe** Town Centre

Scale 1:10000



**SOUTHERN MALLEE DISTRICT  
ZONES  
MAP SoMa/11**

— Zone Boundary



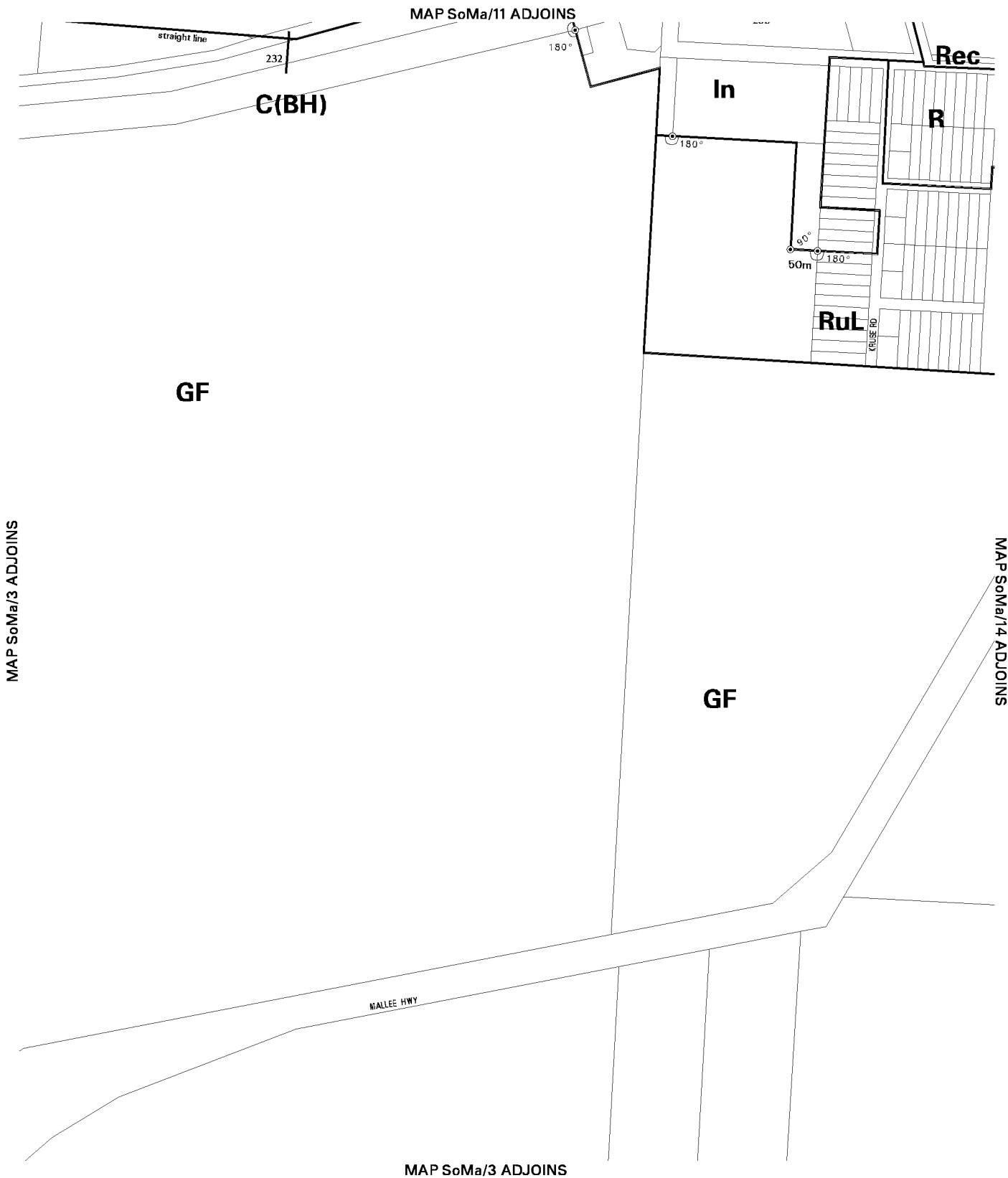
**PINNAROO**

- GF** General Farming
- In** Industry
- R** Residential
- Rec** Recreation
- RuL** Rural Living
- TCe** Town Centre

— Zone Boundary



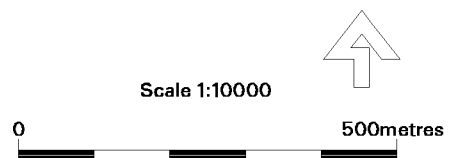
**SOUTHERN MALLEE DISTRICT  
ZONES  
MAP SoMa/12**



**PINNAROO**

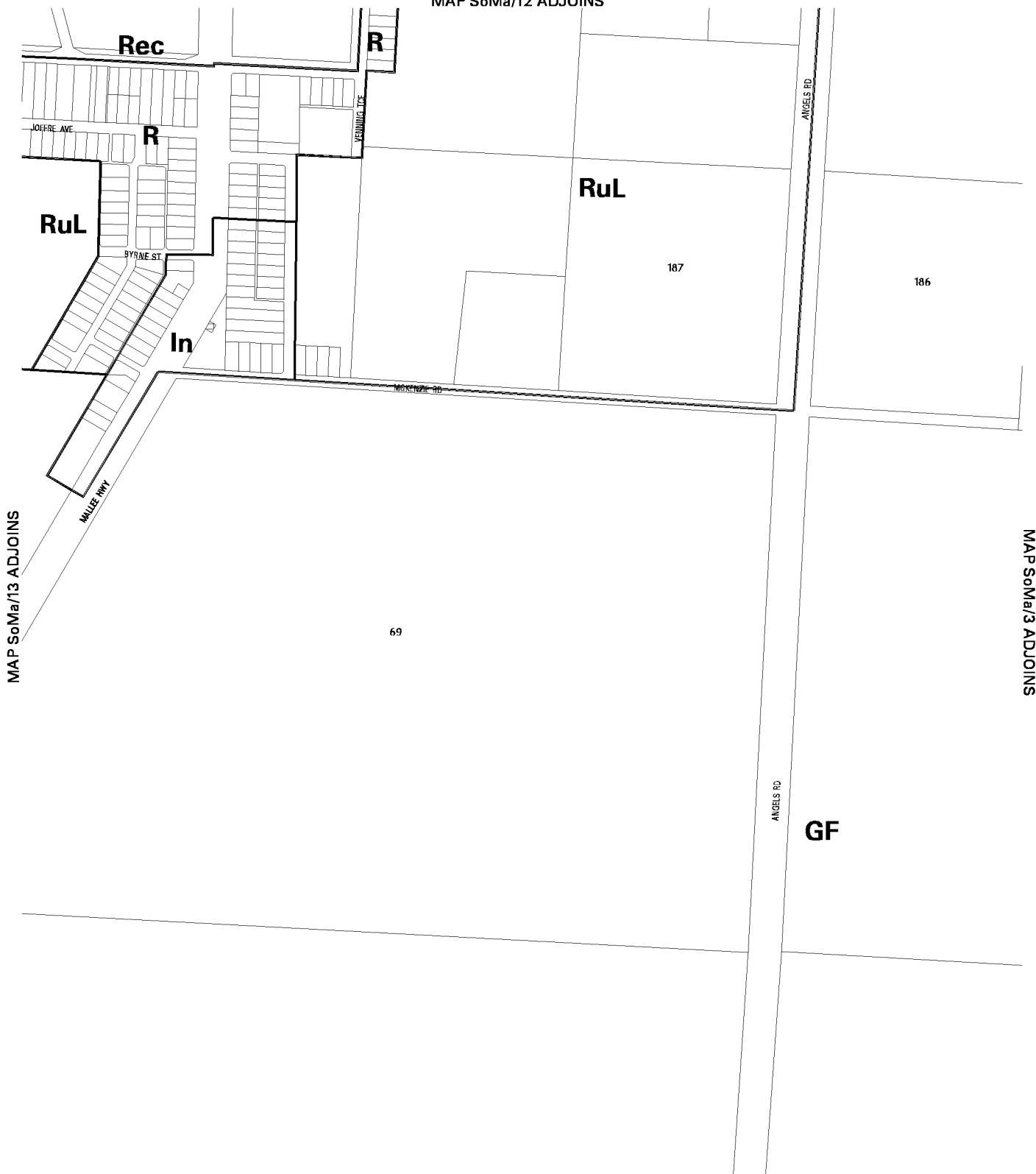
- C(BH)** Commercial (Bulk Handling)
- GF** General Farming
- In** Industry
- R** Residential
- Rec** Recreation
- RuL** Rural Living

———— Zone Boundary



**SOUTHERN MALLEE DISTRICT  
ZONES  
MAP SoMa/13**

MAP SoMa/12 ADJOINS



MAP SoMa/3 ADJOINS

**PINNAROO**

- GF** General Farming
- In** Industry
- R** Residential
- Rec** Recreation
- RuL** Rural Living

— Zone Boundary



Scale 1:10000



**SOUTHERN MALLEE DISTRICT  
ZONES  
MAP SoMa/14**