# Development Plan

## Lower Eyre Peninsula Council

Consolidated – 12 July 2018

Please refer to the Lower Eyre Peninsula Council page at www.sa.gov.au/developmentplans to see any amendments not consolidated.

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Department of Planning, Transport and Infrastructure

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# Introduction Section

# Amendment Record Table

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

| CONSOLIDATED | AMENDMENT – [Gazetted date] |
|---|---|
| 24 April 1997 | Section 29(2) Amendment *(Country and Outer Metro EDP)* – [24 April 1997] |
| 22 May 1997 | Shacks – (Land Division and Upgrading) PAR (Interim) *(Ministerial)* – [22 May 1997] |
| 28 August 1997 | Statewide Marine Aquaculture and Offshore Development PAR *(Ministerial)* – [5 June 1997] |
| 21 May 1998 | Shacks - (Land Division and Upgrading) PAR *(Ministerial)* – [21 May 1998] |
| 17 December 1998 | District Wide Review PAR – [17 December 1998] |
| 18 November 1999 | Waste Disposal (Landfill) PAR (*Ministerial)* – [19 August 1999] |
| 3 August 2000 | Section 29(2)(b) Amendment – [3 August 2000] |
| Not consolidated | Telecommunications Facilities State-wide Policy Framework PAR (Interim) *(Ministerial)* – [31 August 2000] |
| 25 October 2001 | Telecommunications Facilities State-wide Policy Framework PAR *(Ministerial)* – [30 August 2001] |
| 20 June 2002 | Aboriginal Homelands PAR – [20 June 2002] |
| 28 August 2003 | Wind Farms PAR *(Ministerial)* – [24 July 2003] |
| 27 October 2005 | General PAR – [27 October 2005] |
| 1 June 2006 | Point Boston PAR – [1 June 2006] |
| 30 November 2006 | Bushfire Management (Part 1) PAR *(Ministerial)* – [9 November 2006] |
| 17 May 2007 | Section 29(2)(b)(ii) Amendment – [17 May 2007] |
| 14 January 2010 | Bushfires (Miscellaneous Amendments) DPA (Interim) *(Ministerial)* – [10 December 2009]<br>Winter Hill Rural Living DPA – [14 January 2010] |
| 24 February 2011 | Bushfires (Miscellaneous Amendments) DPA *(Ministerial)* – [9 December 2010] |
| 24 November 2011 | Statewide Wind Farms DPA (Interim) *(Ministerial)* – [19 October 2011] |
| 21 February 2013 | Termination of the Statewide Wind Farms DPA *(Ministerial)* and its removal from the Lower Eyre Peninsula (DC) Development Plan – [18 October 2012]<br>Statewide Wind Farms DPA *(Ministerial)* – [18 October 2012]<br>Section 29(2)(c) Amendment – [29 November 2012] |
| 31 July 2014 | Boston Rural Living Principle of Development Control 1(c)(iii) DPA – [12 June 2014]<br>Cummins Township DPA – [31 July 2014] |
| 19 February 2015 | North Shields Settlement Zone DPA – [19 February 2015] |
| 28 February 2017 | General and Coastal DPA – [28 February 2017] |
| 12 July 2018 | Section 29(2)(b)(i) and 29(2)(b)(ii) Amendments – [12 July 2018] |

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

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

# Introduction to the Development Plan

Welcome to the Development Plan for the District Council of Lower Eyre Peninsula.

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

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

A number of guides and additional information regarding South Australia's Planning and Development Assessment System are available via the website www.saplanningportal.gov.au or by contacting the Department of Planning, Transport and Infrastructure.

## Overview of the Planning System

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

- Legislation
- The Planning Strategy
- Development Plans.

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

The State Government's broad vision for sustainable land use and the built development of the state is outlined in the **Planning Strategy**. The relevant volume of the Planning Strategy for this Development Plan is the Eyre and Western Region Plan (April 2012).

The Planning Strategy, which covers a full range of social, economic and environmental issues, informs and guides policies both across Government and in local area Development Plans. The Planning Strategy is required under section 22 of the *Development Act 1993* and is updated by the State Government every few years. Local councils also prepare strategic plans which guide the same matters but at a local level. These strategic plans are not, however, development assessment tools, that is the role of Development Plans.

**Development Plans** are the key on-the-ground development assessment documents in South Australia. They contain the rules that set out what can be done on any piece of land across the state, and the detailed criteria against which development applications will be assessed. Development Plans cover distinct and separate geographic areas of the state. There is a separate Development Plan for each one of the 68 local council areas, plus a handful of other Development Plans covering areas not situated within local government boundaries. Development Plans outline what sort of developments and land use are and are not envisaged for particular zones (eg residential, commercial, industrial), and various objectives, principles and policies further controlling and affecting the design and other aspects of proposed developments.

## What is Development?

'Development' is defined in Section 4 of the Development Act 1993 as:

- a change in the use of land or buildings
- the creation of new allotments through land division (including Strata and Community Title division)
- building work (including construction, demolition, alteration and associated excavation/fill)

- cutting, damaging or felling of significant trees
- specific work in relation to State and Local heritage places
- prescribed mining operations
- other acts or activities in relation to land as declared by the Development Regulations.

No development can be undertaken without an appropriate **Development Approval** being obtained from the relevant authority after an application and assessment process.

## How does the Development Plan relate to other legislation?

The Development Plan is a self-contained policy document prepared under and given statutory recognition pursuant to *the Development Act 1993.*

It is generally independent of other legislation but is one of many mechanisms that control or manage the way that land and buildings are used.

The *Development Act, 1993* and *Development Regulations, 2008* contain a number of provisions to ensure that development applications are referred to other government agencies when appropriate.

## What doesn't a Development Plan do?

Development Plans are applicable only when new development is being designed or assessed. They do not affect existing development (see above for a description of what constitutes 'development').

Once a Development Approval is issued, the details contained within the application and any conditions attached to that approval are binding.

Development Plan policies guide the point in time assessment of a development application but do not generally seek to control the on-going management of land, which is the role of other legislation (eg the *Environment Protection Act 1993, Natural Resources Management Act 2004, Liquor Licensing Act 1997)*.

## When do you use the Development Plan?

The Development Plan should be used during a development application process. This may include:

- when undertaking or proposing to undertake 'development' (eg building a house or factory or converting an office into a shop)
- when assessing or determining a development proposal (eg by council staff, a Council or Regional Development Assessment Panel or the Development Assessment Commission)
- when you believe you could be affected by a proposed development and you are given an opportunity to comment on it as part of the assessment process.

## How to read the Development Plan

Development Plans are comprised of several sections as described below.

**All** sections and **all** relevant provisions within each section of the Development Plan must be considered in relation to a development proposal or application.

Development Plans use three text font colours:

(a) Black text is used to identify all standard policy that forms the basis of all council Development Plans.

(b) Green text is used to identify additional council-specific policy or variables that have been included in the Development Plan to reflect local circumstances.

(c) Blue text illustrates hyperlinks to maps, overlays and tables in the Development Plan. These hyperlinks are operational only when viewing electronic versions of the Development Plan.

## Development Plan Structure Overview

| Advisory Section | Function |
|---|---|
| **Table of Contents** | Navigational aid to reference sections within the Development Plan by name and page number. |
| **Amendment Record Table** | Tabled information recording previously-authorised Development Plan amendments and their consolidation dates. |
| **Introduction**<br>Overview of the Planning System<br>What is Development?<br>How does the Development Plan relate to other legislation?<br>What doesn't a Development Plan do?<br>When do you use the Development Plan?<br>How to read the Development Plan? | A general overview of the context, purpose and way a Development Plan is set out (this section is advisory only and not used for development assessment purposes). |
| **Strategic Setting**<br>State Strategic Setting<br>*(30-Year Plan for Greater* Adelaide / *Regional Planning Strategy)*<br>Council Strategic Setting<br>*(*Council *Strategy)* | To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council's own local strategic investigations. |
| **Council Preface Map** | Map of the entire Development Plan boundary and its spatial relationship to other Development Plans' boundaries. |

| Assessment Section | Function |
|---|---|
| **General Section Provisions**<br>Objectives<br>Principles of Development Control | These policies apply across the whole council area and relate to a range of social, environmental, and economic development issues such as:<br>▪ site and design criteria<br>▪ access and vehicle parking requirements<br>▪ heritage and conservation measures<br>▪ environmental issues<br>▪ hazards<br>▪ infrastructure requirements<br>▪ land use specific requirements.<br>They establish the development standards that apply to all forms of development and provide a yardstick against which the suitability of development proposals is measured.<br>Many policies include a number of subclauses. All subclauses should be met, unless otherwise stated. |
| **Overlay Section Provisions** | These policies are spatially located through the application of specific overlay mapping where there is a envisaged land use outcome or application of appropriate design requirements determined by the locality of the proposed development. |

| Assessment Section | Function |
|---|---|
| **Zone Section Provisions** | These policies give greater certainty and direction about where certain forms of developments should be located. Maps are referenced within zones that show where land uses are suitable to be located.<br><br>Generally, envisaged forms of development within a zone are identified and encouraged through carefully worded policies. |
| Desired Character Statements | These express a vision about how the zone should look and feel in the future. They may describe the valued elements of the neighbourhood or area to be retained and/or what level and nature of change is desired. |
| Objectives | These are the specific planning policies that determine what land uses are encouraged or discouraged in the zone. They often contain detailed provisions to further guide the scale and design of development. |
| Principles of Development Control | These also provide lists of complying and non-complying development and any public notification provisions that vary from those in the Development Regulations. |
| Policy Area | Policy areas apply to a portion of a zone and contain additional objectives, desired character statements and principles of development control for that portion. |
| Precincts | Precincts are used to express policies for a small sub-area of a zone or a policy area.<br><br>Precincts are used if additional site-specific principles of development control are needed to reflect particular circumstances associated with those sub-areas. |
| Procedural Matters | All zones have a procedural matters section that identifies and lists complying, non-complying and public notification categories for various forms of development.<br><br>Policy areas and/or precincts, which are a sub-set of the zone, share this procedural matters section. Their respective lists can be modified to accommodate policy area and precinct variations. |
| **Table Section Provisions** | These tables provide detailed data for the assessment of certain elements of development, for example, numeric values for setbacks from road boundaries and car parking rates for certain types of development.<br><br>Conditions for complying development are grouped into their respective tables. |
| **Mapping Section**<br>Structure Plan Maps | Structure Plan maps will commonly show the general arrangement and broad distribution of land uses; key spatial elements; and movement patterns throughout the council area and major urban areas. |
| Council Index Maps | This is the first point of reference when determining the appropriate map(s) applying to a specific property.<br><br>An enlargement index map may be included where needed, eg for large townships. |

| Assessment Section | Function |
|---|---|
| Extent Map Series<br>Location Maps | Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and 'drill down' through relevant extent maps affecting that location.<br>*Note: the entire council area will always be represented as the first map in the extent map series and will commence as Map 1.* |
| Overlay Maps | Used to show issue areas or features that run across a number of zones, and are spatially defined to a cadastre, for example:<br>▪ Transport<br>▪ Development Constraints<br>▪ Heritage<br>▪ Heritage and Character Preservation District<br>▪ Natural Resources<br>▪ Affordable Housing<br>▪ Noise and Air Emissions<br>▪ Strategic Transport Routes.<br>*Note: issues that are not spatially defined to a cadastre can appear in this section; however they will be presented as illustrative maps only.* |
| Zone Maps | Used to determine which zone applies to which land. |
| Policy Area Maps | Used to depict the presence and location of any applicable policy area. |
| Precinct Maps | Used to depict the presence and location of any applicable precincts. |
| Bushfire Maps *(where applicable)*<br>Bushfire Protection Area<br>BPA Maps - Bushfire Risk | Bushfire Protection Area - BPA Maps are used to determine the potential bushfire risk (high, medium or general), associated with an allotment located within an area prone to bushfires. |
| Concept Plan Maps | Concept Plans are used to depict graphically key features and conceptual layouts of how specific areas should be developed.<br>Concept Plans appear at the end of the extent map series as a separate section. Concept Plans are consecutively numbered, commencing with number 1. |

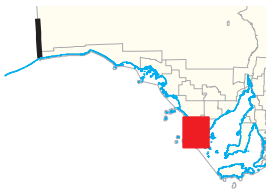
## Further info

Contact the District Council of Lower Eyre Peninsula.

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

Discuss your matter with your planning consultant.

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



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# Council Preface Map

LOWER EYRE PENINSULA COUNCIL

# General Section

# Advertisements

## OBJECTIVES

1 Urban and rural landscapes that are not disfigured by advertisements and/or advertising hoardings.

2 Advertisements and/or advertising hoardings that do not create a hazard.

3 Advertisements and/or advertising hoardings designed to enhance the appearance of the building and locality.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 The location, siting, design, materials, size, and shape of advertisements and/or advertising hoardings should be:

(a) consistent with the predominant character of the urban or rural landscape

(b) in harmony with any buildings or sites of historic significance or heritage value in the area

(c) coordinated with and complement the architectural form and design of the building they are to be located on.

2 The number of advertisements and/or advertising hoardings associated with a development should be minimised to avoid:

(a) clutter

(b) disorder

(c) untidiness of buildings and their surrounds

(d) driver distraction.

3 Buildings occupied by a number of tenants should exhibit coordinated and complementary advertisements and/or advertising hoardings to identify the tenants and their type of business.

4 The content of advertisements should be limited to information relating to the legitimate use of the associated land.

5 Advertisements and/or advertising hoardings should:

(a) be completely contained within the boundaries of the subject allotment

(b) be sited to avoid damage to, or pruning or lopping of, on-site landscaping or street trees

(c) not obscure views to vistas or objects of high amenity value.

6 Advertisements and/or advertising hoardings should not be erected on:

(a) a public footpath or veranda post

(b) a road, median strip or traffic island

(c) a vehicle adapted and exhibited primarily as an advertisement

(d) residential land.

7 Advertisements and/or advertising hoardings attached to buildings should not be sited on the roof or higher than the walls of a building.

8 Advertisements and/or advertising hoardings erected on a veranda or that project from a building wall should:

(a) have a clearance over a footway to allow for safe and convenient pedestrian access

(b) where erected on the side of a veranda, not exceed the width of the veranda or project from the veranda

(c) where erected on the front of a veranda, not exceed the length of the veranda or project from the veranda

(d) where projecting from a wall, have the edge of the advertisement or advertising hoarding abutting the surface of the wall.

9 Advertisements should be designed to conceal their supporting advertising hoarding from view.

10 Advertisements should convey the owner/occupier and/or generic type of business, merchandise or services using simple, clear and concise language, symbols, print style and layout and a small number of colours.

11 Advertisements which perform a secondary role in identifying the business, goods or services should only be readable in the immediate vicinity of the site.

12 Outside of townships and country settlements advertisements other than traffic signs, tourist signs or advertisements on an existing tourist information bay display board, should not be erected in road reserves.

## Safety

13 Advertisements and/or advertising hoardings should not create a hazard by:

(a) being so highly illuminated as to cause discomfort to an approaching driver, or to create difficulty in the driver's perception of the road or persons or objects on the road

(b) being liable to interpretation by drivers as an official traffic sign, or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals

(c) distracting drivers from the primary driving task at a location especially where the demands on driver concentration are high

(d) obscuring a driver's view of other road or rail vehicles at/or approaching level crossings, or of pedestrians or of features of the road that are potentially hazardous (eg junctions, bends, changes in width, traffic control devices).

14 Any internally illuminated advertising signs and/or advertising hoardings which utilise LED, LCD or other similar technologies should be located a minimum of 80 metres from traffic signals, level crossings and other important traffic control devices.

## Freestanding Advertisements

15 Freestanding advertisements and/or advertising hoardings should be:

(a) limited to only one primary advertisement per site or complex

(b) of a scale and size in keeping with the desired character of the locality and compatible with the development on the site.

16 Freestanding advertisements and/or advertising hoardings for multiple-business tenancy complexes should:

(a) incorporate the name or nature of each business or activity within the site or complex in a single advertisement

(b) be integrally designed and mounted below the more predominant main complex or site identity advertisement.

17 Portable, easel or A-frame advertisements should be displayed only where:

(a) no other appropriate opportunity exists for an adequate coordinated and permanently erected advertisement and/or advertising hoarding

(b) they do not obstruct or compromise the safety of pedestrians or vehicle movement

(c) there is no unnecessary duplication or proliferation of advertising information

(d) there is no damage to, or removal of, any landscaping on the site.

18 Portable, easel or A-frame advertisements associated with a development should be displayed only during the hours the development is open for trading.

### Flags, Bunting and Streamers

19 Advertisements and/or advertising hoardings incorporating any flags, bunting, streamers, or suspended objects should:

(a) be placed or arranged to complement and accord with the scale of the associated development

(b) other than flags, not be positioned higher than the building they are attached or related to

(c) not be displayed in residential areas.

### Advertising Along Arterial Roads

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

21 Advertising and/or advertising hoardings providing tourist information should only be located within the road reserve where it achieves all of the following:

(a) it primarily provides general information about the town or district

(b) it is erected within 5 kilometres of a town, measured from the first 50 km/h speed restriction sign at any entrance to the town

(c) it is located at a turn-off to a coastal settlement or tourist facility of local or regional significance

(d) it is consistent with *Australian Standard AS 1742.6-2004: Manual of uniform traffic control devices – Tourist and service signs*.

# Animal Keeping

## OBJECTIVES

1 Animals not kept at a density beyond the carrying capacity of the land or water.

2 Animal keeping development sited and designed to avoid adverse effects on surrounding development.

3 Intensive animal keeping protected from encroachment by incompatible development.

4 Ecological sustainable development of the aquaculture industry.

5 Marine aquaculture development in marine waters that ensures fair and equitable sharing of marine and coastal resources and minimises conflict with water-based and land-based uses.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Animal keeping and associated activities should not create adverse impacts on the environment or the amenity of the locality.

2 Storage facilities for manure, used litter and other wastes should be designed and sited:

(a) to be vermin proof

(b) with an impervious base

(c) to ensure that all clean rainfall runoff is excluded from the storage area

(d) outside the 1-in-100 year average return interval flood event area.

### Horse Keeping

3 Stables, horse shelters or associated yards should be sited:

(a) at least 50 metres from a watercourse

(b) on land with a slope no greater than 1-in-10.

4 A concrete drainage apron should be provided along the front of stables directing water from wash-down areas onto a suitably vegetated area that can absorb all the water, or into a constructed drainage pit.

5 Stables, horse shelters or associated yards should be sited at least 30 metres from any dwelling on the site and from the nearest allotment boundary to avoid adverse impacts from dust, erosion and odour.

6 All areas accessible to horses should be separated from septic tank drainage areas.

### Dairies

7 Dairies and associated wastewater lagoons and liquid/solid waste storage and disposal areas should be located at a distance from nearby dwellings, public roads and outside the 1-in-100 year average return interval flood event area of any watercourse to avoid adverse impacts or nuisance by noise, smell or pollution on nearby sensitive receptors such as dwellings.

8 Dairies should include a lagoon for the storage or treatment of milking shed effluent which should be located:

(a) at least 20 metres from a public road

(b) at least 200 metres from any dwelling not located on the land

(c) outside any 1-in-100 year average return interval flood event area of any watercourse.

### Intensive Animal Keeping

9 Intensive animal keeping operations and their associated components, including holding yards, temporary feeding areas, movement lanes and similar, should not be located on land within any of the following areas:

(a) 800 metres of a public water supply reservoir

(b) the 1-in-100 year average return interval flood event area of any watercourse

(c) 200 metres of a major watercourse (third order or higher stream)

(d) 100 metres of any other watercourse, bore or well used for domestic or stock water supplies

(e) 2000 metres of a defined and zoned township, settlement or urban area (except for land based aquaculture)

(f) 500 metres of a dwelling (except for a dwelling directly associated with the intensive animal keeping facility).

10 Intensive animal keeping operations in uncovered situations should incorporate:

(a) a controlled drainage system which:

(i) diverts runoff from external areas

(ii) directs surface runoff into an effluent management system that has sufficient capacity to hold runoff from the controlled drainage area.

(b) pen floors which:

(i) ensure that effluent does not infiltrate and contaminate groundwater or soil

(ii) are graded to a consistent uniform slope of between 2 per cent and 6 per cent

(c) effluent drainage into an effluent lagoon(s) that has sufficient capacity to hold runoff from the controlled drainage area.

11 Intensive animal keeping facilities and associated wastewater lagoons and liquid/solid waste disposal areas should be sited, designed, constructed and managed to avoid adverse odour impacts on nearby sensitive land uses.

### Kennels

12 The floor of kennels should be constructed of concrete or similar impervious material and be designed to allow for adequate drainage when kennels are cleaned.

13 Kennels and exercise yards should be designed and sited to minimise noise nuisance to neighbours through:

(a) orienting their openings away from sensitive land uses such as dwellings

(b) siting them as far as practicable from allotment boundaries.

14 Kennels should occur only where there is a permanently occupied dwelling on the land.

### Land Based Aquaculture

15 Land-based aquaculture and associated components should not be located on land within 500 metres of a defined and zoned township, settlement or urban area.

16 Land-based aquaculture ponds should be sited and designed to:

(a) prevent surface flows from entering the ponds in a 1-in-100 year average return interval flood event

(b) prevent pond leakage that would pollute groundwater

(c) prevent the farmed species escaping and entering into any waters

(d) minimise the need for intake and discharge pipes to traverse sensitive environments.

17 Buildings associated with land-based aquaculture should provide enclosed storage areas to accommodate all equipment associated with aquaculture operations in a manner which is integrated with the use of the land.

18 Development should ensure that pipe inlet and outlets associated with land-based aquaculture are located to minimise the risk of disease transmission.

### Marine Based Aquaculture

19 Marine aquaculture and other offshore development should be ecologically sustainable and be located, designed, constructed and managed to:

(a) minimise adverse impacts on marine habitats and ecosystems, and public access to beaches, public watercourses or the foreshore

(b) take into account the requirements of traditional indigenous and commercial fishing grounds

(c) ensure satisfactory removal and disposal of litter, disused material, debris, detritus and dead animals from the development

(d) prevent the build up of waste.

20 In marine waters, marine aquaculture (other than inter tidal aquaculture) and other offshore development should be located a minimum of 100 metres seaward of the high water mark.

21 Marine aquaculture development should not significantly obstruct or adversely affect any of the following:

(a) areas of high public use

(b) areas established for recreational activities

(c) areas of outstanding visual, environmental, commercial or tourism value

(d) sites, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports.

22 Marine aquaculture should be sited, designed, constructed and managed to minimise interference and obstruction to the natural processes of the coastal and marine environment.

23 Marine aquaculture should be developed in areas where an adequate water current exists to disperse sediments and be sited a sufficient height above the sea floor to:

(a) prevent the fouling of waters, publicly owned wetlands or the nearby coastline

(b) minimise seabed damage.

24 Racks, floats and other farm structures associated with marine aquaculture or other offshore development should where practicable be visually unobtrusive from the shoreline.

25 Marine aquaculture development should:

(a) use feed hoppers that are painted in subdued colours and suspended as low as possible above the water

(b) position structures to protrude the minimum distance practicable above water

(c) avoid the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons.

26 Marine aquaculture should be developed to maintain existing rights of way within or adjacent to a site.

27 Marine aquaculture access, launching and maintenance facilities should:

(a) where possible, use existing and established roads, tracks, ramps and paths to or from the sea

(b) be developed co-operatively and co-located.

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

(a) 550 metres from a proclaimed shipwreck

(b) 1000 metres seaward from the boundary of any reserve under the *National Parks and Wildlife Act 1972*, unless a lesser distance is agreed with the Minister responsible for that *Act*.

29 Marine aquaculture development should be located so as not to obstruct nor interfere with navigation channels, access channels, frequently used natural launching sites, safe anchorage areas, known diving areas, commercial shipping lanes or activities associated with existing jetties and wharves.

30 Marine aquaculture development should contribute to navigational safety by being:

(a) suitably marked for navigational purposes

(b) sited to allow an adequate distance between farms for safe navigation

(c) located at least 250 metres from a commercial shipping lane

(d) comprised of structures that are secured and/or weighted to prevent drifting from the licensed site

(e) able to be rehabilitated when no longer operational.

# Building near Airfields

## OBJECTIVES

1 Development that ensures the long-term operational, safety, commercial and military aviation requirements of airfields (airports, airstrips and helicopter landing sites) continue to be met.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 The height and location of buildings and structures should not adversely affect the long-term operational, safety, commercial and military aviation requirements of airfields.

2 Buildings and structures that exceed the airport building heights as shown on the *Concept Plan Map LEP/3 - Airport Building Heights* should not be developed unless a safety analysis determines that the building/structure does not pose a hazard to aircraft operations.

3 Development within airport building height areas 'A' and 'B' shown on *Concept Plan Map LEP/3 - Airport Building Heights* should be designed and sited to incorporate adjustments for sea level rise.

4 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:

(a) lighting glare

(b) smoke, dust and exhaust emissions

(c) air turbulence

(d) storage of flammable liquids

(e) attraction and keeping of birds

(f) reflective surfaces (eg roofs of buildings, large windows)

(g) materials that affect aircraft navigational aids.

5 Outdoor lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.

6 Development that is likely to increase the attraction of birds should not be located within 3 kilometres of an airport used by commercial aircraft. If located closer than 3 kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.

7 Dwellings should not be located within the core airport noise sensitive locations as shown on *Concept Plan Map Lep/2 - Airport Noise Sensitive Locations*. Residential development should not be located in the secondary noise affected area shown on the map unless the building incorporates appropriate noise attenuation measures.

8 Development within areas affected by aircraft noise should be consistent with *Australian Standard AS 2021: - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.

# Bulk Handling and Storage Facilities

## OBJECTIVES

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

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Facilities for the handling, storage and dispatch of commodities in bulk should be:

(a) located in bulk handling, industry or primary production type zones

(b) sited, designed and operated to minimise risks of contamination to the environment and adverse impacts on nearby sensitive land uses and from surrounding land uses.

2 Development of facilities for the handling, transportation and storage of bulk commodities should have:

(a) areas set aside on the site of the development for the marshalling and manoeuvring of vehicles attending the site

(b) roadways and parking areas surfaced in a manner sufficient to control dust emissions from the site

(c) vehicle circulation between activity areas contained within the site and without the need to use public roads

(d) landscaping, using locally indigenous plant species wherever practical, established within the site for the purpose of providing shade and shelter, and to assist with screening and dust filtration

(e) a buffer area for the establishment of dense landscaping adjacent road frontages

(f) security fencing around the perimeter of the site.

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

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

# Centres and Retail Development

## OBJECTIVES

1 Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in integrated centres and mixed use zones.

2 Centres that ensure rational, economic and convenient provision of goods and services and provide:

(a) a focus for community life

(b) safe, permeable, pleasant and accessible walking and cycling environments.

3 The provision of a safe pedestrian and cycling environments within centres which gives high priority to pedestrians, public and community transport.

4 Increased vitality and activity in centres through the introduction and integration of housing.

5 Development of centres outside of Greater Adelaide in accordance with the following hierarchy:

(a) Regional Centre

(b) District Centre

(c) Town Centre (for smaller towns with a single centre zone)

(d) Local Centre (subsidiary centres for towns with a regional or district centre).

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Development within centres should:

(a) integrate facilities within the zone

(b) allow for the multiple use of facilities and the sharing of utility spaces

(c) allow for the staging of development within the centre

(d) be integrated with public and community transport.

2 Development within centres should be designed to be compatible with adjoining areas. This should be promoted through landscaping, screen walls, centre orientation, location of access ways, buffer strips and transitional use areas.

3 Development within centres should provide:

(a) public spaces such as malls, plazas and courtyards

(b) street furniture, including lighting, signs, litter bins, seats and bollards, that is sited and designed to complement the desired character

(c) unobtrusive facilities for the storage and removal of waste materials

(d) public facilities including toilets, infant changing facilities for parents, telephones and community information boards

(e) access for public and community transport and sheltered waiting areas for passengers

(f) lighting for pedestrian paths, buildings and associated areas

(g) a single landscaping theme

(h) safe and secure bicycle parking.

### Arterial Roads

4 Centres should develop on one side of an arterial road or in one quadrant of an arterial road intersection.

5 Centre development straddling an arterial road should:

(a) concentrate on one side of the arterial road or one quadrant of the arterial road intersection

(b) minimise the need for pedestrian and vehicular movement from one part of the centre to another across the arterial road.

### Retail Development

6 Bulky goods outlets located within centres zones should:

(a) complement the overall provision of facilities

(b) be sited towards the periphery of those centres where the bulky goods outlet has a gross leaseable area of 500 square metres or more.

# Coastal Areas

## OBJECTIVES

1 The protection and enhancement of the natural coastal environment, including environmentally important features of coastal areas such as mangroves, wetlands, sand dunes, cliff tops, native vegetation, wildlife habitat shore and estuarine areas.

2 Protection of the physical and economic resources of the coast from inappropriate development.

3 Preservation of areas of high landscape and amenity value including stands of vegetation, shores, exposed cliffs, headlands, islands and hill tops, and areas which form an attractive background to urban and tourist areas.

4 Development that maintains and/or enhances public access to coastal areas with minimal impact on the environment and amenity.

5 Development only undertaken on land which is not subject to or that can be protected from coastal hazards including inundation by storm tides or combined storm tides and stormwater, coastal erosion or sand drift, and probable sea level rise.

6 Development that can accommodate anticipated changes in sea level due to natural subsidence and probable climate change during the first 100 years of the development.

7 Development which will not require, now or in the future, public expenditure on protection of the development or the environment.

8 Management of development in coastal areas to sustain or enhance the remaining natural coastal environment.

9 Low intensity recreational uses located where environmental impacts on the coast will be minimal.

## PRINCIPLES OF DEVELOPMENT CONTROL

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

### Environmental Protection

2 The coast should be protected from development that would adversely affect the marine and onshore coastal environment, whether by pollution, erosion, damage or depletion of physical or biological resources, interference with natural coastal processes or any other means.

3 Development should not be located in delicate or environmentally-sensitive coastal features such as sand dunes, cliff tops, wetlands or substantially intact strata of native vegetation.

4 Development should not be undertaken where it will create or aggravate coastal erosion, or where it will require coast protection works which cause or aggravate coastal erosion.

5 Development should be designed so that solid/fluid wastes and stormwater runoff is disposed of in a manner that will not cause pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.

6 Effluent disposal systems incorporating soakage trenches or similar should prevent effluent migration onto the inter-tidal zone and be sited at least 100 metres from whichever of the following requires the greater distance:

(a) the mean high water mark at spring tide, adjusted for any subsidence for the first 50 years of development plus a sea level rise of 0.7 metres

(b) the nearest boundary of any erosion buffer determined in accordance with the relevant provisions in this Development Plan.

7 Development that proposes to include or create confined coastal waters, as well as water subject to the ebb and flow of the tide should be designed to ensure the quality of such waters is maintained at an acceptable level.

8 Development should be designed and sited so that it does not prevent natural landform and ecological adjustment to changing climatic conditions and sea levels and should allow for the following:

(a) the unrestricted landward migration of coastal wetlands

(b) new areas to be colonised by mangroves, samphire and wetland species

(c) sand dune drift

(d) where appropriate, the removal of embankments that interfere with the abovementioned processes.

## Maintenance of Public Access

9 Development should maintain or enhance public access to and along the foreshore.

10 Development should provide for a public thoroughfare between the development and any coastal reserve.

11 Other than small-scale infill development in a predominantly urban zone, development adjacent to the coast should not be undertaken unless it incorporates an existing or proposed public reserve, not including a road or erosion buffer, of at least 50 metres width between the development and the landward toe of the frontal dune or the top edge of an escarpment.

12 If an existing reserve is less than 50 metres wide, the development should incorporate an appropriate width of reserve to achieve a total 50 metres wide reserve.

13 Except where otherwise specified in a particular zone or policy area, buildings on land abutting coastal reserves should be setback either a distance of 8 metres from any boundary with the reserve or in line with adjacent development, whichever is the greater distance.

14 Development that abuts or includes a coastal reserve should be sited and designed to be compatible with the purpose, management and amenity of the reserve, as well as to prevent inappropriate access to the reserve.

15 Development, including marinas and aquaculture, should be located and designed to ensure convenient public access along the waterfront to beaches and coastal reserves is maintained, and where possible enhanced through the provision of one or more of the following:

(a) pedestrian pathways and recreation trails

(b) coastal reserves and lookouts

(c) recreational use of the water and waterfront

(d) safe public boating facilities at selected locations

(e) vehicular access to points near beaches and points of interest

(f) car parking.

16 Where a development such as a marina creates new areas of waterfront, provision should be made for public access to, and recreational use of, the waterfront and the water.

17 Public access through sensitive coastal landforms, particularly sand dunes, wetlands and cliff faces, should be restricted to defined pedestrian paths constructed to minimise adverse environmental impact.

18 Access roads to the coast and lookouts should preferably be spur roads rather than through routes, other than tourist routes where they:

(a) do not detract from the amenity or the environment

(b) are designed for slow moving traffic

(c) provide adequate car parking.

## Hazard Risk Minimisation

19 Development and its site should be protected against the standard sea flood risk level which is defined as the 1-in-100 year average return interval flood extreme sea level (tide, stormwater and associated wave effects combined), plus an allowance to accommodate land subsidence until the year 2100.

20 Development including associated roads and parking areas, other than minor structures unlikely to be adversely affected by flooding, should be protected from sea level rise by ensuring all of the following apply:

(a) site levels are at least 0.3 metres above the standard sea flood risk level

(b) building floor levels are at least 0.55 metres above the standard sea flood risk level

(c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

21 Buildings to be sited over tidal water or which are not capable of being raised or protected by flood protection measures in future, should have a floor level of at least 1.25 metres above the standard sea flood risk level.

22 Development that requires protection measures against coastal erosion, sea or stormwater flooding, sand drift or the management of other coastal processes at the time of development, or in the future, should only be undertaken if all of the following apply:

(a) the measures themselves will not have an adverse effect on coastal ecology, processes, conservation, public access and amenity

(b) the measures do not nor will not require community resources, including land, to be committed

(c) the risk of failure of measures such as sand management, levee banks, flood gates, valves or stormwater pumping, is acceptable relative to the potential hazard resulting from their failure

(d) binding agreements are in place to cover future construction, operation, maintenance and management of the protection measures.

23 Development should not compromise the structural integrity of any sea wall or levee bank adjacent to the foreshore, or compromise its capacity to protect against coastal flooding and erosion.

## Erosion Buffers

24 Development should be setback a sufficient distance from the coast to provide an erosion buffer (in addition to a public reserve) which will allow for at least 100 years of coastal retreat for single buildings or small scale developments, or 200 years of coastal retreat for large scale developments (ie new townships) unless either of the following applies:

(a) the development incorporates appropriate private coastal protection measures to protect the development and public reserve from the anticipated erosion

(b) the council is committed to protecting the public reserve and development from the anticipated coastal erosion.

25 Where a coastal reserve exists or is to be provided it should be increased in width by the amount of any required erosion buffer. The width of an erosion buffer should be based on the following:

(a) the susceptibility of the coast to erosion

(b) local coastal processes

(c) the effect of severe storm events

(d) the effect of a 0.3 metres sea level rise over the next 50 years on coastal processes and storms

(e) the availability of practical measures to protect the development from erosion caused by a further sea level rise of 0.7 metres per 50 years thereafter.

26 Development should not occur where essential services cannot be economically provided and maintained having regard to flood risk and sea level rise, or where emergency vehicle access would be prevented by a 1-in-100 year average return interval flood event, adjusted for 100 years of sea level rise.

## Land Division

27 Land in coastal areas should only be divided if:

(a) it or the subsequent development and use of the land will not adversely affect the management of the land, adjoining land or the coast

(b) sand dunes, wetlands and substantially intact strata of native vegetation are maintained or consolidated within single allotments.

28 Land division in coastal areas outside of designated urban or settlement zones should not increase either of the following:

(a) the number of allotments abutting the coast or a reserve

(b) the number of allotments, including community title allotments and those that incorporate rights of way, with direct access to the coast or a reserve.

29 Land should not be divided for commercial, industrial or residential purposes unless a layout can be achieved whereby roads, parking areas and development sites on each allotment are at least 0.3 metres above the standard sea flood risk level, unless the land is, or can be provided with appropriate coastal protection measures.

## Protection of Economic Resources

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

## Development in Appropriate Locations

31 Development along the coast should be in the form of infill in existing developed areas or concentrated into appropriately chosen nodes and not be in a scattered or linear form.

32 Development of a kind or scale (eg commercial or large-scale retail) that does not require a coastal location and would not significantly contribute to the community's enjoyment of the coast should not be located in coastal areas.

# Community Facilities

## OBJECTIVES

1 Location of community facilities including social, health, welfare, education and recreation facilities where they are conveniently accessible to the population they serve.

2 The proper provision of public and community facilities including the reservation of suitable land in advance of need.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Community facilities should be sited and developed to be accessible by pedestrians, cyclists and public and community transport.

2 Community facilities should be integrated in their design to promote efficient land use.

3 Design of community facilities should encourage flexible and adaptable use of open space and facilities for a range of uses over time.

# Crime Prevention

## OBJECTIVES

1 A safe, secure, crime resistant environment where land uses are integrated and designed to facilitate community surveillance.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.

2 Buildings should be designed to overlook public and communal streets and public open space to allow casual surveillance.

3 Development should provide a robust environment that is resistant to vandalism and graffiti.

4 Development should provide lighting in frequently used public spaces including those:

(a) along dedicated cyclist and pedestrian pathways, laneways and access routes

(b) around public facilities such as toilets, telephones, bus stops, seating, litter bins, automatic teller machines, taxi ranks and car parks.

5 Development, including car park facilities should incorporate signage and lighting that indicate the entrances and pathways to, from and within sites.

6 Landscaping should be used to assist in discouraging crime by:

(a) screen planting areas susceptible to vandalism

(b) planting trees or ground covers, rather than shrubs, alongside footpaths

(c) planting vegetation other than ground covers a minimum distance of 2 metres from footpaths to reduce concealment opportunities.

7 Site planning, buildings, fences, landscaping and other features should clearly differentiate public, communal and private areas.

8 Buildings should be designed to minimise and discourage access between roofs, balconies and windows of adjoining dwellings.

9 Public toilets should be located, sited and designed:

(a) to promote the visibility of people entering and exiting the facility (eg by avoiding recessed entrances and dense shrubbery that obstructs passive surveillance)

(b) near public and community transport links and pedestrian and cyclist networks to maximise visibility.

10 Development should avoid pedestrian entrapment spots and movement predictors (eg routes or paths that are predictable or unchangeable and offer no choice to pedestrians).

# Design and Appearance

## OBJECTIVES

1 Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form.

2 Roads, open spaces, paths, buildings and land uses laid out and linked so that they are easy to understand and navigate.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:

(a) building height, mass and proportion

(b) external materials, patterns, colours and decorative elements

(c) roof form and pitch

(d) façade articulation and detailing

(e) verandas, eaves, parapets and window screens.

2 Where a building is sited on or close to a side or rear boundary, the boundary wall should minimise:

(a) the visual impact of the building as viewed from adjacent properties

(b) overshadowing of adjacent properties and allow adequate sunlight access to neighbouring buildings.

3 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties, drivers or cyclists.

4 Structures located on the roofs of buildings to house plant and equipment should be screened from view and should form an integral part of the building design in relation to external finishes, shaping and colours.

5 Balconies should:

(a) be integrated with the overall form and detail of the building

(b) include balustrade detailing that enables line of sight to the street

(c) be recessed where wind would otherwise make the space unusable

(d) be self-draining and plumbed to minimise runoff.

6 Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building, and the use of verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.

7 Buildings having second-hand or reused materials as external cladding should not be erected unless such materials are of good quality, and the materials are painted a neutral shade and maintained in good repair and condition.

## Development Adjacent Heritage Places

8 The design of multi-storey buildings should not detract from the form and materials of adjacent State and local heritage places listed in *Table LEP/4 - State Heritage Places* *or in* *Table LEP/3 - Local Heritage Places*.

9 Development on land adjacent to a State or local heritage place, as listed in *Table LEP/4 - State Heritage Places* *or in* *Table LEP/3 - Local Heritage Places*, should be sited and designed to reinforce the historic character of the place and maintain its visual prominence.

## Overshadowing

10 The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of:

(a) windows of habitable rooms

(b) upper-level private balconies that provide the primary open space area for a dwelling

(c) solar collectors (such as solar hot water systems and photovoltaic cells).

## Visual Privacy

11 Development should minimise direct overlooking of habitable rooms and private open spaces of dwellings through measures such as:

(a) off-setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct

(b) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms

(c) screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.

12 Permanently fixed external screening devices should be designed and coloured to complement the associated building's external materials and finishes.

## Relationship to the Street and Public Realm

13 Buildings (other than ancillary buildings, group dwellings or buildings on allotments with a battle axe configuration) should be designed so that the main façade faces the primary street frontage of the land on which they are situated.

14 Buildings, landscaping, paving and signage should have a coordinated appearance that maintains and enhances the visual attractiveness of the locality.

15 Buildings should be designed and sited to avoid extensive areas of uninterrupted walling facing areas exposed to public view.

16 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.

17 The ground floor of mixed use buildings should comprise non-residential land uses.

18 In mixed use areas, development facing the street should be designed to activate the street frontage(s):

(a) including features that attract people to the locality such as frequent doors and display windows, retail shopfronts and/or outdoor eating or dining areas

(b) minimising the frontage for fire escapes, service doors, plant and equipment hatches

(c) avoiding undercroft or ground floor vehicle parking that is visible from the primary street frontage

(d) using colour, vertical and horizontal elements, roof overhangs and other design techniques to provide visual interest and reduced massing.

19 Where zero or minor setbacks are desirable, development should incorporate shelter over footpaths to enhance the quality of the pedestrian environment.

## Outdoor Storage and Service Areas

20 Outdoor storage, loading and service areas should be:

(a) screened from public view by a combination of built form, solid fencing and/or landscaping

(b) conveniently located and designed to enable the manoeuvring of service and delivery vehicles

(c) sited away from sensitive land uses.

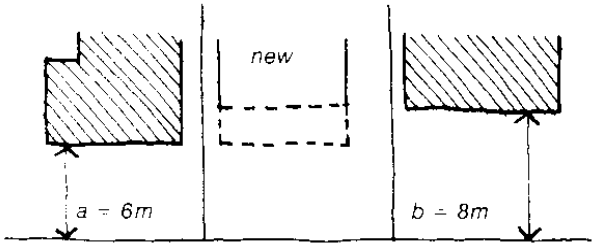
## Building Setbacks from Road Boundaries

21 Except in areas where a new character is desired, the setback of buildings from public roads should:

(a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality

(b) contribute positively to the function, appearance and/or desired character of the locality.

22 Except where specified in a particular zone, policy area or precinct, the main face of a building should be set back from the primary road frontage in accordance with the following table:

| **Setback difference between buildings on adjacent allotments** | **Setback of new building** |
|---|---|
| Up to 2 metres | The same setback as one of the adjacent buildings, as illustrated below:<br>  <br><br>*When b - a≤ 2, setback of new dwelling = a or b* |
| Greater than 2 metres | At least the average setback of the adjacent buildings |

23 Except in areas where a new character is desired or where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.

# Energy Efficiency

## OBJECTIVES

1 Development designed and sited to conserve energy.

2 Development that provides for on-site power generation including photovoltaic cells and wind power.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should provide for efficient solar access to buildings and open space all year around.

2 Buildings should be sited and designed:

(a) to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings

(b) so that open spaces associated with the main activity areas face north for exposure to winter sun.

### On-site Energy Generation

3 Development should facilitate the efficient use of photovoltaic cells and solar hot water systems by:

(a) taking into account overshadowing from neighbouring buildings

(b) designing roof orientation and pitches to maximise exposure to direct sunlight.

4 Public infrastructure and lighting, should be designed to generate and use renewable energy.

# Forestry

## OBJECTIVES

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

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Forestry plantations should not be undertaken if they will cause or require the clearance of valued trees or substantially intact strata of vegetation, or detrimentally affect the physical environment or scenic quality of the rural landscape.

2 Forestry plantations should not occur:

(a) on land with a slope exceeding 20 degrees

(b) within a separation distance (which may include forestry firebreaks and vehicle access tracks) of 50 metres of either of the following:

(i) any dwelling including those on an adjoining allotment

(ii) a reserve gazetted under the *National Parks and Wildlife Act 1972* or *Wilderness Protection Act 1992*.

3 Forestry plantations should:

(a) not involve cultivation (excluding spot cultivation) in drainage lines or within 20 metres of a major watercourse (a third order or higher watercourse), lake, reservoir, wetland and sinkhole (direct connection to aquifer)

(b) incorporate artificial drainage lines (ie culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas

(c) retain a minimum 10 metre width separation distance immediately to either side of a watercourse (a first or second order watercourse) and sinkhole (no-direct connection to aquifer). This separation distance should contain locally indigenous vegetation (including grasses) and unmodified topography to ensure water flow.

4 Forestry plantations should incorporate:

(a) 7 metre wide external boundary firebreaks for plantations of 40 hectares or less

(b) 10 metre wide external boundary firebreaks for plantations of between 40 and 100 hectares

(c) 20 metre wide external boundary firebreaks, or 10 metres with an additional 10 metres of fuel-reduced plantation, for plantations of 100 hectares or greater.

5 Forestry plantations should incorporate vehicle access tracks:

(a) within all firebreaks

(b) of a minimum width of 7 metres with a vertical clearance of 4 metres

(c) that are aligned to provide straight through access at junctions, or if they are a no through access track they are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles

(d) that partition the plantation into units not exceeding 40 hectares in area.

6 Forestry plantations should ensure the clearances from power lines listed in the Table following are maintained when planting trees with an expected mature height of more than 6 metres:

| Voltage of transmission line | Tower or Pole | Minimum horizontal clearance distance between plantings and transmission lines (in metres) |
|---|---|---|
| 500 kV | Tower | 38 |
| 275 kV | Tower | 25 |
| 132 kV | Tower | 30 |
| 132 kV | Pole | 20 |
| 66 kV | Pole | 20 |
| Less than 66 kV | Pole | 20 |

# Hazards

## OBJECTIVES

1 Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.

2 Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.

3 Critical community facilities such as hospitals, emergency control centres, major service infrastructure facilities, and emergency service facilities located where they are not exposed to natural hazard risks.

4 Development located and designed to minimise the risks to safety and property from flooding.

5 Development located to minimise the threat and impact of bushfires on life and property.

6 Expansion of existing non-rural uses directed away from areas of high bushfire risk.

7 The environmental values and ecological health of receiving waterways and marine environments protected from the release of acid water resulting from the disturbance of acid sulfate soils.

8 Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.

9 Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.

10 Minimisation of harm to life, property and the environment through appropriate location of development and appropriate storage, containment and handling of hazardous materials.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.

2 Development located on land subject to hazards as shown on the *Overlay Maps - Development Constraints* should not occur unless it is sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.

3 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.

### Flooding

4 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.

5 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:

(a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event

(b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.

6 Development, including earthworks associated with development, should not do any of the following:

(a) impede the flow of floodwaters through the land or other surrounding land

(b) increase the potential hazard risk to public safety of persons during a flood event

(c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood

(d) cause any adverse effect on the floodway function

(e) increase the risk of flooding of other land

(f) obstruct a watercourse.

## Bushfire

7 The following bushfire protection principles of development control apply to development of land identified as General, Medium and High bushfire risk areas as shown on the *Bushfire Protection Area BPA Maps LEP/1 to 39 - Bushfire Risk*.

8 Development in a Bushfire Protection Area should be in accordance with those provisions of the *Minister's Code: Undertaking development in Bushfire Protection Areas* that are designated as mandatory for Development Plan Consent purposes.

9 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:

(a) vegetation cover comprising trees and/or shrubs

(b) poor access

(c) rugged terrain

(d) inability to provide an adequate building protection zone

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

10 Residential, tourist accommodation and other habitable buildings should:

(a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect

(b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing hazardous vegetation

(c) have a dedicated and accessible water supply available at all times for fire fighting which:

(i) is sited adjacent to the building or in another convenient location on the allotment accessible to fire fighting vehicles

(ii) comprises a minimum of 5000 litres in areas shown as General or Medium Bushfire Risk on the *Bushfire Protection Area BPA Maps – Bushfire Risk*

(iii) comprises a minimum of 22 000 litres in areas shown as High Bushfire Risk on *Bushfire Protection Area BPA Maps – Bushfire Risk*.

11 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to residential, tourist accommodation and other habitable buildings in the event of bushfire.

12 Buildings and structures should be designed and configured to reduce the impact of bushfire through using simple designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.

13 Land division for residential or tourist accommodation purposes within areas of high bushfire risk should be limited to those areas specifically set aside for these uses.

14 Where land division does occur it should be designed to:

(a) minimise the danger to residents, other occupants of buildings and fire fighting personnel

(b) minimise the extent of damage to buildings and other property during a bushfire

(c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire

(d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

15 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to:

(a) facilitate safe and effective operational use for fire fighting and other emergency vehicles and residents

(b) provide for two-way vehicular access between areas of fire risk and the nearest public road.

16 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

## Salinity

17 Development should not increase the potential for, or result in an increase in, soil and water salinity.

18 Preservation, maintenance and restoration of locally indigenous plant species should be encouraged in areas affected by dry land salinity.

19 Irrigated horticulture and pasture should not increase groundwater induced salinity.

## Acid Sulfate Soils

20 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils (including land identified on the *Overlay Maps –Development Constraints*) should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:

(a) the marine and estuarine environment

(b) natural water bodies and wetlands

(c) agricultural or aquaculture activities

(d) buildings, structures and infrastructure

(e) public health.

21 Development, including primary production, aquaculture activities and infrastructure, should not proceed unless it can be demonstrated that the risk of releasing acid water resulting from the disturbance of acid sulfate soils is minimal.

### Site Contamination

22 Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use.

### Containment of Chemical and Hazardous Materials

23 Hazardous materials should be stored and contained in a manner that minimises the risk to public health and safety and the potential for water, land or air contamination.

24 Development that involves the storage and handling of hazardous materials should ensure that these are contained in designated areas that are secure, readily accessible to emergency vehicles, impervious, protected from rain and stormwater intrusion and other measures necessary to prevent:

(a) discharge of polluted water from the site

(b) contamination of land

(c) airborne migration of pollutants

(d) potential interface impacts with sensitive land uses.

### Landslip

25 Development, including associated cut and fill activities, should not lead to an increased danger from land surface instability or to the potential of landslip occurring on the site or on surrounding land.

26 Development on steep slopes should promote the retention and replanting of vegetation as a means of stabilising and reducing the possibility of surface movement or disturbance.

27 Development in areas susceptible to landslip should:

(a) incorporate split level designs to minimise cutting into the slope

(b) ensure that cut and fill and heights of faces are minimised

(c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades

(d) control any erosion that will increase the gradient of the slope and decrease stability

(e) ensure the siting and operation of an effluent drainage field does not contribute to landslip

(f) provide drainage measures to ensure surface stability is not compromised

(g) ensure natural drainage lines are not obstructed.

# Heritage Places

## OBJECTIVES

1 The conservation of State and local heritage places.

2 The continued use, or adaptive reuse, of State and local heritage places that supports the conservation of their cultural significance.

3 Conservation of the setting of State and local heritage places.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 A heritage place spatially located on *Overlay Maps - Heritage* and more specifically identified in *Table LEP/4 - State Heritage Places* *or in* *Table LEP/3- Local Heritage Places* should not be demolished, destroyed or removed, in total or in part, unless either of the following apply:

(a) that portion of the place to be demolished, destroyed or removed is excluded from the extent of the places identified in the *Table(s)*

(b) the structural condition of the place represents an unacceptable risk to public or private safety.

2 Development of a State or local heritage place should retain those elements contributing to its heritage value, which may include (but not be limited to):

(a) principal elevations

(b) important vistas and views to and from the place

(c) setting and setbacks

(d) building materials

(e) outbuildings and walls

(f) trees and other landscaping elements

(g) access conditions (driveway form/width/material)

(h) architectural treatments

(i) the use of the place.

3 Development of a State or local heritage place should be compatible with the heritage value of the place.

4 Original unpainted plaster, brickwork, stonework or other masonry of existing State or local heritage places should be preserved, unpainted.

5 New buildings should not be placed or erected between the front street boundary and the façade of existing State or local heritage places.

6 Development that materially affects the context within which the heritage place is situated should be compatible with the heritage place. It is not necessary to replicate historic detailing, however design elements that should be compatible include, but are not limited to:

(a) scale and bulk

(b) width of frontage

(c) boundary setback patterns

(d) proportion and composition of design elements such as rooflines, openings, fencing and landscaping

(e) colour and texture of external materials.

7 Multi-storey additions to a State or local heritage place should be compatible with the heritage value of the place through a range of design solutions such as:

(a) extending into the existing roof space or to the rear of the building

(b) retaining the elements that contribute to the building's heritage value

(c) distinguishing between the existing and new portion of the building

(d) stepping in parts of the building that are taller than the front facade.

8 The introduction of advertisements and signage to a State or local heritage place should:

(a) be placed on discrete elements of its architecture such as parapets and wall panels, below the canopy, or within fascias, and infill end panels and windows

(b) not conceal or obstruct historical detailing of the heritage place

(c) not project beyond the silhouette or skyline of the heritage place

(d) not form a dominant element of the place.

9 The division of land adjacent to or containing a State or local heritage place should occur only where it will:

(a) create an allotment pattern that maintains or reinforces the integrity of the heritage place and the character of the surrounding area

(b) create an allotment or allotments of a size and dimension that can accommodate new development that will reinforce and complement the heritage place and the zone or policy area generally

(c) be of a size and dimension that will enable the siting and setback of new buildings from allotment boundaries so that they do not overshadow, dominate, encroach on or otherwise impact on the setting of the heritage place

(d) provide an area for landscaping of a size and dimension that complements the landscape setting of the heritage place and the landscape character of the locality

(e) enable the State or local heritage place to have a curtilage of a size sufficient to protect its setting.

# Industrial Development

## OBJECTIVES

1 Industrial, warehouse, storage and transport distribution development on appropriately located land, integrated with transport networks and designed to minimise potential impact on these networks.

2 The development of small scale agricultural industries, wineries, mineral water extraction and processing plants, and home based industries in rural areas.

3 Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.

4 Industrial development occurring without adverse effects on the health and amenity of occupiers of land in adjoining zones.

5 Compatibility between industrial uses within industrial zones.

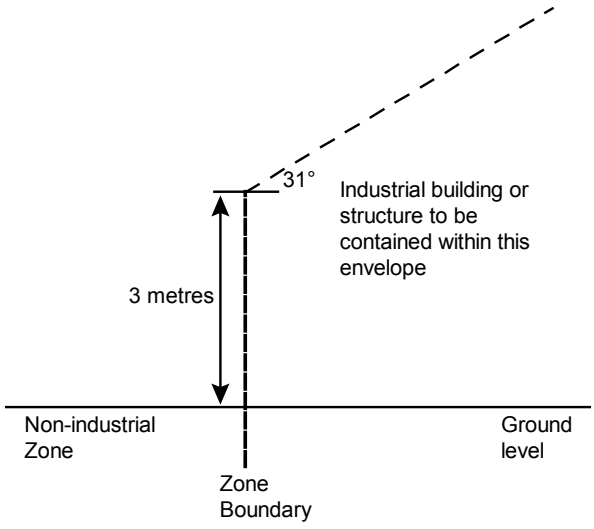
6 The improved amenity of industrial areas.

7 Co-location of industries in townships to enable promotion and implementation of innovative waste recovery practices, methods of power generation and reuse of by-products.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Offices and showrooms associated with industrial, warehouse, storage and transport development should be sited at the front of the building with direct and convenient pedestrian access from the main visitor parking area.

2 Any building or structure on, or abutting the boundary of, a non-industrial zone should be restricted to a height of 3 metres above ground level at the boundary and a plane projected at 31 degrees above the horizontal into the development site from that 3 metre height, as shown in the following diagram:



3 Industrial development should enable all vehicles to enter and exit the site in a forward direction.

4 Industrial development abutting an arterial road, a non-industrial zone boundary, or significant open space should be developed in a manner that does not create adverse visual impacts on the locality.

5 Building facades facing a non-industrial zone, public road, or public open space should:

(a) use a variety of building finishes

(b) not consist solely of metal cladding

(c) contain materials of low reflectivity

(d) incorporate design elements to add visual interest

(e) avoid large expanses of blank walls.

6 Industrial development should minimise significant adverse impact on adjoining uses due to hours of operation, traffic, noise, fumes, smell, dust, paint or other chemical over-spray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance creating impacts.

7 Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.

8 Fencing (including colour-coated wire mesh fencing) adjacent to public roads should be setback in one of the following ways:

(a) in line with the building facade

(b) behind the building line

(c) behind a landscaped area that softens its visual impact.

9 Marine aquaculture onshore storage, cooling and processing facilities should not impair the coastline and its visual amenity and should:

(a) be sited, designed, landscaped and developed at a scale and using external materials that minimise any adverse visual impact on the coastal landscape

(b) be sited and designed with appropriate vehicular access arrangement

(c) include appropriate waste treatment and disposal.

# Infrastructure

## OBJECTIVES

1 Infrastructure provided in an economical and environmentally sensitive manner.

2 The visual impact of infrastructure facilities minimised.

3 The efficient and cost-effective use of existing infrastructure.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should only occur where it has access to adequate utilities and services, including:

(a) reticulated electricity supply

(b) water supply

(c) drainage and stormwater systems

(d) effluent disposal systems

(e) formed all-weather public roads

(f) telecommunications services

(g) gas services.

2 Development should incorporate any relevant and appropriate social infrastructure, community services and facilities.

3 Development should only occur where it provides, or has access to, relevant easements for the supply of infrastructure.

4 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.

5 Development should not occur until adequate and coordinated drainage of the land is provided.

6 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.

7 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system. For dwellings and other buildings intended for human habitation, water storage (exclusive of any requirement for fire-fighting purposes) should be provided at the following rate:

(a) 22 500 litres per bedroom within the **Primary Production Zone**, **Rural Living Zone**, **Coastal Conservation Zone** or **Coastal Open Space Zone**

(b) 11 000 litres per bedroom within the **Residential Zone**

(c) 15 000 litres per bedroom within the **Coastal Settlement Zone** or **Settlement Zone**

(d) 22 500 litres per bedroom in any other zone.

8 Urban development should have a direct water supply.

9 Electricity infrastructure should be designed and located to minimise visual and environmental impacts.

10 Utilities and services, including access roads and tracks, should be sited on areas already cleared of native vegetation. If this is not possible, their siting should cause minimal interference or disturbance to existing native vegetation and biodiversity.

11 Utility buildings and structures should be grouped with non-residential development, where possible.

12 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.

13 Residential development should be sited with the following separation from sewage treatment works:

| **Minimum separation distance (metres)** | | |
|---|---|---|
| **Capacity of sewage treatment works (equivalent populations)** | **Mechanical/biological wastewater plants including aerated lagoons** | **Facultative lagoon use for untreated disposal of effluent whereby the lagoons perform both aerobic and anaerobic processes in the treatment of wastewater** |
| <1000 | 100 | 150 |
| 1000 to <5000 | 200 | 350 |
| 5000 to <20 000 | 300 | 700 |
| 20 000 to <50 000 | 400 | 1000 |

14 Aerobic or anaerobic wastewater disposal systems should be used in areas where there is a high risk of contamination to surface, ground, or marine water resources from on site disposal of liquid wastes.

15 Incompatible uses should not encroach upon the easements of infrastructure corridors for existing and proposed transmission lines.

16 In urban areas, electricity supply (except transmission lines) serving new development should be installed underground, excluding lines having a capacity greater than or equal to 33 kV.

17 Provision should be made for new transmission and distribution substations and overhead major electricity line corridors (having a capacity greater than or equal to 33 kV) in areas which have the required buffer distance to protect people and allow for adequate access.

18 Land division for the purpose of residential and other sensitive land uses should not occur within electricity line corridors or existing electricity easements unless the resultant allotments are large enough to enable accommodation of safe clearances and expected structures.

# Interface Between Land Uses

## OBJECTIVES

1 Development located and designed to minimise adverse impact and conflict between land uses.

2 Protect community health and amenity from adverse impacts of development.

3 Protect desired land uses from the encroachment of incompatible development.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:

(a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants

(b) noise

(c) vibration

(d) electrical interference

(e) light spill

(f) glare

(g) hours of operation

(h) traffic impacts.

2 Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.

3 Development adjacent to a **Residential Zone** or residential area within a **Township Zone** should be designed to minimise overlooking and overshadowing of adjacent dwellings and private open space.

4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.

5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.

6 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.

### Noise Generating Activities

7 Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant *Environment Protection (Noise) Policy* criteria when assessed at the nearest existing noise sensitive premises.

8 Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.

9 Outdoor areas (such as beer gardens or dining areas) associated with licensed premises should be designed or sited to minimise adverse noise impacts on adjacent existing or future noise sensitive development.

10 Development proposing music should include noise attenuation measures that achieve the following desired noise levels:

| Noise level assessment location | Desired noise level |
|---|---|
| Adjacent existing noise sensitive development property boundary | Less than 8 dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum<br>and<br>Less than 5 dB(A) above the level of background noise ($LA_{90,15min}$) for the overall (sum of all octave bands) A-weighted level |
| Adjacent land property boundary | Less than 65dB(Lin) at 63Hz and 70dB(Lin) in all other octave bands of the sound spectrum<br>or<br>Less than 8 dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum and 5 dB(A) overall (sum of all octave bands) A-weighted level |

## Air Quality

11 Development with the potential to emit harmful or nuisance-generating air pollution should incorporate air pollution control measures to prevent harm to human health or unreasonable interference with the amenity of sensitive uses within the locality.

12 Chimneys or exhaust flues associated with commercial development (including cafes, restaurants and fast food outlets) should be designed to ensure they do not cause a nuisance or health concerns to nearby sensitive receivers by:

(a) incorporating appropriate treatment technology before exhaust emissions are released to the atmosphere

(b) ensuring that the location and design of chimneys or exhaust flues maximises dispersion and takes into account the location of nearby sensitive uses.

## Rural Interface

13 The potential for adverse impacts resulting from rural development should be minimised by:

(a) not locating horticulture or intensive animal keeping on land adjacent to townships

(b) maintaining an adequate separation between horticulture or intensive animal keeping and townships, other sensitive uses and, where desirable, other forms of primary production.

14 Traffic movement, spray drift, dust, noise, odour and the use of frost fans and gas guns associated with primary production should not lead to unreasonable impact on adjacent land uses.

15 Existing primary production and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.

16 Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.

17 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.

18 Development located within 300 metres of facilities for the handling, transportation and storage of bulk commodities should:

(a) not prejudice the continued operation of those facilities

(b) be located, designed and developed having regard to the potential environmental impact arising from the operation of such facilities and the potential extended hours of operation.

# Land Division

## OBJECTIVES

1 Land division that occurs in an orderly sequence allowing efficient provision of new infrastructure and facilities and making optimum use of existing under utilised infrastructure and facilities.

2 Land division that creates allotments appropriate for the intended use.

3 Land division layout that is optimal for energy efficient building orientation.

4 Land division that is integrated with site features, including landscape and environmental features, adjacent land uses, the existing transport network and the availability of infrastructure.

5 Land division restricted in rural areas to ensure the efficient use of rural land for primary production and avoidance of uneconomic infrastructure provision.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 When land is divided:

(a) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an environmentally sensitive manner

(b) a sufficient water supply should be made available for each allotment

(c) provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health

(d) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare.

2 Land should not be divided if any of the following apply:

(a) the size, shape, location, slope or nature of the land makes any of the allotments unsuitable for the intended use

(b) any allotment will not have a frontage to one of the following:

(i) an existing road

(ii) a proposed public road

(iii) access to a public road via an internal roadway in a plan of community division

(c) the intended use of the land is likely to require excessive cut and/or fill

(d) it is likely to lead to undue erosion of the subject land or land within the locality

(e) the wastewater treatment plant to which subsequent development will be connected does not have sufficient capacity to handle the additional wastewater volumes and pollutant loads generated by such development

(f) the area is unsewered and cannot accommodate an appropriate on-site wastewater disposal system within the allotment that complies with (or can comply with) the relevant public and environmental health legislation applying to the intended use(s)

(g) any allotments will straddle more than one zone, policy area or precinct

(h) the allotments unreasonably restrict access to publicly owned land such as recreation areas.

## Design and Layout

3 Land divisions should be designed to ensure that areas of native vegetation and wetlands:

(a) are not fragmented or reduced in size

(b) do not need to be cleared as a consequence of subsequent development.

4 The design of a land division should incorporate:

(a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities

(b) new road and allotment access points providing appropriate separation distances from existing road junctions or level crossings

(c) safe and convenient access from each allotment to an existing or proposed road or thoroughfare

(d) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones

(e) suitable land set aside for usable local open space

(f) public utility services within road reserves and where necessary within dedicated easements

(g) the preservation of significant natural, cultural or landscape features including State and local heritage places

(h) protection for existing vegetation and drainage lines

(i) where appropriate, the amalgamation of smaller allotments to ensure co-ordinated and efficient site development.

5 Land division should result in allotments of a size suitable for their intended use.

6 Land division should facilitate optimum solar access for energy efficiency.

7 Land division within an area identified as being an 'Excluded Area from Bushfire Protection Planning Provisions' as shown on *Bushfire Protection Area BPA Maps - Bushfire Risk* should be designed to make provisions for:

(a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it

(b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads

(c) a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

8 Allotments should have an orientation, size and configuration to encourage development that:

(a) minimises the need for earthworks and retaining walls

(b) maintains natural drainage systems

(c) faces abutting streets and open spaces

(d) does not require the removal of native vegetation to facilitate that development

(e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.

9 Within defined townships and settlements where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.

10 Within defined townships and settlements land division should make provision for a reserve or an area of open space that is at least 25 metres wide from the top of the bank of a watercourse and that incorporates land within the 1-in-100 year average return interval flood event area.

11 The layout of a land division should keep flood prone land free from development.

12 The arrangement of roads, allotments, reserves and open space should enable the provision of a stormwater management drainage system that:

(a) contains and retains all watercourses, drainage lines and native vegetation

(b) enhances amenity

(c) integrates with the open space system and surrounding area.

## Roads and Access

13 Road reserves should be of a width and alignment that can:

(a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users

(b) provide for footpaths, cycle lanes and shared-use paths for the safety and convenience of residents and visitors

(c) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street

(d) accommodate street tree planting, landscaping and street furniture

(e) accommodate the location, construction and maintenance of stormwater drainage and public utilities

(f) provide unobstructed, safe and efficient vehicular access to individual allotments and sites

(g) allow for the efficient movement of service and emergency vehicles.

14 The design of the land division should facilitate the most direct route to local facilities for pedestrians and cyclists and enable footpaths, cycle lanes and shared-use paths to be provided of a safe and suitable width and reasonable longitudinal gradient.

15 The layout of land divisions should result in roads designed and constructed to ensure:

(a) that traffic speeds and volumes are restricted where appropriate by limiting street length and/or the distance between bends and slow points

(b) there are adequate sight distances for motorists at intersections, junctions, pedestrian and cyclist crossings, and crossovers to allotments to ensure the safety of all road users and pedestrians

(c) that existing dedicated cycling and walking routes are not compromised.

16 The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:

(a) the size of proposed allotments and sites and opportunities for on-site parking

(b) the availability and frequency of public and community transport

(c) on-street parking demand likely to be generated by nearby uses.

17 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.

## Land Division in Rural Areas

18 Rural land should not be divided if the resulting allotments would be of a size and configuration likely to impede the efficient use of rural land for any of the following:

(a) primary production

(b) value adding industries related to primary production

(c) protection of natural resources.

19 Rural land should not be divided where new allotments would result in any of the following:

(a) fragmentation of productive primary production land

(b) strip development along roads or water mains

(c) prejudice against the proper and orderly development of townships

(d) removal of native vegetation for allotment boundaries, access roads, infrastructure, dwellings and other buildings or firebreaks

(e) uneconomic costs to the community for the provision of services.

# Landscaping, Fences and Walls

## OBJECTIVES

1 The amenity of land and development enhanced with appropriate planting and other landscaping works, using locally indigenous plant species where possible.

2 Functional fences and walls that enhance the attractiveness of development.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should incorporate open space and landscaping and minimise hard paved surfaces in order to:

(a) complement built form and reduce the visual impact of larger buildings (eg taller and broader plantings against taller and bulkier building components)

(b) enhance the appearance of road frontages

(c) screen service yards, loading areas and outdoor storage areas

(d) minimise maintenance and watering requirements

(e) enhance and define outdoor spaces, including car parking areas

(f) maximise shade and shelter

(g) assist in climate control within and around buildings

(h) minimise heat absorption and reflection

(i) maintain privacy

(j) maximise stormwater re-use

(k) complement existing vegetation, including native vegetation

(l) contribute to the viability of ecosystems and species

(m) promote water and biodiversity conservation.

2 Landscaping should:

(a) include the planting of locally indigenous species where appropriate

(b) be oriented towards the street frontage

(c) result in the appropriate clearance from powerlines and other infrastructure being maintained.

3 Landscaping should not:

(a) unreasonably restrict solar access to adjoining development

(b) cause damage to buildings, paths and other landscaping from root invasion, soil disturbance or plant overcrowding

(c) introduce pest plants

(d) increase the risk of bushfire

(e) remove opportunities for passive surveillance

(f) increase leaf fall in watercourses

(g) increase the risk of weed invasion

(h) obscure driver sight lines

(i) create a hazard for train or tram drivers by obscuring sight lines at crossovers.

4 Fences and walls, including retaining walls, should:

(a) not result in damage to neighbouring trees

(b) be compatible with the associated development and with existing predominant, attractive fences and walls in the locality

(c) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance

(d) incorporate articulation or other detailing where there is a large expanse of wall facing the street

(e) assist in highlighting building entrances

(f) be sited and limited in height, to ensure adequate sight lines for motorists and pedestrians especially on corner sites

(g) in the case of side and rear boundaries, be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land

(h) be constructed of non-flammable materials.

# Marinas and Maritime Structures

## OBJECTIVE

1 The provision, in appropriate locations, of marinas, pontoons, jetties, piers, wharves and boat moorings that cater for vessels and:

(a) maintain public access to the waterfront

(b) do not compromise public safety

(c) preserve the structural integrity of the marine infrastructure

(d) minimise adverse impacts on the natural environment.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Marina development should include one or more of the following:

(a) wet and dry berthing of boats

(b) launching and retrieval of recreational boats and associated trailer and car parking areas

(c) access ramps, landings, storage and other structures associated with a marina

(d) clubrooms for maritime organisations.

2 The design of marinas, berths, channels, fairways, gangways and floating structures should comply with:

(a) *Australian Standard AS 3962: Guidelines for Design of Marinas*

(b) *Australian Standard AS 4997: Guidelines for the Design of Maritime Structures*.

3 Development should not obstruct or impair:

(a) navigation and access channels

(b) maintenance activities of marine infrastructure including revetment walls

(c) the operation of wharves.

4 Safe public access should be provided or maintained to:

(a) the waterfront

(b) known diving areas

(c) jetties, wharves and associated activities.

5 Marinas should be designed to:

(a) facilitate water circulation and exchange

(b) maximise the penetration of sunlight into the water.

# Mineral Extraction

## OBJECTIVES

1 Development of mining activities in a way that contributes to the sustainable growth of the industry.

2 Protection of mineral deposits against intrusion by inappropriate forms of development.

3 Areas with scenic or conservation significance protected from undue damage arising from mining operations.

4 Mining operations undertaken with minimal adverse impacts on the environment and on the health and amenity of adjacent land uses.

5 Minimisation of the impacts from mining activities upon the existing groundwater level and the quality of groundwater resources.

6 Mining operations that make adequate provision for site rehabilitation.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Known reserves of economically viable mineral deposits should be kept free of development that may inhibit their future exploitation.

2 Development in proximity to mining operations should not be undertaken where it may be exposed to adverse impacts resulting from mining activities.

3 Mining in scenic and native vegetation areas should only be undertaken if:

(a) the proposed location is the best site in regard to minimising loss of amenity, degradation of the landscape and loss of native vegetation

(b) there are a limited number of known reserves of the minerals in the area or elsewhere in the State

(c) the extraction and transportation of materials from alternative sites to principal centres of consumption carry significantly higher costs

(d) the site is capable of restoration with locally indigenous plant species to counter the long-term impact on the landscape and biodiversity.

4 Stormwater and/or wastewater from land used for mining should be diverted into a silt retention structure so that it can be reused on-site for purposes such as truck wash-down, dust control, washing of equipment and landscape irrigation or for disposal off-site in an environmentally responsible manner.

5 Access to land used for mining should be sited and designed to accommodate heavy vehicle traffic and ensure the safety of all road users.

6 Mining operations should:

(a) ensure that minimal damage is caused to the landscape

(b) minimise the area required for operations, and provide for the progressive reclamation of disturbed areas

(c) minimise disturbance to natural hydrological systems.

## Separation Treatments, Buffers and Landscaping

7 Mining development should be sited, designed and sequenced to protect the amenity of surrounding land uses from environmental nuisance such as dust or vibration emanating from mining operations.

8 Mining operations that are likely to impact upon the amenity of the locality should incorporate a separation distance and/or mounding/vegetation between the mining operations (including stockpiles) and adjoining allotments to help minimise exposure to those potential impacts.

9 Quarry faces should be orientated away from public view.

10 Screening of mining areas should occur in advance of extraction commencing.

11 An area of densely vegetated and/or mounded land should be established around the perimeter of mining sites in order to screen excavated land and mineral processing facilities from all of the following:

(a) residential areas

(b) tourist areas

(c) tourist routes

(d) scenic routes.

12 Screen planting around mining operations should incorporate a mixture of trees and shrubs that:

(a) contribute to an attractive landscape

(b) suit local soil and climatic conditions

(c) are fast growing and/or have a long life expectancy

(d) are locally indigenous species.

13 Borrow pits for road making materials should:

(a) be sited so as to cause the minimum effect on their surroundings

(b) minimise environmental disturbance and ensure that pit surfaces are progressively rehabilitated.

# Natural Resources

## OBJECTIVES

1 Retention, protection and restoration of the natural resources and environment.

2 Protection of the quality and quantity of South Australia's surface waters, including inland, marine and estuarine and underground waters.

3 The ecologically sustainable use of natural resources including water resources, including marine waters, ground water, surface water and watercourses.

4 Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.

5 Development consistent with the principles of water sensitive design.

6 Development sited and designed to:

(a) protect natural ecological systems

(b) achieve the sustainable use of water

(c) protect water quality, including receiving waters

(d) reduce runoff and peak flows and prevent the risk of downstream flooding

(e) minimise demand on reticulated water supplies

(f) maximise the harvest and use of stormwater

(g) protect stormwater from pollution sources.

7 Storage and use of stormwater which avoids adverse impact on public health and safety.

8 Native flora, fauna and ecosystems protected, retained, conserved and restored.

9 Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.

10 Minimal disturbance and modification of the natural landform.

11 Protection of the physical, chemical and biological quality of soil resources.

12 Protection of areas prone to erosion or other land degradation processes from inappropriate development.

13 Protection of the scenic qualities of natural and rural landscapes.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.

2 Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced.

3 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks, wetlands, estuaries and significant seagrass and mangrove communities.

4 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.

## Water Sensitive Design

5 Development should be designed to maximise conservation, minimise consumption and encourage re-use of water resources.

6 Development should not take place if it results in unsustainable use of surface or underground water resources.

7 Development should be sited and designed to:

(a) capture and re-use stormwater, where practical

(b) minimise surface water runoff

(c) prevent soil erosion and water pollution

(d) protect and enhance natural water flows

(e) protect water quality by providing adequate separation distances from watercourses and other water bodies

(f) not contribute to an increase in salinity levels

(g) avoid the water logging of soil or the release of toxic elements

(h) maintain natural hydrological systems and not adversely affect:

(i) the quantity and quality of groundwater

(ii) the depth and directional flow of groundwater

(iii) the quality and function of natural springs.

8 Water discharged from a development site should:

(a) be of a physical, chemical and biological condition equivalent to or better than its pre-developed state

(b) not exceed the rate of discharge from the site as it existed in pre-development conditions.

9 Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood.

10 Development should have adequate provision to control any stormwater over-flow runoff from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters.

11 Development should include stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.

12 Development should include stormwater management systems to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system.

13 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.

14 Stormwater management systems should:

(a) maximise the potential for stormwater harvesting and re-use, either on-site or as close as practicable to the source

(b) utilise, but not be limited to, one or more of the following harvesting methods:

(i) the collection of roof water in tanks

(ii) the discharge to open space, landscaping or garden areas, including strips adjacent to car parks

(iii) the incorporation of detention and retention facilities

(iv) aquifer recharge.

15 Where it is not practicable to detain or dispose of stormwater on-site, only clean stormwater runoff should enter the public stormwater drainage system.

16 Artificial wetland systems, including detention and retention basins, should be sited and designed to:

(a) ensure public health and safety is protected

(b) minimise potential public health risks arising from the breeding of mosquitoes.

## Water Catchment Areas

17 Development should ensure watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.

18 No development should occur where its proximity to a swamp or wetland will damage or interfere with the hydrology or water regime of the swamp or wetland.

19 A wetland or low-lying area providing habitat for native flora and fauna should not be drained, except temporarily for essential management purposes to enhance environmental values.

20 Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration should be fenced off to limit stock access.

21 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface run-off should include a strip of land at least 20 metres wide measured from the top of existing banks on each side of a watercourse that is:

(a) fenced to exclude livestock

(b) kept free of development, including structures, formal roadways or access ways for machinery or any other activity causing soil compaction or significant modification of the natural surface of the land

(c) revegetated with locally indigenous vegetation comprising trees, shrubs and other groundcover plants to filter runoff so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.

22 Development resulting in the depositing of an object or solid material in a watercourse or floodplain or the removal of bank and bed material should not:

(a) adversely affect the migration of aquatic biota

(b) adversely affect the natural flow regime

(c) cause or contribute to water pollution

(d) result in watercourse or bank erosion

(e) adversely affect native vegetation upstream or downstream that is growing in or adjacent to a watercourse.

23 The location and construction of dams, water tanks and diversion drains should:

(a) occur off watercourse

(b) not take place in ecologically sensitive areas or on erosion prone sites

(c) provide for low flow by-pass mechanisms to allow for migration of aquatic biota

(d) not negatively affect downstream users

(e) minimise in-stream or riparian vegetation loss

(f) incorporate features to improve water quality (eg wetlands and floodplain ecological communities)

(g) protect ecosystems dependent on water resources.

24 Irrigated horticulture and pasture should not increase groundwater induced salinity.

25 Development should comply with the current *Environment Protection (Water Quality) Policy*.

## Biodiversity and Native Vegetation

26 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.

27 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna, including marine animals and plants, and their breeding grounds and habitats.

28 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:

(a) provides an important habitat for wildlife or shade and shelter for livestock

(b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities

(c) provides an important seed bank for locally indigenous vegetation

(d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views

(e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture

(f) is growing in, or is characteristically associated with a wetland environment.

29 Native vegetation should not be cleared if such clearing is likely to lead to, cause or exacerbate any of the following:

(a) erosion or sediment within water catchments

(b) decreased soil stability

(c) soil or land slip

(d) deterioration in the quality of water in a watercourse or surface water runoff

(e) a local or regional salinity problem

(f) the occurrence or intensity of local or regional flooding.

30 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:

(a) provision for linkages and wildlife corridors between significant areas of native vegetation

(b) erosion along watercourses and the filtering of suspended solids and nutrients from runoff (c) the amenity of the locality

(d) bushfire safety

(e) the net loss of native vegetation and other biodiversity.

31 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure that there is not a net loss of native vegetation and biodiversity.

32 Development should be located and occur in a manner which:

(a) does not increase the potential for, or result in, the spread of pest plants, or the spread of any non-indigenous plants into areas of native vegetation or a conservation zone

(b) avoids the degradation of remnant native vegetation by any other means including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water or change to groundwater levels

(c) incorporates a separation distance and/or buffer area to protect wildlife habitats and other features of nature conservation significance

33 Development should promote the long-term conservation of vegetation by:

(a) avoiding substantial structures, excavations, and filling of land in close proximity to the trunk of trees and beneath their canopies

(b) minimising impervious surfaces beneath the canopies of trees

(c) taking other effective and reasonable precautions to protect both vegetation and the integrity of structures and essential services.

34 Horticulture involving the growing of olives should be located at least:

(a) 500 metres from:

(i) a national park

(ii) a conservation park

(iii) a wilderness protection area

(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area

(b) 50 metres from the edge of stands of native vegetation 5 hectares or less in area

(c) 6 metres from an allotment boundary for fire control purposes.

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

## Soil Conservation

36 Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.

37 Development should be designed and sited to prevent erosion.

38 Development should take place in a manner that will minimise alteration to the existing landform.

39 Development should minimise the loss of soil from a site through soil erosion or siltation during the construction phase of any development and following the commencement of an activity.

# Open Space and Recreation

## OBJECTIVES

1 The creation of a network of linked parks, reserves, recreational trails and recreation areas at regional and local levels.

2 Pleasant, functional and accessible open spaces providing a range of physical environments.

3 A wide range of settings for active and passive recreational opportunities.

4 The provision of open space in the following hierarchy:

- State
- Regional
- District
- Neighborhood
- Local.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Urban development should include public open space and recreation areas.

2 Public open space and recreation areas should be of a size, dimension and location that:

(a) facilitate a range of formal and informal recreation activities

(b) provide for the movement of pedestrians and cyclists

(c) incorporate existing vegetation and natural features, watercourses, wildlife habitat and other sites of natural or cultural value

(d) link habitats, wildlife corridors, public open spaces and existing recreation facilities

(e) enable effective stormwater management

(f) provides for the planting and retention of large trees and vegetation.

3 Open space should be designed to incorporate:

(a) pedestrian, cycle linkages to other open spaces, centres, schools and public transport nodes

(b) park furniture, shaded areas and resting places to enhance pedestrian comfort

(c) safe crossing points where pedestrian routes intersect the road network

(d) easily identified access points

(e) frontage to abutting public roads to optimise pedestrian access and visibility

(f) re-use of stormwater for irrigation purposes

(g) recreational trails where appropriate.

4 Where practical, access points to regional parks should be located close to public transport.

5 District level parks should be at least 3 hectares in size, and provided within 2 kilometres of all households that they serve.

6 Neighbourhood parks should be at least 0.5 hectares and generally closer to 1 hectare in size, and provided within 500 metres of households that they serve.

7 Local parks should be:

(a) a minimum of 0.2 hectares in size

(b) centrally located within a residential area, close to schools, shops and generally within 300 metres of households that they serve.

8 No more than 20 per cent of land allocated as public open space should:

(a) have a slope in excess of 1-in-4

(b) comprise creeks or other drainage areas.

9 Signage should be provided at entrances to and within public open space to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes and park activities.

10 Buildings in open space, including structures and associated car parking areas, should be designed, located and of a scale that is unobtrusive and does not detract from the desired open space character.

11 Development in open space should:

(a) be clustered where practical to ensure that the majority of the site remains open

(b) where practical, be developed for multi-purpose use

(c) be constructed to minimise the extent of hard paved areas.

12 Open spaces and recreation areas should be located and designed to maximise safety and security by:

(a) ensuring that within urban areas, their edges are overlooked by housing, commercial or other development that can provide effective informal surveillance

(b) ensuring fenced parks and playgrounds have more than one entrance or exit when fenced

(c) locating play equipment where it can be informally observed by nearby residents and users during times of use

(d) clearly defining the perimeters of play areas

(e) providing lighting around facilities such as toilets, telephones, seating, litter bins, bike storage and car parks

(f) focusing pedestrian and bicycle movement after dark along clearly defined, adequately lit routes with observable entries and exits.

13 Landscaping associated with open space and recreation areas should:

(a) not compromise the drainage function of any drainage channel

(b) provide shade and windbreaks along cyclist and pedestrian routes, around picnic and barbecue areas and seating, and in car parking areas

(c) maximise opportunities for informal surveillance throughout the park

(d) enhance the visual amenity of the area and complement existing buildings

(e) be designed and selected to minimise maintenance costs

(f) provide habitat for local fauna.

14 Development of recreational activities in areas not zoned for that purpose should be compatible with surrounding activities.

15 Recreation facilities development should be sited and designed to minimise negative impacts on the amenity of the locality.

# Orderly and Sustainable Development

## OBJECTIVES

1 Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.

2 Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.

3 Development that does not jeopardise the continuance of adjoining authorised land uses.

4 Development that does not prejudice the achievement of the provisions of the Development Plan.

5 Development abutting adjoining Council areas having regard to the policies of that Council's Development Plan.

6 Urban development contained within existing townships and settlements and located only in zones designated for such development.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should not prejudice the development of a zone for its intended purpose.

2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.

3 The economic base of the region should be expanded in a sustainable manner.

4 Urban development should form a compact extension to an existing built-up area.

5 Ribbon development should not occur along the coast, water frontages or arterial roads shown in *Overlay Maps - Transport*.

6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.

7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.

8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.

9 Development should be undertaken in accordance with the following Concept Plan Maps:

(a) *Concept Plan Map LEP/1 - Airport Layout*

(b) *Concept Plan Map LEP/2 - Airport Noise Sensitive Locations*

(c) *Concept Plan Map LEP/3 - Airport Building Heights*

(d) *Concept Plan Map LEP/4 - Natural Constraints*

(e) *Concept Plan Map LEP/5 - Native Vegetation*

(f) *Concept Plan Map LEP/6 - Point Boston Road Network*

(g) *Concept Plan Map LEP/7 - Whalers Way*

(h) *Concept Plan Map LEP/8 - Shelley Beach*

(i) *Concept Plan Map LEP/9 - Cummins Eastern*

(j) *Concept Plan Map LEP/10 - Cummins Northern*

(k) *Concept Plan Map LEP/11 - Cummins Industrial*

(l) *Concept Plan Map LEP/12 - Cummins Tourist*.

# Renewable Energy Facilities

## OBJECTIVES

1 Development of renewable energy facilities that benefit the environment, the community and the state.

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

3 Location, siting, design and operation of renewable energy facilities to avoid or minimise adverse impacts on the natural environment and other land uses.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Renewable energy facilities, including wind farms and ancillary development, should be:

(a) located in areas that maximize efficient generation and supply of electricity

(b) designed and sited so as not to impact on the safety of water or air transport and the operation of ports, airfields and designated landing strips.

### Wind Farms and Ancillary Development

2 The visual impacts of wind farms and ancillary development (such as substations, maintenance sheds, access roads and wind monitoring masts) should be managed through:

(a) wind turbine generators being:

(i) setback at least 1000 metres from non-associated (non-stakeholder) dwellings and tourist accommodation

(ii) setback at least 2000 metres from defined and zoned township, settlement or urban areas (including deferred urban areas)

(iii) regularly spaced

(iv) uniform in colour, size and shape and blade rotation direction

(v) mounted on tubular towers (as opposed to lattice towers)

(b) provision of vegetated buffers around substations, maintenance sheds and other ancillary structures.

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

(a) shadowing, flickering, reflection or glint

(b) excessive noise

(c) interference with television and radio signals and geographic positioning systems

(d) interference with low altitude aircraft movements associated with agriculture

(e) modification of vegetation, soils and habitats

(f) striking of birds and bats.

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

# Residential Development

## OBJECTIVES

1 Safe, convenient, sustainable and healthy living environments that meet the full range of needs and preferences of a diverse community.

2 A diverse range of dwelling types and sizes available to cater for changing demographics, particularly smaller household sizes and supported accommodation.

3 Medium and high density residential development in areas close to activity centres, public and community transport and public open spaces.

4 The revitalisation of residential areas to support the viability of community services and infrastructure.

5 Affordable housing, student housing and housing for aged persons provided in appropriate locations.

6 Increased affordable housing opportunities through land division and the conversion of buildings to a residential use.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Residential allotments and sites should maximise solar orientation and have the area and dimensions to accommodate:

(a) the siting and construction of a dwelling and associated ancillary outbuildings

(b) the provision of landscaping and private open space

(c) convenient and safe vehicle, pedestrian and cycling access and parking

(d) water sensitive design systems that enable the storage, treatment and reuse of stormwater.

2 Residential allotments should be of varying sizes to encourage housing diversity.

### Design and Appearance

3 Dwellings and accommodation at ground floor level should contribute to the character of the locality and create active, safe streets by incorporating one or more of the following:

(a) front landscaping or terraces that contribute to the spatial and visual structure of the street while maintaining adequate privacy for occupants

(b) individual entries for ground floor accommodation

(c) opportunities to overlook adjacent public space.

4 Residential development should be designed to ensure living rooms have an external outlook.

5 Entries to dwellings or foyer areas should be clearly visible from the street, or access ways that they face to enable visitors to easily identify individual dwellings.

6 Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:

(a) minimise the visual impact of buildings from adjoining properties

(b) minimise the overshadowing of adjoining properties

(c) achieve the following setbacks for external walls of dwellings, other than for party walls:

(i) 1 metre (where side wall height is up to 3 metres)

(ii) 2 metres (where side wall height is greater than 3 metres and up to 6 metres)

(iii) 2 metres plus the height of the side wall above 6 metres (where the side wall height is greater than 6 metres)

(d) in the case of dwellings with a party wall, a minimum setback of 3 metres from the posite side boundary of the site.

## Garages, Carports and Outbuildings

7 Garages, carports and residential outbuildings should have a roof form and pitch, building materials and detailing that complements the associated dwelling.

8 Residential outbuildings, including garages and sheds, within townships and settlements should not be constructed unless in association with an existing dwelling.

9 Residential outbuildings should not be used for human habitation.

10 Garages, carports and residential outbuildings should not dominate the streetscape and be designed within the following parameters:

| Parameter | Value |
|---|---|
| Maximum floor area | 60 square metres |
| Maximum wall height | 3 metres |
| Maximum building height | 5 metres |
| Minimum setback from a primary road frontage | Garages and carports sited no closer to the primary road frontage than any part of its associated dwelling and in any other case, be set back a minimum of 5.5 metres<br>Outbuildings should not protrude forward of any part of its associated dwelling |
| Minimum setback from a secondary road frontage | 0.9 metres or in line with the existing dwelling |
| Minimum setback from a vehicle access way | 5.5 metres |
| Maximum length along the boundary | 8 metres or 50 per cent of the length along that boundary (whichever is the lesser) |
| Maximum frontage width of garage or carport with an opening facing a rear access lane | No maximum |
| Maximum frontage width of garage or carport with an opening facing the street | Less than 50 percent of the allotment frontage |

## Site Coverage

11 Site coverage should ensure sufficient space is provided for:

(a) pedestrian and vehicle access and vehicle parking

(b) domestic storage

(c) outdoor clothes drying

(d) rainwater tanks

(e) private open space and landscaping

(f) convenient storage of household waste and recycling receptacles.

## Private Open Space

12 Private open space (available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:

(a) to be accessed directly from a habitable room of the dwelling

(b) to be generally at ground level (other than for residential flat buildings) and to the side or rear of a dwelling and screened for privacy

(c) to take advantage of, but not adversely affect, natural features of the site

(d) to minimise overlooking from adjacent buildings

(e) to achieve separation from bedroom windows on adjacent sites

(f) to have a northerly aspect to provide for comfortable year round use

(g) not to be significantly shaded during winter by the associated dwelling or adjacent development

(h) to be partly shaded in summer

(i) to minimise noise or air quality impacts that may arise from traffic, industry or other business activities within the locality

(j) to have sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.

13 Dwellings at ground level should provide private open space in accordance with the following table:

| **Site area per dwelling (square metres)** | **Minimum area excluding any area at ground level at the front of the dwelling (square metres)** | **Minimum dimension (metres)** | **Minimum area provided at the rear or side of the dwelling, directly accessible from a habitable room (square metres)** |
|---|---|---|---|
| >500 | 80, of which 10 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres | 4 | 24 |
| 300-500 | 60, of which 10 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres | 4 | 16 |

| Site area per dwelling (square metres) | Minimum area excluding any area at ground level at the front of the dwelling (square metres) | Minimum dimension (metres) | Minimum area provided at the rear or side of the dwelling, directly accessible from a habitable room (square metres) |
|---|---|---|---|
| <300 | 24, of which 8 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres | 3 | 16 |

14 Private open space should not include driveways, effluent drainage areas, rubbish bin storage areas, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space.

15 Private open space at ground level should be designed to provide a consolidated area of deep soil (an area of natural ground which excludes areas where there is a structure underneath, pools and non-permeable paved areas) to:

(a) assist with ease of drainage

(b) allow for effective deep planting

(c) reduce urban heat loading and improve micro-climatic conditions around sites and buildings.

16 Dwellings located above ground level should provide private open space in accordance with the following table:

| Dwelling type | Minimum area of private open space |
|---|---|
| Studio (where there is no separate bedroom) | No minimum requirement |
| One bedroom dwelling | 8 square metres |
| Two bedroom dwelling | 11 square metres |
| Three + bedroom dwelling | 15 square metres |

17 Private open space located above ground level should have a minimum dimension of 2 metres and be directly accessible from a habitable room.

18 Private open space may be substituted for the equivalent area of communal open space where:

(a) at least 50 per cent of the communal open space is visually screened from public areas of the development

(b) ground floor communal space is overlooked by habitable rooms to facilitate passive surveillance

(c) it contains landscaping and facilities that are functional, attractive and encourage recreational use.

## Communal Open Space

19 Communal open space should be shared by more than one dwelling, not be publicly accessible and exclude:

(a) private open space

(b) public rights of way

(c) private streets

(d) parking areas and driveways

(e) service and storage areas

(f) narrow or inaccessible strips of land.

20 Communal open space should only be located on elevated gardens or roof tops where the area and overall design is useful for the recreation and amenity needs of residents and where it is designed to:

(a) address acoustic, safety, security and wind effects

(b) minimise overlooking into habitable room windows or onto the useable private open space of other dwellings

(c) facilitate landscaping and food production

(d) be integrated into the overall facade and composition of buildings.

### Visual Privacy

21 Except for buildings of 3 or more storeys, upper level windows, balconies, terraces and decks that overlook habitable room windows or private open space of dwellings should maximise visual privacy through the use of measures such as sill heights of not less than 1.7 metres or permanent screens having a height of 1.7 metres above finished floor level.

### Noise

22 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid nuisance to adjoining landowners and occupiers.

23 External noise and artificial light intrusion into bedrooms should be minimised by separating or shielding these rooms from:

(a) active communal recreation areas, parking areas and vehicle access ways

(b) service equipment areas and fixed noise sources on the same or adjacent sites.

### Site Facilities and Storage

24 Site facilities for group dwellings, multiple dwellings and residential flat buildings should include:

(a) mail box facilities sited close to the major pedestrian entrance to the site

(b) bicycle parking for residents and visitors (for developments containing more than 6 dwellings)

(c) household waste and recyclable material storage areas away from dwellings.

### Affordable Housing

25 Affordable housing should be well integrated and complementary in design and appearance to other dwellings within the development.

### Dependent Accommodation

26 Dependent accommodation (i.e. accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:

(a) the site is of adequate size and configuration

(b) the accommodation has a small floor area relative to the associated main dwelling(s)

(c) adequate outdoor space of a minimum of 20 square metres is provided for the use of all occupants

(d) adequate on-site car parking is provided

(e) the building is designed to, and comprises colours and materials that will, complement the associated dwelling.

## Swimming Pools and Outdoor Spas

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

## Aboriginal Housing

28 Aboriginal group dwellings (group dwellings to be inhabited by Aboriginal person(s)) should:

(a) be set back a minimum of 500 metres from the allotment boundaries, including the allotment boundary that adjoins the coast

(b) be clustered, of a low profile, and their external materials consist of subdued external colours to minimise visual impacts

(c) comprise not more than 8 group dwellings on an Aboriginal group dwelling site, where site has the meaning of an allotment, or contiguous group of allotments, acquired for the purpose of Aboriginal group dwellings.

(d) where internal roads are required, they should be constructed to all-weather standard and have a minimum width of 4 metres

(e) be located no closer than 6 kilometres from the Port Lincoln township, measured in a straight line from the outer boundary of the City of Port Lincoln local government area

(f) be located no closer than 1 kilometre (measured in straight line) from defined and zoned township, settlement or urban areas (including deferred urban areas) of Cummins, Coffin Bay, Wanilla, Wangary, Louth Bay, North Shields, Edillillie, Coulta, Yeelanna and Mount Hope from

(g) be located no closer than 5 kilometres from each other, measured in straight line.

29 Aboriginal group dwellings should not be located in either of the following locations:

(a) east of the Lincoln Highway

(b) beneath the flight path of the Port Lincoln Airport runways as shown as ‘area within 500 metres of runway centre-line prolongations’ of *Concept Plan Map LEP/2 - Airport Noise Sensitive Locations*.

30 Aboriginal group dwellings should not be located on Crown Land, or on land which is subject to Native Title claim.

31 Commercial, industrial and retail uses should only occur , where it directly supports and is ancillary to legitimate primary production activities or the cultural aims of Aboriginal persons residing in an Aboriginal group dwelling.

32 Land not used for Aboriginal group dwellings should continue to be used for primary production purposes, consistent with the specific needs of Aboriginal people to promote the preservation and enhancement of culture, rights, good health, and economic and social well being.

# Short-Term Workers Accommodation

## OBJECTIVES

1 A range of appropriately located accommodation types supplied for seasonal and short-term workers.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Accommodation intended to be occupied on a temporary basis by persons engaged in employment relating to the production or processing of primary produce including minerals should be located within existing townships or within primary production areas, where it directly supports and is ancillary to legitimate primary production activities or related industries.

2 Buildings used for short-term workers accommodation should:

(a) be designed and constructed to enhance their appearance

(b) provide for the addition of a carport, verandas or pergolas as an integral part of the building

(c) where located outside of townships, not jeopardise the continuation of primary production on adjoining land or elsewhere in the zone

(d) be supplied with service infrastructure such as power, water, and effluent disposal sufficient to satisfy the living requirements of workers.

3 Short-term workers accommodation should not be adapted or used for permanent occupancy.

4 A common amenities building should be provided for temporary forms of short-term accommodation such as caravan and camping sites.

# Siting and Visibility

## OBJECTIVES

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

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should be sited and designed to minimise its visual impact on:

(a) the natural, rural or heritage character of the area

(b) areas of high visual or scenic value, particularly rural and coastal areas

(c) views from the coast, near-shore waters, public reserves, tourist routes and walking trails

(d) the amenity of public beaches.

2 Buildings should be sited in unobtrusive locations and, in particular, should:

(a) be grouped together

(b) where possible be located in such a way as to be screened by existing vegetation when viewed from public roads.

3 Buildings outside of urban areas and in undulating landscapes should be sited in unobtrusive locations and in particular should be:

(a) sited below the ridgeline

(b) sited within valleys or behind spurs

(c) sited in such a way as to not be visible against the skyline when viewed from public roads

(d) set well back from public roads, particularly when the allotment is on the high side of the road.

4 Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:

(a) the profile of buildings should be low and the roof lines should complement the natural form of the land

(b) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land

(c) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.

5 The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.

6 The number of buildings and structures on land outside of urban areas should be limited to that necessary for the efficient management of the land.

7 Development should be screened through the establishment of landscaping using locally indigenous plant species:

(a) around buildings and earthworks to provide a visual screen as well as shade in summer, and protection from prevailing winds

(b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads

(c) along the verges of new roads and access tracks to provide screening and minimise erosion.

# Sloping Land

## OBJECTIVES

1 Development on sloping land designed to minimise environmental and visual impacts and protect soil stability and water quality.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Development and associated driveways and access tracks should be sited and designed to integrate with the natural topography of the land and minimise the need for earthworks.

2 Development and associated driveways and access tracks, including related earthworks, should be sited, designed and undertaken in a manner that:

(a) minimises their visual impact

(b) reduces the bulk of the buildings and structures

(c) minimises the extent of cut and/or fill

(d) minimises the need for, and the height of, retaining walls

(e) does not cause or contribute to instability of any embankment or cutting

(f) avoids the silting of watercourses

(g) protects development and its surrounds from erosion caused by water runoff.

3 Driveways and access tracks across sloping land should be accessible and have a safe, all-weather trafficable surface.

4 Development sites should not be at risk of landslip.

5 Development on steep land should include site drainage systems to minimise erosion and avoid adverse impacts on slope stability.

6 Steep sloping sites in un-sewered areas should not be developed unless the physical characteristics of the allotments enable the proper siting and operation of an effluent drainage field suitable for the development intended.

7 The cutting and/or filling of land outside townships and urban areas should:

(a) be kept to a minimum and be limited to a maximum depth or height no greater than 1.5 metres so as to preserve the natural form of the land and the native vegetation

(b) only be undertaken in order to reduce the visual impact of buildings, including structures, or in order to construct water storage facilities for use on the allotment

(c) only be undertaken if the resultant slope can be stabilised to prevent erosion

(d) result in stable scree slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the area.

# Supported Accommodation, Housing for Aged Persons and People with Disabilities

## OBJECTIVES

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

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Supported accommodation (including nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses) and housing for aged persons and people with disabilities should be:

(a) located within walking distance of essential facilities such as convenience shops, health and community services and public and community transport

(b) located where on-site movement of residents is not unduly restricted by the slope of the land

(c) sited and designed to promote interaction with other sections of the community, without compromising privacy

(d) of a scale and appearance that reflects the residential style and character of the locality

(e) provided with public and private open space and landscaping.

2 Supported accommodation and housing for aged persons and people with disabilities should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents that include:

(a) internal communal areas and private spaces

(b) usable recreation areas for residents and visitors, including visiting children

(c) spaces to accommodate social needs and activities, including social gatherings, internet use, gardening, keeping pets, preparing meals and doing personal laundry

(d) storage areas for items such as boats, trailers ,caravans and specialised equipment

(e) mail boxes and waste disposal areas within easy walking distance of all units.

3 Access roads within supported accommodation and development incorporating, housing for aged persons and people with disabilities should:

(a) not have steep gradients

(b) provide convenient access for emergency vehicles, visitors and residents

(c) provide space for manoeuvring cars and community buses

(d) include kerb ramps at pedestrian crossing points

(e) have level surface passenger loading areas.

4 Car parking associated with supported accommodation and housing for aged persons and people with disabilities should:

(a) be conveniently located on site within easy walking distance of resident units

(b) be adequate for residents, service providers and visitors

(c) include covered and secure parking for residents' vehicles

(d) have slip-resistant surfaces with gradients not steeper than 1-in–40

(e) allow ease of vehicle manoeuvrability

(f) be designed to allow the full opening of all vehicle doors

(g) minimise the impact of car parking on adjacent residences owing to visual intrusion and noise

(h) be appropriately lit to enable safe and easy movement to and from vehicles.

5 Supported accommodation should include:

(a) ground-level access or lifted access to all units

(b) an interesting and attractive outlook from units and communal areas for all residents including those in wheelchairs

(c) adequate living space allowing for the use of wheelchairs with an attendant

(d) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles.

6 Car parking associated with supported accommodation should:

(a) have adequate identifiable provisions for staff

(b) include private parking spaces for independent living units

(c) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles.

# Telecommunications Facilities

## OBJECTIVES

1 Telecommunications facilities provided to deliver communication services to the community.

2 Telecommunications facilities sited and designed to minimise visual impact on the amenity of the local environment.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Telecommunications facilities should:

(a) be located in a coordinated manner to deliver communication services efficiently

(b) use materials and finishes that minimise visual impact

(c) have antennae located as close as practical to the support structure

(d) be located primarily in industrial, commercial, business, office, centre and rural zones

(e) where technically feasible, be co-located with other telecommunications facilities

(f) incorporate landscaping to screen the development, particularly equipment shelters and huts

(g) be designed and sited to minimise the visual impact on the character and amenity of the local environment, in particular visually prominent areas, main focal points and significant vistas.

2 Telecommunications facilities in areas of high visitation and community use should use innovative design techniques (eg sculpture and other artworks) where possible and where the resulting design would positively contribute to the character of the area.

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

(a) using existing buildings and vegetation for screening

(b) incorporating the facility within an existing structure that may serve another purpose

(c) taking into account the size, scale, context and characteristics of existing structures, landforms and vegetation so as to complement the local environment.

4 Telecommunications facilities should not have a direct or significant effect on the amenity, character and settings of **Historic Conservation Areas**, local heritage places, State heritage places or State Heritage Areas.

# Tourism Development

## OBJECTIVES

1 Environmentally sustainable and innovative tourism development.

2 Tourism development that assists in the conservation, interpretation and public appreciation of significant natural and cultural features including State or local heritage places.

3 Tourism development that sustains or enhances the local character, visual amenity and appeal of the area.

4 Tourism development that protects areas of exceptional natural value, allows for appropriate levels of visitation, and demonstrates an environmental analysis and design response which enhances environmental values.

5 Tourism development in rural areas that does not adversely affect the use of agricultural land for primary production.

6 Tourism development that contributes to local communities by adding vitality to neighbouring townships, regions and settlements.

7 Increased opportunities for visitors to stay overnight.

8 Ensure new development, together with associated bushfire management minimise the threat and impact of bushfires on life and property while protecting the environment.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Tourism development should have a functional or locational link with its natural, cultural or historical setting.

2 Tourism development and any associated activities should not damage or degrade any significant natural and cultural features.

3 Tourism development should ensure that its scale, form and location will not overwhelm, over commercialise or detract from the intrinsic natural values of the land on which it is sited or the character of its locality.

4 Tourism development should, where appropriate, add to the range of services and accommodation types available in an area.

5 Any upgrading of infrastructure to serve tourism development should be consistent with the landscape and the intrinsic natural values of the land and the basis of its appeal.

6 Major tourism developments should generally be located within designated areas and existing townships, towns or cities.

### Tourism Development in Association with Dwelling(s)

7 Tourist facilities developed on the site of a dwelling should not detrimentally affect residential amenity.

8 Car parking for tourist accommodation associated with a dwelling should be provided at the rate of one space for each guest room or suite of rooms, and ensure that:

(a) parking areas are attractively developed and landscaped, or screen fenced, and do not dominate the street frontage

(b) the bedrooms of residential neighbours are suitably shielded from noise and headlight glare associated with guest vehicle movements

(c) a domestic character is retained through the scale and appearance of landscaping and paving materials that provide a suitable all-weather surface.

## Tourism Development Outside Townships

9 Tourist developments should demonstrate excellence in design to minimise potential impacts or intrusion on primary production activities and on areas of high conservation, landscape and cultural value.

10 Tourism developments in rural areas should be sited and designed to minimise impacts and have a functional or locational link with either of the following:

(a) the surrounding agricultural production or processing

(b) the natural, cultural or historical setting of the area.

11 Tourism developments in rural areas should primarily be developed in association with one or more of the following:

(a) agricultural, horticultural, viticultural or winery development

(b) heritage places and areas

(c) public open space and reserves

(d) walking and cycling trails

(e) interpretive infrastructure and signs.

12 Where appropriate, tourism developments in areas outside townships should:

(a) adapt and upgrade existing buildings of heritage value

(b) seek to improve conditions in disturbed or degraded areas on the site.

13 Advertisements associated with tourism developments should:

(a) not exceed 0.5 square metres in area for each display

(b) be limited to no more than 2 per site

(c) be located on the same site as the tourist development

(d) not be internally illuminated.

14 Tourism development in rural areas should occur only where it:

(a) incorporates a separation distance or buffers to avoid conflict with existing rural industries or agriculture or otherwise is designed to overcome the potential impacts associated with the adjoining land use (such as noise, dust, spray drift, odour and traffic)

(b) will not give rise to demands for infrastructure and services, especially on public lands, that are inappropriate to the primary purpose of the zone and/or policy area.

15 Tourism development, particularly in remote areas should be designed to minimise energy and water demands and incorporate alternative, sustainable technologies that use renewable energy sources and/or treat and re-use stormwater and wastewater to minimise reliance on mains services.

16 Natural features, signs and walkways should be used to manage and minimise potential risks of visitors damaging areas of cultural or natural significance, fragile areas, and areas of highest environmental value.

17 The visual and ambient impact of vehicles should be minimised by placing roadways and parking areas in unobtrusive locations.

## Residential Parks and Caravan and Tourist Parks

18 Residential parks which are principally designed for residents should be located in areas with access to employment, shops, schools, public transport and community and recreation facilities.

19 Residential parks and Caravan and Tourist parks should be designed to:

(a) minimise potential conflicts between long-term residents and short-term tourists

(b) protect the privacy and amenity of occupants through landscaping and fencing

(c) minimise traffic speeds and provide a safe environment for pedestrians

(d) include centrally located recreation areas

(e) include extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site

(f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.

20 Visitor car parking should be provided at the rate of:

(a) one space per 10 sites to be used for accommodation for parks with less than 100 sites

(b) one space per 15 sites to be used for accommodation for parks with greater than 100 sites.

21 On-site visitor parking in Caravan and Tourist parks should:

(a) be designed and located to be accessible to visitors at all times

(b) not dominate the internal site layout

(c) be clearly defined as visitor spaces and not specifically associated with any particular accommodation site.

22 Long-term occupation of Caravan and Tourist parks should not lead to the displacement of existing tourist accommodation, particularly in important tourist destinations, such as in coastal or riverside locations.

23 A minimum of 12**.**5 per cent of a park should comprise communal open space, landscaped areas and recreation areas.

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

# Transportation and Access

## OBJECTIVES

1 A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:

(a) provide equitable access to a range of public, community and private transport services for all people

(b) ensure a high level of safety

(c) effectively support the economic development of the State

(d) have minimal negative environmental and social impacts

(e) maintain options for the introduction of suitable new transport technologies.

2 Development that:

(a) provides safe and efficient movement for all transport modes

(b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles

(c) provides off-street parking

(d) is appropriately located so that it supports and makes best use of existing transport facilities and networks

(e) provides convenient and safe access to public transport stops.

3 A road hierarchy that promotes safe and efficient transportation in an integrated manner throughout the State.

4 Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks that are connected to the public transport network.

5 Safe and convenient freight and people movement throughout the State.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

### Movement Systems

2 Development should be integrated with existing transport networks, particularly major rail, road and public transport corridors as shown on *Location Maps* and *Overlay Maps - Transport*, and designed to minimise its potential impact on the functional performance of the transport network.

3 Transport corridors should be sited and designed so as to not unreasonably interfere with the health and amenity of adjacent sensitive land uses.

4 Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.

5 Land uses that generate large numbers of visitors such as shopping centres, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by the public transport network and encourage walking and cycling.

6 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, and entertainment and sporting facilities should incorporate passenger pick-up and set-down areas. The design of such areas should minimise interference to existing traffic and give priority to pedestrians, cyclists and public and community transport users.

7 The location and design of public and community transport set-down and pick-up points should maximise safety and minimise the isolation and vulnerability of users.

8 Development should provide safe and convenient access for all anticipated modes of transport.

9 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.

10 Driveway crossovers affecting pedestrian footpaths should maintain the level and surface colour of the footpath.

11 Driveway crossovers should be separated and the number minimised to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

12 Development should be designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses.

13 Industrial/commercial vehicle movements should be separated from passenger vehicle car parking areas.

14 Development should provide for the on-site loading, unloading and turning of all traffic likely to be generated.

## Cycling and Walking

15 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, pedestrian crossing points on arterial roads, public and community transport stops and activity centres.

16 Development should provide access, and accommodate multiple route options, for pedestrians and cyclists by enhancing and integrating with open space networks, recreational trails, parks, reserves, and sport and recreation areas.

17 New developments should give priority to and not compromise existing designated bicycle routes.

18 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.

19 Development should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:

(a) showers, changing facilities and secure lockers

(b) signage indicating the location of bicycle facilities

(c) bicycle parking facilities.

20 On-site secure bicycle parking facilities should be:

(a) located in a prominent place

(b) located at ground floor level

(c) located undercover

(d) located where surveillance is possible

(e) well lit and well signed

(f) close to well used entrances

(g) accessible by cycling along a safe, well lit route.

21 Pedestrian and cycling facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guides*.

Access

22 Development should have direct access from an all-weather public road.

23 Development should be provided with safe and convenient access which:

(a) avoids unreasonable interference with the flow of traffic on adjoining roads

(b) provides appropriate separation distances from existing roads or level crossings

(c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision

(d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.

24 Development should not restrict access to publicly owned land such as recreation areas.

25 The number of vehicle access points onto arterial roads shown on *Overlay Maps - Transport* should be minimised and, where possible, access points should be:

(a) limited to local roads (including rear lane access)

(b) shared between developments.

26 Development with access from arterial roads or roads as shown on *Overlay Maps - Transport* should be sited to avoid the need for vehicles to reverse onto or from the road.

27 Structures such as canopies and balconies that encroach onto the footpath of an arterial road should not cause visual or physical obstruction to:

(a) signalised intersections

(b) heavy vehicles

(c) street lighting

(d) overhead electricity lines

(e) street trees

(f) bus stops.

28 Driveways, access tracks and parking areas should be designed and constructed to:

(a) follow the natural contours of the land

(b) minimise excavation and/or fill

(c) minimise the potential for erosion from surface runoff

(d) avoid the removal of existing vegetation

(e) be consistent with *Australian Standard AS: 2890 - Parking facilities*.

## Access for People with Disabilities

29 Development should be sited and designed to provide convenient access for people with a disability.

30 Where appropriate and practical, development should provide for safe and convenient access to the coast and beaches for disabled persons.

## Vehicle Parking

31 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with *Table LEP/1 - Off Street Vehicle Parking Requirements*.

32 Development should be consistent with *Australian Standard AS: 2890 - Parking facilities*.

33 Vehicle parking areas should be sited and designed to:

(a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development

(b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network

(c) not inhibit safe and convenient traffic circulation

(d) result in minimal conflict between customer and service vehicles

(e) avoid the necessity to use public roads when moving from one part of a parking area to another

(f) minimise the number of vehicle access points onto public roads

(g) avoid the need for vehicles to reverse onto public roads

(h) where practical, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points

(i) not dominate the character and appearance of a site when viewed from public roads and spaces

(j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas

(k) include infrastructure such as underground cabling and connections to power infrastructure that will enable the recharging of electric vehicles.

34 Where vehicle parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to users.

35 Vehicle parking areas that are likely to be used during non-daylight hours should provide floodlit entry and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the parking area.

36 Vehicle parking areas should be sealed or paved to minimise dust and mud nuisance.

37 To assist with stormwater detention and reduce heat loads in summer, outdoor vehicle parking areas should include landscaping.

38 Vehicle parking areas should be line-marked to delineate parking bays, movement aisles and direction of traffic flow.

39 On-site visitor parking spaces should be sited and designed to:

(a) not dominate internal site layout

(b) be clearly defined as visitor spaces not specifically associated with any particular dwelling

(c) be accessible to visitors at all times.

## Vehicle Parking for Residential Development

40 On-site vehicle parking should be provided having regard to:

(a) the number, nature and size of proposed dwellings

(b) proximity to centre facilities, public and community transport within walking distance of the dwellings

(c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons.

41 Vehicle parking areas servicing more than one dwelling should be of a size and location to:

(a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely

(b) provide adequate space for vehicles, including emergency service vehicles, to manoeuvre between the street and the parking area

(c) reinforce or contribute to attractive streetscapes.

42 The provision of ground level vehicle parking areas, including garages and carports (other than where located along a rear lane access way), should:

(a) not face the primary street frontage

(b) be located to the rear of buildings with access from a shared internal laneway

(c) ensure vehicle park entries are recessed at least 0.5 metres behind the main face of the building.

## Undercroft and Below Ground Garaging and Parking of Vehicles

43 Undercroft and below ground garaging of vehicles should only occur where envisaged in the relevant zone or policy area or precinct and ensure:

(a) the overall height and bulk of the undercroft structure does not adversely impact on streetscape character of the locality or the amenity of adjacent properties

(b) vehicles can safely enter and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles

(c) driveway gradients provide for safe and functional entry and exit

(d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath

(e) openings to undercroft areas are integrated with the main building so as to minimise visual impact

(f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties

(g) the overall streetscape character of the locality is not adversely impaired (e.g. visual impact, building bulk, front setbacks relative to adjacent development)

(h) the height of the car park ceiling does not exceed 1 metre above the finished ground level.

44 In the case of undercroft and below ground car parks where cars are visible from public areas, adequate screening and landscaping should be provided.

# Waste

## OBJECTIVES

1 Development that, in order of priority, avoids the production of waste, minimises the production of waste, re-uses waste, recycles waste for re-use, treats waste and disposes of waste in an environmentally sound manner.

2 Development that includes the treatment and management of solid and liquid waste to prevent undesired impacts on the environment including, soil, plant and animal biodiversity, human health and the amenity of the locality.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should be sited and designed to prevent or minimise the generation of waste (including wastewater) by applying the following waste management hierarchy in the order of priority as shown below:

(a) avoiding the production of waste

(b) minimising waste production

(c) reusing waste

(d) recycling waste

(e) recovering part of the waste for re-use

(f) treating waste to reduce the potentially degrading impacts

(g) disposing of waste in an environmentally sound manner.

2 The storage, treatment and disposal of waste materials from any development should be achieved without risk to health or impairment of the environment.

3 Development should avoid as far as practical, the discharge or deposit of waste (including wastewater) onto land or into any waters (including processes such as seepage, infiltration or carriage by wind, rain, sea spray, stormwater or by the rising of the water table).

4 Untreated waste should not be discharged to the environment, and in particular to any water body.

5 Development should include appropriately sized area to facilitate the storage of receptacles that will enable the efficient recycling of waste.

6 Development that involves the production and/or collection of waste and/or recyclable material should include designated collection and storage area(s) that are:

(a) screened and separated from adjoining areas

(b) located to avoid impacting on adjoining sensitive environments or land uses

(c) designed to ensure that wastes do not contaminate stormwater or enter the stormwater collection system

(d) located on an impervious sealed area graded to a collection point in order to minimise the movement of any solids or contamination of water

(e) protected from wind and stormwater and sealed to prevent leakage and minimise the emission of odours

(f) stored in such a manner that ensures that all waste is contained within the boundaries of the site until disposed of in an appropriate manner.

## Wastewater

7 The disposal of wastewater to land should only occur where methods of wastewater reduction and reuse are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.

8 Wastewater lagoons should not be sited in any of the following areas:

(a) within land subject to a 1-in-100 year average return interval flood event

(b) within 50 metres of the top of the bank of a watercourse

(c) within 500 metres of the coastal high water mark

(d) where the base of the lagoon would be below any seasonal water table.

9 Artificial wetland systems for the storage of treated wastewater, such as wastewater lagoons, should be:

(a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts

(b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.

## Waste Treatment Systems

10 Development that produces any sewage or effluent should be connected to a waste treatment system that complies with (or can comply with) the relevant public and environmental health legislation applying to that type of system.

11 The methods for, and siting of, effluent and waste storage, treatment and disposal systems should minimise the potential for environmental harm and adverse impacts on:

(a) the quality of surface and groundwater resources

(b) public health

(c) the amenity of a locality

(d) sensitive land uses.

12 Waste treatment should only occur where the capacity of the treatment facility is sufficient to accommodate likely maximum daily demands including a contingency for unexpected high flows and breakdowns.

13 Any on-site wastewater treatment system/ re-use system or effluent drainage field should be located within the allotment of the development that it will service.

14 A dedicated on-site effluent disposal area should not include any areas to be used for, or could be reasonably foreseen to be used for, private outdoor open space, driveways, car parking or outbuildings.

15 The spreading or discharging of treated liquid or solid waste onto the ground should only occur where the disposal area consists of soil and vegetation that has the capacity to store and use the waste without contaminating soil or surface or ground water resources or damaging crops.

16 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works, waste or recycling depots and concrete batching works should have a wastewater management system that is designed so as not to discharge wastes generated by the premises:

(a) into any waters

(b) onto land in a place where it is reasonably likely to enter any waters by processes such as:

(i) seepage

(ii) infiltration

(iii) carriage by wind, rain, sea spray, or stormwater

(iv) the rising of the water table.

# Waste Management Facilities

## OBJECTIVES

1 The orderly and economic development of waste management facilities in appropriate locations.

2 Minimisation of human and environmental health impacts from the location and operation of waste management facilities.

3 Protection of waste management facilities from incompatible development.

## PRINCIPLES OF DEVELOPMENT CONTROL

1 Waste management facilities should be located and designed to minimise adverse impacts on both the site and surrounding areas from the generation of surface water and groundwater pollution, traffic, noise, odours, dust, vermin, weeds, litter, gas and visual impact.

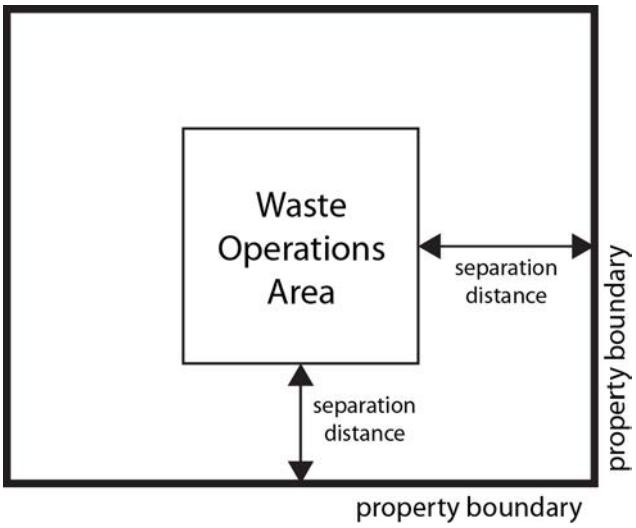
2 Waste management facilities in the form of landfill and organic processing facilities should not be located in existing or future township, living, residential, centre, office, business, institutional or environmental protection, conservation, landscape, water protection and open space areas.

3 Waste management facilities should not be located where access to the facility requires, or is likely to involve, the use of non-arterial roads in adjacent residential areas.

4 Waste management facilities should:

(a) be appropriately separated from sensitive land uses and environmentally sensitive areas

(b) incorporate the separation distance between the waste operations area (including all closed, operating and future cells) and sensitive uses within the development site as illustrated in the figure below:




(c) not incorporate other land uses and activities within the separation distance unless they are compatible with both a waste management facility and any adjacent land uses.

5 Separation and/or noise attenuation should be used to ensure noise generation associated with the waste management operation does not unreasonably interfere with the amenity of sensitive land uses.

6 Sufficient area should be provided within the waste operations area for the:

(a) maximum expected volume of material on the site at any one time

(b) containment of potential groundwater and surface water contaminants

(c) diversion of clean stormwater away from the waste and potentially contaminated areas.

7 Processing facilities and operational areas should be screened from public view.

8 Waste management sites should be accessed by appropriately constructed and maintained roads.

9 Traffic circulation movements within any waste management site should:

(a) be of a dimension and constructed to support all vehicles transporting waste

(b) enable all vehicles to enter and exit the site in a forward direction.

10 Suitable access for emergency vehicles should be provided to and within waste management sites.

11 Chain wire mesh or pre-coated painted metal fencing to a minimum height of 2 metres should be erected on the perimeter of a waste management facility site to prevent access other than at entry points.

12 Plant, equipment or activities that could cause a potential hazard to the public should be enclosed by a security fence.

13 Litter control measures that minimise the incidence of wind blown litter should be provided.

14 The waste operations area of a landfill or organic waste processing facility should be sited at least:

(a) 3 kilometres from an airfield used by commercial aircraft to minimise the risk of bird strikes to aircraft

(b) 500 metres from:

(i) the boundaries of the allotment

(ii) the nearest dwelling, shop, office, public institution or other building designed primarily for human occupation in the case of an organic waste processing facility for the composting of waste

(iii) watercourse (identified as a blue line on a current series 1:50 000 government standard topographic map)

(c) 250 metres from a public open space reserve, forest reserve, national park, conservation zone or policy area

(d) 100 metres from:

(i) the nearest surface water (whether permanent or intermittent)

(ii) a 1-in-100 year average return interval flood event area.

15 The waste operations area of a landfill should not be located on land:

(a) that is subject to land slipping

(b) with ground slopes greater than 10 per cent, except where the site incorporates a disused quarry.

16 The waste operations area of an organic waste processing facility should not be located on land:

(a) that is subject to land slipping

(b) with ground slopes greater than 6 per cent

(c) where the interface of the engineered landfill liner and natural soils would be within any of the following:

(i) 15 metres of unconfined aquifers bearing groundwater with less than 3000 milligrams per litre total dissolved salts

(ii) 5 metres of groundwater with a water quality of 3000 to 12 000 milligrams per litre total dissolved salts

(iii) 2 metres of groundwater with a water quality of greater than 12 000 milligrams per litre total dissolved salts.

17 Where required, a leachate barrier should be provided between the operational areas and underlying soil and groundwater.

18 Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should make sustainable use of landfill gas emissions. For smaller landfill activities, if the sustainable use of the landfill gas emissions is not practical or feasible, flaring should be used to avoid gases being vented directly to the air.

# Zone Section

# Airfield Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

## OBJECTIVES

1 A zone primarily accommodating aircraft operations, passenger terminals, airport and aviation-related light industrial, service industrial, warehouse and storage purposes.

2 Maintenance of agricultural and pastoral activities on land surrounding Port Lincoln Airport.

3 Airspace surrounding Port Lincoln Airport maintained free of obstacles.

4 Minimization of potentially hazardous situations by limiting development, including landscaping, surrounding Port Lincoln Airport.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- air passenger or air freight terminal
- aircraft related facility
- airport
- fuel depot
- light industry ancillary to and in association with aviation activities
- recreation area
- service industry ancillary to and in association with aviation activities
- shop within the terminal building
- warehouse ancillary to and in association with aviation activities.

2 Development listed as non-complying is generally inappropriate.

3 Development that would be adversely affected by noise and other hazards caused by airport activities should not be undertaken in the zone.

4 Development should not impede the use of the zone for aviation purposes.

5 Sand dunes, wetlands, native vegetation and areas subject to inundation and erosion within the zone at the Port Lincoln Airport should be kept free of development and the grazing of stock.

### Form and Character

6 Commercial and light industrial development located on the airport site should:

(a) facilitate the more efficient operation of the airport

(b) be sited in defined clusters and be located in close proximity to the terminal building and/or the maintenance sheds.

(c) not adversely affect the amenity of surrounding land uses

(d) be developed in accordance with the *Concept Plan Map LEP/1 - Airport Layout*

(e) not have direct vehicle access to the Lincoln Highway.

7 Dwellings should not be located within 500 metres of the runways shown on the *Concept Plan Map LEP/2 - Airport Noise Sensitive Locations*.

8 Buildings and structures should not be located:

(a) within 100 metres of the mean high water mark of the coastline

(b) upon or within any sand dunes, stands of native vegetation, areas subject to erosion or inundation, or ridgelines

(c) within 250 metres of the noise sensitive location either side of the centre line prolongation's of Runways 01-19, 05-22 and 15-33 of the Port Lincoln Airport as shown on *Concept Plan Map LEP/2 - Airport Noise Sensitive Locations*, except where they relate to the provision of services for commercial, freight and other land uses compatible with the aviation activities of the Port Lincoln Airport.

9 Development in and around Poonindie, in the area bounded by the Lincoln Highway, King Road/Cemetery Close, Hischausen Road, the coast and the Tod River, should:

(a) complement the heritage status of buildings located in and around the former Poonindie Mission site

(b) consist of agricultural, recreational and educational uses in a landscaped setting throughout Sections 1 and 457, Hundred of Louth

(c) be such that no buildings are located within 250 metres either side of the centre line prolongations of Runways 01-19 and 05-23 of the Port Lincoln Airport.

### Land Division

10 Land should not be divided except for the realignment of allotment boundaries, where this assists in the more efficient operation and use of the airport.

11 There should be no increase in the total number of allotments in the zone.

## PROCEDURAL MATTERS

### Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development are designated as complying:

- farming.

### Non-complying Development

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

| Form of Development | Exceptions |
|---|---|
| Advertisements located within 500 metres of the centreline of the Lincoln Highway | Except where all of the following criteria are met:<br>(a) the advertisement has an advertisement area of 2 square metres or less<br>(b) the message depicted on the advertisement relates entirely to a lawful use being conducted from the same site as the advertisement<br>(c) the advertisement is erected on the same site as the use or activity to which it relates<br>(d) not more than one advertisement is erected per allotment. |
| Amusement machine centre | |
| Community centre | |
| Consulting room | |
| Dwelling, including aboriginal group dwelling, *within 500 metres of runway centre-line prolongations as shown on Concept Plan Map LEP/2 - Airport Noise Sensitive Locations*. | |
| Educational establishment | Except where ancillary to and in association with aviation activities. |
| Hospital | |
| Horticulture | |
| Hotel | |
| Industry | Except for light industry and service industry that is ancillary to and in association with aviation activities. |
| Intensive animal keeping | |
| Land division | Except where no additional allotments are created wholly or partly within the zone. |
| Motel | |
| Motor repair station | Except for a motor repair station located on the site of the Port Lincoln Airport. |
| Nursing home | |
| Office | Except for an office located on the site of the Port Lincoln Airport. |
| Petrol filling station | Except for a petrol filling station located on the site of the Port Lincoln Airport. |
| Place of worship | |
| Pre-school | |
| Residential flat building | |
| Service trade premises | |
| Shop | Except where located within the terminal building and where the total floor area of the shop does not exceed 150 square metres. |
| Store | Except for a store located on the site of the Port Lincoln Airport. |

| Form of Development | Exceptions |
|---|---|
| Tourist accommodation | |
| Warehouse | Except for a warehouse located on the site of the Port Lincoln Airport. |
| Waste reception, storage, treatment or disposal | |

## Public Notification

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

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

| Category 1 | Category 2 |
|---|---|
| | Aboriginal group dwelling |

# Aquaculture Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

## OBJECTIVES

1 A zone primarily for land-based facilities for marine-based aquaculture farms and for intensive animal keeping in the form of aquaculture, including associated support facilities.

2 Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

The zone supports the presence and growth of on-land aquaculture, land-based facilities for marine aquaculture and aquaculture-related support facilities.

Development comprising indoor and outdoor storage; processing and wash-down areas; and a caretaker's residence will be an integral component of the zone. Support facilities are envisaged to include light industrial activities such as the cleaning, washing, packing or adapting for sale of any fish or marine produce and the small-scale manufacture, maintenance or repair of infrastructure used in aquaculture, plus the storage of boats, vehicles and equipment associated with aquaculture activities. Development may also provide limited value adding opportunities such as visitor amenities, including shop and dining, to maximize benefits flowing from tourism and hospitality.

The built character of the zone will be necessarily varied due to the range of uses it will encompass. Notwithstanding this, it is desirable that attempts be made to achieve an integrated and consistent layout and building design throughout the zone.

The nature of the land uses envisaged in the zone is such that offsite impacts or nuisance to surrounding land uses may occur (such as the creation of dust, noise, odour, over-spray or other forms of pollution). However it is envisaged that such impacts will be minimised wherever possible, principally through the siting and design of development.

The zone is located within or in close proximity to important coastal, marine or estuarine environments. Accordingly, it is anticipated that development will be designed to ensure it does not impede coastal biodiversity, restrict change in response to natural influences, or interfere with the natural processes of deposition and erosion.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- land-based aquaculture and related infrastructure
- boat launching facility
- office in association with and ancillary to aquaculture
- processing and packaging facility associated with and ancillary to aquaculture
- storage and warehousing associated with and ancillary to aquaculture.

2 Dwellings or tourism development should only occur where it is in association with and ancillary to aquaculture.

3 Development listed as non-complying is generally inappropriate.

### Form and Character

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

5 A landscaped buffer of at least 10 metres in width should be provided in accordance with the following:

(a) along the road boundary

(b) along any boundary adjoining a living, tourist accommodation, rural living or rural land use.

### Land Division

6 Land division should create allotments that have an area not less than 1 hectare, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

| Form of development | Exceptions |
|---|---|
| Advertisement and/or advertising hoarding | Except where one of the following applies:<br>(a) is adjacent to a road with a speed limit of less than 80 km/h<br>(b) has an advertisement area of 2 square metres or less and achieves all of the following:<br>(i) the message contained thereon relates entirely to a lawful use of land<br>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise<br>(iii) the advertisement will not result in more than 2 advertisements on the allotment<br>(c) is for conservation or tourist information purposes. |
| Amusement machine centre | |
| Bus depot | |
| Caravan park | |
| Cemetery | |
| Commercial forestry | |
| Community centre | |
| Consulting room | |
| Crematorium | |
| Dairy | |

| Form of development | Exceptions |
|---|---|
| Dwelling | Except where all of the following apply:<br>(a) it is ancillary and in association with aquaculture<br>(b) it is on the same allotment as an aquaculture development. |
| Educational establishment | Except where all of the following apply:<br>(a) it is ancillary and in association with aquaculture<br>(b) it is on the same allotment as an aquaculture development. |
| Farming | |
| Fuel depot | |
| Horse keeping | |
| Horticulture | |
| Hospital | |
| Hotel | |
| Indoor recreation centre | |
| Industry | |
| Intensive animal keeping | Except for the purposes of:<br>(a) land based aquaculture<br>(b) inlet and outlet pipes in association with aquaculture. |
| Land division | Except where one of the following applies:<br>(a) creation of an allotment with a minimum area of 1 hectare for the purpose of accommodating a person/s employed for caretaking or management of an onshore aquaculture facility on the same allotment as the dwelling<br>(b) creation of an allotment that has a minimum area of 1 hectare for the purpose of an aquaculture storage or processing facility<br>(c) the adjustment or rationalisation of existing allotment boundaries to suit the intended use of the land |
| Mining | |
| Motel | |
| Motor repair station | |
| Nursing home | |
| Office | Except where all of the following apply:<br>(a) it is in association with and ancillary to aquaculture development<br>(b) it is located on the same allotment as the aquaculture development. |
| Petrol filling station | |
| Place of worship | |
| Pre-school | |

| Form of development | Exceptions |
|---|---|
| Primary School | |
| Public service depot | |
| Residential flat building | |
| Road transport terminal | |
| Service trade premises | |
| Shop | Except where all of the following apply:<br>(a) the gross leasable area is 60 square metres or less<br>(b) it is in association with and ancillary to aquaculture<br>(c) it is located on the same allotment as the aquaculture development. |
| Stadium | |
| Stock sales yard | |
| Stock slaughter works | |
| Waste reception, storage, treatment or disposal | Except in association with and ancillary to aquaculture. |
| Wrecking yard | |

## Public Notification

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

# Bulk Handling Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

## OBJECTIVES

1 A zone in which agricultural and other commodities are received, stored and dispatched in bulk.

2 Buildings and structures screened from adjoining areas by landscaping, using locally indigenous plant species where possible.

3 Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

Facilities for the bulk handling, storage and transportation of agricultural and other commodities are essential and of strategic importance to both the rural and State's economy and as such must be protected from encroachment from incompatible development and activities that will have an adverse affect on their current and future operations.

The bulk handling, storage and transport facilities at Cummins are of particular strategic importance as it services as a buffer facility to the Port Lincoln export terminal. The country townships of Kapinnie, Yeelana and Edilillie also contain infrastructure for bulk handling, storage and transportation of farm and other commodities and also need to be protected from encroachment in the same way as the larger facilities at Cummins.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- bulk handling and storage facility
- office and workers' amenities (operating as an adjunct to a bulk handling use of the site)
- road transport terminal
- value-adding industries associated with bulk commodities.

2 Development listed as non-complying is generally inappropriate.

3 Development unrelated to facilities associated with the reception, storage and dispatch of agricultural and other commodities in bulk, or value-adding industries processing such commodities, should not occur.

4 Development should not impede the on-going operation of facilities associated with the handling and storage of bulk commodities.

### Form and Character

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

6 Development associated with the handling and storage of bulk commodities, or value-adding processing, should be undertaken in a manner that minimises adverse off site impacts on sensitive land uses.

# PROCEDURAL MATTERS

## Complying Development

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

## Non-complying Development

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

| Form of development | Exceptions |
|---|---|
| Amusement machine centre | |
| Caravan park | |
| Community centre | |
| Consulting room | |
| Dwelling | |
| Educational establishment | |
| Fuel depot | |
| Hall | |
| Horticulture | |
| Hospital | |
| Hotel | |
| Intensive animal keeping | |
| Motel | |
| Motor repair station | |
| Nursing home | |
| Petrol filling station | |
| Place of worship | |
| Pre-school | |
| Residential flat building | |
| Shop | |
| Special industry | |
| Tourist accommodation | |
| Waste reception, storage, treatment or disposal | |
| Wrecking yard | |

## Public Notification

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

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

| Category 1 | Category 2 |
|---|---|
| Bulk handling and storage facilities | |

# Caravan and Tourist Park Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

## OBJECTIVES

1 A zone primarily for short-term tourist accommodation and associated facilities.

2 A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins and transportable dwellings surrounded by open landscaped areas.

3 Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.

4 Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

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

Buildings will be single storey and blend in with the natural environment. In rural and natural landscapes, the visual impact of the park will be minimal from scenic vantage points, public lookouts and tourist routes.

Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

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

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

### Precinct 1 Sleaford Bay Road Coastal

Nestled in between the settlement of Mary Ellis Wreck Beach and the **Coastal Conservation Zone**, this tourist facility is situated in an environmentally-sensitive area. To this effect, it is important for future expansion to have strong regard to environmental constraints such as flooding risk as well as the considerable degree of vegetation that exists at the site. The indiscriminate or arbitrary placement of structures is discouraged.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- amenity block, including shower, toilet and laundry facilities
- cabin
- caravan park
- caravan permanently fixed to land
- camping ground
- recreation area including tennis court, basketball court, playground

- swimming pool/spa
- tourist park and other forms of tourist accommodation.

2 Development listed as non-complying is generally inappropriate.

## Form and Character

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

4 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.

5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.

6 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.

7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

8 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

9 Development at Whalers Way should be developed in accordance with the *Concept Plan Map LEP/7 - Whalers Way* and the following forms of development be confined to the landward side of Whalers Way Road:

(a) a caravan and camping ground for not more than 30 sites with associated ablution facilities

(b) not more than ten holiday cabins

(c) a visitors centre containing a kiosk, tea rooms, public conveniences and an administrative and interpretive centre

(d) a manager's residence.

10 At Cummins:

(a) development should accord with *Concept Plan Map LEP/12 - Cummins Tourist*

(b) all access to the zone should only be from Mortlock Street and any existing access point should be upgraded as necessary

(c) the location of buildings within the zone should have regard to adjoining farming and residential uses and minimize the potential for land use conflict.

## Car Parking and Access

11 Every caravan, cabin or dwelling site should have parking for at least 1 vehicle, either located on the site or grouped within the park.

12 Internal road surfaces should be surfaced to prevent dust becoming a nuisance.

## Street and Boundary Setbacks

13 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be setback a minimum of:

(a) 1 metre from an internal road

(b) 6 metres from a public road

(c) 2 metres from the boundary of the caravan park or camping ground.

### Natural Hazards

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

### Land Division

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

## PRECINCT SPECIFIC PROVISIONS

Refer to the *Map Reference Tables* for a list of the maps that relate to the following precinct.

### Precinct 1 Sleaford Bay Road Coastal

16 Development should not be undertaken unless it is consistent with the desired character for the precinct.

17 Development should be sited to prevent any further removal of native vegetation.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

| Form of Development | Exceptions |
|---|---|
| Amusement machine centre | |
| Bus depot | |
| Cemetery | |
| Commercial forestry | |
| Community centre | Except where in association with and ancillary to tourist accommodation. |
| Consulting room | |
| Crematorium | |
| Dairy | |
| Dam | |

| Form of Development | Exceptions |
|---|---|
| Dwelling | Except where one of the following applies:<br>(a) for a manager's residence in association with and ancillary to tourist accommodation.<br>(b) is in the form of tourist accommodation within Coffin Bay township. |
| Educational establishment | |
| Farming | |
| Fuel depot | |
| Horse keeping | |
| Horticulture | |
| Hospital | |
| Hotel | |
| Indoor recreation centre | Except where in association with and ancillary to tourist accommodation. |
| Industry | |
| Intensive animal keeping | |
| Land division which results in the creation of additional allotment(s) either wholly or partly within the zone. | Except where a lease or licence agreement is made, granted or accepted under the *Residential Parks Act 2007*. |
| Marina | |
| Motor repair station | |
| Nursing home | |
| Office | Except where in association with and ancillary to tourist accommodation. |
| Petrol filling station | |
| Place of worship | |
| Pre-school | |
| Prescribed mining operations | |
| Public service depot | |
| Residential flat building | |
| Restaurant | Except where it is both:<br>(a) less than 150 square metres in gross floor area<br>(b) in association with and ancillary to tourist accommodation. |
| Road transport terminal | |
| Service trade premises | |

| Form of Development | Exceptions |
|---|---|
| Shop or group of shops | Except where it is both:<br>(a) less than 150 square metres in gross floor area<br>(b) in association with and ancillary to tourist accommodation. |
| Stadium | |
| Stock sales yard | |
| Stock slaughter works | |
| Store | |
| Warehouse | |
| Waste reception, storage, treatment or disposal | |
| Wrecking yard | |

## Public Notification

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

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

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

# Coastal Conservation Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

## OBJECTIVES

1 To enhance and conserve the natural features of the coast including visual amenity, landforms, fauna and flora.

2 Low-intensity recreational uses located where environmental impacts on the coast will be minimal.

3 Maintain farming activities outside of areas of native vegetation, coastal dunes and wetlands of national importance.

4 Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

The role of this zone is to ensure the conservation of coastal features and scenic quality, enable appropriate public access and ensure that development is not subject to coastal hazards. Development within the zone should be subservient to the conservation of the coastal environment in order to ensure that the fragile coastal environment is protected and biodiversity maintained. The zone includes Coffin Bay National Park, Lincoln National Park, Sleaford Mere Conservation Park, Kellidie Bay Conservation Park, Memory Cove Wilderness Area. The protection of the sensitive coastal environment requires the appropriate management of public access.

The zone continues to be a predominately natural landscape containing coastal features and habitats such as wetlands, samphire flats, beaches, sand dunes, and cliff tops. A wide variety of plant communities occur within these habitats.

The topography varies from low-lying samphire flats near Farm Beach to high cliff formations such as those near Cape Wiles. A variety of vegetated and unvegetated dune systems are found, including extensive sand drifts such as those in Coffin Bay National Park. The variety of land forms reflect major geological differences and variation in the influence of wind and waves along the coast.

The area is abundant in native wildlife, such as the Osprey, White bellied Sea Eagle and Hooded Plover, that depend on the natural coastline for survival.

Development borrows from, and complements the natural landscape in form and scale, and in building materials, textures, colours and tones, to ensure that the natural elements of the site/locality remain dominant to any introduced elements, and the scenic quality of the coast is protected.

The zone will include only a limited number of ‘iconic’, nature-based/eco-tourism developments. These developments will provide experiences that relate to the natural environment, whether for relaxation, discovery and/or adventure, and meet the needs of tourists and the people who live in the region, while protecting and enhancing opportunities for the future. These developments achieve excellence in environmental protection and management by ensuring their impacts (activities, visitation and buildings) on the ecology and natural environment are minimal and their design is of a high quality that complements the natural environment, site features and conditions.

Those parts of the zone at risk from coastal hazards such as flooding, erosion and acid sulfate soils are should be kept free from development. Road construction is minimal and limited to that which is required to access a car park. Access over dunes and beaches is pedestrian only, using boardwalks to protect sand dunes from erosion.

# PRINCIPLES OF DEVELOPMENT CONTROL

## Land Use

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

- conservation work
- interpretive signage and facility
- nature based/eco tourist accommodation.

2 Development listed as non-complying is generally inappropriate.

3 Buildings and structures should mainly be for essential purposes, such as shelters and toilet facilities associated with public recreation, navigation purposes or necessary minor public works.

4 Development involving the removal of shell grit or sand, other than for coastal protection works purposes, or the disposal of domestic and industrial waste should not be undertaken.

5 Aquaculture inlet and outlet pipes should not be developed unless 1 or more of the following applies:

(a) the adjoining land is located in an aquaculture zone

(b) the environmental impacts will be minimal.

6 Native vegetation should be retained and any development should be located away from sensitive areas such as dunes, wetlands, beaches or other sensitive features.

## Form and Character

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

8 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.

9 Development should:

(a) not adversely impact on the ability to maintain the coastal frontage in a stable and natural condition

(b) minimise vehicle access points to the area that is the subject of the development

(c) be landscaped with locally indigenous plant species to enhance the amenity of the area and to screen buildings from public view

(d) utilise external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.

10 Where public access is necessary in sensitive locations, walkways and fencing should be provided to effectively control access.

11 Development should:

(a) be self-sufficient in terms of infrastructure and services, such as water, sewerage, electricity and waste disposal, unless existing infrastructure is available that can accommodate the projected demand from the development

(b) minimise impacts on the natural surrounding environment by containing construction within a tightly defined site boundary

(c) not obscure existing views to coastal features or be visibly prominent from key public vantage points, including public roads or car parking areas

(d) avoid areas that may endanger or threaten important nesting or breeding areas or the movement/migration patterns of fauna.

12 Tourist accommodation should be limited to:sustainably designed nature-based development that complements the natural landscape and has minimal impact on the natural environment.

13 Tourist accommodation should be designed to minimise the potential conversion of buildings into dwellings such as through shared facilities, grouped accommodation and/or shared parking.

14 Car parking and access points to development should, wherever practicable, be:

(a) constructed of a permeable surface

(b) located on cleared land or along property boundaries to avoid the unnecessary removal of native vegetation.

15 Parking for tourist accommodation should be:

(a) a maximum of 1 space per tourist accommodation unit, plus parking for employees

(b) grouped in one location, unless it can be demonstrated that an alternative arrangement will reduce the impact on the natural environment

(c) located in an area where minimal vegetation clearance is required.

16 Alterations to existing dwellings should result in environmental improvements by:

(a) the provision of approved waste control systems and effluent disposal

(b) increased setbacks from coastal hazards

(c) reduced site coverage

(d) reduction of the level of hazard risk.

17 Outbuildings, rainwater tanks and open-sided garden structures should only be developed in association with an existing dwelling or farm building.

18 Outbuilding should be limited to:

(a) two buildings per allotment

(b) a maximum of 54 square metres for each building.

19 Replacement dwellings should be located on substantially the same site as the existing dwelling, unless it can be demonstrated that a greater environmental benefit can be achieved through alternative siting.

20 Dwelling should only be developed within **Precincts 2** to **11** and should:

(a) not result in more than one dwelling per allotment

(b) be setback a minimum of 50 metres from the primary road frontage

(c) cluster structures to minimise impacts on the natural environment

(d) be self-sufficient in terms of water, sewerage, electricity and waste disposal unless existing infrastructure is available.

### Land Division

21 Land division should only occur where either of the following applies:

(a) the division would create an allotment greater than 5 hectares to accommodate an existing tourist accommodation development

(b) the division would not create any additional allotments either wholly or partly within the zone and would not increase the number of allotments with direct access to the coast or a reserve, including through the creation of land under rights of way or community title.

## PRECINCT SPECIFIC PROVISIONS

Refer to the *Map Reference Tables* for a list of the maps that relate to the following precinct(s).

### Precinct 2 Mount Hope North

22 Development of a dwelling and associated outbuildings on Allotment 54, DP 74703, Certificate of Title Volume 6000 Folio 879 (the CT) should only be undertaken within the precinct boundaries and outside of the Heritage Agreement Area as defined in Heritage Agreement Plan GP 37/2007 listed as a notation on the CT.

### Precinct 3 Mount Hope South

23 Development of a dwelling and associated outbuildings on Allotment 52, DP 74703, Certificate of Title Volume 6000 Folio 880 should only be undertaken within the precinct boundaries.

### Precinct 4 Old Coast Road

24 Development of a dwelling and associated outbuildings on Section 168, HP 511500, Certificate of Title Volume 6146 Folio 293 should only be undertaken within the precinct boundaries.

### Precinct 5 Kiana South

25 Development of a dwelling and associated outbuildings on Section 10, HP 550880, Certificate of Title Volume 5477 Folio 155 should only be undertaken within the precinct boundaries.

### Precinct 6 Kiana Beach North

26 Development of a dwelling and associated outbuildings on Allotment 1, DP 63570, Certificate of Title Volume 5911 Folio 438 should only be undertaken within the precinct boundaries.

### Precinct 7 Kiana Beach South

27 Development of a dwelling and associated outbuildings on Allotment 2, DP 63570, Certificate of Title Volume 5911 Folio 439 should only be undertaken within the precinct boundaries.

### Precinct 8 Mount Dutton Bay

28 Development of a dwelling and associated outbuildings on Section 234, HP 510500, Certificate of Title Volume 5421 Folio 913 should only be undertaken within the precinct boundaries.

### Precinct 9 Whites River

29 Development of a dwelling and associated outbuildings on Section J, HP 510700, Certificate of Title Volume 5329 Folio 446 should only be undertaken within the precinct boundaries.

### Precinct 10 Cathedral Rocks

30 Development of a dwelling and associated outbuildings on Allotment 10, DP 66185, Certificate of Title Volume 5962 Folio 128 should not result in more than one dwelling per allotment.

31 Development should be setback at least 1000 metres from a wind turbine generator.

### Precinct 11 Snapper Hill Road

32 Development of a dwelling within the Precinct should:

(a) only occur west of Snapper Hill Road

(b) be setback at least 100 metres from the coast.

33 Development of a Community Waste Water Treatment System at Shelley Beach Kellidie Bay may be undertaken on Allotment 104 in Certificate of Title Volume 5420 Folio 931.

### Precinct 12 - West - Snapper Hill Road

34 Development of a dwelling and associated outbuildings on Allotment 1, DP 57252, Certificate of Title Volume 5915 Folio 893 should only be undertaken within the precinct boundaries and be setback at least 100 metres from the coast.

## PROCEDURAL MATTERS

### Complying Development

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

No other forms of development are complying in the zone.

### Non-complying Development

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

| Form of Development | Exceptions |
|---|---|
| Advertisement and/or advertising hoarding | Except in association with conservation works for tourist information purposes. |
| Amusement machine centre | |
| Bus depot | |
| Caravan park | |
| Cemetery | |
| Commercial forestry | |
| Community centre | |
| Consulting room | |
| Crematorium | |
| Dairy | |
| Dam | |

| Form of Development | Exceptions |
|---|---|
| Dwelling | Except where one of the following applies:<br>(a) for alterations to an existing dwelling<br>(b) for the purposes of administering either or both of the:<br>(i) *National Parks and Wildlife Act 1972*<br>(ii) *Wilderness Protection Act 1992*<br>(c) to develop a detached dwelling within an *'Exclusion Area'* designated in a Heritage Agreement approved before 1 January 2008 under the *Native Vegetation Act 1991*<br>(d) to develop a second dwelling on Allotment 21, DP 49015, Certificate of Title Volume 5557 Folio 377 within an *'Exclusion Area'* designated in a Heritage Agreement approved before 1 January 2008 under the *Native Vegetation Act 1991*<br>(e) or the replacement of an existing dwelling.<br>(f) to develop a dwelling within one of the following Precincts, that does not result in more than one dwelling per allotment<br>(i) **Precinct 2 Mount Hope North**<br>(ii) **Precinct 3 Mount Hope South**<br>(iii) **Precinct 4 Old Coast Road**<br>(iv) **Precinct 5 Kiana South**<br>(v) **Precinct 6 Kiana Beach North**<br>(vi) **Precinct 7 Kiana Beach South**<br>(vii) **Precinct 8 Mount Dutton Bay**<br>(viii) **Precinct 9 Whites River**<br>(ix) **Precinct 10 Cathedral Rocks**<br>(x) **Precinct 11 Snapper Hill Road**<br>(xi) **Precinct 12 - West - Snapper Hill Road.** |
| Educational establishment | |
| Farming | Except for lawful farming land uses existing as at 1 July 2014. |
| Fuel depot | |
| Horse keeping | |
| Horticulture | |
| Hospital | |
| Hotel | |
| Indoor recreation centre | |
| Industry | |
| Intensive animal keeping | Except inlet and outlet pipes in association with aquaculture. |
| Land division | Except where the development achieves one of the following:<br>(a) it would create an allotment greater than 5 hectares to accommodate an existing tourist accommodation development<br>(b) both of the following apply:<br>(i) no additional allotments are created wholly or partly within the zone<br>(ii) there is no increase in the number of allotments with frontage or direct access to the coast<br>(c) to accommodate a Community Waste Water Treatment System at Shelley Beach Kellidie Bay |

| Form of Development | Exceptions |
|---|---|
| | (d) it would create an allotment to facilitate the land division at Shelley Beach Kellidie Bay as shown on *Concept Plan Map LEP/8 - Shelly Beach*<br>(e) it would create an allotment for an existing lawful dwelling that exists as on 1st July 2015 within **Precinct 11 Snapper Hill Road**. |
| Marina | |
| Motel | |
| Motor repair station | |
| Nursing home | |
| Office | Except where used for the purposes of administering the *National Parks and Wildlife Act 1972.* |
| Petrol filling station | |
| Place of worship | |
| Pre-school | |
| Prescribed mining operations | |
| Public service depot | |
| Residential flat building | |
| Road transport terminal | |
| Service trade premises | |
| Shop | |
| Stadium | |
| Stock sales yard | |
| Stock slaughter works | |
| Store | |
| Tourist accommodation | Except where the development achieves all of the following:<br>(a) it is located on one allotment that is greater than 5 hectares in area<br>(b) it comprises a minimum of 11 and a maximum of 50 tourist accommodation units<br>(c) it is setback a minimum of 100 metres from the Mean High Water Mark<br>(d) it is not located on a coastal wetland, beach or dune. |
| Warehouse | |
| Waste reception, storage, treatment or disposal | Except to accommodate a Community Waste Water Treatment System at Shelley Beach Kellidie Bay. |
| Water tank | Except where in association with either:<br>(a) a tourist development<br>(b) farming. |

## Public Notification

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

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

| Category 1 | Category 2 |
|---|---|
| | Aboriginal group dwelling |
| | Aquaculture |
| | Tourist accommodation |

# Coastal Open Space Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

## OBJECTIVES

1 Coastal land protected from development other than that necessary for conservation, recreational activity and public facilities.

2 Preservation and upgrading of the scenic character of the coastal landscape and foreshore areas fronting urban areas, townships or settlements.

3 Development of foreshore areas for a range of passive and active outdoor recreation activities and open space development, conservation and revegetation, in a parkland setting.

4 Land subject to inundation or susceptible to erosion kept free of development.

5 Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

This zone comprises a highly modified coastal environment located within the urban settlement of Coffin Bay, Louth Bay, and Mount Dutton Bay East that protects sensitive coastal features, maintains appropriate coastal protection works and enhances the communities' enjoyment of the coast through appropriate public access, public amenities, and recreation facilities.

Development within this zone should primarily be for the purposes of passive recreation, should maintain the open character of the locality, and protect important vistas from public land through to the sea. Development anticipated within the zone includes boardwalks, jetties, small-scale club rooms, parking areas and coast protection works, with provision for camping at the existing Louth Bay caravan and camping reserve. It is desirable to maintain a balance between the recreational, tourist and conservation aspects as the area provides an important interface between the town and the sea.

Development that borrows from, and complements, the natural landscape in form and scale, and in building materials, textures, colours and tones, to ensure that the natural elements of the site/locality remain dominant to any introduced elements. Development should generally be a maximum of two-storeys in height. Small-scale recreation facilities (including small buildings that can be protected from coastal processes) associated with water recreation are anticipated in the zone, along with landscaping and visitor facilities that encourage use of this recreation resource.

Those parts of the zone at risk from coastal hazards such as flooding, erosion and acid sulfate soils are kept free from development.

Access to the beach should be by means of defined walking trails designed to minimise erosion. Public access should be well managed in these areas to minimise impacts on the sensitive coastal environment. Where multiple informal tracks exist they should be formalised and unnecessary ones closed to protect natural vegetation and prevent erosion.

Development should seek to retain native vegetation within the zone and focus development away from more sensitive areas such as dunes, wetlands, beaches or other sensitive features.

# PRINCIPLES OF DEVELOPMENT CONTROL

## Land Use

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

- coastal protection works
- community recreation facility directly related to water activities (such as sailing clubs, boat ramps)
- conservation works
- jetty and boat ramp
- recreation area
- toilet blocks and barbeque facilities
- public car parking.

2 Development listed as non-complying is generally inappropriate.

3 The provision of facilities should be related to the demand for such facilities so as to prevent oversupply and inappropriate siting.

4 Development should be for public purposes and use.

## Form and Character

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

6 Development should not diminish the ability of the public to use and enjoy the coast or to gain access to the foreshore.

7 Development should be of a high standard of coordinated design with an emphasis on the creation of pedestrian areas.

8 Community facilities including shelters, boat ramps, public conveniences and kiosks, should be sited in convenient and accessible locations linked to the surrounding vehicular and pedestrian movement networks.

9 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.

10 Development should be set back a minimum of 50 metres from the seaward allotment boundary to allow for future coast protection works if required.

## Land Division

11 Land division should not be undertaken except where:

(a) it will facilitate an envisaged use within the zone

(b) no additional allotments are created

(c) there is no increase in the number of allotments with frontage or direct access to the coast.

# PROCEDURAL MATTERS

## Complying Development

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

## Non-complying Development

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

| Form of Development | Exceptions |
|---|---|
| Bus depot | |
| Caravan park | Except at Louth Bay. |
| Cemetery | |
| Commercial forestry | |
| Community centre | |
| Consulting room | |
| Crematorium | |
| Dairy | |
| Dam | |
| Dwelling | |
| Educational establishment | |
| Farming | |
| Fuel depot | |
| Horse keeping | |
| Horticulture | |
| Hospital | |
| Hotel | |
| Industry | |
| Intensive animal keeping | |
| Land division | Except where both of the following apply:<br>(a) no additional allotments are created wholly or partly within the zone<br>(b) there is no increase in the number of allotments with frontage or direct access to the coast. |
| Motel | |
| Motor repair station | |
| Nursing home | |
| Office | |
| Petrol filling station | |
| Place of worship | |
| Pre-school | |

| Form of Development | Exceptions |
|---|---|
| Prescribed mining operations | |
| Public service depot | |
| Residential flat building | |
| Road transport terminal | |
| Service trade premises | |
| Shop or group of shops | Except where the gross leasable area is 80 square metres or less. |
| Stadium | |
| Stock sales yard | |
| Stock slaughter works | |
| Store | |
| Tourist accommodation | Except where both of the following apply:<br>(a) it is within the Louth Bay caravan and camping reserve<br>(b) it is in the form of caravan and camping accommodation. |
| Warehouse | |
| Waste reception, storage, treatment or disposal | |
| Water tank | |
| Wrecking yard | |

## Public Notification

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

# Coastal Settlement Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

## OBJECTIVES

1 The protection of the natural coastal environment from inappropriate development.

2 Existing dwellings upgraded to enhance amenity and incorporating environmental improvements.

3 Land subject to inundation or susceptible to erosion kept free of development.

4 Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

The zone is characterised by a number of relatively small settlements. Development in and adjacent to Farm Beach, Mount Dutton Bay East, Mount Dutton Bay West, Little Douglas, Mary Ellis Wreck Beach, Tulka and Shelley Beach shall protect the natural character and scenic beauty of the coastline. Development within the settlements shall be detached dwellings appropriately sited to take account of natural features.

The settlements of Farm Beach, Mount Dutton Bay East, Mount Dutton Bay West, Little Douglas and Tulka are subject to sea flooding and coastal erosion. As a result, it is envisaged that development will take this matter into account while assisting with environmental improvements. The relatively unspoilt nature of the zone is valued, so it is intended that two storey building profiles are avoided where existing development has an unbroken view of the coast.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- coastal protection work
- detached dwelling
- outbuilding associated with a dwelling
- tourist/visitor facility (other than accommodation).

2 Development listed as non-complying is generally inappropriate.

3 Dwellings should be upgraded to assist environmental improvements, including by the provision of approved waste control systems and effluent disposal, building setbacks and site coverage requirements, and reduction of the level of hazard risk.

4 Not more than one dwelling should be erected on an allotment.

5 Sheds, garages and similar outbuildings in settlements, should be designed within the following parameters:

| Parameter | Value |
|---|---|
| Maximum combined floor area for all sheds, garages and outbuildings on the allotment | 120 square metres |
| Maximum building height (from natural ground level) | 4.2 metres |
| Maximum wall height (from natural ground level) | 3.3 metres |

6 Sheds, garages and other freestanding outbuildings should have external walls constructed of pre-treated colour coated metal, masonry, timber or compressed fibre cement.

7 Water tanks and associated stands should only be erected in association with an existing dwelling.

## Form and Character

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

9 Development should:

(a) minimise vehicle access points to the area that is the subject of the development

(b) ensure access to the coast is sited to avoid adverse impact on the environment

(c) be sited so that views to the coast are maintained where possible.

10 Additions or alterations to or replacement of an existing dwelling should:

(a) not exceed one-storey in height other than where required to increase the elevation to minimise the potential for personal or property damage as a result of inundation

(b) not be sited closer to the waterfront than any part of the existing dwelling.

11 Development including associated roads and parking areas should be protected from sea level rise by ensuring the following apply:

(a) site levels and floor levels accord with the following:

| Settlement | Minimum Site Level (metres AHD) | Minimum Floor Level (metres AHD) |
|---|---|---|
| Little Douglas | 2.45 | 2.70 |
| Mount Dutton Bay East | 2.45 | 2.70 |
| Mount Dutton Bay West | 2.45 | 2.70 |
| Shelley Beach | 2.45 | 2.70 |
| Tulka | 2.30 | 2.55 |

(b) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

12 Dwellings should be designed within the following parameters, unless otherwise stated in a policy area:

| Parameter | Value |
|---|---|
| Minimum setback from primary road frontage | 8 metres |
| Minimum setback from secondary road frontage | 3 metres |
| Minimum setback from side boundaries | 1 metres |
| Maximum building height (from natural ground level) | 8 metres |
| Minimum number of on-site car parking spaces (one of which should be covered) | 2 |

### Land Division

13 Unless in Tulka, or otherwise stated in a policy area, land should only be divided where it achieves (a) and (b) or (c) or (d):one or more of the following:

(a) the resultant allotments are greater than 1200 square metres

(b) for creating an allotment to accommodate an existing dwelling

(c) for creating a public road or a public reserve

(d) for a minor adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures.

### Advertisements

14 Advertisements should:

(a) have an advertisement area not exceeding 2 square metres

(b) be limited to one per allotment.

## PRECINCT SPECIFIC PROVISIONS

Refer to the *Map Reference Tables* for a list of the maps that relate to the following precincts.

### Precinct 13 East Mount Dutton Bay

15 Development within this precinct should be in keeping with the style of the 'Woolshed' group of buildings, and should consist of:

(a) a working woolshed museum

(b) a small shop catering for the needs of visitors

(c) backpacker, caravan park and similar forms of tourist accommodation

(d) caretaker's accommodation

(e) extensions to the old shearer's quarters and a new stone building

(f) grazing activities.

## Precinct 14 Mary Ellis Wreck Beach

16 Further development within this precinct should be in the form of single-storey detached dwellings on those existing, vacant allotments which are not, or are not likely to become, subject to flooding or erosion.

17 Development of a dwelling and associated outbuilding on Allotment 7, FP 4349, Certificate of Title Volume 5499 Folio 563 should be sited:

(a) to minimise impact on the natural features of the allotment

(b) ensure access driveways are not located over sand dunes and low lying areas.

# Coffin Bay Policy Area 1

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

## OBJECTIVES

1 A policy area primarily accommodating single-storey dwellings fronting the coastline.

2 Retention of the Oyster Walk, and provision of pedestrian access between the Oyster Walk, the foreshore and The Esplanade.

3 Development that contributes to the desired character of the policy area.

## DESIRED CHARACTER

The policy area is characterised by a predominantly natural densely vegetated area, particularly west of the public boat ramp and northeast of the oyster processing facility. Elsewhere, there are existing shacks and dwellings on Crown Land as well as some small scale retail and commercial development with a low building profile. Some residential land division is therefore envisaged, although not on the scale of conventional land releases.

In terms of built form, a variety of building materials is envisaged, apart from the use of face brick finishes. It is expected that development makes use of natural colours being those that match the area's natural physical features, which are white sands, blue water, the dark rocky shoreline and the grey green vegetation.

Verandas and covered pergolas will also be considered, but will also subject to specific design requirements. Fencing is not desirable when the allotment is used for residential purposes

The appearance of the foreshore is a strong contributor to the area's character. To this effect, the considered placement of structures (such as antennas, aerials and the like) will thereby assist avoiding visual obstruction of the foreshore and The Esplanade. Landscaping using locally indigenous species is highly desired as it will bolster the existing vegetated character, and screen parking areas, driveways and roads from view.

The water quality of the coast, in particular Kellidie Bay, is an important contributor to the character of the policy area. As a result, development will be expected to not impair water quality.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- detached dwelling.

### Form and Character

2 Development should not be undertaken unless it is consistent with the desired character for the policy area.

3 Development including new buildings, and alterations and additions to existing buildings, associated roads and parking ares should:

(a) have a building height that does not exceed 5 metres

(b) have a finished floor level that does not exceed 1000 millimetres above the finished ground level

(c) incorporate a main roof pitch ranging from 10 degrees to 20 degrees

(d) be contained within a building footprint (inclusive of carports and outbuildings) of 190 square metres

(e) be protected from sea level rise by ensuring:

(i) site levels are at least 2.45 metres Australian Height Datum

(ii) building floor levels are at least 2.7 metres Australian Height Datum

(iii) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site

(f) face the foreshore, and the opposite sides of such dwellings, where they would be visible from the Esplanade

(g) use materials and finishes that complement the seaside character derived from:

(i) low pitched roofs constructed from metal roof sheeting

(ii) a combination of materials used in wall construction, with face brick finish being avoided

(iii) natural colours that are evident in the seaside setting

(h) be:

(i) sited landward of any Development Line depicted on a plan of division for the creation of a new allotment over land subject to a Crown Lease Term

(ii) set back at least 1 metre from any side allotment boundary

(iii) set back at least 2 metres from the coastal and/or road boundary.

4 Not more than one dwelling should be erected on an allotment.

5 Verandas and covered pergolas should:

(a) not extend further than 2.4 metres from the external wall of a dwelling

(b) be open on at least two sides.

6 Sheds, garages and similar outbuildings should not be sited between the dwelling and the foreshore and be designed within the following parameters:

| Parameter | Value |
|---|---|
| Maximum combined floor area for all sheds, garages and outbuildings on the allotment | 36 square metres |
| Maximum building height (from natural ground level) | 3.3 metres |
| Maximum wall height (from natural ground level) | 2.7 metres |
| Minimum setback from side and rear boundaries | 1 metres |

7 Aerials, antennas, towers and the like should not be visually prominent from the foreshore, or from The Esplanade.

8 Advertisements should be limited to:

(a) one advertisement per allotment

(b) a maximum advertising area of 2 square metres.

# Shelley Beach Kellidie Bay Policy Area 2

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

## OBJECTIVES

1 Development that incorporates removal of existing shacks on Crown land and new allotments and dwellings created fronting the coastline.

2 Development that contributes to the desired character of the policy area.

## DESIRED CHARACTER

Shelley Beach at Kellidie Bay will be redeveloped as a small coastal settlement to take advantage of the attractive views of Kellidie Bay.

Development of the policy area will result in improved environmental conditions, including the provision of approved waste control and effluent disposal. Development will minimise hazards of inundation and sea level rise by compliance with building and floor levels, increased setbacks from the high water mark and retention and enhancement of existing native vegetation. Environmental damage to the beach, coastline and Kellidie Bay will be minimised by removal of the shacks and all associated structure, appropriate waste water management, development of suitable public road access and a larger coastal reserve.

The 13 shacks located on Crown Land will be removed. New dwellings will be developed on land immediately west of the Crown Land in an orderly and economic manner. Prior to the division of land to create additional residential allotments, a legally binding agreement, such as a Land Management Agreement, will be entered into between the Crown Lessee's and the owner of the development Allotment Piece 105, DP 32273, Certificate of Title Volume 5420 Folio 931, to ensure each Crown leaseholder is provided with an allotment (receiver allotment) for the future construction of a detached dwelling. A dwelling will not be constructed on a new (receiver) allotment until such time that all structures on the leaseholders Crown Lease section (donor site) are removed, or a period of five years expires, whichever is the former.

A maximum of 26 additional residential allotments will be created on Allotment Piece 105, DP 32273, Certificate of Title Volume 5420 Folio 931, incorporating an allotment for each of the Crown leaseholders of the 13 shacks on the Crown Land, as shown on *Concept Plan Map LEP/8 - Shelley Beach*. A new dwelling may be constructed on any one of the 26 residential allotments shown on *Concept Plan Map LEP/8 – Shelley Beach* as a receiver allotment. The receiver allotments shall be defined as part of a Land Management Agreement or similar legally binding agreement.

All allotments created will be of a size and shape to accommodate a detached dwelling, ancillary outbuildings, water storage, dedicated fire fighting water and effluent tank/sump and connections, can be connected to a Community Wastewater Management System (CWMS) and electricity infrastructure.

The construction, management and ongoing maintenance of the Community Wastewater Management System will be undertaken by the developer and affected community (land owners). Development and commissioning of the Community Wastewater Management system shall occur prior to final land division clearance of the first additional residential allotment. Management of the Community Wastewater Management system will be controlled by a Land Management Agreement or Community Title Scheme Description or other similar binding legal agreement. Any residential allotment created by Torrens Title plan of division will be required to enter into a binding agreement to connect with the Community Wastewater Management System.

Building profiles will be kept as low as possible, with two-storey dwellings being avoided. Dwellings will be sited and designed to minimise obstruction to, or loss of views from, other dwellings. Allotments will be landscaped with locally indigenous species to complement the existing vegetated character.

Areas of existing vegetation will be retained and protected, as shown on *Concept Plan Map LEP/8 - Shelley Beach*. All roads, driveways and parking areas will be designed and sited to minimise intrusion into areas of existing vegetation.

Public access to the beach will be maintained and formalised by the development of a public car park and designated access to the beach.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- detached dwelling
- outbuilding associated with a dwelling
- public car park.

2 New dwellings should be connected to the Community Wastewater Management System, as shown on *Concept Plan Map LEP/8 - Shelley Beach*.

### Form and Character

3 Development should not be undertaken unless it is consistent with the desired character for the policy area.

4 Development should be undertaken in accordance with *Concept Plan Map LEP/8 - Shelley Beach*.

5 Not more than one dwelling should be erected on an allotment.

6 A dwelling should not be constructed on a receiver site shown on *Concept Plan Map LEP/8 - Shelley Beach* and subsequently defined as part of a Land Management Agreement or similar legally binding agreement, except where it is the subject of a transferred development right arising from a removal of a dwelling from a specified donor site shown on *Concept Plan Map LEP/8 - Shelley Beach*.

7 Dwellings shall be setback in excess of 100 metres from the Community Wastewater Management System.

8 New dwellings, and alterations and additions to existing dwellings, excluding a garage or carport, should be sited:

(a) with a minimum setback 6 metres from the boundary with the coastal reserve

(b) with a minimum setback of 1 metre from any side property boundary and 2 metres from the public or private road boundary providing vehicular access to each allotment

(c) have a building height that does not exceed 5 metres

(d) have a finished floor level that does not exceed 1000 millimetres above the finished ground level

(e) incorporate a main roof pitch ranging from 10 degrees to 20 degrees

(f) use materials and finishes that complement the seaside character derived from:

(i) low pitched roofs constructed from metal roof sheeting

(ii) a combination of materials used in wall construction

(iii) natural colours that are evident in the seaside setting.

9 Verandas and covered pergolas should:

(a) not extend further than 2.4 metres from the external wall of a dwelling

(b) be open on at least two sides.

10 In combination, the dwelling and sheds, garages and outbuildings should not exceed site coverage of 50 per cent of the allotment, exclusive of decks, pergolas and verandas.

11 Sheds, garages and similar outbuildings should:

(a) not be sited between the dwelling and the foreshore

(b) be designed and constructed using materials and finishes that complement the seaside character

(c) be designed within the following parameters:

| Parameter | Value |
|---|---|
| Maximum combined floor area for all sheds, garages and outbuildings on the allotment | 120 square metres |
| Maximum building height (from natural ground level) | 4.2 metres |
| Maximum wall height (from natural ground level) | 3.3 metres |
| Minimum setback from side and rear boundaries | 1 metres |
| Minimum setback from a public or private road | 2 metres |

12 No fences of any kind should be erected forward of the dwelling between the dwelling and the coastal boundary.

## Land Division

13 Land should not be divided unless:

(a) it creates an initial development allotment which can be further divided for residential allotments

(b) the allotments are greater than 800 square metres

(c) the allotments have a minimum frontage to a public road or common property in a plan of division of 18 metres

(d) for the purpose of:

(i) creating an allotment to accommodate the replacement of an existing shack on Crown Land shown on *Concept Plan Map LEP/8 - Shelley Beach*

(ii) creating one of thirteen additional allotments shown on *Concept Plan Map LEP/8 - Shelley Beach*

(e) each allotment (other than the initial development allotment) can be connected to the Community Wastewater Management System

(f) a public reserve of a minimum of 10 metres is created in accordance with *Concept Plan Map LEP/8 - Shelley Beach* along the water frontage

(g) public access is provided to the beach via a reserve

(h) allotment boundaries are arranged to minimise impact on native vegetation.

# PROCEDURAL MATTERS

## Complying Development

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

## Non-complying Development

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

| Form of development | Exceptions |
|---|---|
| Advertisement and/or advertising hoarding | Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b):<br>(a) is adjacent to a road with a speed limit of less than 80 km/h<br>(b) has an advertisement area of 2 square metres or less and achieves all of the following:<br>(i) the message contained thereon relates entirely to a lawful use of land<br>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise<br>(iii) the advertisement will not result in more than two advertisements on the allotment. |
| Alteration of, addition to, or replacement of a dwelling existing as at 12 December 1994, on Crown land or land owned by the Crown or a Minister of the Crown at **Shelley Beach Kellidie Bay Policy Area 2** and shown as a donor site on *Concept Plan Map LEP/8 – Shelley Beach* | |
| Amusement machine centre | |
| Caravan park | Except in **Precinct 13 East Mount Dutton Bay**. |
| Cemetery | |
| Commercial forestry | |
| Community centre | |
| Consulting room | |
| Crematorium | |
| Dairy | |
| Dwelling | Except a dwelling that satisfies one of the following:<br>(a) will not result in more than one dwelling on an allotment<br>(b) it is located within the **Coffin Bay Policy Area 1** and it satisfies all of the following:<br>(i) it will not result in more than one dwelling on an allotment<br>(ii) the total floor area for all buildings (inclusive of carports and outbuildings) does not exceed 190 square metres<br>(iii) the total building height does not exceed 5 metres<br>(c) it is in the form of tourist accommodation and it is located within Coffin Bay township. |

| Form of development | Exceptions |
|---|---|
| Dwelling on a receiver site as shown on *Concept Plan Map LEP/8- Shelley Beach* | Except where it is the subject of a transferred development right arising from a removal of a dwelling from a specified donor site shown on *Concept Plan Map LEP/8- Shelley Beach*. |
| Educational establishment | |
| Fuel depot | |
| Horse keeping | |
| Horticulture | |
| Hospital | |
| Hotel | |
| Indoor recreation centre | |
| Industry | |
| Intensive animal keeping | |
| Land division | Except where the land division achieves both (a) and (b) or (c) or (d):<br>(a) results in allotments of greater than 1200 square metres<br>(b) is for one or more of the following purposes:<br>(i) to accommodate an existing dwelling<br>(ii) to create a road reserve or public reserve<br>(iii) adjustment of allotment boundaries where no new allotments are created partly or wholly in the zone<br>(c) is located within **Shelley Beach Kellidie Bay Policy Area 2** and is for the purposes of creating a development allotment prior to the division for additional residential allotments<br>(d) it is located within the **Shelley Beach Kellidie Bay Policy Area 2** and it achieves one of the following:<br>(i) all resulting allotments are at least 800 square metres and are connected to the Community Wastewater Management System;<br>(ii) it is for the purpose of creating a road reserve or public reserve;<br>(iii) it is an adjustment of allotment boundaries where no new allotments are created partly or wholly within the zone. |
| Motor repair station | |
| Nursing home | |
| Office | |
| Outbuilding | Except where one of the following applies:<br>(a) it is in **Coffin Bay Policy Area 1**, where the outbuilding does not exceed a floor area of 36 square metres and a wall height of 2.7 metres<br>(b) it is located outside of **Coffin Bay Policy Area**. |
| Petrol filling station | |
| Place of worship | |
| Pre-school | |
| Prescribed mining operations | |

| Form of development | Exceptions |
|---|---|
| Public service depot | |
| Residential flat building | |
| Road transport terminal | |
| Service trade premises | |
| Shop or group of shops | Except where the gross leasable area is 300 square metres or less. |
| Stadium | |
| Stock sales yard | |
| Stock slaughter works | |
| Store | |
| Warehouse | |
| Waste reception, storage, treatment or disposal | |
| Wrecking yard | |

## Public Notification

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

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

| Category 1 | Category 2 |
|---|---|
| Alterations and additions to existing development, where the building height does not exceed 5 metres | |

# Community Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

## OBJECTIVES

1 A zone accommodating community, educational, recreational and health care facilities for the general public's benefit.

2 Development that is integrated in function and provides a coordinated base to promote efficient service delivery.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- cemetery
- community centre
- consulting room
- educational establishment
- emergency services facility
- hall
- health facility
- hospital
- library
- office associated with community service
- place of worship
- public administration office
- recreation centre
- theatre
- welfare institution.

2 Development listed as non-complying is generally inappropriate.

3 Development should not be undertaken if it would inhibit or prejudice the integrated development of land within the zone for further community and institutional uses.

# Recreation Policy Area 3

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

## OBJECTIVES

1 A policy area accommodating sporting, entertainment, cultural and recreational activities and associated spectator and administrative facilities.

2 Development of integrated recreational areas and facilities that accommodate a range of activities accessible to the community.

3 Buildings, facilities and car parks located and designed to blend in with existing or additional trees, vegetation and landscaping.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

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

2 A shop or group of shops should only be developed where:

(a) it is ancillary to recreation and sport development

(b) the total gross leasable area is 80 square metres or less.

### Land Division

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

# Coastal Golf Course Policy Area 4

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

## OBJECTIVES

1 A policy area that accommodates the golf course at Louth Bay.

2 Development that contributes to the desired character of the policy area.

## DESIRED CHARACTER

The policy area is characterised by a nine-hole golf course with associated facilities. There is scope for activity to occur on the site seven days per week during daylight hours. During summer periods, daylight savings facilitate increased use of the course. The north eastern edge is used for tennis courts and it is envisaged that the area continued to be used as a recreational facility for the region.

The vegetation that forms part of the golf course proper is complementary to the vegetation of the surrounding **Coastal Conservation Zone** and it is envisaged that the vegetation be preserved.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- building ancillary to and in association with golf course.

### Form and Character

2 Development should not be undertaken unless it is consistent with the desired character for the policy area.

# PROCEDURAL MATTERS

## Complying Development

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

## Non-complying Development

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

| Form of development | Exceptions |
|---|---|
| Consulting room where located within the **Recreation Policy Area 3** | |
| Crematorium where located within the **Recreation Policy Area 3** | |
| Dwelling where located in the **Recreation Policy Area 3** | |
| Fuel depot | |
| Hospital where located within the **Recreation Policy Area 3** | |
| Horticulture | |
| Industry | |
| Intensive animal keeping | |
| Land division where located within the **Recreation Policy Area 3** | Except where no additional allotments are created partly or wholly within the policy area. |
| Motel where located within the **Recreation Policy Area 3** | |
| Major public service depot | |
| Motor repair station | |
| Nursing home where located in the **Recreation Policy Area 3** | |
| Office where located within the **Recreation Policy Area 3** | Except where associated with community or recreation facilities. |
| Petrol filling station | |
| Place of worship | |
| Residential flat building where located within the **Recreation Policy Area 3** | |
| Road transport terminal | |
| Service trade premises | |

| Form of development | Exceptions |
|---|---|
| Shop or group of shops | Except where one of the following applies:<br>(a) the gross leasable area is 250 square metres or less<br>(b) the gross leasable area is 80 square metres or less and where located within the **Recreation Policy Area 3**. |
| Stock sales yard | |
| Stock slaughter works | |
| Store | |
| Warehouse | |
| Waste reception, storage, treatment or disposal | |
| Wrecking yard | |

## Public Notification

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

# Conservation Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

## OBJECTIVES

1 The conservation and enhancement of the natural environment and natural ecological processes for their historic, scientific, landscape, faunal habitat, biodiversity and cultural values.

2 Provision of opportunities for the public to experience and appreciate the significance of the native vegetation and original remnant natural habitat of the area through low impact recreational activities and interpretive facilities.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- directional, identification and/or interpretative advertisements and/or advertising hoardings for conservation management and tourist information purpose
- scientific monitoring structures or facility
- small-scale facility associated with the interpretation and appreciation of natural and cultural heritage such as public amenities, camping grounds, remote shelters or huts.
- structures for conservation management purpose.

2 Development listed as non-complying is generally inappropriate.

### Form and Character

3 Development should use the following measures to avoid impacting detrimentally on the natural environment, processes and/or conservation qualities of land in the zone:

(c) minimising the extent of earthworks

(d) minimising the extent of vehicle access servicing that development

(e) minimising the extent of locally indigenous vegetation removal

(f) being sited in an unobtrusive manner preferably below hilltops or prominent ridgelines

(g) screening the visual impact by planting locally indigenous species having due regard to bushfire risk

(h) utilising external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.

4 Where public access is necessary in the zone, the construction of recreational trails and appropriate fencing such as post and wire should be provided to control the movement of the public whilst minimising the impact on biodiversity.

5 Signage should only be installed where it is relevant to the conservation values and promotion of the objectives of the zone, and should be:

(a) restricted to those needed for direction, identification and interpretation

(b) discrete in design, colour and of a size of no more than 2 square metres.

### Land Division

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

## PROCEDURAL MATTERS

### Complying Development

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

No other forms of development are complying in the zone.

### Non-complying Development

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

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

| Form of development | Exceptions |
|---|---|
| Intensive animal keeping | |
| Land division | Except where no additional allotments are created partly or wholly within the zone. |
| Motel | |
| Motor repair station | |
| Nursing home | |
| Office | Except where used for the purposes of administering the *National Parks and Wildlife Act 1972.* |
| Petrol filling station | |
| Place of worship | |
| Pre-school | |
| Public service depot | |
| Residential flat building | |
| Road transport terminal | |
| Service trade premises | |
| Shop | |
| Stadium | |
| Stock sales yard | |
| Stock slaughter works | |
| Store | |
| Warehouse | |
| Waste reception, storage, treatment or disposal | |
| Wrecking yard | |

## Public Notification

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

# Deferred Urban Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

## OBJECTIVES

1 A zone accommodating a restricted range of uses that are not prejudicial to development of the land for urban purposes and maintain the natural appearance of the zone.

2 Prevention of development likely to be incompatible with long-term urban development, or likely to be detrimental to the orderly and efficient servicing and conversion of the land for urban use.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

1 Development listed as non-complying is generally inappropriate.

2 Development should not be undertaken if it will be prejudicial to the orderly and economic development of future urban land uses within the zone.

3 Development should be compatible with existing uses of land in adjacent zones.

### Land Division

4 Land division should not occur unless it is in the form of an alteration to the boundaries of an allotment and no additional allotments are created in the zone.

5 The alteration of allotment boundaries should only occur in order to achieve one or more of the following:

(a) correct an anomaly in the placement of allotment boundaries with respect to the location of existing buildings or structures

(b) improve the management of the land for the purpose of primary production

(c) enable the provision of public infrastructure.

6 Land should not be divided until:

(a) water and power services and a common effluent drainage scheme have been provided

(b) the **Residential Zone** in Coffin Bay township has been substantially divided and used for residential purposes.

## PROCEDURAL MATTERS

### Complying Development

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

## Non-complying Development

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

| Form of development | Exceptions |
|---|---|
| Advertisement and/or advertising hoarding | |
| Amusement machine centre | |
| Commercial forestry | |
| Community centre | |
| Consulting room | |
| Crematorium | |
| Dairy | |
| Dwelling | Except a detached dwelling that does not result in more than one dwelling on an allotment. |
| Educational establishment | |
| Fuel depot | |
| Horticulture | |
| Hospital | |
| Hotel | |
| Indoor recreation centre | |
| Industry | |
| Intensive animal keeping | |
| Land division | Except where no additional allotments are created partly or wholly within the zone. |
| Motel | |
| Motor repair station | |
| Nursing home | |
| Office | |
| Petrol filling station | |
| Place of worship | |
| Pre-school | |
| Prescribed mining operations | |
| Residential flat building | |
| Road transport terminal | |
| Service trade premises | |

| Form of development | Exceptions |
|---|---|
| Shop | Except with a gross leasable area less than 150 square metres. |
| Stock sales yard | |
| Stock slaughter works | |
| Store | |
| Tourist accommodation | |
| Warehouse | |
| Waste reception, storage, treatment or disposal | |
| Wrecking yard | |

## Public Notification

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

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

| Category 1 | Category 2 |
|---|---|
| Detached dwelling | |
| Land division where no additional allotments are created | |

# Industry Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

## OBJECTIVES

1 A zone primarily accommodating a wide range of industrial, warehouse, storage and transport land uses.

2 Industrial and commercial development in Cummins, Coffin Bay and Stamford to facilitate investment and employment.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- industry
- office in association with and ancillary to industry
- transport distribution
- warehouse.

2 Development listed as non-complying is generally inappropriate.

### Form and Character

3 Development in the area identified as Stamford, should be primarily light industry, service trade premises and small scale business enterprises.

4 In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):

(a) buildings up to a height of 6 metres should be sited at least 8 metres from the primary street alignment

(b) buildings exceeding a height of 6 metres should be sited at least 10 metres from the primary street alignment

(c) where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.

5 Buildings should be set back in accordance with the following criteria:

(a) at least 4 metres from the primary street alignment

(b) where an allotment has two street frontages, no building should be erected within 4 metres of the secondary street alignment

(c) at least 3 metres from rear and side boundaries.

6 Building facades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise that would adversely affect the residential amenity.

7 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.

8 Advertisements and advertising hoardings should not include any of the following:

(a) flashing or animated signs

(b) bunting, streamers, flags, or wind vanes

(c) roof-mounted advertisements projected above the roofline

(d) parapet-mounted advertisements projecting above the top of the parapet

(e) not cover more than 10 per cent of the total surface area of a wall which is oriented to a public road or reserve.

9 At Cummins:

(a) industrial development should be in accordance with the *Concept Plan Map LEP/11 - Cummins Industrial*

(b) land within the area marked 'A' shown on *Concept Plan Map LEP/11 - Cummins Industrial* should have particular regard to off-site impact on the adjacent residential area.

## Land Division

10 Land division should create allotments that:

(a) are of a size and shape suitable for the intended use

(b) have an area of not less than 1500 square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated

(c) have a frontage to a public road of at least 25 metres.

11 Land division that results in a new road intersecting with the portion of Bratten Way shown on *Concept Plan Map LEP/11 - Cummins Industrial* should demonstrate how the intersection will cater for:

(a) the number of vehicle movements on the new road and Bratten Way

(b) the type and size of vehicles that will use the proposed intersection.

# Infrastructure Policy Area 5

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

## OBJECTIVES

1 Primarily, a policy area for the provision of infrastructure.

2 Infrastructure facilities and land required for infrastructure facilities preserved from the encroachment of incompatible land uses.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- drainage system, including stormwater retention basin
- electricity substation
- landfill
- methane extraction plant
- public service depot
- rail infrastructure
- sewerage infrastructure
- waste transfer depot.

# PROCEDURAL MATTERS

## Complying Development

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

## Non-complying Development

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

| Form of development | Exceptions |
|---|---|
| Advertisement and/or Advertising hoarding where it is located in the **Infrastructure Policy Area 5** | |
| Amusement machine centre | |
| Caravan park | |
| Community centre | |
| Consulting room | |
| Dairy where it is located in the **Infrastructure Policy Area 5** | |
| Dwelling | Except where:<br>(a) located outside the **Infrastructure Policy Area 5**<br>(b) ancillary to and in association with industrial development<br>(c) located on the same allotment. |
| Educational establishment | Except where:<br>(a) located outside the **Infrastructure Policy Area 5**<br>(b) ancillary to and in association with industrial development<br>(c) located on the same allotment. |
| Horticulture | |
| Hospital | |
| Hotel | |
| Intensive animal keeping | Except for aquaculture activities undertaken within a building. |
| Land division where it is located in the **Infrastructure Policy Area 5** | Except where no additional allotments are created partly or wholly within the zone. |
| Motel | |
| Motor repair station where it is located in the **Infrastructure Policy Area 5** | |
| Nursing home | |
| Office | Except where:<br>(a) ancillary to and in association with industrial development<br>(b) located on the same allotment. |

| Form of development | Exceptions |
|---|---|
| Pre-school | |
| Place of worship | |
| Residential flat building | |
| Service trade premises where it is located in the **Infrastructure Policy Area 5** | |
| Shop or group of shops | Except where:<br>(a) located outside the **Infrastructure Policy Area 5**<br>(b) ancillary to and in association with industrial development<br>(c) the gross leasable area is 80 square metres or less. |
| Stock sales yard where it is located in the **Infrastructure Policy Area 5** | |
| Stock slaughter works where it is located in the **Infrastructure Policy Area 5** | |
| Tourist accommodation | |
| Warehouse where it is located in the **Infrastructure Policy Area 5** | |
| Wrecking yard where it is located in the **Infrastructure Policy Area 5** | |

## Public Notification

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

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

| Category 1 | Category 2 |
|---|---|
| Fuel depot | |
| General industry | |
| Public service depot | |
| Retail showroom | |
| Road transport terminal | |
| Service trade premises | |
| Shop with a floor area of 80 square metres or less | |

# Mixed Use (Point Boston) Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

## OBJECTIVES

1 Development that minimises any adverse impacts upon the amenity of the locality within the zone.

2 A zone accommodating, within designated precincts, residential development, tourist accommodation, land based aquaculture and mineral extraction, separated by reserves and intact stands of native vegetation and sand dunes.

3 Preserve and enhance indigenous cultural heritage and areas of natural character, in balance with development within designated precincts.

4 Protection and management of existing stands of native vegetation and coastal features, and encouragement of revegetation in those parts of the zone not identified for aquaculture, residential, minerals extraction or tourist accommodation purposes.

5 A zone accommodating environmentally sustainable development where structures are located and designed in such a way as to preserve and enhance the natural character or assist in the re-establishment of a natural character in the zone.

6 Development consistent with the principles of ecologically sustainable development.

7 Land division to facilitate the development of residential allotments and tourist accommodation in designated parts of the zone and provide tenure for existing land based aquaculture facilities.

8 Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

Development within the zone should be cognisant of the cultural heritage associated with Point Boston Peninsula. When development occurs within the areas identified as suitable for development, the cultural heritage of the area should be recognised through the establishment of interpretive points, a cultural heritage trail and the use of indigenous naming.

Development which is undertaken in this zone should not only preserve but should also enhance the natural character of the zone or assist in the re-establishment of a natural character in conjunction with development for residential and tourist accommodation purposes.

The term “natural character” refers to the natural topography, native vegetation and colours, such as grey-greens and sandy-browns of non-reflective earthen tones, normally associated with a natural landscape.

The extent of native vegetation, the gentle undulating slopes and the restricted access combine to make this zone a high fire risk area. It is important that developments incorporate fire protection measures in order to minimise the fire risk.

While vegetation management is an important part of minimising the fire risk, the destruction of existing native vegetation and the failure to provide landscaping in such a way as to screen buildings and improve the amenity of the zone will not be accepted fire protection measures.

The zone provides for the development of a unique form of residential development to showcase environmentally sustainable design compatible with the conservation and enhancement of natural attributes of the land while maintaining the existing aquaculture and extractive mining industries. Services provided in

an urban area will not be provided in this zone, and accordingly development should demonstrate a high degree of self-sufficiency, to decrease the reliance upon reticulated services.

Tourist facilities are appropriate, provided they are located unobtrusively.

The concept of ecologically sustainable development reflects an understanding that the economy and the built or urban environment are interconnected with the natural environment. For the purposes of this Development Plan, the principles of ecologically sustainable development to be applied are:

(a) providing for both long and short term economic, environmental and social needs

(b) providing for the economic, social and physical wellbeing of people and communities, while:

(i) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations

(ii) safeguarding the life-supporting capacity of air, water, land and ecosystems

(iii) avoiding, remedying or mitigating any adverse effects of activities on the environment.

Significant coastal features and stands of native vegetation form an important part of the character sought to be preserved and enhanced on the Point Boston Peninsula. When land is developed, sensitive areas should be protected through the use of fencing and other physical techniques including board walks and designated walking trails to protect the natural characteristics of the Point Boston Peninsula from the impact associated with the proximity of human activities.

To ensure that the natural features of the Point Boston Peninsula are enhanced, an ongoing maintenance program should be established, for the significant coastal features and stands of native vegetation that includes a weed eradication program, revegetation and public/community awareness.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- detached dwelling
- group dwelling
- industry associated with mineral extraction or land based aquaculture
- land-based aquaculture
- prescribed mining operations
- residential flat building (buildings between one and two storeys)
- row dwelling
- semi-detached dwelling
- shop or group of shops where the gross leasable area is 250 square metres or less.

2 Development listed as non-complying is generally inappropriate.

### Form and Character

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

4 The bulk and scale of development should be compatible with adjoining land uses.

5 Car parking areas should be provided at the rear or side of premises.

6 Advertisements and advertising hoardings should not include any of the following:

(a) flashing or animated signs

(b) bunting, streamers, flags, or wind vanes

(c) roof-mounted advertisements projected above the roofline

(d) parapet-mounted advertisements projecting above the top of the parapet.

7 Land not identified within specified precincts within the zone should be retained for the purposes of conservation and should be managed to preserve and enhance the existing extent of native vegetation and natural land form.

8 Coastal sand dunes and other environmentally sensitive areas identified on *Concept Plan Map LEP/4 - Natural Constraints*, including stands of native vegetation should be kept free of development and protected from the adverse effects of nearby development; except where the land is required for:

(a) the construction of roads generally in accordance with the *Concept Plan Map LEP/6 - Point Boston Road Network*

(b) the provision of service infrastructure in the form of storage of potable water supplies in association with the construction of an alternative water supply facility

(c) infrastructure associated with a common wastewater treatment facility.

9 Dunes and stands of native vegetation should be fenced to restrict public access and protect the sensitive areas from human activity.

10 Protective board walks should be established where there is a need to provide public access through the dunes to the coast.

11 Vegetation in association with development should be of a species listed in *Table LEP/2 - Vegetation for Point Boston Peninsula*.

## Land Division

12 Land division should not create any additional allotments except within **Precinct 15 Residential East, Precinct 16 Residential North, Precinct 17 Residential West, Precinct 18 Residential South, Precinct 19 Tourist Accommodation** and **Precinct 20 Land-based Aquaculture**.

13 Based on demonstrated need, additional residential allotments within **Precinct 15 Residential East, Precinct 16 Residential North, Precinct 17 Residential West** and **Precinct 18 Residential South** should:

(a) be developed in an orderly manner with a staged release of allotments commencing with **Precinct 15 Residential East**

(b) be developed one 'Precinct' at a time

(c) have an area of not less than 600 square metres.

14 Land should not be divided in **Precinct 15 Residential East** unless it includes:

(a) the development of the main road from Lincoln Highway to Section 109 as a public road in accordance with the *Concept Plan Map LEP/6 - Point Boston Road Network*

(b) an alternative water supply facility within the precinct, capable of supplementing the supply of potable water to residential allotments in any plan of division

(c) the establishment of a Community Wastewater Management System including a single package secondary treatment facility with no part of the effluent disposal area being within 100 metres of the mean high water mark spring tide or the Todd River

(d) a new underground electrical transmission line suitable to accommodate the future development potential of Point Boston Peninsula.

15 Land division should be restricted to areas identified as suitable for development as identified on *Concept Plan Map LEP/6 - Point Boston Natural Constraints*.

16 Land division to accommodate new and existing land based aquaculture activities should:

(a) be confined to **Precinct 20 Land-based Aquaculture**

(b) have a minimum allotment area of 10 hectares.

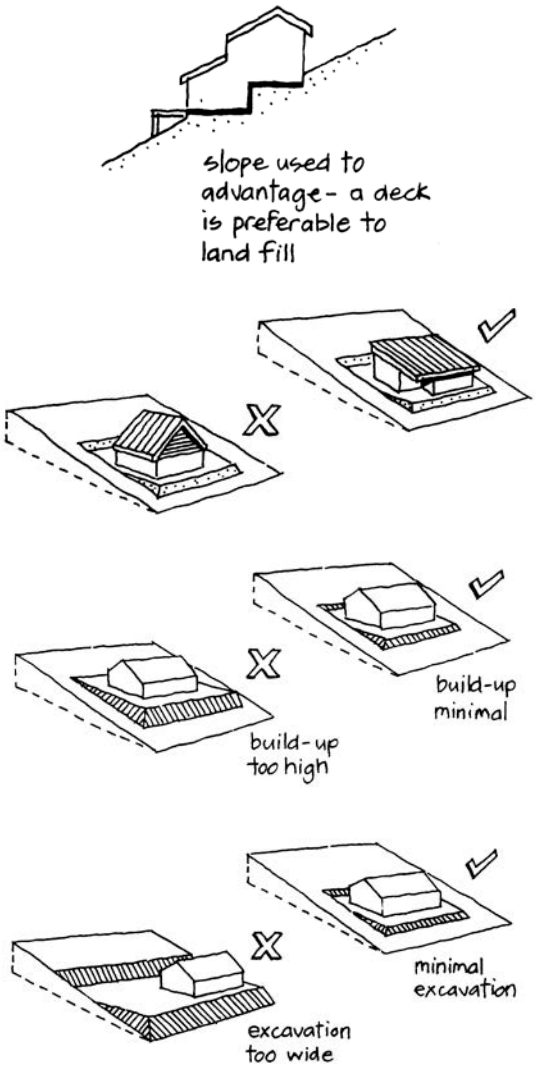
## Appearance of Buildings

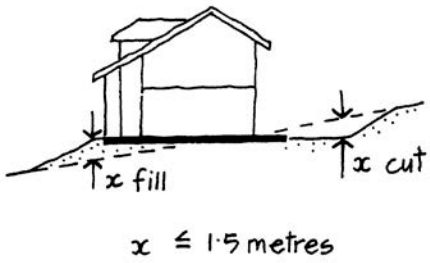
17 Buildings, including structures, should be designed in accordance with the following diagrams by being:

(a) designed in such a way and be of such a scale as to be unobtrusive

(b) built at a height no greater than two storeys and stepped to follow the natural slope of the land

(c) constructed so the vertical distance between any lower floor of a building and natural ground level does not exceed 1.5 metres at any point.






## Residential Development

18 Allotments with site areas between 600 and 800 square metres should be developed for detached dwellings.

19 Allotments with site areas greater than 800 square metres may be developed for semi-detached dwellings, providing:

(a) not more than 20 per cent of the allotments within any precinct are developed for semi-detached dwellings

(b) semi-detached dwellings are developed on sites with a frontage to a road (private or public) of not less than 20 metres.

20 Dwellings and outbuildings should be set back from the site boundaries in accordance with the following minimum distances:

(a) 4 metres from primary street boundary

(b) 2 metres from side boundaries

(c) 4 metres from rear boundary.

21 The site coverage of a dwelling should not exceed 40 per cent of a site to provide sufficient space for:

(a) pedestrian and vehicle access and vehicle parking

(b) storage and clothes drying

(c) open space and landscaping

(d) maximisation of on-site stormwater infiltration

(e) a septic tank connected to a common effluent disposal system

(f) front, side and rear boundary setbacks appropriate to the locality

(g) a hard stand area limited to no more than 30 per cent of the allotment.

## Outbuildings

22 Sheds, garages and similar outbuildings should:

(a) not be sited between the dwelling and foreshore

(b) be designed and constructed using materials and finishes that complement the seaside character derived from:

(i) low pitched roofs constructed from metal roof sheeting

(ii) a combination of wall materials, excluding the use of face brick finish

(iii) natural colours so as to be unobtrusive, blend with a natural coastal landscape and minimise any visual intrusion

(c) be designed within the following parameters:

| Parameter | Value |
|---|---|
| Maximum combined floor area for sheds, garages and outbuildings on the allotment | 36 square metres |
| Maximum building height (from natural ground level) | 3.3 metres |
| Maximum wall height (from natural ground level) | 2.7 metres |

## Landscaping

23 Landscaping should be designed to:

(a) enhance attractive site attributes and revegetate degraded areas of native vegetation consistent with the native plant communities as shown in *Concept Plan Map LEP/5 - Native Vegetation*

(b) provide a buffer between vehicle access ways and habitable room windows of dwellings

(c) provide a buffer between buildings (both on-site and on neighbouring properties).

## Land-based Aquaculture

24 Land-based aquaculture farming operations should be:

(a) confined to the **Precinct 20 Land-based Aquaculture** as shown on *Concept Plan Map LEP/4 - Natural Constraints*

(b) accessible via an all weather road

(c) connected to a suitable power supply with sufficient capacity for existing and projected requirements

(d) provided with on-site potable water collection and storage facilities, having sufficient capacity for drinking, ablution, site landscaping and bushfire fighting purposes

(e) connected to land-based effluent treatment and disposal systems.

25 Land-based aquaculture farming operations should be associated with:

(a) the breeding, propagation and fattening of animals in marine water

(b) the storage of associated equipment, materials and vehicles

(c) the harvesting, grading and packing of produce, and may involve buildings for caretaker accommodation purposes.

26 Development for or associated with land-based aquaculture farming operations at Point Boston Peninsula should be designed, sited and managed as follows:

(a) enclosed storage buildings should be located and landscaped so that they are not visually prominent when viewed from other parts of the coastline, or surrounding towns and settlements

(b) associated equipment, articles and machinery and infrastructure should be housed in enclosed storage structures, or stored adjacent to those structures when not in use

(c) external materials of construction used for all buildings and structures, including breeding tanks and pipes, should be non-reflective and of subdued colours which complement the tones of the surrounding landscape

(d) buildings, excluding pump stations and associated infrastructure, should be sited at least 2.0 metres above mean high tide level, or where this cannot be achieved, at least 100 metres from the mean high water mark of the coastline.

27 Wastewater generated by aquaculture farming operations should be:

(a) discharged back into the sea in a manner which minimises coastal erosion

(b) not cause pollution to marine waters, pose a threat to biological systems, or threaten the operations of other aquaculture farming operations.

28 Solid wastes generated by aquaculture farming operations should:

(a) be disposed of at a licensed waste disposal depot

(b) be contained on-site prior to disposal in a manner which is not unsightly

(c) not cause land or marine pollution

(d) not attract vermin

(e) not generate foul odours.

29 Land based development for aquaculture farming operations should not be located:

(a) on coastal sand dunes or other environmentally sensitive areas

(b) on known geological monuments

(c) in areas which are recognised as being culturally significant to the Aboriginal community.

### Mineral Deposits

30 Quarrying and extraction of the Aeolian deposits of fine Moornaba sands should occur in an orderly manner, having regard to the existing and proposed use of surrounding land.

## PRECINCT SPECIFIC PROVISIONS

Refer to the *Map Reference Tables* for a list of the maps that relate to the following precinct(s).

### Precinct 15 Residential East, Precinct 16 Residential North, Precinct 17 Residential West and Precinct 18 Residential South

31 The following forms of development are envisaged in the precincts:

- dwelling
- outbuilding associated with a dwelling.

32 Dwellings and associated outbuildings should be:

(a) no more than 8.2 metres high when measured from the highest part of the roof to the equivalent lowest point at natural ground level, except where desirable to provide for access to roof terraces or facilitate accommodation of solar collectors, in which a stairwell or roof form may penetrate the 8.2 metre building height

(b) on excavated rather than filled sites

(c) sited so as to cause as little interference as possible to the views available from surrounding dwellings.

### Precinct 19 Tourist Accommodation

33 The following forms of development are envisaged in the precinct:

(a) shops or group of shops with a gross leasable area less than 250 square metres

(b) small to medium scale tourist accommodation.

34 Facilities for tourists and visitors should be confined to this precinct and may include local retail services.

35 Tourist accommodation and associated facilities should be:

(a) located well below the ridge line so as not to be visible against the skyline when viewed from the coast, any public road or other parts of the district

(b) located in such a way as to maximise the retention of existing native vegetation, and the protection and retention of drainage lines in their natural state

(c) setback at least 50 metres from high water mark, and where no part of such development is located on sand dunes or other environmentally sensitive parts of the coastline

(d) designed to complement the coastal setting.

### Precinct 20 Land-based Aquaculture

36 The following forms of development are envisaged in the precinct:

(a) dwelling in association with land-based aquaculture (caretaker's residence)

(b) land-based aquaculture

(c) industry associated with land-based aquaculture.

37 Land division should only create allotment(s) where the land is currently being used for land based aquaculture purposes.

### Precinct 21 Mineral Extraction

38 The following forms of development are envisaged in the precinct:

(a) industry associated with mineral extraction

(b) prescribed mining operations.

## PROCEDURAL MATTERS

### Complying Development

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

## Non-complying Development

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

| Form of development | Exceptions |
|---|---|
| Dwelling | Except where one of the following applies:<br>(a) a dwelling (other than a group dwelling) that is built in conjunction with a non-residential development and located on the same allotment<br>(b) within **Precinct 15 Residential East, Precinct 16 Residential North, Precinct 17 Residential West** or **Precinct 18 Residential South**<br>(c) in the form of caretaker's residence in **Precinct 20 Land-based Aquaculture**. |
| Fuel depot | |
| Horse keeping | |
| Horticulture | |
| Hotel. | Except in **Precinct 19 Tourist Accommodation.** |
| Indoor recreation centre | Except in **Precinct 19 Tourist Accommodation.** |
| Industry | Except where one of the following applies:<br>(a) an industry associated with the processing of aquaculture product sourced from land-based aquaculture activities sourced from Point Boston Peninsula<br>(b) where in association with mineral extraction within **Precinct 21 Mineral Extraction**. |
| Intensive animal keeping | Except aquaculture. |
| Land division | Except where it is for a boundary realignment where no additional allotments are created or it is located in one of the following precincts:<br>(a) **Precinct 15 Residential East**<br>(b) **Precinct 16 Residential North**<br>(c) **Precinct 17 Residential West**<br>(d) **Precinct 18 Residential South**<br>(e) **Precinct 19 Tourist Accommodation**<br>(f) **Precinct 20 Land-based Aquaculture**. |
| Motel | Except within **Precinct 19 Tourist Accommodation**. |
| Motor repair station | |
| Prescribed mining operations | Except within **Precinct 21 Mineral Extraction**. |
| Road transport terminal | |
| Service trade premises | |
| Shop or group of shops | Except within **Precinct 19 Tourist Accommodation** and where the gross leasable area is 250 square metres or less. |
| Special industry | |
| Stock sales yard | |

| Form of development | Exceptions |
|---|---|
| Stock slaughter works | |
| Waste reception, storage, treatment or disposal | Except where in the form of a Community Wastewater Management System. |
| Wrecking yard | |

## Public Notification

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

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

| Category 1 | Category 2 |
|---|---|
| Dwelling within **Precinct 15 Residential East, Precinct 16 Residential North, Precinct 17 Residential West, Precinct 18 Residential South** or **Precinct 20 Land-based Aquaculture** | |
| Land-based aquaculture farming operations and associated infrastructure in **Precinct 20 Land-based Aquaculture** | |
| Prescribed mining operations in **Precinct 21 Mineral Extraction** | |
| Land division | |
| Tourist facility, including facilities for the accommodation of tourists and visitors in **Precinct 19 Tourist Accommodation** | |

# Primary Production Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to the zone.

## OBJECTIVES

1 The long term continuation of primary production.

2 Economically productive, efficient and environmentally sustainable primary production.

3 Allotments of a size and configuration that promote the efficient use of land for primary production.

4 Protection of primary production from encroachment by incompatible land uses and protection of scenic qualities of rural landscapes.

5 Accommodation of wind farms and ancillary development.

6 Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

This zone comprises the bulk of the Council area and is used principally for agricultural production and the grazing of stock on relatively large holdings. The pattern of occupation with homesteads, ancillary buildings and paddocks enclosing crops and livestock dominate the environment and firmly establish an open, rural appearance. The climate, soil and landform characteristics of this zone favour the continuance of agricultural production and livestock grazing and 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.

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

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

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

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- bulk handling and storage facility
- farming
- horticulture

- intensive animal keeping
- wind farm and ancillary development
- wind monitoring mast and ancillary development
- tourist accommodation (including through the diversification of existing farming activities and conversion of farm buildings).

2 Development listed as non-complying is generally inappropriate.

3 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:

(a) in visually prominent locations

(b) closer to roads than envisaged by generic setback policy.

4 Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site, and should be developed where:

(a) it has a direct relationship with primary production

(b) it is unlikely to limit or inhibit the use of adjoining land for primary production

(c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality

(d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons

(e) the use would be inappropriate within a township

(f) the capacity of the infrastructure, including roads, is capable of supporting the use without detriment to existing users.

5 A dwelling should only be developed if:

(a) there is a demonstrated connection with farming or other primary production

(b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone

(c) it is located more than 500 metres from an existing intensive animal keeping operation unless used in association with that activity

(d) it does not result in more than one dwelling per allotment, unless the additional dwelling is for accommodation of tourists, dependent persons or short term workers.

6 Tourist accommodation should not be converted to dwellings and should be designed to preclude the conversion of buildings into dwellings such as through shared facilities, common utility services, grouped accommodation and/or shared parking.

7 A shop should be:

(a) ancillary to primary production or processing uses or tourist accommodation or other tourist development

(b) located on the same site as the primary use.

## Form and Character

8 Development should not occur within 500 metres of a National Park, Conservation Park, Wilderness Protection Area or significant stands of native vegetation if it will increase the potential for, or result in, the spread of pest plants.

9 Development should provide an access way of at least 3 metres wide that provides access for emergency vehicles to the rear of the allotment.

10 Buildings should primarily be limited to farm buildings, a detached dwelling associated with primary production on the allotment and residential outbuildings that are:

(a) grouped together on the allotment and set back from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads

(b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.

11 Buildings and structures should be setback a minimum of 50 metres from all roads.

## Land Division

12 Land should only be divided if one or more of the following apply:

(a) it is a boundary realignment where it will promote economically productive, efficient and sustainable primary production

(b) it will create an allotment for one of the following:

(i) to excise one of two habitable dwellings (each built or under construction before 13 June 1985) from an existing allotment with an area of 1 hectare

(ii) to accommodate a dwelling that is ancillary to farming or horticulture, on a farm with an area of in excess of 100 hectares. The allotment created should be between 1 and 4 hectares, and be occupied by one of the following:

(A) a relative employed on the property

(B) the owner of the farm for the owner's retirement

(iii) of 1 hectare to accommodate buildings and facilities involved with the processing, display, or sale of locally grown produce

(c) to create an allotment of 10 hectares or more for the purposes of horticulture

(d) to create an allotment of 200 hectares, where it will promote economically productive, efficient and sustainable primary production.

# Enterprise Policy Area 6

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

## OBJECTIVES

1 A policy area accommodating value added industries.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

1 The policy area should only be used for those industries or activities that are intended to be complementary to or exist in a 'value-add' capacity for the local rural and agricultural economy.

### Form and Character

2 Large-scale activities or activities which might generate nuisance to the residential area of Cummins or produce offensive odours or the like should be located in the western-half of the policy area.

3 A traffic study should be undertaken and the necessary levels of service and treatments be completed to any existing or additional vehicle access points on to the Tod Highway from the policy area prior to the approval of any development.

# PROCEDURAL MATTERS

## Complying Development

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

In addition, the following forms of development are designated as complying:

- farm buildings that:
  - are sited more than 50 metres from any public road or allotment boundary
  - have a total floor area of 500 square metres or less
- farming.

## Non-complying Development

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

| Form of Development | Exceptions |
|---|---|
| Advertisement and/or advertising hoarding | Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b):<br>(a) is adjacent to a road with a speed limit of less than 80 km/h<br>(b) has an advertisement area of 2 square metres or less and achieves all of the following:<br>(i) the message contained thereon relates entirely to a lawful use of land<br>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise<br>(iii) the advertisement will not result in more than two advertisements on the allotment. |
| Amusement machine centre | |
| Caravan park | |
| Consulting room | |
| Educational establishment | |
| Horticulture involving the growing of olives | Except where the location for the growing of olives achieves (a) and (b):<br>(a) at least 500 metres from all of the following:<br>(i) a National Park<br>(ii) a Conservation Park<br>(iii) Wilderness Protection Area<br>(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area<br>(b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area. |
| Hospital | |
| Hotel | |
| Indoor recreation centre | |

| Form of Development | Exceptions |
|---|---|
| Land division | Except where it is for a boundary realignment or where it achieves one of the following:<br>(a) allotments of at least 200 hectares<br>(b) to create an allotment for one of the following (i)-(iv):<br>(i) of at least 1 hectare to excise one of two habitable dwellings (each built or under construction before 13 June 1985) from an existing allotment<br>(ii) of at least 1 hectare for the purposes of processing, display, or sale of locally grown produce<br>(iii) of at least 10 hectares for the purposes of horticulture<br>(iv) for the purposes of accommodating a dwelling ancillary to farming, occupied by one of the following:<br>(A) an employee of the farm<br>(B) the owner of the farm for the owner's retirement. |
| Motor repair station | Except within the **Enterprise Policy Area 6**. |
| Nursing home | |
| Office | Except where it is ancillary to and in association with land uses listed in (a), (b) or (c); or an appropriate land use within the **Enterprise Policy Area 6** :<br>(a) primary production<br>(b) tourism development<br>(c) intensive animal keeping including aquaculture development. |
| Petrol filling station | |
| Place of worship | |
| Pre-school | |
| Primary school | |
| Residential flat building | |
| Service trade premises | Except within the **Enterprise Policy Area 6**. |
| Shop or group of shops | Except where the gross leasable area is 40 square metres or less. |
| Stadium | |
| Wrecking yard | |

## Public Notification

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

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

| Category 1 | Category 2 |
|---|---|
| Tourist accommodation where it comprises a maximum of 5 tourist accommodation units. | Aboriginal group dwelling<br>Aquaculture and associated activities.<br>Bulk commodity handling and storage facility.<br>Horticulture<br>Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) where the base of all wind turbines is located at least 2000 metres from:<br>(a) an existing dwelling or tourist accommodation that is not associated with the wind farm<br>(b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists<br>(c) the boundaries of any **Airfield**, **Airport**, **Centre**, **Community**, **Fringe**, **Historic Conservation**, **Home Industry**, **Living, Mixed Use**, **Residential**, **Settlement**, **Tourist**, **Township** or **Urban Zone**, **Policy Area** or **Precinct** or any **Heritage Area** (including within the area of an adjoining Development Plan).<br>Wind monitoring mast and ancillary development. |

# Residential Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to the zone.

## OBJECTIVES

1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.

2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.

3 Provision for small to medium-scale forms of tourist accommodation in a style compatible with the primary purpose of the zone for residential purposes.

4 The pattern of residential land division, including the placement of roads, to have regard for fire risk to the township.

5 At Cummins, the provision of supported accommodation for older persons and people with disabilities in those parts of the zone most convenient to both existing health services and other town amenities.

6 Development that contributes to the desired character of the zone.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- affordable housing
- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling
- dwelling addition
- small scale non-residential use that serves the local community, for example:
  - child care facility
  - health and welfare service
  - open space
  - primary and secondary school
  - recreation area
  - shop, office or consulting room
- supported accommodation
- small to medium-scale tourist accommodation.

2 Development listed as non-complying is generally inappropriate.

3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.

4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:

(a) serves the local community

(b) is consistent with the character of the locality

(c) does not detrimentally impact on the amenity of nearby residents.

5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

## Form and Character

6 Dwellings should be designed within the following parameters:

| Parameter | Value |
|---|---|
| Minimum setback from primary road frontage | 8 metres |
| Minimum setback from secondary road frontage | 3 metres |
| Minimum setback from side boundaries | 1 metre (where side wall height is up to 3 metres)<br>2 metres (where side wall height is greater than 3 metres and up to 6 metres)<br>2 metres plus the height of the side wall above 6 metres (where the side wall height is greater than 6 metres) |
| Minimum setback from rear boundary | 8 metres (for all two storey components of dwellings, or single storey components of dwellings that adjoin a National Park, Conservation Park, Council reserve, or vacant private land parcel in excess of 2 hectares in size)<br>3 metres (for all other single storey components of dwellings) |
| Maximum site coverage | 50 per cent |
| Maximum building height (from natural ground level) | 8 metres |
| Minimum area of private open space | 20 per cent of the site with a minimum dimension of 4 x 4 metres |
| Minimum number of on site car parking (one of which should be covered) | 2 |

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

| Parameter | Value |
|---|---|
| Maximum combined floor area for all sheds, garages and outbuildings on the allotment | 120 square metres |
| Maximum building height (from natural ground level) | 4.2 metres |
| Maximum wall height (from natural ground level) | 3.3 metres |
| Minimum setback from side and rear boundaries | 1 metres |

8 Sheds, garages and other freestanding outbuildings should have external walls constructed of pre-treated colour coated metal, masonry, timber or compressed fibre cement.

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

| Dwelling type | Site area (square metres) | Minimum frontage (metres) |
|---|---|---|
| Detached | 600 minimum | 15 |
| Semi-detached | 400 minimum | 9 |
| Group dwelling | 500 minimum | 18 |
| Residential flat building | 340 average | 8 |
| Row dwelling | 340 minimum | 8 |

10 To reduce dependence on the existing groundwater resources, dwellings should provide an on-site potable water supply:

(a) of 11000 litres per bedroom

(b) that can be connected to the roof water drainage.

11 Small to medium-scale tourist accommodation should be in keeping with the prevailing character of the locality and should not detract from the amenity of the locality.

12 At Cummins, the provision of supported accommodation for older persons and people with disabilities should occur in accordance with the *Concept Plan Map LEP/9 - Cummins Eastern.*

13 At Cummins, residential development should be in accordance with (where applicable):

(a) *Concept Plan Map LEP/9 - Cummins Eastern*

(b) *Concept Plan Map LEP/10 - Cummins Northern*.

## Fire Protection

14 Where residential allotments share a boundary with the **Primary Production Zone**, new development should:

(a) propose a 4-metre wide fuel break, except where a formed road is located on that boundary and would serve as a fuel break

(b) have a solid pre-painted metal (or zinc-alum where appropriate) fence of minimum 1.8 metres in height constructed along the boundary, except where a formed road is located on that boundary and would serve as a fuel break.

15 Wherever possible, a formed road should be used to separate residences at the edge of the urban area from the rural area for the purposes of fire protection.

## Affordable Housing

16 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.

### Land Division

17 Land division should create allotments with:

(a) a minimum area of:

(i) 1000 square metres if the allotment is not connected to a Community Wastewater Management System

(ii) 800 square metres if the allotment is connected to a Community Wastewater Management System

(b) a frontage to a public road of not less than 15 metres

(c) a maximum area of 1200 square metres in townships connected to a Community Wastewater Management System.

## PRECINCT SPECIFIC PROVISIONS

Refer to the *Map Reference Tables* for a list of the maps that relate to the following precinct.

### Precinct 22 Jubilee Drive

18 Development on land bounded by The Esplanade, Jubilee Drive, Sheppard Avenue and Lear Street should be for the following purposes:

- hotel
- motel
- medium density residential development
- supported accommodation
- tourist accommodation in the nature of holiday apartments and units.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

| Form of Development | Exceptions |
|---|---|
| Advertisement and /or advertising hoarding | Except where (a) or (b) applies:<br>(a) the advertisement does not exceed 1 square metre<br>(b) the advertisement is located within **Precinct 22 Jubilee Drive**. |
| Amusement machine centre | |
| Consulting room | Except where:<br>(a) the total floor area is 100 square metres or less<br>(b) the site does not front an arterial road. |
| Crematorium | |

| Form of Development | Exceptions |
|---|---|
| Dairy | |
| Farming | |
| Fuel depot | |
| Horse keeping | |
| Horticulture | |
| Hospital | |
| Hotel | Except within **Precinct 22 Jubilee Drive**. |
| Industry | |
| Intensive animal keeping | |
| Motor repair station | |
| Office | Except where:<br>(a) the total floor area is 100 square metres or less<br>(b) the site does not front an arterial road. |
| Petrol filling station | |
| Public service depot | |
| Restaurant | Except within **Precinct 22 Jubilee Drive**. |
| Road transport terminal | |
| Service trade premises | |
| Shop or group of shops | Except where:<br>(a) the gross leasable area is 150 square metres or less<br>(b) the site does not front an arterial road<br>(c) located within **Precinct 22 Jubilee Drive**. |
| Stock sales yard | |
| Stock slaughter works | |
| Store | |
| Warehouse | |
| Waste reception, storage, treatment or disposal | |
| Wrecking yard | |

## Public Notification

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

# Rural Living Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to the zone.

## OBJECTIVES

1 A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- detached dwelling
- domestic outbuilding in association with a detached dwelling
- domestic structure
- dwelling addition
- farming
- farm building
- stable.

2 Development listed as non-complying is generally inappropriate.

3 There should be no more than one dwelling per allotment.

4 The keeping of animals should be ancillary to and in association with the residential use of the land.

5 The keeping of horses should only be undertaken if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.

### Form and Character

6 Dwellings should be designed within the following parameters:

| Parameter | Value |
|---|---|
| Minimum setback from primary road frontage | 20 metres |
| Minimum setback from secondary road frontage | 20 metres |
| Minimum setback from the boundary with a **Water Protection Zone** or **Primary Production Zone** | 50 metres |
| Minimum setback from side boundaries | 5 metres |
| Minimum setback from rear boundary | 5 metres |
| Maximum building height (from natural ground level) | 8 metres |

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

| Parameter | Value |
|---|---|
| Maximum combined floor area for all sheds, garages and outbuildings on the allotment | 180 square metres |
| Maximum building height (from natural ground level) | 6 metres |
| Maximum wall height (from natural ground level) | 4.5 metres |
| Minimum setback from side and rear boundaries | 5 metres |
| Minimum setback from a public road or public open space area | 20 metres |

8 Sheds, garages and other freestanding outbuildings should have external walls constructed of pre-treated colour coated metal, masonry, timber or compressed fibre cement.

9 Horse keeping should only be undertaken if not more than two horses per hectare is kept.

10 Not more than ten ostriches, emus, deer or similar animals should be kept on any allotment.

11 Cutting and filling of land should be kept to a minimum and be limited to a maximum depth or height no greater than 2 metres so as to preserve the natural form of the land and the native vegetation.

## Land Division

12 Land division should create allotments with minimum areas as follows:

| Area | Size (hectares) |
|---|---|
| Coffin Bay (within Sections 130 and 661, Hundred of Wangary) | 0.5 |
| Boston | 2 |
| Wangary | 2 |

13 At Boston, allotments smaller than 2 hectares may be appropriate subject to all of the following:

(a) allotments created are no less than 1 hectare

(b) the land subject to the land division does not have a slope of greater than 1-in-4

14 Allotments in the form of a battleaxe configuration should:

(a) provide for an access onto a public road, with the driveway 'handle' being:

(i) not less than 25 metres in width

(ii) not more than 50 metres in length

(iii) have a gradient of not more than 16 degrees (i.e. a maximum slope of 1-in-3.5) at any point along the road or driveway

(b) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction

(c) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape

(d) be avoided where their creation would be incompatible with the prevailing pattern of development.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, the following forms of development are designated as complying:

- farming
- horse keeping in Boston or Wangary.

### Non-complying Development

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

| Form of development | Exceptions |
|---|---|
| Advertisement and/or advertising hoarding | Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b):<br>(a) is adjacent to a road with a speed limit of less than 80 km/h<br>(b) has an advertisement area of 2 square metres or less and achieves all of the following:<br>(i) the message contained thereon relates entirely to a lawful use of land<br>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise<br>(iii) the advertisement will not result in more than one advertisement on the allotment. |
| Amusement machine centre | |
| Consulting room | Except a consulting room in the form of a veterinary clinic. |
| Crematorium | |
| Dairy | |
| Dwelling | Except a detached dwelling that results in no more than one dwelling per allotment. |
| Fuel depot | |
| Hotel | |
| Industry | Except light industry or service industry. |
| Intensive animal keeping | |
| Land division | Except where either (a) or (b) apply:<br>(a) all allotments resulting from the division have frontage to a public road<br>(b) an allotment in a battleaxe configuration has a minimum frontage to a public road of 25 metres |
| Major public service depot | |
| Motor repair station | |

| Form of development | Exceptions |
|---|---|
| Petrol filling station | |
| Residential flat building | |
| Restaurant | |
| Road transport terminal | |
| Service trade premises | |
| Shop or group of shops | Except where the gross leasable area is 50 square metres or less. |
| Special industry | |
| Stock sales yard | |
| Stock slaughter works | |
| Store | |
| Warehouse | |
| Waste reception, storage, treatment or disposal | |
| Wrecking yard | |

## Public Notification

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

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

| Category 1 | Category 2 |
|---|---|
| Farming | |
| Horticulture | |
| Horse keeping | |

# Settlement Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to the zone.

## OBJECTIVES

1 Small-scale services and facilities grouped together to service the requirements of the local community and the visiting public.

2 Low density residential development contained within the boundaries of the settlement.

3 A zone primarily for detached dwellings on individual allotments in the Settlements of Coulta, Edillilie, North Shields, Louth Bay, Mount Hope, Poonindie, Wangary, Wanilla and Yeelanna.

4 Protection of the natural character and scenic beauty of the coastline adjacent to the settlements of Louth Bay and North Shields.

## DESIRED CHARACTER

The Settlement Zone comprises the settlements of Coulta, Edillilie, North Shields, Louth Bay, Mount Hope, Poonindie, Wangary, Wanilla and Yeelanna.

### North Shields

North Shields is located on the shores of Boston Bay, approximately 10 kilometres north of Port Lincoln. The settlement abuts the Coastal Zone and is susceptible to coastal erosion at the base of the low cliffs.

Council has adopted policies to address predicted flooding and erosion risks effecting the settlement.

Council has an erosion protection strategy which provides for the maintenance of an existing sea wall adjacent the foreshore to provide the North Shields Settlement Zone, including dwellings along Easton Road, with adequate protection from coastal erosion.

Development within the settlement may also be subject to flooding and this hazard will be countered by applying specific site and floor levels to development.

New dwellings at North Shields may require acoustic treatments to provide an appropriate level of internal amenity, given the settlement's proximity to Port Lincoln Airport.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- community facility
- dwelling
- domestic outbuilding in association with a detached dwelling
- domestic structure
- dwelling addition
- local community facility
- recreation area
- restaurant
- shop or group of shops under 250 square metres in size

- supported accommodation
- small scale tourist accommodation.

2 Development listed as non-complying is generally inappropriate.

3 Business and commercial development should be limited in scale and function to service the local requirements of the settlement and travellers using the main road.

4 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.

## Form and Character

5 Development including new buildings, alterations to existing buildings, associated roads and parking areas should be protected from sea level rise by ensuring the following apply:

(a) site levels and floor levels accord with the following:

| Settlement | Minimum Site Level (metres AHD) | Minimum Floor Level (metres AHD) |
|---|---|---|
| North Shields | 2.50 | 2.75 |
| Louth Bay | 2.50 | 2.75 |

(b) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

6 Local service facilities should be grouped together in proximity to existing facilities.

7 Dwellings should be designed within the following parameters:

| Parameter | Value |
|---|---|
| Minimum setback from primary road frontage | 8 metres |
| Minimum setback from secondary road frontage | 3 metres |
| Minimum setback from side boundaries | 1 metres |
| Minimum setback from rear boundary | 1 metres |
| Maximum site coverage | 50 per cent |
| Maximum building height (from natural ground level) | 8 metres |
| Minimum area of private open space | 80 square metres |
| Minimum number of on-site car parking spaces (one of which should be covered) | 2 |

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

| Parameter | Value |
|---|---|
| Maximum combined floor area for all sheds, garages and outbuildings on the allotment | 120 square metres |
| Maximum building height | 4.2metres |

| Parameter | Value |
|---|---|
| Maximum wall height | 3.3 metres |
| Minimum setback from side and rear boundaries | 0.6 metres |
| Minimum setback from a public road or public open space area | 8 metres |

9 Sheds, garages and other freestanding outbuildings should have external walls constructed of pre-treated colour coated metal, masonry, timber or compressed fibre cement.

10 A detached dwelling should have a minimum site area of 1200 square metres and a frontage to a public road not less than 20 metres.

11 Development of more than one storey in height should take account of the following factors:

(a) the height and bulk of the proposed building relative to adjoining dwellings

(b) the design of the building being stepped in accordance with the slope of the land.

### Land Division

12 Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the zone and should have an:

(a) area of not less than 1200 square metres

(b) average width of at least 20 metres.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

| Form of Development | Complying Criteria / Conditions |
|---|---|
| Shed, garage or freestanding outbuilding | Provided:<br>(a) the maximum combined floor area for all sheds, garages and outbuildings on the allotment does not exceed 120 square metres<br>(b) the side wall height does not exceed 3 metres and the overall building height does not exceed 3.7 metres<br>(c) the building is set-back no less than 8 metres from the road boundary or, in the case of a corner allotment, no less than 8 metres from one road boundary and no less than 3 metres from the other road boundary<br>(d) the building is set-back no less than 600 millimetres from the side and rear boundaries of the allotment<br>(e) the external walls of the building consist of either masonry, compressed fibre cement, pre-treated timber or pre-treated colour coated or pre painted metal. |

## Non-complying Development

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

| Form of Development | Exceptions |
|---|---|
| Advertisement and/or advertising hoarding | Except where the advertisement and/or advertising hoarding achieves at least one of (a) or (b):<br>(a) is adjacent to a road with a speed limit of less than 80 km/h<br>(b) has an advertisement area of 2 square metres or less and achieves all of the following:<br>(i) the message contained thereon relates entirely to a lawful use of land<br>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise<br>(iii) the advertisement will not result in more than two advertisements on the allotment. |
| Crematorium | |
| Dairy | |
| Fuel depot | |
| General industry | |
| Horse keeping | |
| Horticulture | |
| Intensive animal keeping | |
| Residential flat building | |
| Road transport terminal | |
| Shop or group of shops | Except where the gross leasable area is 250 square metres or less. |
| Special industry | |
| Stock sales yard | |
| Stock slaughter works | |
| Waste reception, storage, treatment or disposal | Except where it is in the form of a recycling collection depot. |
| Wrecking yard | |

## Public Notification

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

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

| Category 1 | Category 2 |
|---|---|
| Land division | |

# Town Centre Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to the zone.

## OBJECTIVES

1 A centre accommodating a wide range of retail, office, administrative, community, cultural and entertainment facilities to serve residents of the town and the surrounding rural community.

2 Conservation and upgrading of buildings of historic character.

3 Rationalisation of vehicular access, car parking and major pedestrian movement paths to provide a safer, more efficient and more attractive environment.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- bulky goods outlet
- café
- consulting room
- cultural centre
- entertainment facility
- fitness studio
- hotel
- meeting room
- motor repair station
- office
- petrol filling station
- restaurant
- service trade premises
- shop
- tourist accommodation
- tourist facility.

2 Development listed as non-complying is generally inappropriate.

3 A dwelling should be established only where it is associated with and ancillary to an existing, or part of a proposed use envisaged for the zone.

### Form and Character

4 Development should provide car parking in accordance with *Table LEP/1 - Off Street Vehicle Parking Requirements*, and where practicall, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points

5 Sheds, garages and other freestanding outbuildings should have external walls constructed of pre-treated colour coated metal, masonry, timber or compressed fibre cement.

# Cummins Policy Area 7

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

## OBJECTIVES

1 A policy area that includes residential uses in appropriate locations.

2 A policy area that encourages diversity in dwelling types.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- dwelling.

### Form and Character

2 Allotments with frontage to Bruce Terrace, Railway Terrace and Bratten Way should not be developed for residential uses.

3 Residential uses within the zone should primarily occur to the west of Bruce Terrace and should have appropriate regard for adjacent residential and/or non-residential land uses.

# PROCEDURAL MATTERS

## Complying Development

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

## Non-complying Development

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

| Form of development | Exceptions |
|---|---|
| Dairy | |
| Dwelling | Except where one of the following applies:<br>(a) it is ancillary to and in association with a non-residential development and is located on the same allotment<br>(b) it is located within the **Cummins Policy Area 7**<br>(c) is in the form of tourist accommodation within Coffin Bay township. |
| Fuel depot | |
| General industry | |
| Horse keeping | |
| Horticulture | |
| Intensive animal keeping | |
| Major public service depot | |
| Residential flat building | |
| Road transport terminal | |
| Special industry | |
| Stock sales yard | |
| Stock slaughter works | |
| Waste reception, storage, treatment or disposal | |
| Wrecking yard | |

## Public Notification

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

# Water Protection Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to the zone.

## OBJECTIVES

1 Protection of surface and underground water resources from pollution, contamination or unsustainable use.

2 Development excluded from the zone where it is liable to contribute to the contamination or pollution of surface and underground water resources or the reduction of aquifer recharge.

3 Extensive areas of locally indigenous plant species established and retained in order to safeguard the catchment and recharge characteristics of the water resource.

4 Not more than one Aboriginal group dwelling site in the Big Swamp catchment area at Montillie.

5 Accommodation of wind farms and ancillary development.

6 Development that contributes to the desired character of the zone.

## DESIRED CHARACTER STATEMENT

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

(a) located in visually prominent locations such as ridgelines;

(b) visible from scenic routes and valuable scenic and environmental areas; and

(c) located closer to roads than envisaged by generic setback policy.

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

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- broadacre cropping
- farm building
- grazing.

2 Development listed as non-complying is generally inappropriate.

3 Development should not:

(a) prejudice the protection of the water catchment

(b) affect the quality and quantity of the catchment's water resources

(c) inhibit the potential of the aquifer to recharge

(d) involve the storage or disposal of hazardous substances

(e) involve the storage of chemicals in quantities that require a licence under the *Environment Protection Act 1993*

(f) generate waste of a quantity that affects surface or underground water resources.

4 Land should not be used for farming or horticulture unless the depth to the watertable is greater than 2 metres from the ground surface.

5 Land should not be used for farming or horticulture unless the following issues are considered and addressed:

(a) the risk of pollution or adverse impacts on dependent ecosystems

(b) the risk of any increase in salinity levels of either surface or groundwater supplies

(c) the avoidance of adverse impacts on downstream properties in terms of water flow and discharge of pollutants

(d) the availability of surface and/or sub-surface water required to sustain the proposed activity

(e) the capability of the soil structure and the land to support the proposed activity

(f) avoiding any land prone to water logging or subject to flooding through irrigation

(g) compatibility with land uses on adjacent land

(h) the risk of the watertable falling or rising significantly as a result of excessive irrigation.

6 Diversion or storage dams used for irrigation should be sited and designed in accordance with the relevant Water Allocation Plan prepared under the *Natural Resources Management Act 2004*.

7 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:
(a) in visually prominent locations

(b) closer to roads than envisaged by generic setback policy.

## Form and Character

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

9 Irrigated areas should not be sited where they may impact upon a watercourse, lake or well.

10 Buildings and structures should be setback a minimum of 50 metres from all roads.

## Land Division

11 Land should not be divided unless to alter the boundaries of an allotment for the purpose of increased primary production efficiency or productivity.

### Aboriginal Group Dwellings

12 Aboriginal group dwellings developed after 1 July 2001 in that part of the zone known as Montillie should utilise Borlase Road for access purposes.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

| Form of Development | Complying Criteria / Conditions |
|---|---|
| Farming | |
| Farm building | Provided it:<br>(a) is sited more than 50 metres from any public road or allotment boundary<br>(b) has a total floor area of 500 square metres or less. |

### Non-complying Development

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

| Form of development | Exceptions |
|---|---|
| Advertisement and/or advertising hoarding | Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b):<br>(a) is adjacent to a road with a speed limit of less than 80 km/h<br>(b) has an advertisement area of 2 square metres or less and achieves all of the following:<br>(i) the message contained thereon relates entirely to a lawful use of land<br>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise<br>(iii) the advertisement will not result in more than two advertisements on the allotment. |
| Amusement machine centre | |
| Bus depot | |
| Caravan Park | |
| Cemetery | |
| Commercial forestry | |
| Community centre | |
| Consulting room | |
| Crematorium | |
| Dairy | |

| Form of development | Exceptions |
|---|---|
| Educational establishment | |
| Fuel depot | |
| Horticulture involving the growing of olives | Except where the location for the growing of olives achieves (a) and (b):<br>(a) at least 500 metres from all of the following:<br>(i) a national park<br>(ii) a conservation park<br>(iii) a wilderness protection area<br>(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area<br>(b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area. |
| Horse keeping | |
| Hospital | |
| Hotel | |
| Indoor recreation centre | |
| Industry | |
| Intensive animal keeping | |
| Land division | Except where one of the following applies:<br>(a) no additional allotments are created partly or wholly within the zone<br>(b) where an owner requires a separate allotment of approximately one hectare exclusive of the area taken up by any driveway, to contain one of two habitable dwellings on the land, each of which was built or under construction before 13 June 1985<br>(c) where an owner who as the registered proprietor of a farming property of 100 hectares or more in area wishes to create an additional allotment of approximately one hectare for the purpose of erecting a dwelling for a relative employed on the property, or for the owner's retirement, and where the site chosen is the least productive part of the farm holding. |
| Motel | |
| Motor repair station | |
| Multiple dwelling | |
| Nursing home | |
| Office | Except where it achieves at least one of the following:<br>(a) in association with and ancillary to primary production activities<br>(b) used for the purposes of administering the *National Parks and Wildlife Act 1972.* |
| Petrol filling station | |
| Place of worship | |
| Pre-school | |

| Form of development | Exceptions |
|---|---|
| Prescribed mining operations | |
| Public service depot | |
| Residential flat building | |
| Road transport terminal | |
| Row dwelling | |
| Semi-detached dwelling | |
| Service trade premises | |
| Shop | |
| Stadium | |
| Stock sales yard | |
| Stock slaughter works | |
| Waste reception, storage, treatment or disposal | |
| Wrecking yard | |

## Public Notification

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

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

| Category 1 | Category 2 |
|---|---|
| Dwelling | Aboriginal group dwelling |
| Farming | Horticulture |
| Farm building | Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) where the base of all wind turbines is located at least 2000 metres from:<br>(a) an existing dwelling or tourist accommodation that is not associated with the wind farm<br>(b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists<br>(c) the boundaries of any **Airfield**, **Airport**, **Centre**, **Community**, **Fringe**, **Historic Conservation**, **Home Industry**, **Living, Mixed Use**, **Residential**, **Settlement**, **Tourist**, **Township** or **Urban Zone**, **Policy Area** or **Precinct** or any **Heritage Area** (including within the area of an adjoining Development Plan).<br>Wind monitoring mast and ancillary development. |

# Table Section

# Table LEP/1 - Off Street Vehicle Parking Requirements

| Form of Development | Number of Required Car Parking Spaces |
|---|---|
| Aged persons home | 1 car parking space per 10 residents plus 1 car parking space per 2 employees plus 1 car parking space per 5 residents for visitors |
| Bed and breakfast accommodation | 1 car parking space per guest accommodation bedroom |
| Boarding house | 1 car parking space per 2 beds |
| Bowling alley | 1 car parking space per 20 square metres total floor area of the place |
| Clubrooms | 1 car parking space per 20 square metres total floor area |
| Community centre | 1 car parking space per 20 square metres total floor area |
| Consulting room | 4 car parking space per consulting room |
| Dwelling | 2 car parking spaces per dwelling |
| General industry | 1 car parking space per 150 square metres total floor area |
| Hospital | 1 car parking space per 3 beds plus provision for patients to be driven to an entrance within the property |
| Hostel | 1 car parking space per 3 beds |
| Hotel | 1 car parking space per 2 square metres of bar floor area plus 1 car parking space per 6 square metres of lounge bar or beer garden floor area, or 1 car parking space per 3 guest rooms (whichever provides the larger number) |
| Light industry | 1 car parking space per 150 square metres total floor area |
| Motel | 1 car parking space per room or residential unit plus 1 car parking space per 20 square metres total floor area of restaurant (if provided) |
| Nursing home | 1 car parking space per 3 beds plus provision for patients to be driven to an entrance within the property |
| Office | 1 car parking space per 25 square metres of total floor area providing office accommodation |
| Place of worship | 1 car parking space per 10 seats |
| Restaurant | 1 car parking space per 4 seats |
| Retail showroom | 1 car parking space per 50 square metres total floor area |
| Service trade premises | 1 car parking space per 50 square metres total floor area |
| Shop | 1 car parking space per 20 square metres total floor area. |
| Store | 1 car parking space per 150 square metres total floor area |
| Squash court | 3 car parking spaces per court |
| Tavern | 1 car parking space per 2 square metres of bar floor area plus 1 car parking space per 6 square metres of lounge bar or beer garden floor area, or 1 car parking space per 3 guest rooms (whichever provides the larger number) |
| Theatre | 1 car parking space per 5 seats |
| Warehouse | 1 car parking space per 150 square metres total floor area |

# Table LEP/2 - Vegetation for Point Boston Peninsula

| Species | Common Name | Conservation Significance - SA | Conservation Significance - Eyre Peninsula |
|---|---|---|---|
| *Acacia dodonaeifolia* | Hop-bush Wattle | Rare | Rare |
| *Acacia farinose* | Mealy Wattle | | |
| *Actinobole uliginosum* | Flannel Cudweed | | |
| *Adenanthos terminalis* | Yellow Gland-flower | | |
| *Allocasuarina verticillate* | Drooping Sheoak | | |
| *Apalochlamys spectabilis* | Showy Firebush | | Uncommon |
| *Astroloma conostephioides* | Flame Heath | | |
| *Astroloma humifusum* | Cranberry Heath | | |
| *Atriplex cinerea* | Coast Saltbush | | |
| *Baeckea behrii* | Silver Broombush | | |
| *Baumea juncea* | Bare Twig-rush | | Uncommon |
| *Billardiera cyamosa* | Sweet Apple-berry | | |
| *Billardiera lehmanniana* | Lehmann's Apple-berry | Endangered | Endangered |
| *Blennospora drummondii* | Dwarf Button-flower | | |
| *Brachycome lineariloba* | Hard-head Daisy | | |
| *Caladenia septuosa* | Eyre Peninsula Spider-orchid | | |
| *Calandrinia corrigioloides* | Strap Purslane | | Rare |
| *Calandrinia eremaea* | Dryland Purslane | | |
| *Calandrinia granulifera* | Pigmy Purslane | | |
| *Callistemon rugulosus* | Scarlet Bottlebrush | | |
| *Calytrix involucrate* | Cup Fringe-myrtle | | |
| *Calytrix tetragona* | Common Fringe-myrtle | | |
| *Cassytha glabella forma dispar* | Slender Dooder-laurel | | |
| *Centrolepis polygyna* | Wiry Centrolepis | | |
| *Centrolepis strigose* | Hairy Centrolepis | | |
| *Chamaescilla corymbosa* | Blue Squill | | |
| *Chorizandra enodis* | Black Bristle-rush | | Rare |
| *Clematis microphylla* | Old Man's Beard | | |
| *Crassula colorata* | Dense Crassula | | |

| Species | Common Name | Conservation Significance - SA | Conservation Significance - Eyre Peninsula |
|---|---|---|---|
| *Crassula sieberiana ssp. tetramera* | Australian Stonecrop | | |
| *Cryptandra leucophracta* | White Cryptandra | | |
| *Dampiera dysantha* | Shrubby Dampiera | | |
| *Danthonia caespitose* | Common Wallaby-grass | | |
| *Danthonia setacea* | Small-flower Wallaby-grass | | |
| *Daucus glochidiatus* | Native Carrot | | |
| *Daviesia asperula ssp. obliqua* | Eyre Peninsula Bitter-pea | | Uncommon |
| *Daviesia brevifolia* | Leafless Bitter-pea | | |
| *Dianella brevicaulis* | Short-stem Flax-lily | | |
| *Dianella revolute* | Black-anther Flax-lily | | |
| *Dillwynia hispida* | Red Parrot-pea | | |
| *Distichlis distichophylla* | Emu-grass | | |
| *Dodonaea hexandra* | Horned Hop-bush | | |
| *Drosera aff. Stricticaulis* | Erect Sundew | Vulnerable | |
| *Drosera macrantha ssp. planchonii* | Climbing Sundew | | |
| *Einadia nutans ssp. nutans* | Climbing Saltbush | | |
| *Enchylaena tomentose* | Ruby Saltbush | | |
| *Eucalyptus angulosa* | Coast Ridge-fruited Mallee | | |
| *Euchiton sphaericus* | Annual Cudweed | | |
| *Eutaxia microphylla* | Common Eutaxia | | |
| *Exocarpos syrticola* | Coast Cherry | | |
| *Ficinia nodosa* | Knobby Club rush | | |
| *Gahnia deusta* | Limestone Saw-sedge | | |
| *Gonocarpus mezianus* | Broad-leaf Raspwort | | |
| *Hakea cycloptera* | Elm-seed Hakea | | |
| *Hakea rugosa* | Dwarf Hakea | | |
| *Hibbertia riparia* | Guinea-flower | | |
| *Hibbertia sericea var. major* | Large Guinea-flower | | |
| *Hibbertia sp. A* | Port Lincoln Guinea-flower | Uncommon | Uncommon |
| *Hibbertia virgata* | Twiggy Guinea-flower | | |
| *Homoranthus homoranthoides* | Port Lincoln Group-myrtle | | Uncommon |

| Species | Common Name | Conservation Significance - SA | Conservation Significance - Eyre Peninsula |
|---|---|---|---|
| *Hyalosperma demissum* | Dwarf Sunray | | |
| *Hybanthus floribundus* | Shrub Violet | | |
| *Hydrocotyle capillaries* | Thread Pennywort | | |
| *Hydrocotyle pilifera var. glabrate* | Buttercup Pennywort | | |
| *Hypolaeana fastigiate* | Tassel Rope-rush | | |
| *Juncus kraussii* | Sea Rush | | |
| *Lasiopetalum baueri* | Slender Velvet-bush | | |
| *Laxmannia orientalis* | Dwarf Wire-lily | | Rare |
| *Lepidosperma carphodies* | Black Rapier-sedge | | |
| *Lepidosperma congestum* | Clustered Sword-sedge | | |
| *Lepidosperma viscidum* | Sticky Sword-sedge | | |
| *Leporella fimbriata* | Fringed Hare-orchid | | Rare |
| *Leptospermum coriaceum* | Dune Tea-tree | | |
| *Levenhookia dubia* | Hairy Stylewort | | |
| *Levenhookia stipitata* | Stylewort | Rare | Rare |
| *Lomandra collina* | Sand Mat-rush | | |
| *Lomandra juncea* | Desert Mat-rush | | Rare |
| *Lomandra micrantha* | Small-flower Mat-rush | | |
| *Melaleuca uncinate* | Broombush | | |
| *Microtis arenaria* | Notched Onion-orchid | | |
| *Millotia tenuifolia* | Soft Millotia | | |
| *Muehlenbeckia adpressa* | Climbing Lignum | | |
| *Myoporum insulare* | Common Boobialla | | |
| *Neurachne alopecuroidea* | Fox-tail Mulga-grass | | |
| *Olearia axillaris* | Coast Daisy-bush | | |
| *Olearia ciliata* | Fringed Daisy-bush | | |
| *Olearia ramulose* | Twiggy Daisy-buxh | | |
| *Opercularia scabrida* | Stalked Stinkweed | | |
| *Opercularia turpis* | Twiggy stinkweed | | |
| *Ophioglossum lusitanicum* | Austral Adder's-tongue | | |
| *Pimelea stricta* | Erect Riceflower | | |
| *Plantago hispida* | Hairy Plantain | | |

| Species | Common Name | Conservation Significance - SA | Conservation Significance - Eyre Peninsula |
|---|---|---|---|
| *Plantago sp. B* | Little Plantain | | |
| *Poa sp.* | Meadow-grass/Tussock-grass | | |
| *Podotheca angustifolia* | Sticky Long-heads | | |
| *Pomaderris flabellaris* | Fan Pomaderris | | Uncommon |
| *Poranthera microphylla* | Small Poranthera | | |
| *Pterostylis sanguinea* | Blood Greenhood | | |
| *Pultenaea acerose* | Bristly Bush-pea | | Uncommon |
| *Rhagodiea candolleana* | Sea-berry Saltbush | | |
| *Rutidosis multiflora* | Small Wrinklewort | | |
| *Scaevola linearis* | Rough Fanflower | | Uncommon |
| *Schoenus apogon* | Common Bog-rush | | |
| *Schoenus breviculmis* | Matted Bog-rush | | |
| *Schoenus nanus* | Little Bog-rush | | |
| *Spinifex hirsutus* | Rolling Spinifex | | |
| *Spyridium bifidum* | Forked Spyridium | | |
| *Spyridium leucopogon* | Silvery Spyridium | Rare | K |
| *Stipa flavescens* | Coast Spear-grass | | |
| *Stipa scarabra ssp. Falcate* | Slender Spear-grass | | |
| *Stipa sp.* | Spear-grass | | |
| *Templetonia retusa* | Cockies Tongue | | |
| *Thysanotus patersonii* | Twining Fringe-lily | | |
| *Trachymene cyanopetala* | Purple Trachymene | | |
| *Trachymene pilosa* | Dwarf Trachymene | | |
| *Triglochin centrocarpum* | Dwarf Arrowgrass | | |
| *Triodia scariosa* | Spinifex | | |
| *Vittadinia dissecta* | Dissected New Holland Daisy | | |
| *Wahlenbergia gracilenta* | Annual Bluebell | | |
| *Wurmbea decumbens* | Trailing Nancy | Rare | Rare |
| *Wumbea dioica* | Early Nancy | | |
| *Xanthorrhoea semiplana ssp. Tateana* | Tate's Grass-tree | | |

# Table LEP/3 - Local Heritage Places

| Property Address | Description and/or Extent of Listed Place | Lot No. or Part Sec | Plan No. | Certificate of Title | Section 23(4) Criteria | Heritage NR |
|---|---|---|---|---|---|---|
| Part Section 19, Hundred Lincoln BOSTON | Two Stone Cottages, 6.2km Sth of North Shields, western side of road | Pt 19 | H510600 | CT 4067/473 | a b | 16609 |
| Section 274, Hundred Lake Wangary COFFIN BAY | Site of Oyster Town - including well | 274 | H510500 | | a b | 16616 |
| Kellidie Bay Waters COFFIN BAY | Coffin Bay Main Jetty | | | | a b c f | 16617 |
| Part Section 373, Hundred Lake Wangary COFFIN BAY | Monument - Corner Giles Road | Pt 272 | H510500 | | e f | 16615 |
| Part Section 2WC1, Hundred Uley COOMUNGA | Port Lincoln & Districts Rural Youth Club - Previous Church | 2WC1 | H511200 | | a b c | 16612 |
| Flinders Highway COULTA | House - Now Tea Rooms - on western side of road | S212 | H511500 | CT 5393/669 | a b | 16652 |
| Poona Road COULTA | Homestead - 'Poona' | PTS95 | H511500 | CT 5350/620 | a b | 16654 |
| COULTA | Homestead and Cottages - 'Coulta' | S86 | H511500 | CT 2489/8 | a b | 16653 |
| Off Flinders Highway COULTA | Cottage | | | | a b f | 20956 |
| Lot 10, Part Secion 81, Hundred Warrow COULTA | Coulta Store | Pt 81 | H511500 | CT 4234/252 | a b c f | 16622 |
| Lot 65, 66 Hundred Warrow COULTA | Old Coulta Hall | | H511500 | | a b c | 16621 |
| Lots 21-23 Bruce Terrace CUMMINS | Flour Mill | | | CT 2727/200 | a b c f | 16640 |
| Lot 14 Jeanes Street CUMMINS | Former Butter Factory | | | CT 1659/115 | a b c f | 16641 |
| Phillips Street CUMMINS | Cummins Child Parent Centre | | | | b c | 16643 |
| Lot 1 & Lot 2 Railway Terrace CUMMINS | Two Cottages/Houses | Lot 1<br>Lot 2 | | CT 943/10<br>CT 5246/483 | a b | 16635 |
| Lot 2 Railway Terrace CUMMINS | Cummins Institute | | | CT 4296/881 | a b c f | 16634 |

| Property Address | Description and/or Extent of Listed Place | Lot No. or Part Sec | Plan No. | Certificate of Title | Section 23(4) Criteria | Heritage NR |
|---|---|---|---|---|---|---|
| 26 Railway Terrace CUMMINS | Previous Bank - Additional Item No. 26 Railway Terrace | | | | a b c | 16645 |
| Part Section 3A CUMMINS | Cummins Uniting Church | Pt 3A | | CT 2686/36 | a b c f | 16642 |
| Part Section 2W CUMMINS | Roman Catholic Church | Pt 2W | | CT 1232/12 | a b c f | 16636 |
| Part Section 2W CUMMINS | Railway Water Tank | | | | a f | 16637 |
| Part Section 2W CUMMINS | Workmen's Quarters - Cummins Railway Station | | | | a b | 16638 |
| Cummins Township CUMMINS | Seven Railway Cottages | | | | a b f | 16639 |
| Section 162, Hundred Wanilla FOUNTAIN | House and Cottage - 'The Fountain' Homestead | 162 | H511400 | CT 418/14 | a b | 16614 |
| Section WW1, Hundred Wanilla FOUNTAIN | Cottage - Near 'The Fountain' Homestead | WW1 | H511400 | | a b | 16613 |
| Part Section 341, Hundred Louth GREEN PATCH | Cottage - 'Beecroft' - Now called Altocha | Pt 341 | H510700 | CT 5331/215 | a b f | 16625 |
| Section 215, Hundred Lincoln HAWSON | Monument to Frank Hawson, Hawson Reserve | 215 | H510600 | | e f | 16623 |
| Section 143, Hundred Lincoln HAWSON | Little Swamp School - Now Residence | 143 | H510600 | CT 313/49 | a b c | 16624 |
| Flinders Highway KIANA | Homestead - 'Kiana' | S12 | H550800 | CT 666/71 | a b f | 16655 |
| Flinders Highway KIANA | Sheepyard - 'Kiana' | S12 | H550800 | CT 666/71 | a b f | 16657 |
| KIANA | House - 'Spring Villa' And Stone Walls | S38 | H550800 | CT 878/22 | a b | 16649 |
| KIANA | Chimney - Sheep Yards - Hut - 'Gum Hut' | S40 | H550800 | CT 1169/5 | a b | 16650 |
| KIANA | Hut - 'The Bell' | S80 | H550800 | CT 878/22 | a b | 16648 |
| Section 39, Hundred Kiana KIANA | 'Easton's Hut' | 39 | H550800 | CT 878/22 | a b | 16647 |
| Section 9, Hundred Flinders LINCOLN NATIONAL PARK | Cottage - Near Cape Colbert | 9 | H510200 | | a b f | 16628 |

| Property Address | Description and/or Extent of Listed Place | Lot No. or Part Sec | Plan No. | Certificate of Title | Section 23(4) Criteria | Heritage NR |
|---|---|---|---|---|---|---|
| Section 4, Hunded Flinders LINCOLN NATIONAL PARK | Stone Tank and Ruin, Surfleet Cove | 4 | H510200 | | a b | 16630 |
| Section 29, Hundred Flinders LINCOLN NATIONAL PARK | Flinders Monument, Stamford Hill | 29 | H510200 | | a b f | 16629 |
| Section 219, HUndered Lake Wangary MOUNT DUTTON BAY | House- South to turn off to Dutton Bay - Previous Church | 219 | H510500 | CT 5203/260 | a b c f | 16619 |
| Part Section 231, Hundred Lake Wangary MOUNT DUTTON BAY | Shearer's Quarters - Mount Dutton Bay | Pt 231 | H510500 | CT 5392/828 | a b c | 16620 |
| Flinders Highway MOUNT HOPE | Outbuilding - 'Kiana' | S12 | H550800 | CT 666/71 | a b f | 16656 |
| Lot 13, 14, Hundred Kiana MOUNT HOPE | Soliders' Memorial Hall | | H550800 | CT 1333/136 | a b c f | 16644 |
| MOUNT HOPE | Post Office/Residence | 80 | H550800 | CT 1367/7 | a b c | 16646 |
| Dorward Road NORTH SHIELDS | Wheatsheaf Hotel | PT189 | H510700 | CT 5219/827 | a b c f | 16627 |
| Part Section 189, Hundred Louth NORTH SHIELDS | North Shields Hall | Pt 189 | H510700 | CT 1890/183 | a b c | 16626 |
| Section 456, Hundred Louth NORTH SHIELDS | North Shields Jetty | 456 | H510700 | CT 1595/125 | a b c f | 16610 |
| Part Section 486, Hundred Lincoln SLEAFORD | Flinders Cairn (Water Supply) | pt 486 | H510600 | | e f | 16611 |
| Section 39, Hundred Uley ULEY | Cobbler Hut and Well Ruin | 39 | H511200 | CT 483/3 | a b | 16631 |
| Section 35, Hundred Uley ULEY | Homestead - 'Uley' | 35 | H511200 | | a b | 16632 |
| Section 35, Hundred Uley ULEY | Ruins of John McDouall Stuart's Hut | 35 | H511200 | | e | 16633 |
| Lot 203, Hundred Lake Wangary WANGARY | St Matthias Anglican Church | | H510500 | CT 662/95 | a b c f | 16618 |
| WANGARY | Wangary Store - Prevous Holes | PTS523 | H510500 | CT 2509/58 | a b c f | 16651 |
| Section 66, Hundred Lincoln | House and Shed | S66 | H510600 | | a b | 20960 |
| Section 25, Hundred Lincoln | House - 'Taitucka' 'Outbuilding, Taitucka' | 25 | H510600 | | a b f | 20959 |

| Property Address | Description and/or Extent of Listed Place | Lot No. or Part Sec | Plan No. | Certificate of Title | Section 23(4) Criteria | Heritage NR |
|---|---|---|---|---|---|---|
| Part Section 104, Hundred Lincoln | House 0.05 kilometres south of North Shields western side | PT104 | H510600 | | a b f | 20958 |
| Part Section 201, Hundred Louth | Cottage - cottage and outbuilding behind School House | PT201 | H510700 | | a b | 20957 |
| Section 108, Hundred Warrow | House - western side of road | S108 | H511500 | | a b | 20961 |

# Table LEP/4 - State Heritage Places

| Property Address | Description and/or Extent of Listed Place | Lot No. or Part Sec | Plan No. | Certificate of Title | Section 16 Criteria | SA Heritage Register ID |
|---|---|---|---|---|---|---|
| Lincoln Highway BOSTON | Dwelling ('Boston House') | A626 | F179038 | CT 5756/843 | | 10217 |
| COFFIN BAY | Former Coffin Bay Whaling Site (designated place of archaeological significance) Coffin Bay National Park | S665 & 674 | H510500 | CR 5685/168 | b c | 16216 |
| Flinders Highway LAKE HAMILTON VIA PORT LINCOLN | Former Lake Hamilton Eating House | S1 | H550800 | CL 878/22 | | 10216 |
| Stamford Hill, Lincoln National Park LINCOLN NATIONAL PARK | Flinders Monument, Stamford Hill, Lincoln National Park | S29 | H510200 | CR 5910/82 | | 10221 |
| LINCOLN NATIONAL PARK | Memory Cove Tablet Site, Memory Cove Wilderness Protection Area | S12<br>A6 | H510200<br>D64397 | CR 5910/81<br>CR 5918/369 | | 14214 |
| Lot 10 Woolshed Drive MOUNT DUTTON BAY | Mount Dutton Bay Jetty | A10 | D49779 | CT 5835/249 | | 12602 |
| Lot 874 Woolshed Drive MOUNT DUTTON BAY | Mount Dutton Bay Woolshed | A874 | F180096 | CT 5392/828 | | 25049 |
| Flinders Highway, Via MOUNT HOPE | Lake Hamilton Homestead Complex including Homestead, Drafting Yards, Shearing Shed, Cemetery, Outbuildings, Mess Hut and Store (ruin) | S204 | H550800 | CL 432/33 | | 14107 |
| Lincoln Highway NORTH SHIELDS | Former CW Schuermann's Mission Site (Lutheran) | A1 | F32571 | CT 5102/242 | | 12703 |
| Lincoln Highway POONINDIE VIA PORT LINCOLN | St Matthew's Anglican Church, former Poonindie Mission | A842 | F180064 | CT 5829/747 | | 12591 |
| Lincoln Highway POONINDIE VIA PORT LINCOLN | Former Poonindie Mission Cemetery | S476<br>S475 | H510700<br>H510700 | CR 5754/991<br>CR 5754/990 | | 12592 |

| Property Address | Description and/or Extent of Listed Place | Lot No. or Part Sec | Plan No. | Certificate of Title | Section 16 Criteria | SA Heritage Register ID |
|---|---|---|---|---|---|---|
| Lincoln Highway POONINDIE VIA PORT LINCOLN | Former Superintendent's Residence, former Poonindie Mission | A12 | F15830 | CT 5480/877 | | 12593 |
| Lincoln Highway POONINDIE VIA PORT LINCOLN | Former Bakehouse Complex & Well, former Poonindie Mission | A3 | F6352 | CT 5418/761 | | 12595 |
| Lincoln Highway POONINDIE VIA PORT LINCOLN | Former Schoolhouse (supposed), former Poonindie Mission | A842 | F180064 | CT 5829/747 | | 12596 |
| Near SLEAFORD BAY VIA PORT LINCOLN | Former Fishery Bay Whaling Station | A1<br>A2<br>A4<br>A5<br>A6 - ROAD RESERVE | D68673<br>D68673<br>D72567<br>D72567<br>D72567<br>H510900 | CT 5959/562<br>CT 5959/563<br>CR 6006/254<br>CR 6006/255<br>N/A<br>N/A | | 10223 |
| Off White Flat - Koppio Road WHITE FLAT VIA PORT LINCOLN | Tod Reservoir | S306 | H510700 | CT 5841/603 | | 14213 |

Note: This is an extract from the South Australian Heritage Register established under Section 13(1) of the *Heritage Act 1993*. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.

# Mapping Section

## Spatial Extent Maps

## Bushfire Risk Maps

## Concept Plan Maps

# Map Reference Tables

## Index Maps

| Map Reference |
|---|
| Council Index Map |

## Zone Maps

| Zone Name | Map Numbers |
|---|---|
| Airfield Zone | LEP/36, LEP/37, LEP/38, LEP/39 |
| Aquaculture Zone | LEP/13, LEP/28, LEP/35 |
| Bulk Handling Zone | LEP/40 |
| Caravan and Tourist Park Zone | LEP/33, LEP/39, LEP/41, LEP/42 |
| Coastal Conservation Zone | LEP/1, LEP/2, LEP/3, LEP/4, LEP/5, LEP/6, LEP/7, LEP/8, LEP/11, LEP/12, LEP/13, LEP/14, LEP/16, LEP/17, LEP/18, LEP/20, LEP/26, LEP/27, LEP/28, LEP/29, LEP/30, LEP/32, LEP/33, LEP/35, LEP/36, LEP/37, LEP/38, LEP/39, LEP/41, LEP/42, LEP/43, LEP/44, LEP/45, LEP/46, LEP/47, LEP/48 |
| Coastal Open Space Zone | LEP/30, LEP/32, LEP/33, LEP/35, LEP/39, LEP/43 |
| Coastal Settlement Zone | LEP/13, LEP/20, LEP/27, LEP/28, LEP/29, LEP/30, LEP/32, LEP/33, LEP/41, LEP/43, LEP/46, LEP/48 |
| Community Zone | LEP/32, LEP/33, LEP/35 |
| Conservation Zone | LEP/2, LEP/3, LEP/47 |
| Deferred Urban Zone | LEP/32 |
| Industry Zone | LEP/19, LEP/32, LEP/40 |
| Infrastructure Zone | LEP/ |
| Mixed Use (Point Boston) Zone | LEP/36, LEP/38, LEP/44, LEP/45 |
| Primary Production Zone | LEP/1, LEP/2, LEP/3, LEP/4, LEP/5, LEP/6, LEP/7, LEP/8, LEP/9, LEP/10, LEP/11, LEP/13, LEP/14, LEP/15, LEP/16, LEP/18, LEP/21, LEP/22, LEP/23, LEP/24, LEP/25, LEP/26, LEP/27, LEP/30, LEP/31, LEP/34, LEP/35, LEP/36, LEP/37, LEP/39, LEP/40, LEP/41, LEP/42 |
| Residential Zone | LEP/32, LEP/33, LEP/37, LEP/40 |
| Rural Living Zone | LEP/16, LEP/19, LEP/31, LEP/33, LEP/37 |
| Settlement Zone | LEP/21, LEP/23, LEP/24, LEP/25, LEP/31, LEP/34, LEP/35, LEP/36, LEP/39 |
| Toursit Accommodation Zone | LEP/40 |
| Town Centre Zone | LEP/32, LEP/33, LEP/40 |
| Water Protection Zone | LEP/1, LEP/9, LEP/10, LEP/14, LEP/15, LEP/16, LEP/17, LEP/18, LEP/19, LEP/20, LEP/33, LEP/34, LEP/37, LEP/43, LEP/46 |

## Policy Area Maps

| Policy Area Name | Map Numbers |
|---|---|
| Coffin Bay Policy Area 1 | LEP/32, LEP/33 |
| Shelley Beach Kellidie Bay Policy Area 2 | LEP/13, LEP/48 |
| Recreation Policy Area 3 | LEP/32, LEP/33 |
| Coastal Golf Course Policy Area 4 | LEP/35 |
| Infrastructure Policy Area 5 | LEP/32 |
| Enterprise Policy Area 6 | LEP/22 |
| Cummins Policy Area 7 | LEP/40 |

## Precinct Maps

| Precinct Name | Map Numbers |
|---|---|
| Precinct 1 Sleaford Bay Road Coastal | LEP/41 |
| Precinct 2 Mount Hope North | LEP/26 |
| Precinct 3 Mount Hope South | LEP/26 |
| Precinct 4 Old Coach Road | LEP/7 |
| Precinct 5 Kiana South | LEP/3, LEP/47 |
| Precinct 6 Kiana Beach North | LEP/3, LEP/47 |
| Precinct 7 Kiana Beach South | LEP/3, LEP/47 |
| Precinct 8 Mount Dutton Bay | LEP/12 |
| Precinct 9 Whites River | LEP/11 |
| Precinct 10 Cathedral Rocks | LEP/17, LEP/18 |
| Precinct 11 Snapper Hill Road | LEP/13, LEP/14, LEP/33, LEP/48 |
| Precinct 12 West – Snapper Hill Road | LEP/13 |
| Precinct 13 East Mount Dutton Bay | LEP/30 |
| Precinct 14 Mary Ellis Wreck Beach | LEP/41 |
| Precinct 15 Residential East | LEP/38 |
| Precinct 16 Residential North | LEP/38 |
| Precinct17 Residential West | LEP/38 |
| Precinct 18 Residential South | LEP/38 |
| Precinct 19 Tourist Accommodation | LEP/38 |
| Precinct 20 Land-based Aquaculture | LEP/38 |
| Precinct 21 Mineral Extraction | LEP/38, LEP/45 |
| Precinct 22 Jubilee Drive | LEP/32 |

## Overlay Maps

| Issue | Map Numbers |
|---|---|
| Location | LEP/1, LEP/2, LEP/3, LEP/4, LEP/5, LEP/6, LEP/7, LEP/8, LEP/9, LEP/10, LEP/11, LEP/12, LEP/13, LEP/14, LEP/15, EP/16, LEP/17, LEP/18, LEP/19, LEP/20, LEP/21, LEP/22, LEP/23, LEP/24, LEP/25, LEP/26, LEP/27, LEP/28, LEP/29, LEP/30, LEP/31, LEP/32, LEP/33, LEP/34, LEP/35, LEP/36, LEP/37, LEP/38, LEP/39, LEP/40, LEP/41, LEP/42, LEP/43 |
| Transport | LEP/1, LEP/2, LEP/3, LEP/5, LEP/8, LEP/14, LEP/15, LEP/16, LEP/19, LEP/21, LEP/22, LEP/23, LEP/24, LEP/25, LEP/31, LEP/32, LEP/33, LEP/34, LEP/35, LEP/36, LEP/37, LEP/39, LEP/40 |
| Heritage | LEP/1, LEP/2, LEP/3, LEP/10, LEP/14, LEP/15, LEP/16, LEP/17, LEP/18, LEP/19, LEP/23, LEP/25, LEP/29, LEP/30, LEP/31, LEP/33, LEP/36, LEP/37, LEP/39, LEP/40, LEP/42, LEP/43 |
| Natural Resources | LEP/1, LEP/2, LEP/3, LEP/8, LEP/9, LEP/10, LEP/12, LEP/13, LEP/14, LEP/15, LEP/16, LEP/17, LEP/18 |

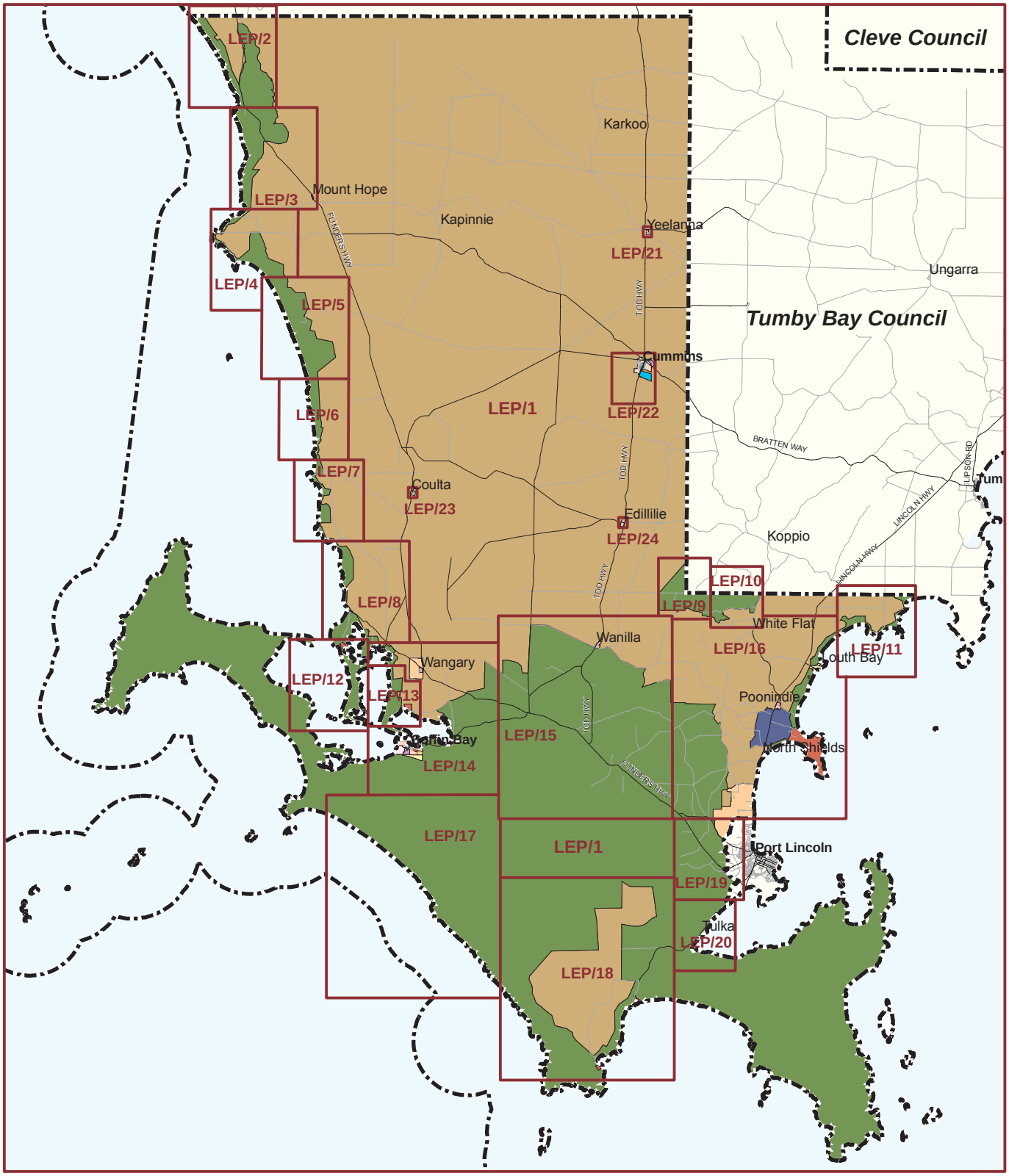
## Bushfire Protection Overlay Maps

| Bushfire Map Type | BPA Map Numbers |
|---|---|
| Bushfire Protection - Bushfire Risk | LEP/1, LEP/2, LEP/3, LEP/4, LEP/5, LEP/6, LEP/7, LEP/8, LEP/9, LEP/10, LEP/11, LEP/12, LEP/13, LEP/14, LEP/15, EP/16, LEP/17, LEP/18, LEP/19, LEP/20, LEP/21, LEP/22, LEP/23, LEP/24, LEP/25, LEP/26, LEP/27, LEP/28, LEP/29, LEP/30, LEP/31, LEP/32, LEP/33, LEP/34, LEP/35, LEP/36, LEP/37, LEP/38, LEP/39 |

## Concept Plan Maps

| Concept Plan Title | Map Numbers |
|---|---|
| Airport Layout | Concept Plan Map LEP/1 |
| Airport Noise Sensitive Locations | Concept Plan Map LEP/2 |
| Airport Building Heights | Concept Plan Map LEP/3 |
| Natural Constraints | Concept Plan Map LEP/4 |
| Native Vegetation | Concept Plan Map LEP/5 |
| Point Boston Road Network | Concept Plan Map LEP/6 |
| Whalers Way | Concept Plan Map LEP/7 |
| Shelley Beach | Concept Plan Map LEP/8 |
| Cummins Eastern | Concept Plan Map LEP/9 |
| Cummins Northern | Concept Plan Map LEP/10 |
| Cummins Industrial | Concept Plan Map LEP/11 |
| Cummins Tourist | Concept Plan Map LEP/12 |

# Spatial Extent Maps

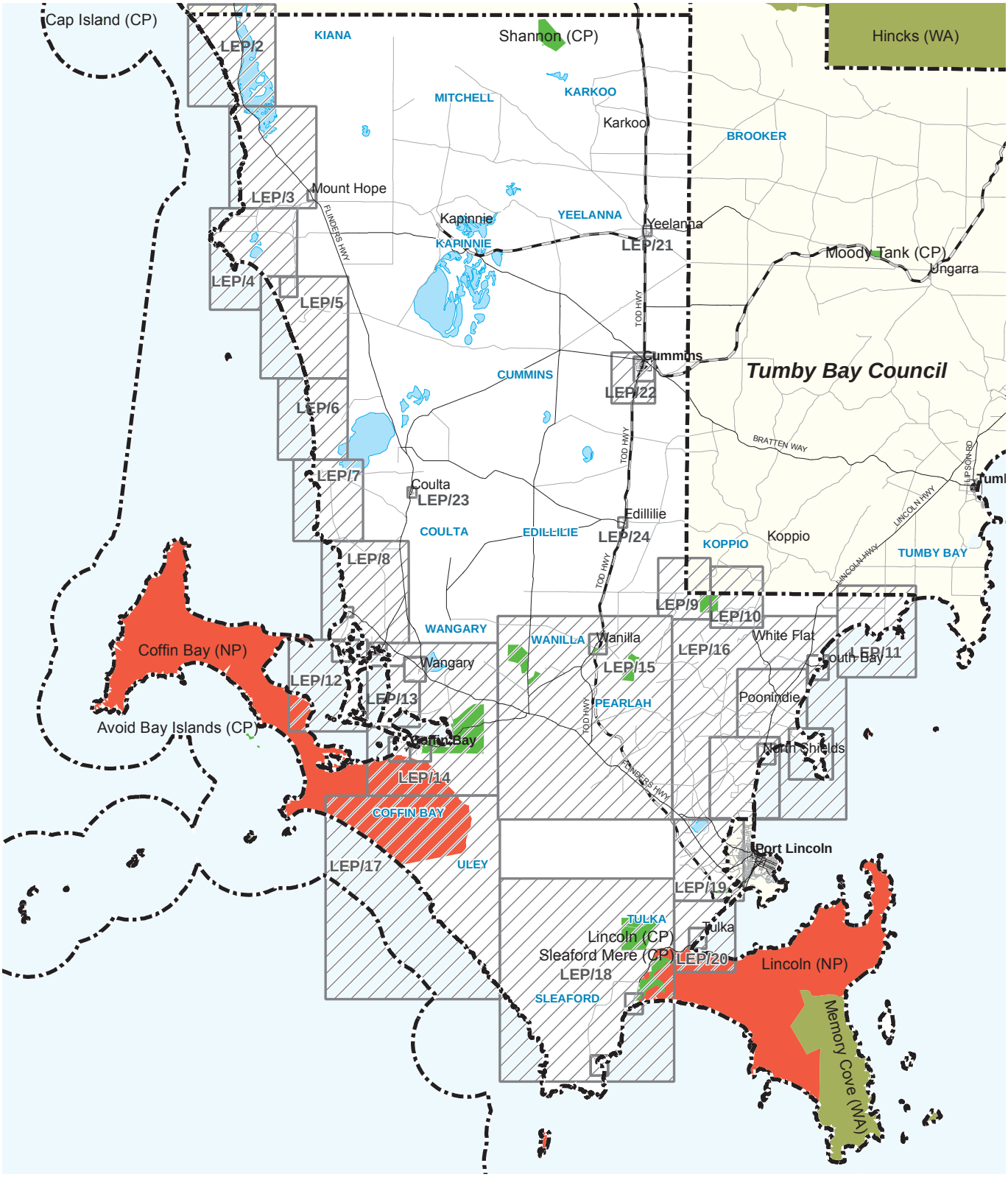



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps LEP/1 to Map LEP/48 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.

N

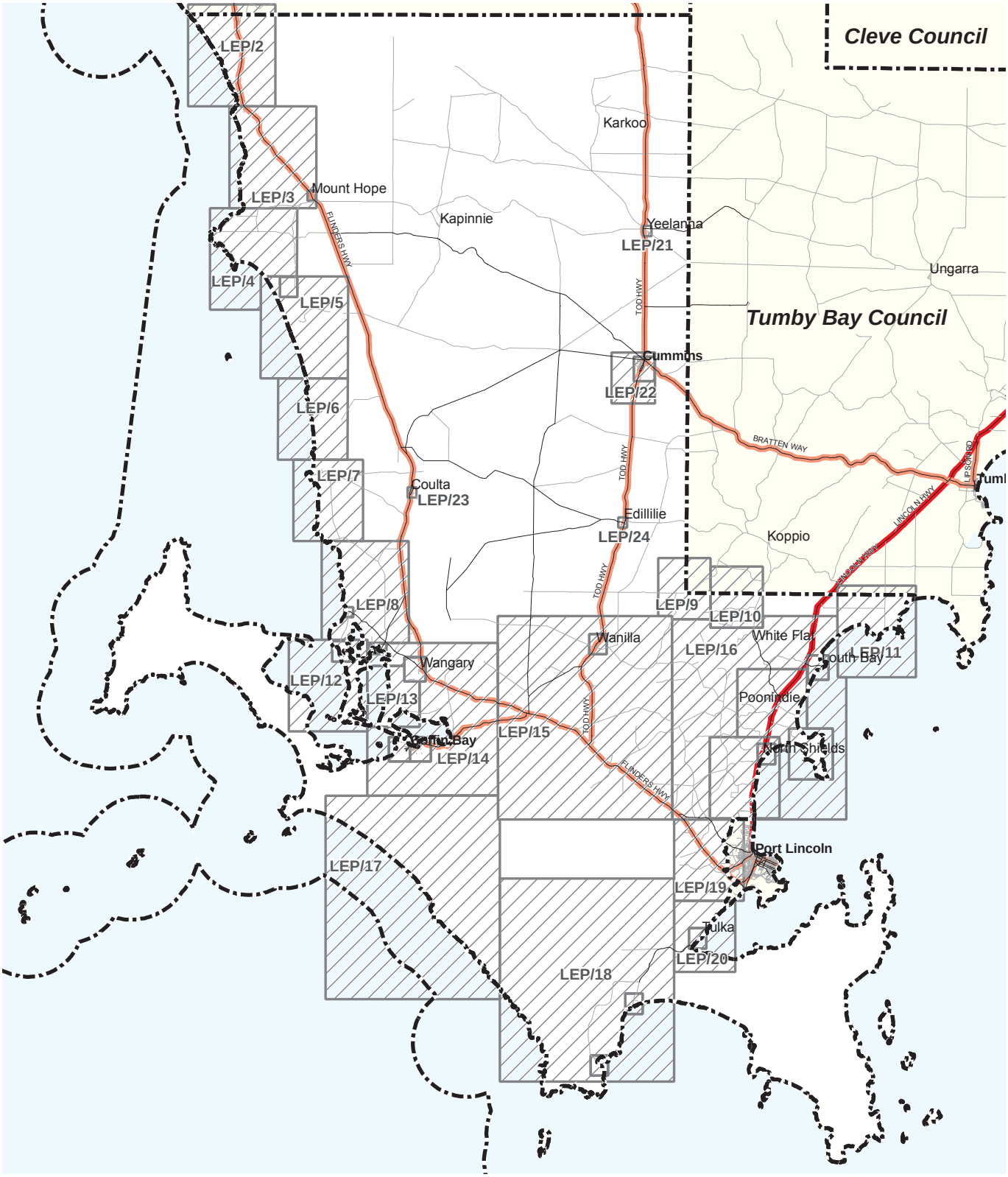
0 25 km

# Council Index Map




- Council Office
- Railways
- National Park
- Conservation Park
- Wilderness Protection Area
- Waterbodies
- Development Plan Boundary

# Location Map LEP/1



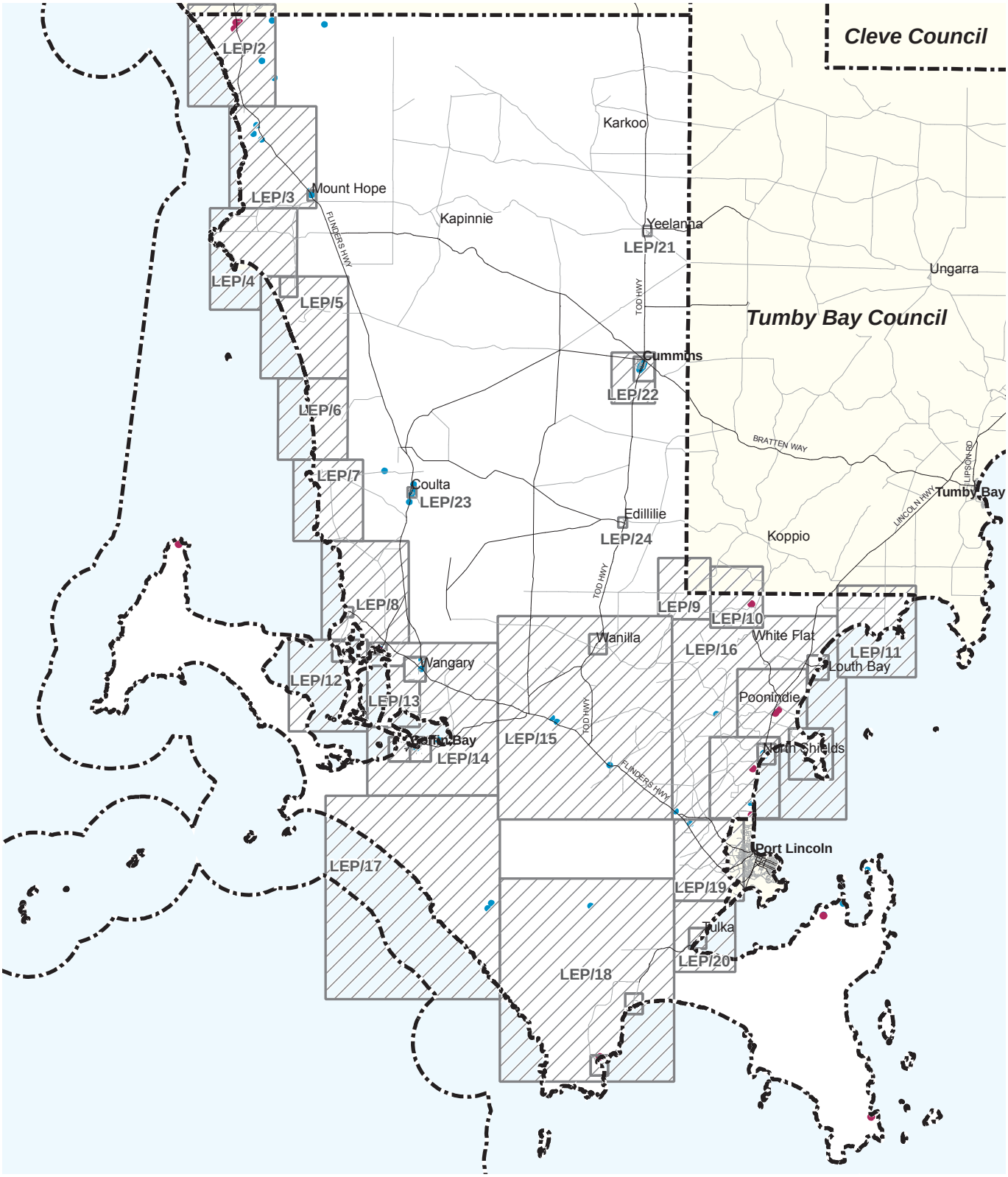

# Overlay Map LEP/1

## TRANSPORT

Primary Arterial Roads

Secondary Arterial Roads

Development Plan Boundary




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

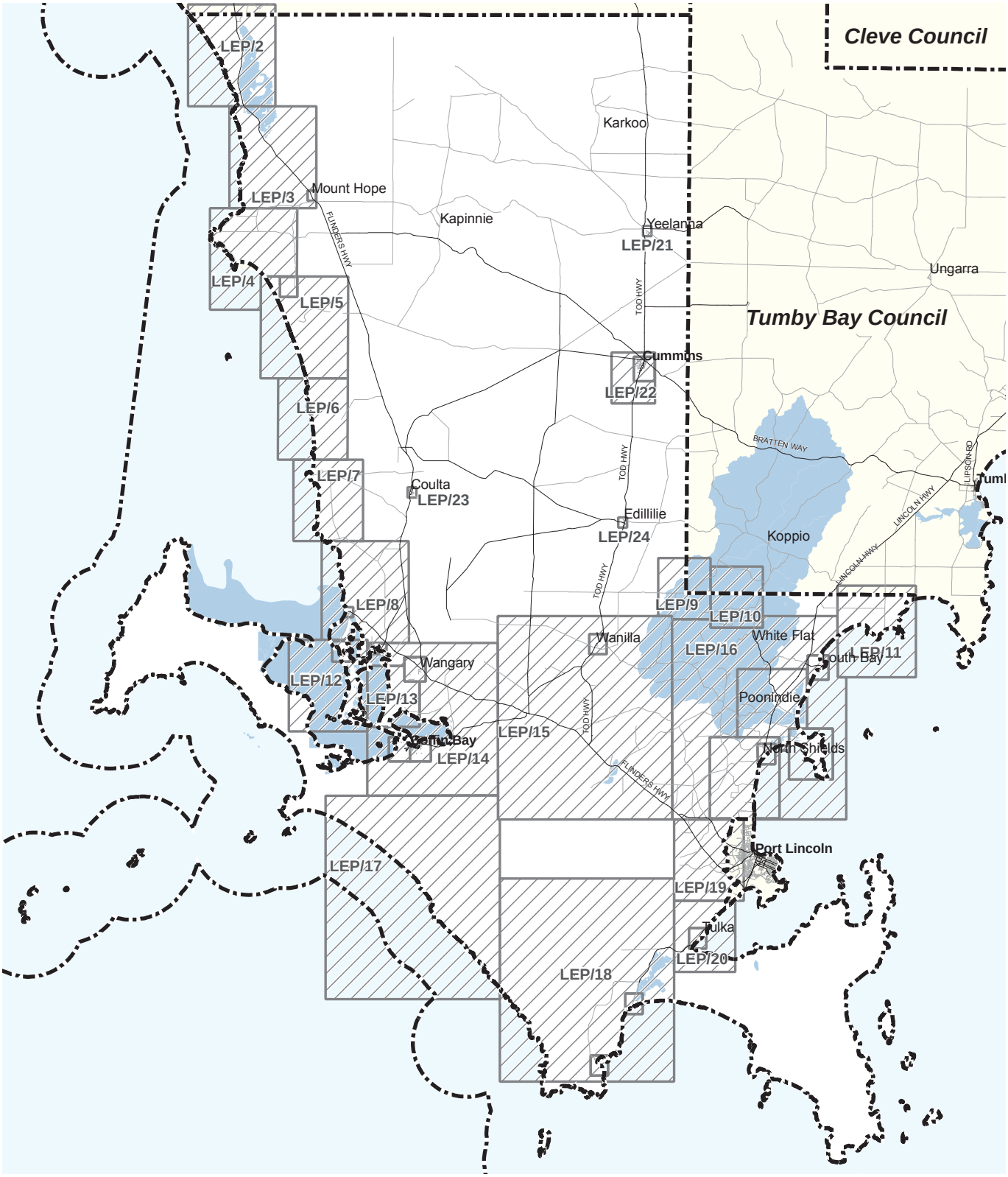
N

0 25 km

# Overlay Map LEP/1

## HERITAGE

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

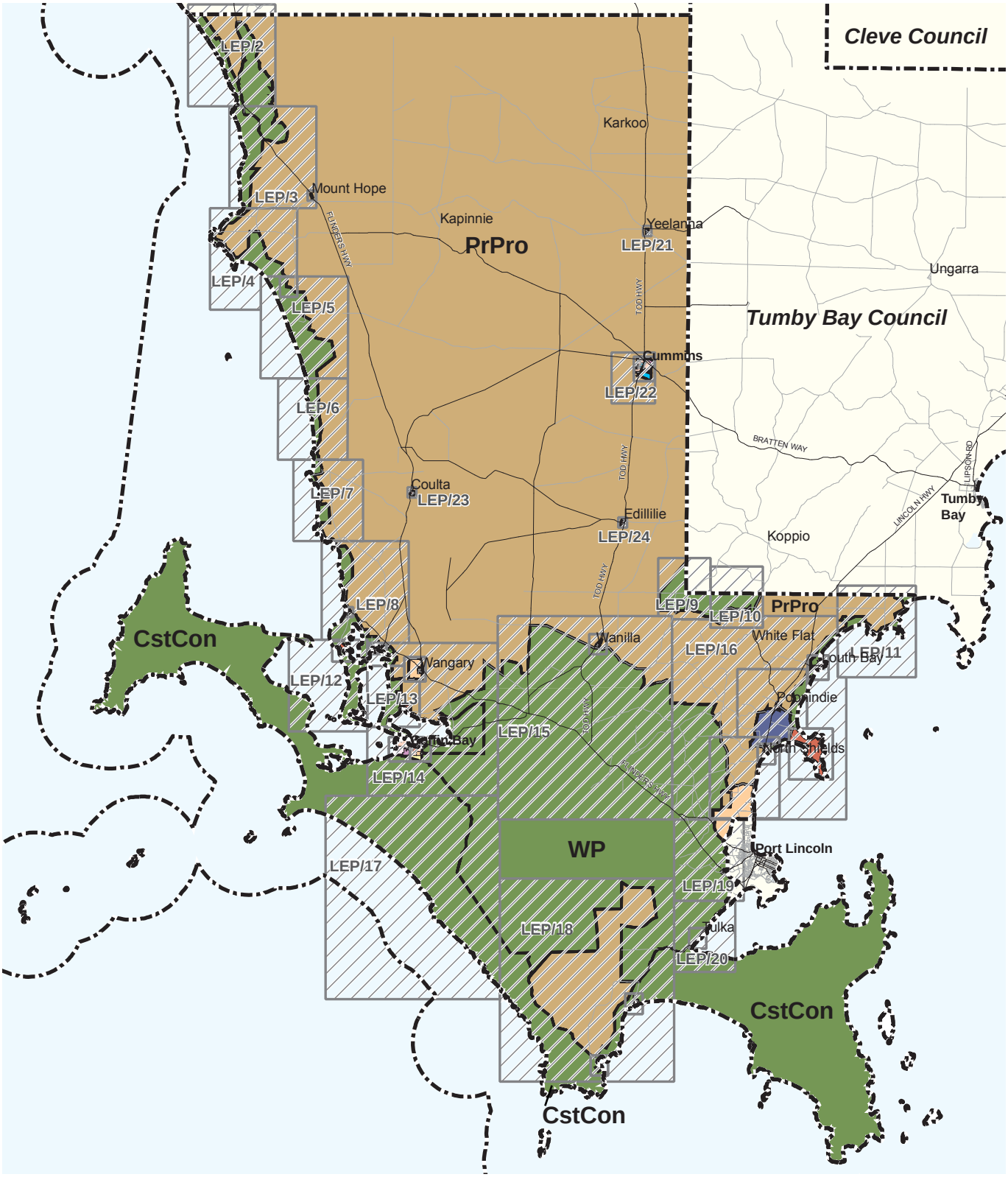



# Overlay Map LEP/1

## NATURAL RESOURCES

Wetlands of National Importance

Development Plan Boundary




See enlargement map for accurate representation.

N

0 25 km

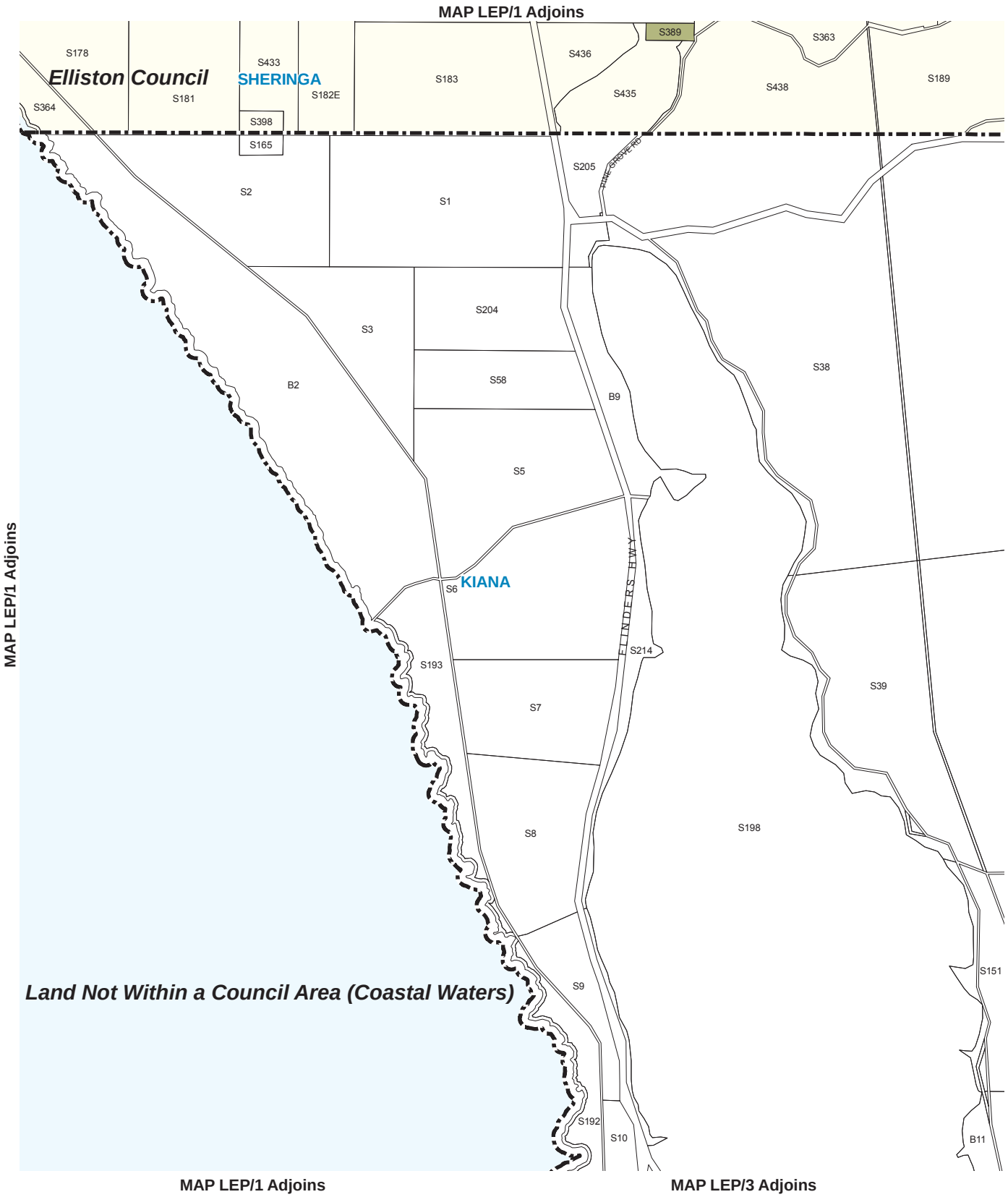
**Zones**

| | |
|---|---|
| CstCon | Coastal Conservation |
| PrPro | Primary Production |
| WP | Water Protection |

Zone Boundary

Development Plan Boundary

# Zone Map LEP/1

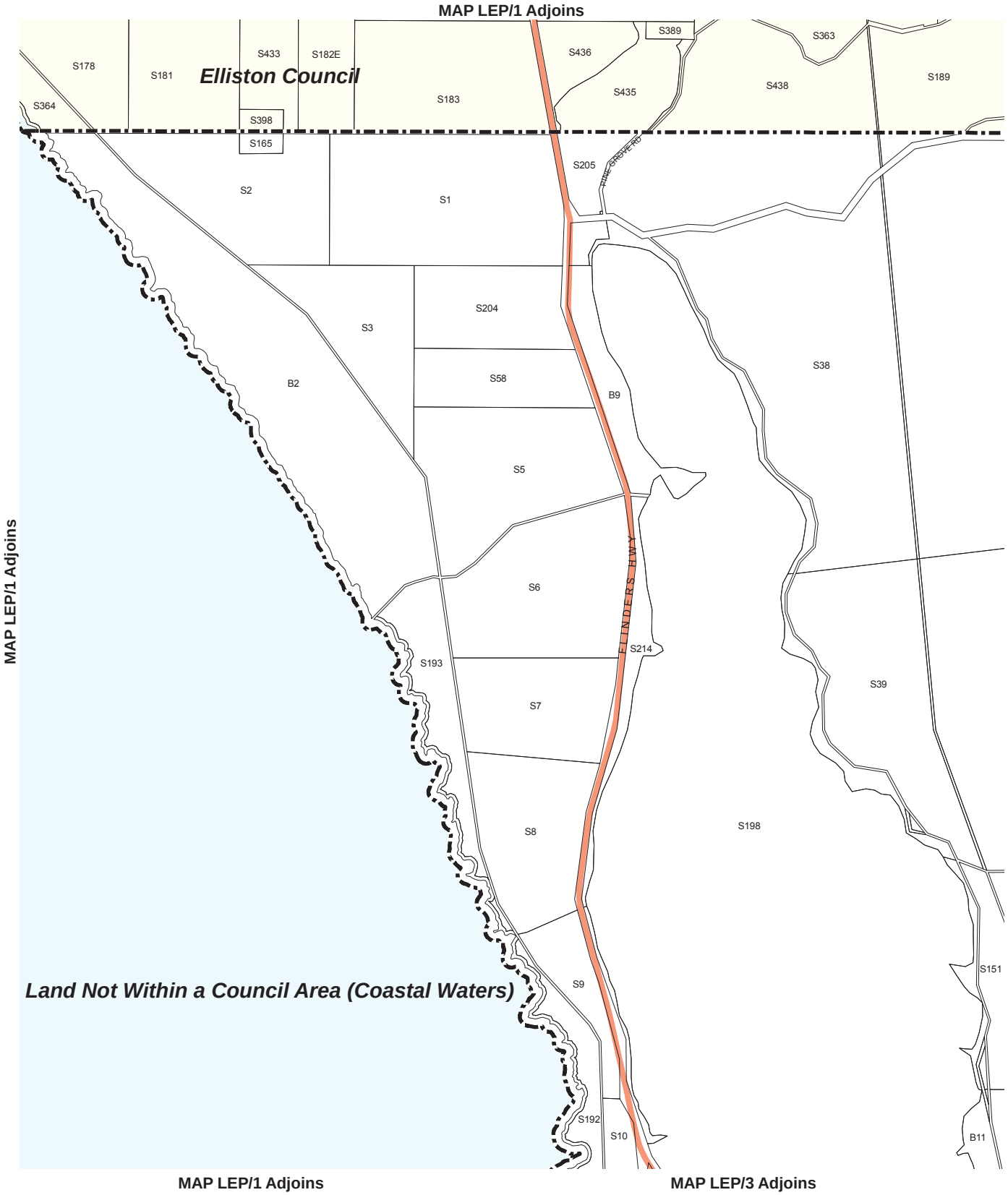



# Location Map LEP/2

Local Reserves

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




# Overlay Map LEP/2

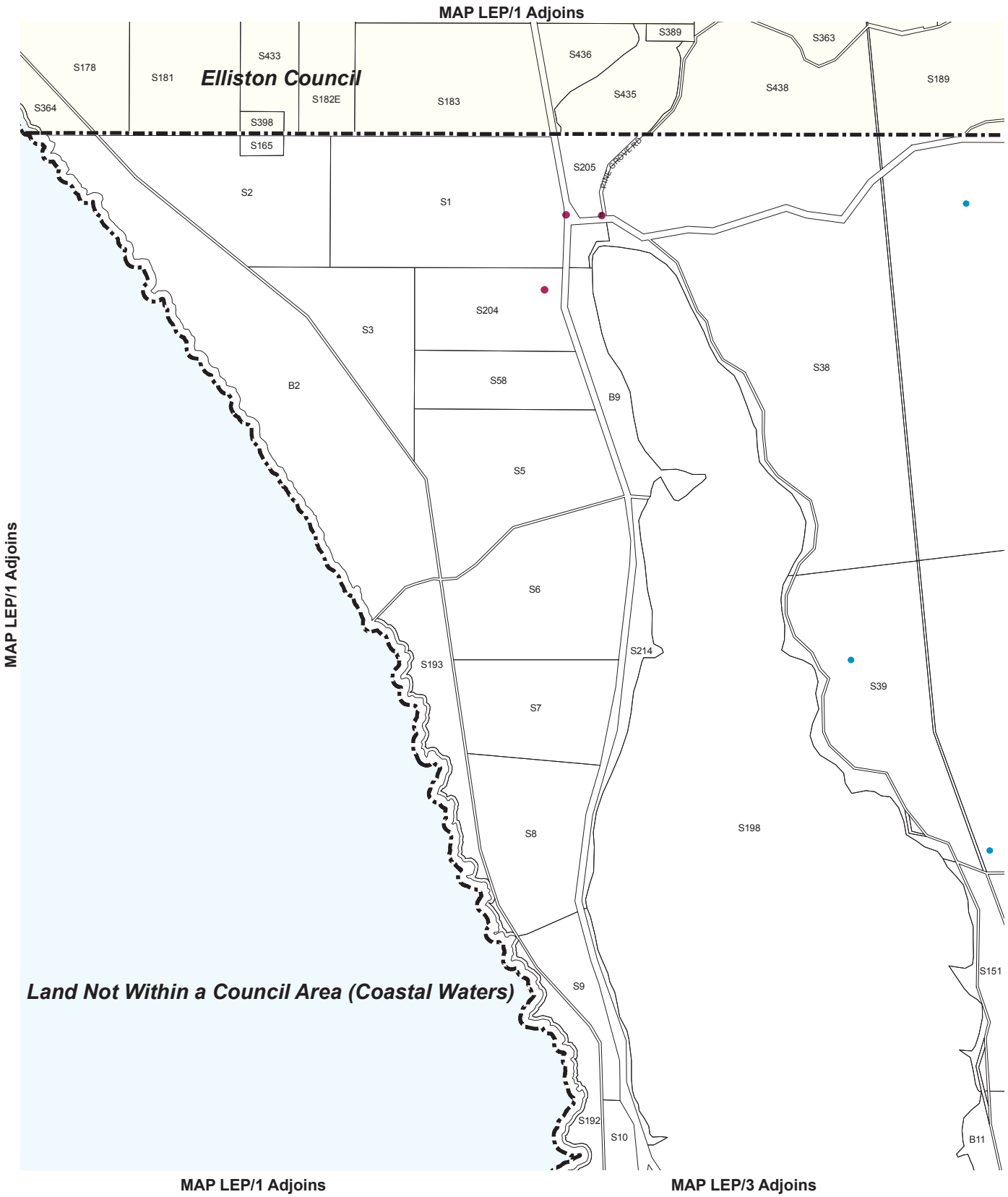
## TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




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

N

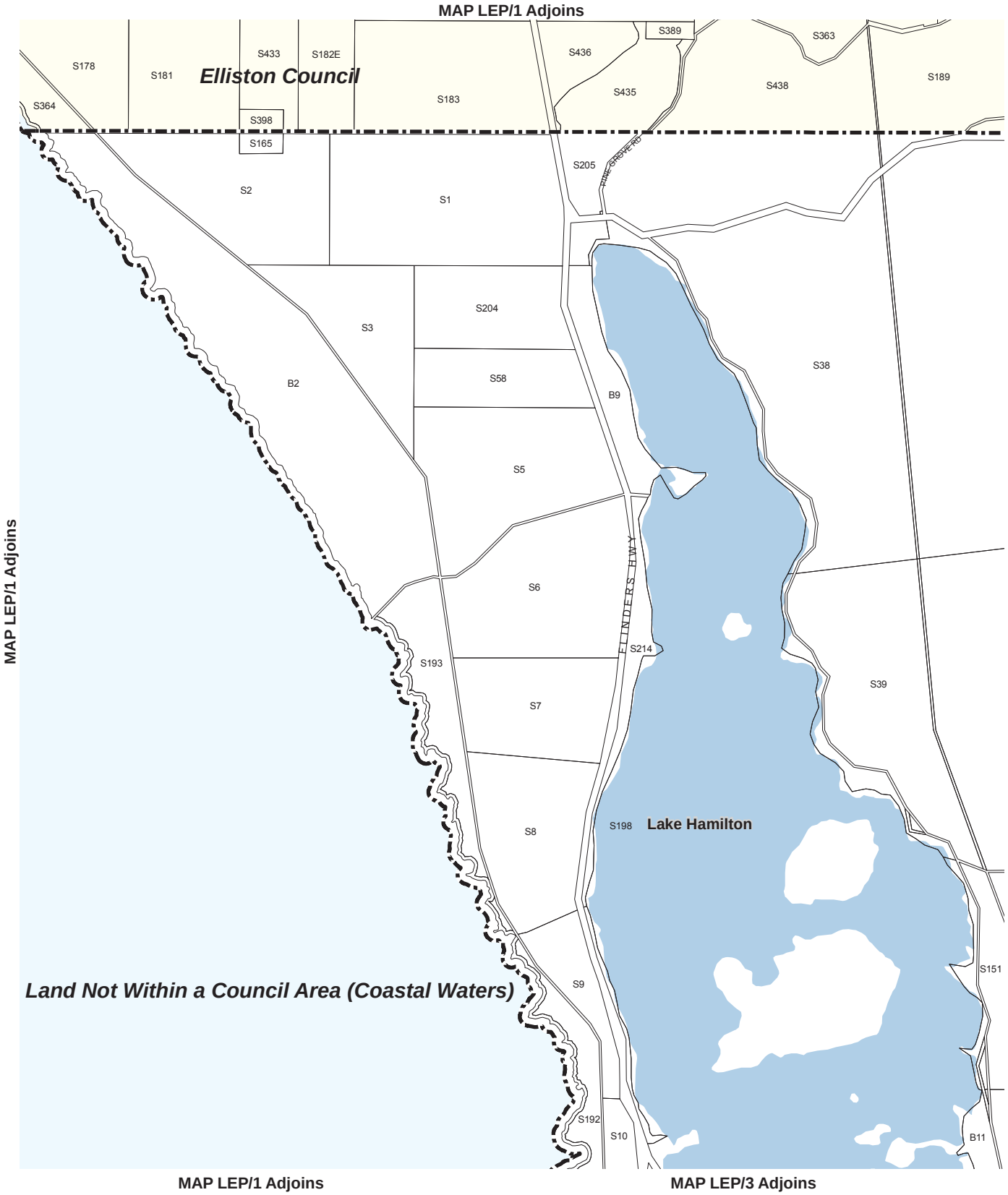
0 5 km

# Overlay Map LEP/2

## HERITAGE

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

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




# Overlay Map LEP/2

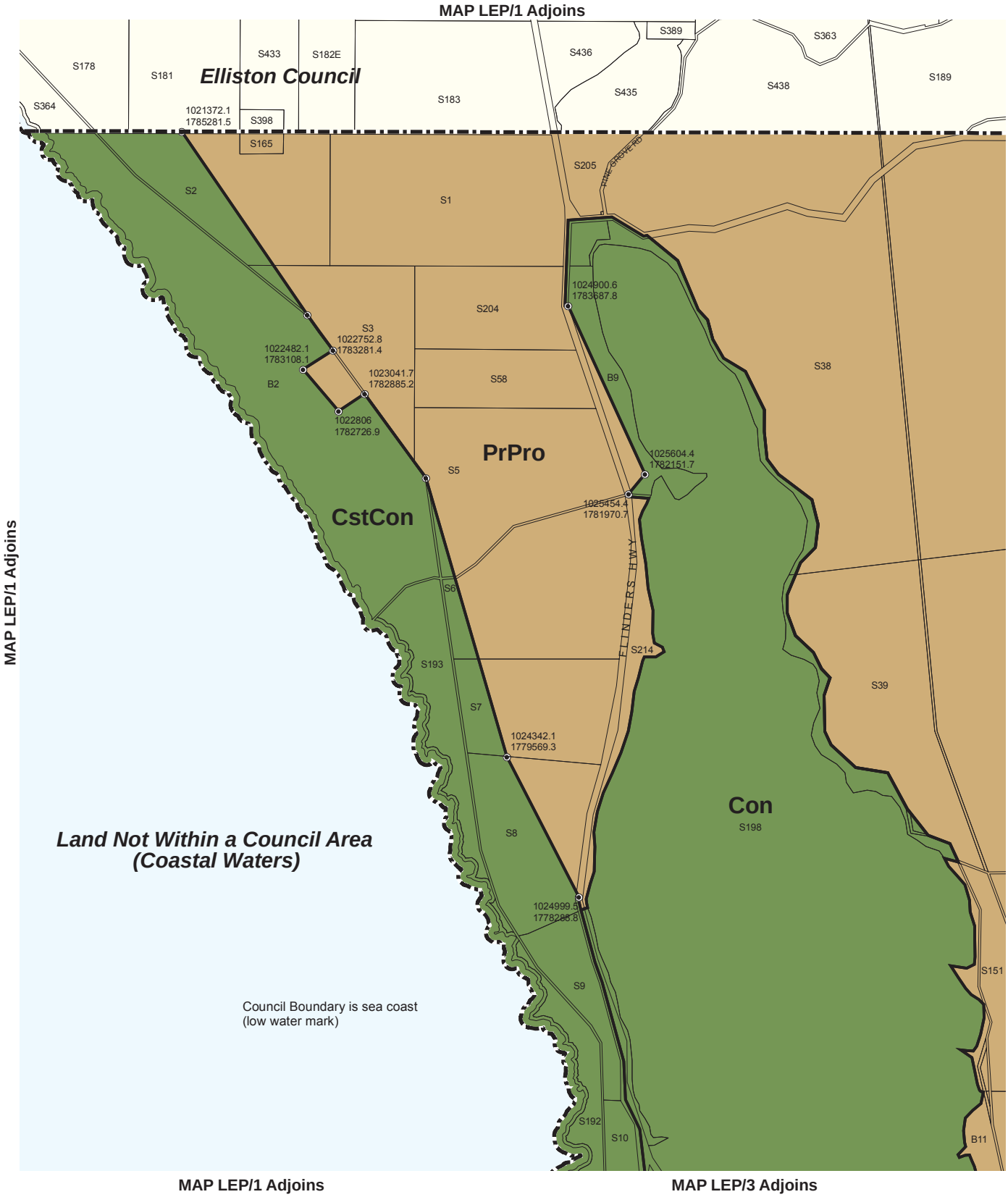
## NATURAL RESOURCES

Wetlands of National Importance

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




Lamberts Conformal Conic Projection, GDA94

N

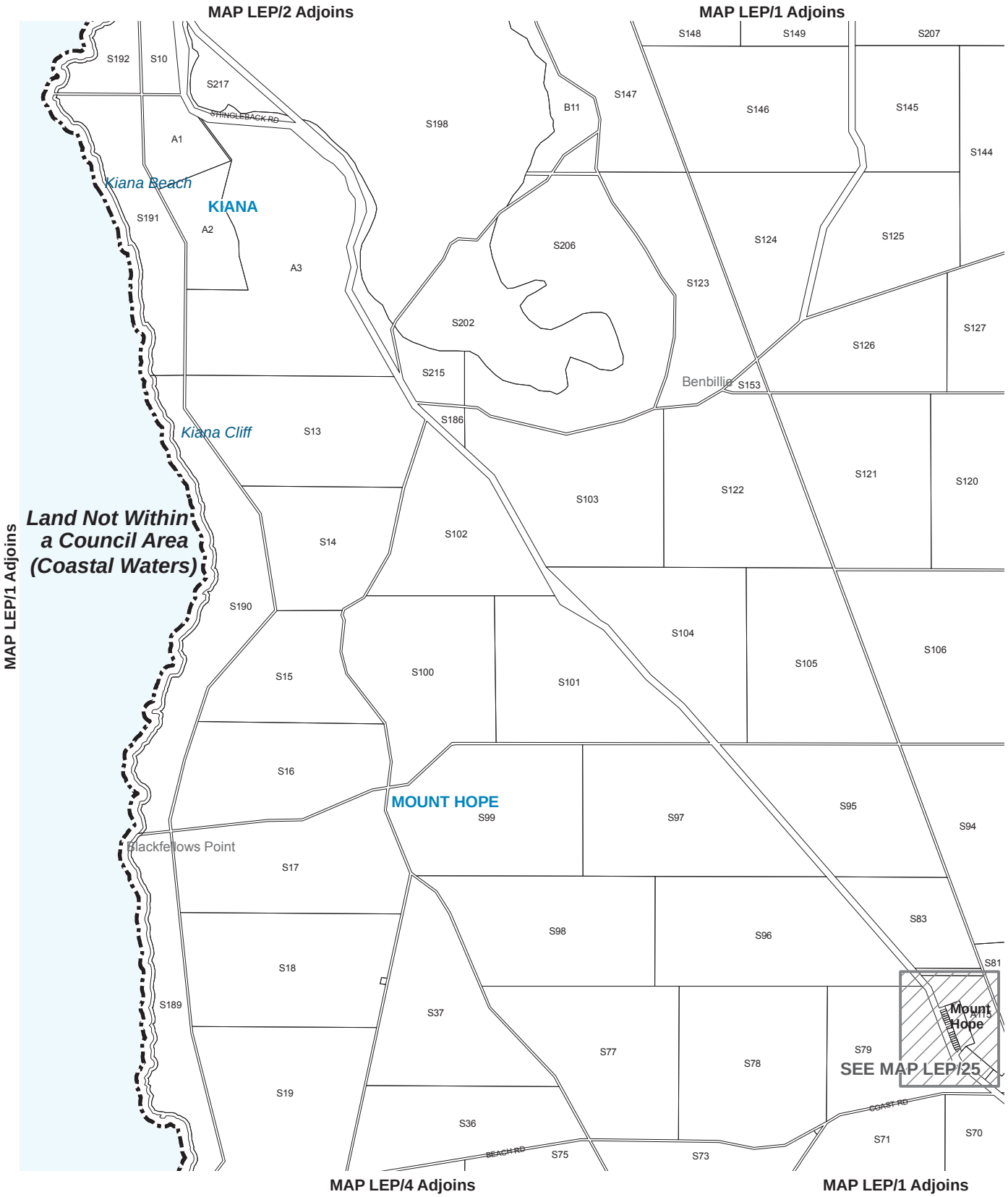
0 5 km

**Zones**

- CstCon — Coastal Conservation
- Con — Conservation
- PrPro — Primary Production
- Zone Boundary
- Development Plan Boundary

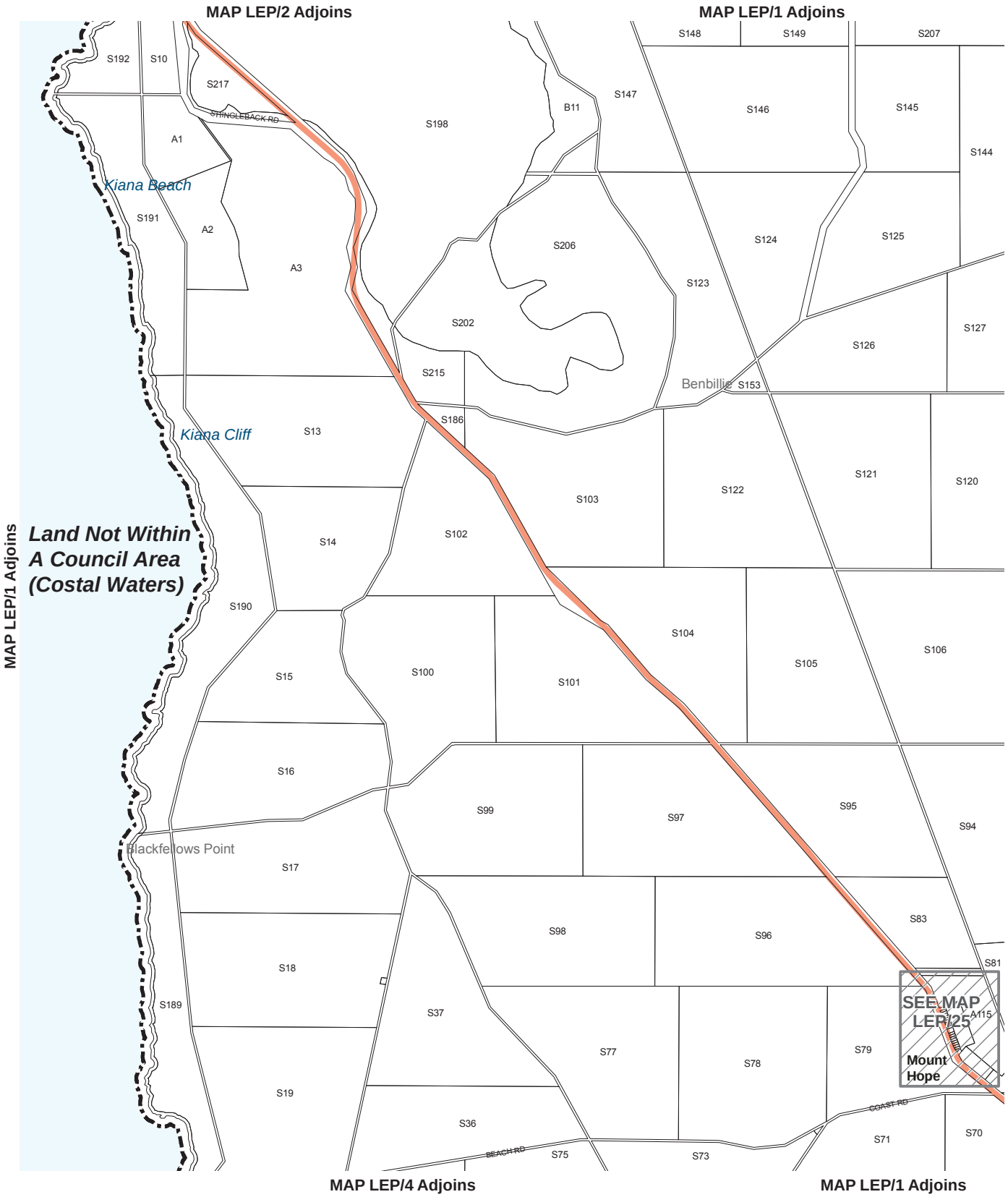
# Zone Map LEP/2

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




# Location Map LEP/3

Development Plan Boundary




# Overlay Map LEP/3

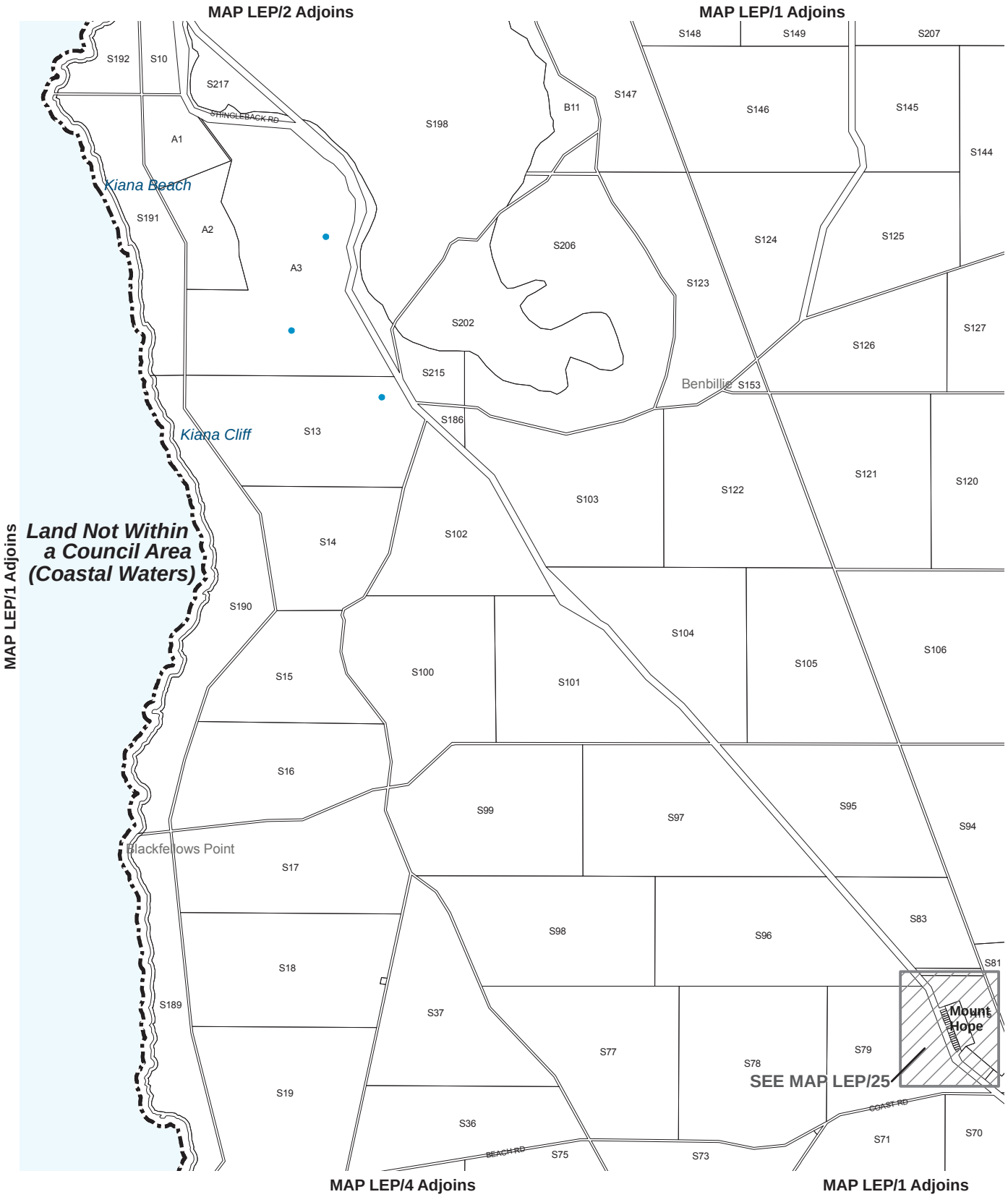
## TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




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

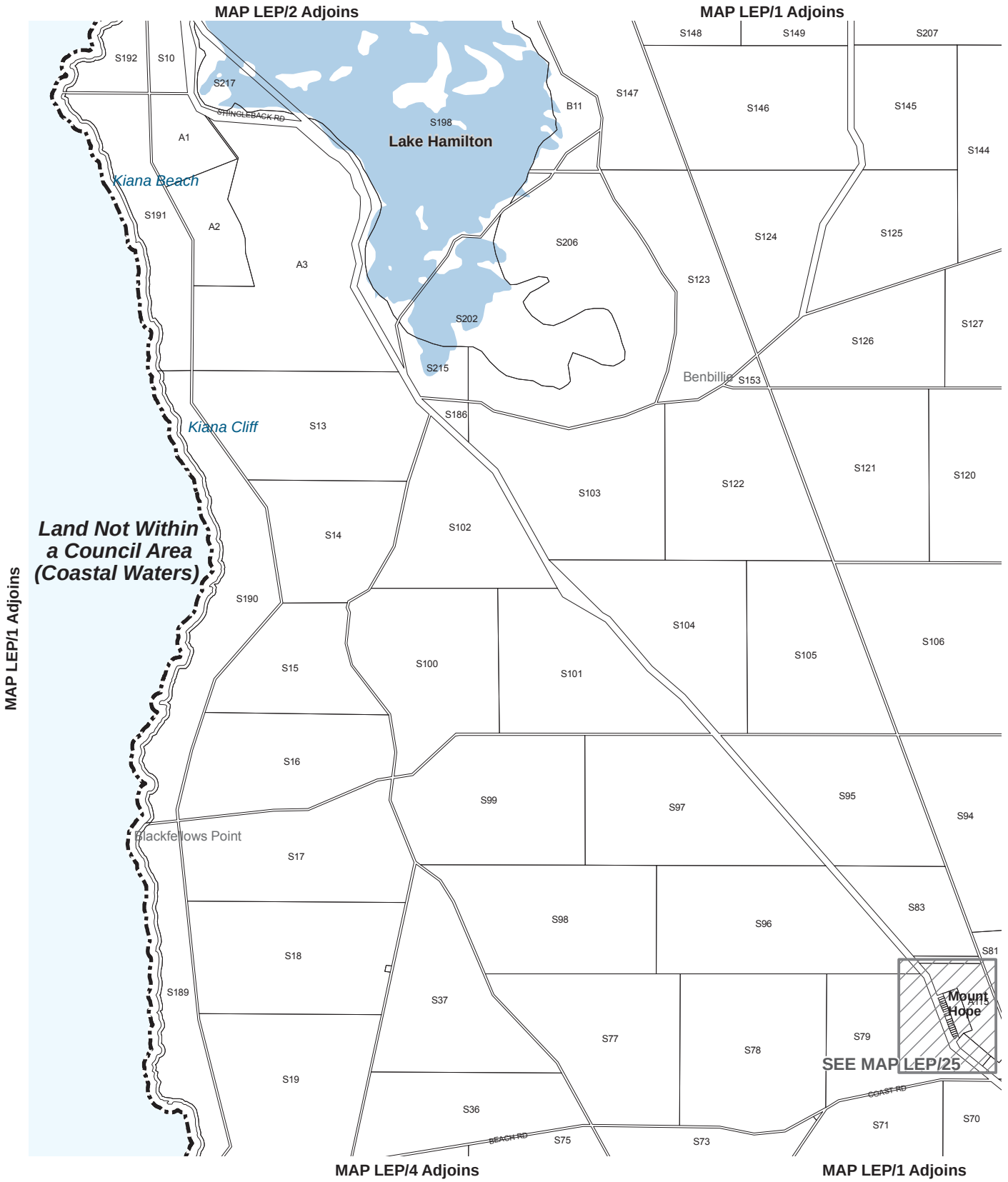
# Overlay Map LEP/3

## HERITAGE

Local heritage place

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




# Overlay Map LEP/3

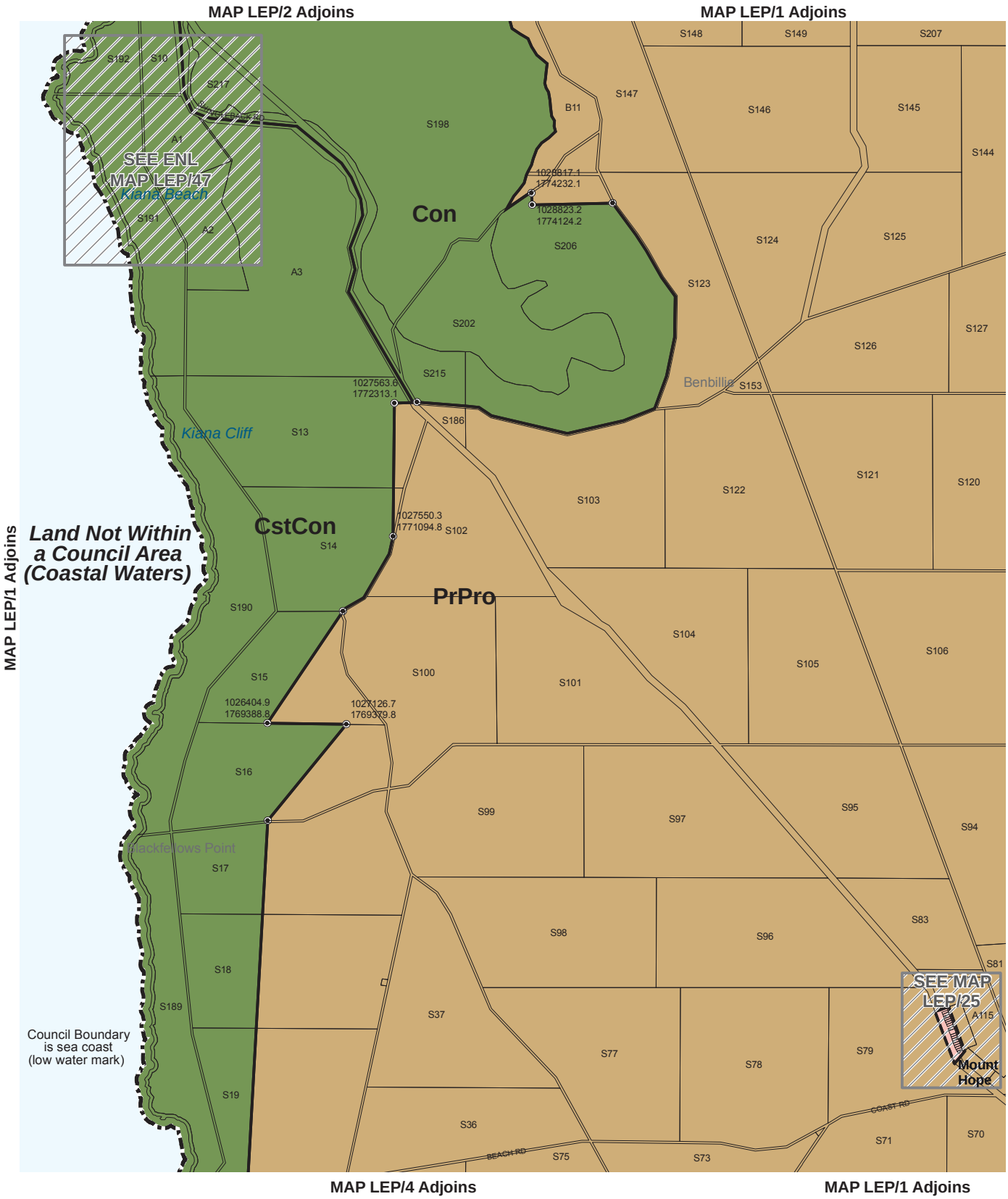
## NATURAL RESOURCES

Wetlands of National Importance

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

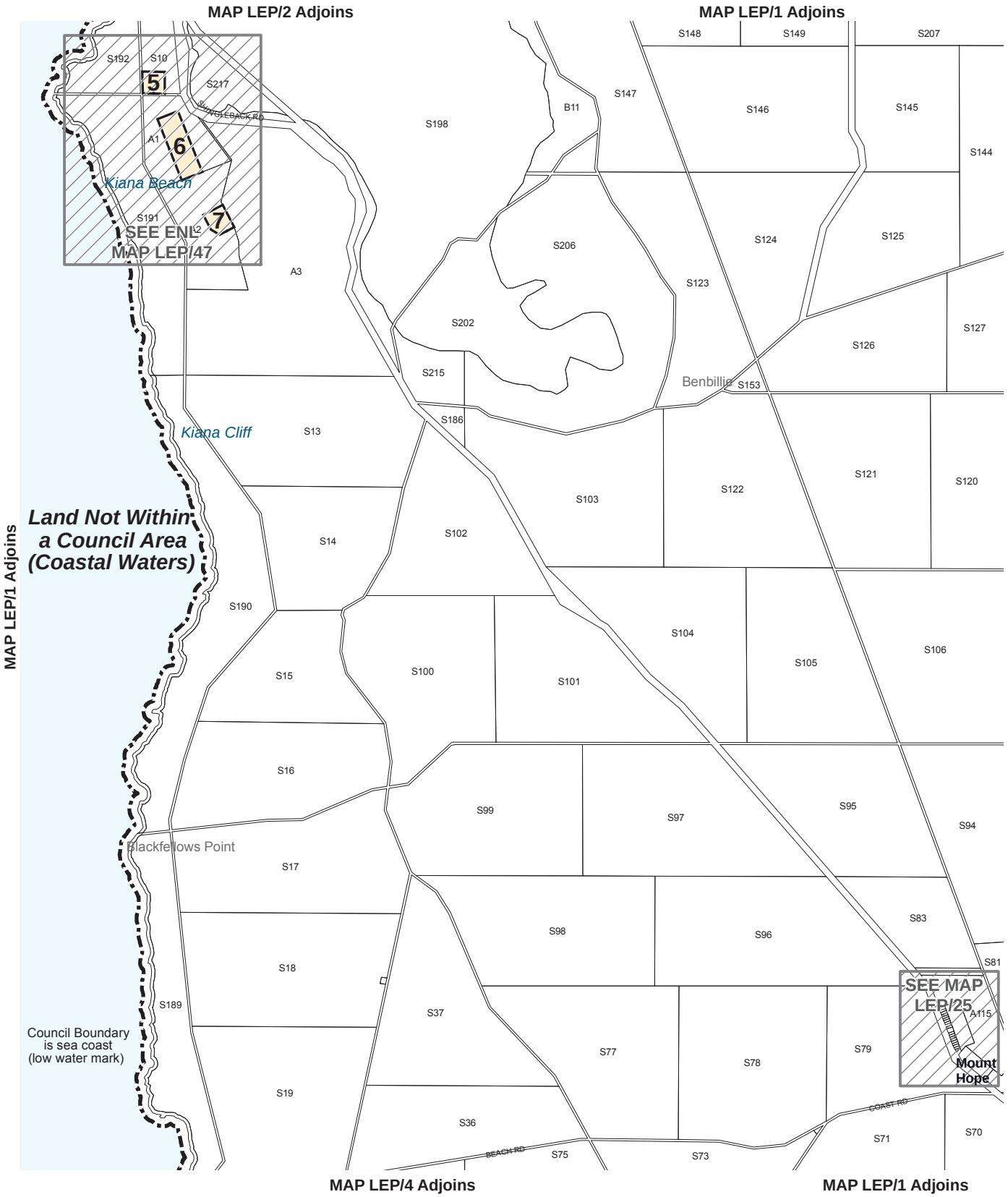
**Zones**

- CstCon — Coastal Conservation
- Con — Conservation
- PrPro — Primary Production
- Zone Boundary
- Development Plan Boundary

# Zone Map LEP/3

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

**Precinct**

**5** Kiana South
**6** Kiana Beach North
**7** Kiana Beach South

N

0 5 km

# Precinct Map LEP/3

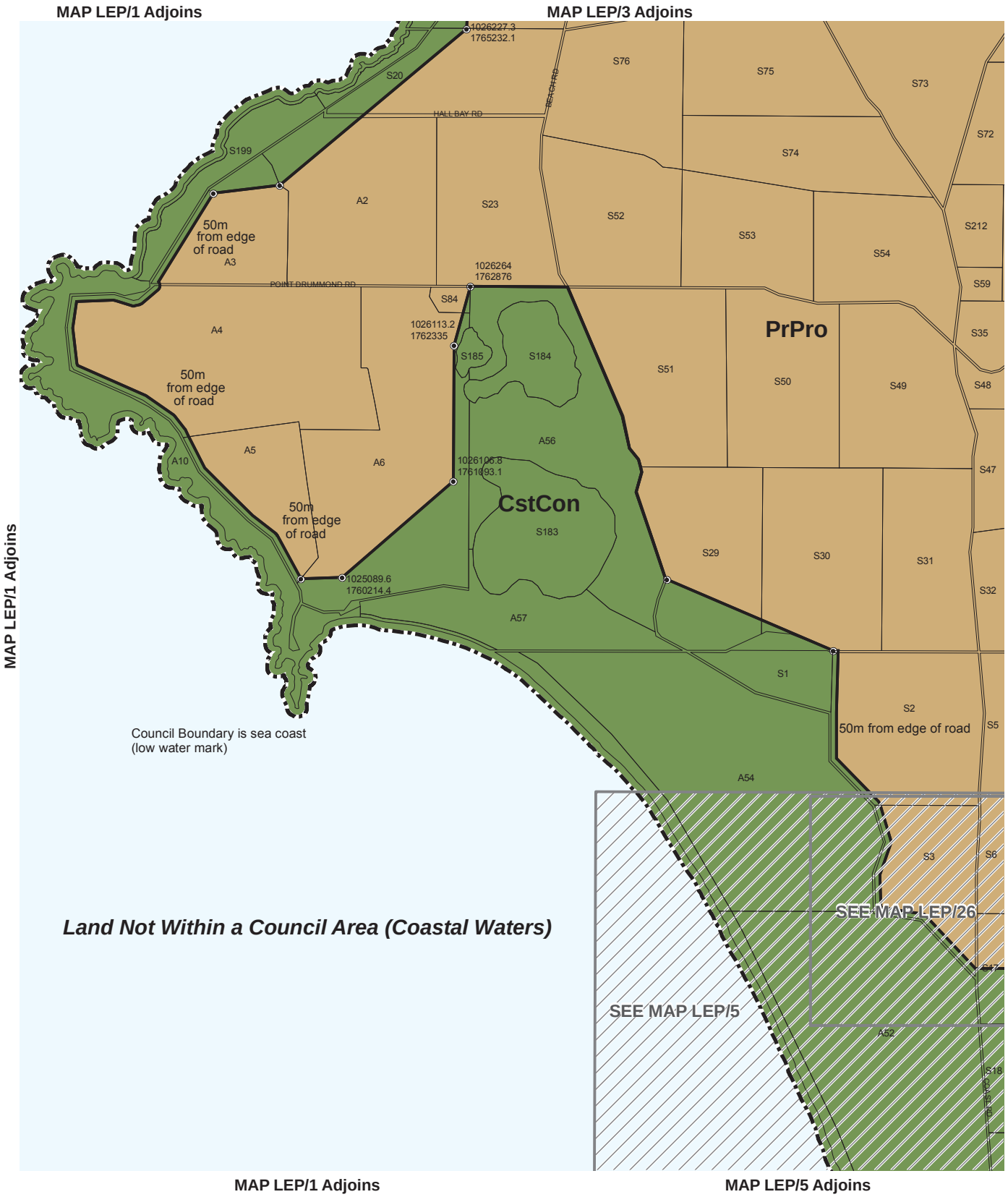
Precinct Boundary

Development Plan Boundary

# Location Map LEP/4

Local Reserves

Development Plan Boundary




See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 5 km

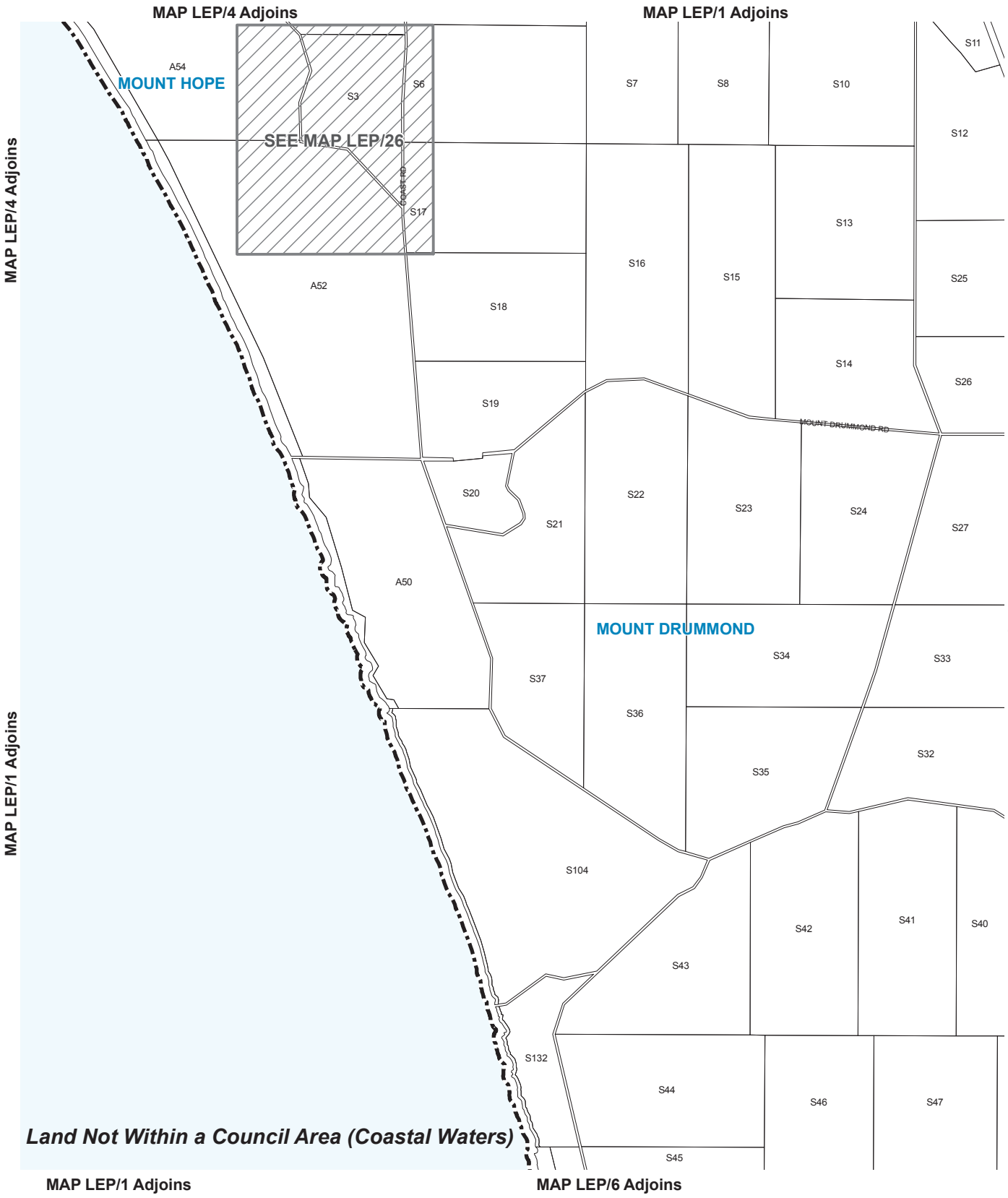
# Zone Map LEP/4

**Zones**

- CstCon — Coastal Conservation
- PrPro — Primary Production
- Zone Boundary
- Development Plan Boundary

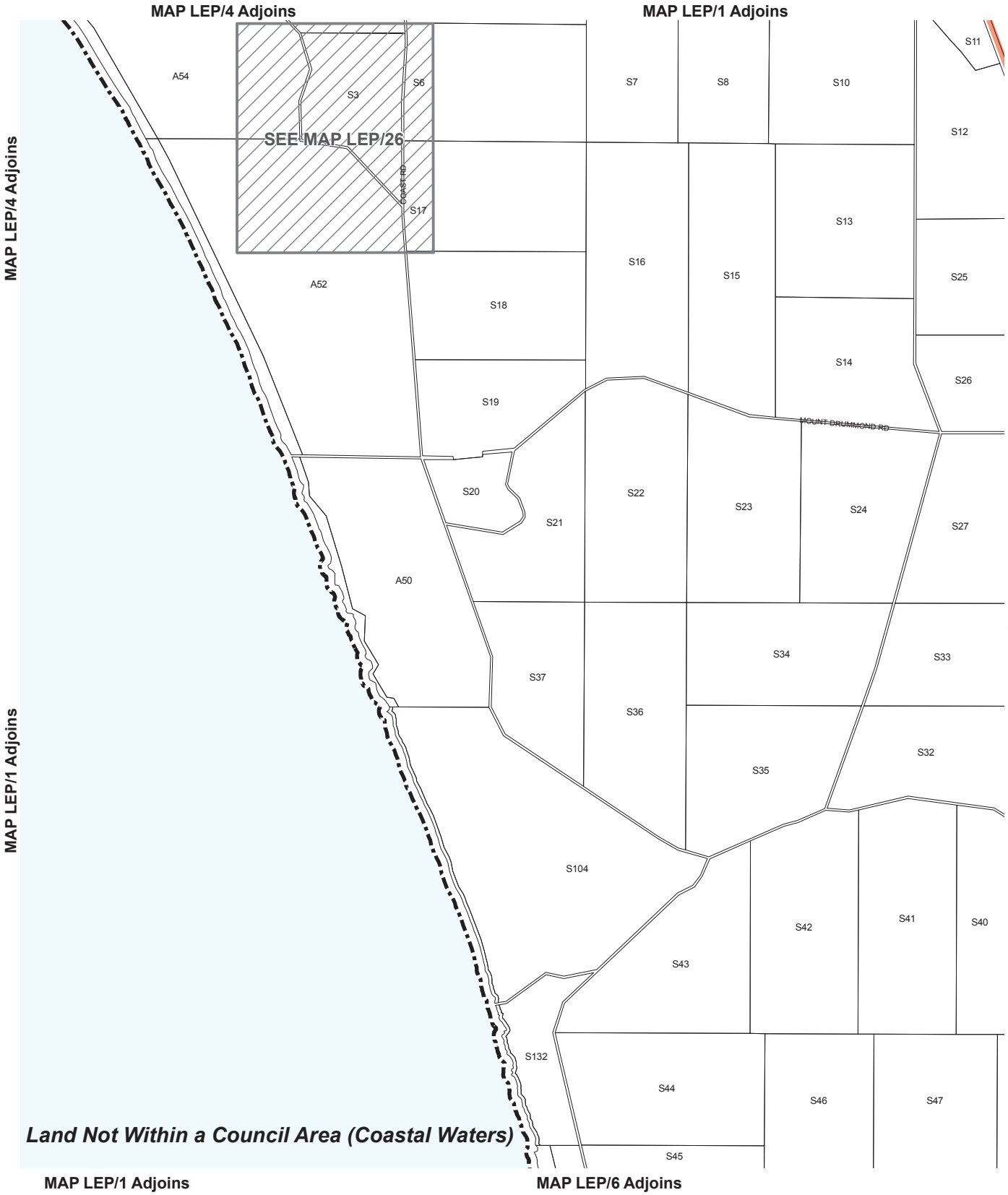
**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




# Location Map LEP/5

Development Plan Boundary




# Overlay Map LEP/5

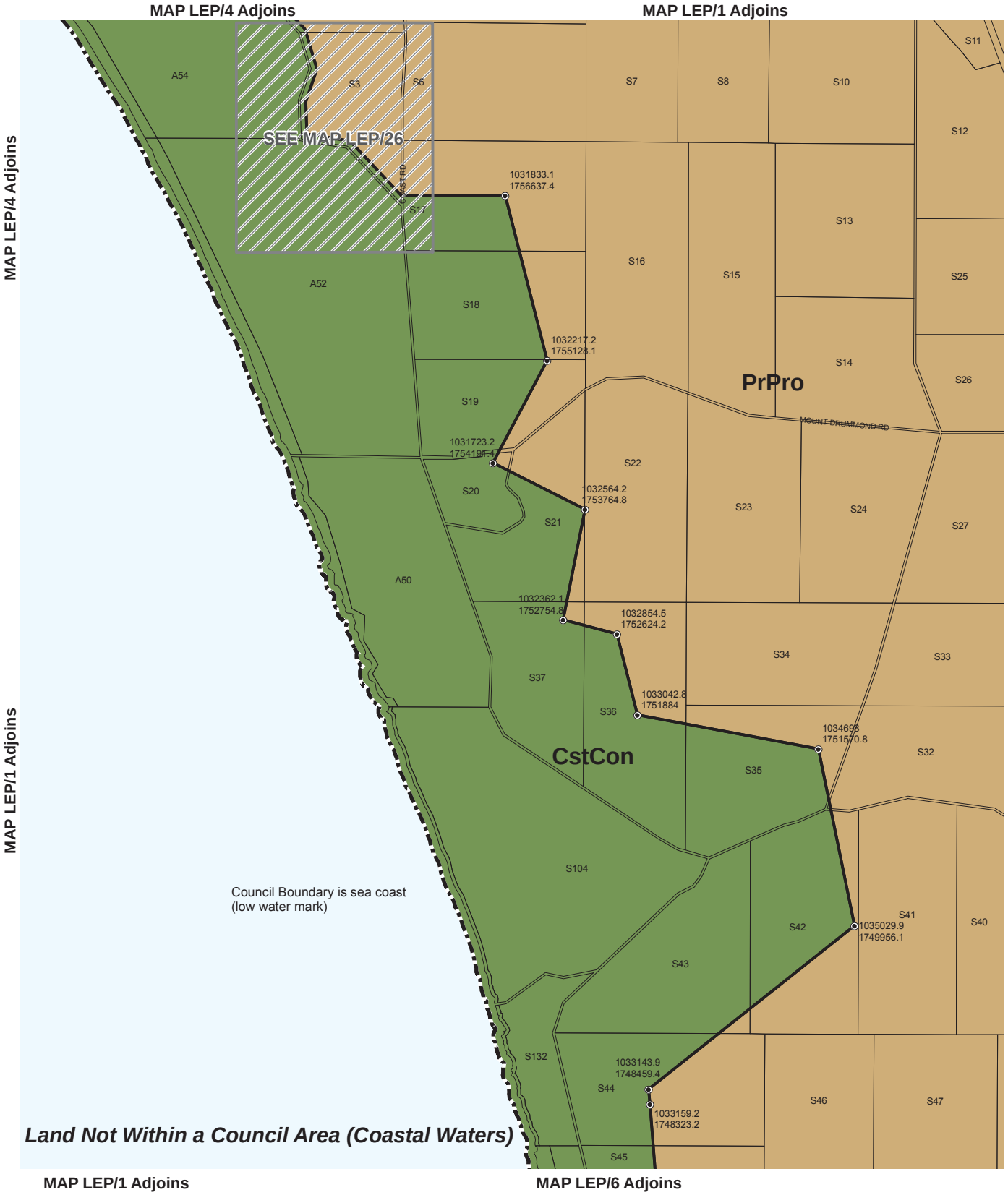
## TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




MAP LEP/1 Adjoins

See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 5 km

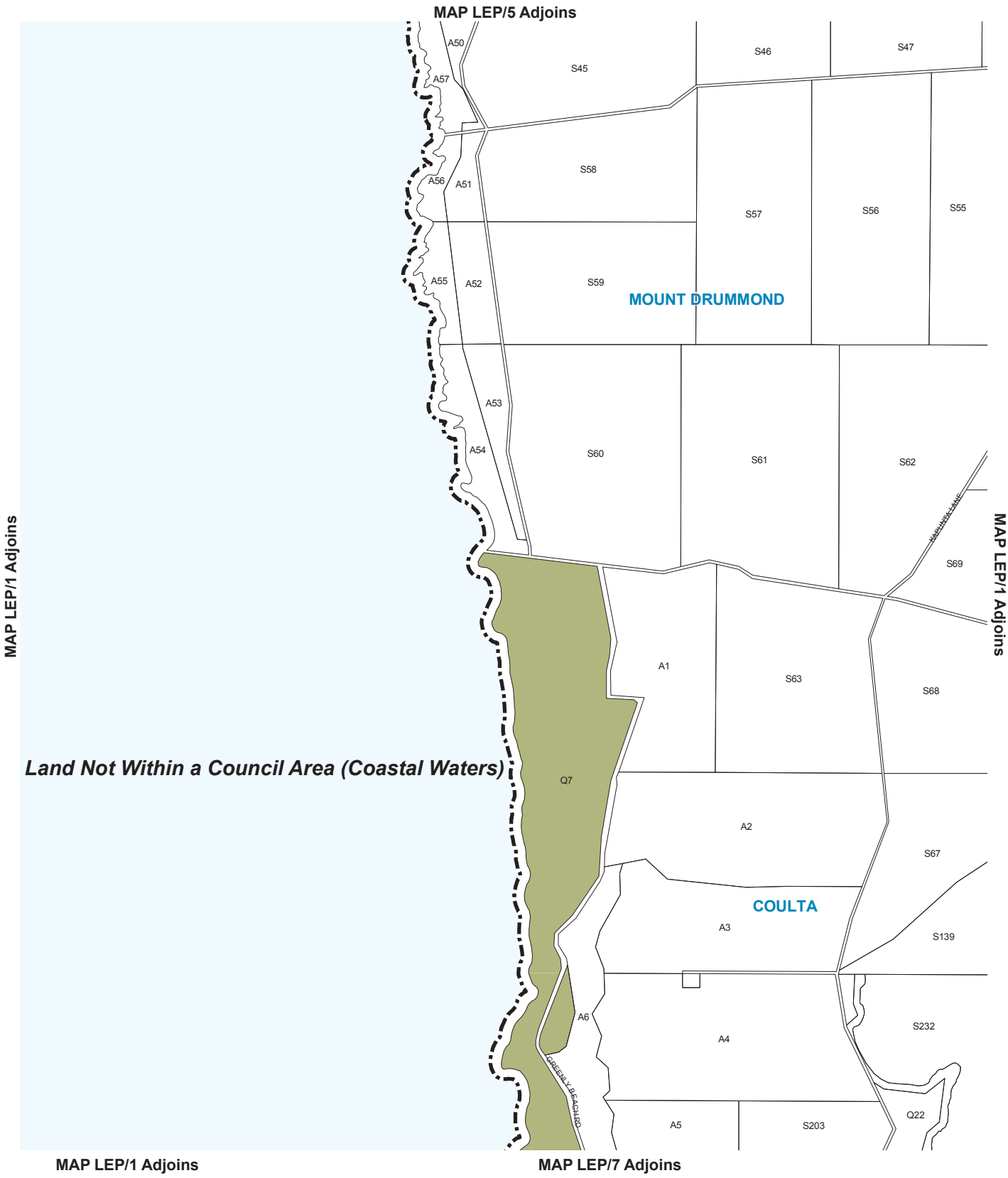
# Zone Map LEP/5

**Zones**

- CstCon — Coastal Conservation
- PrPro — Primary Production
- Zone Boundary
- Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

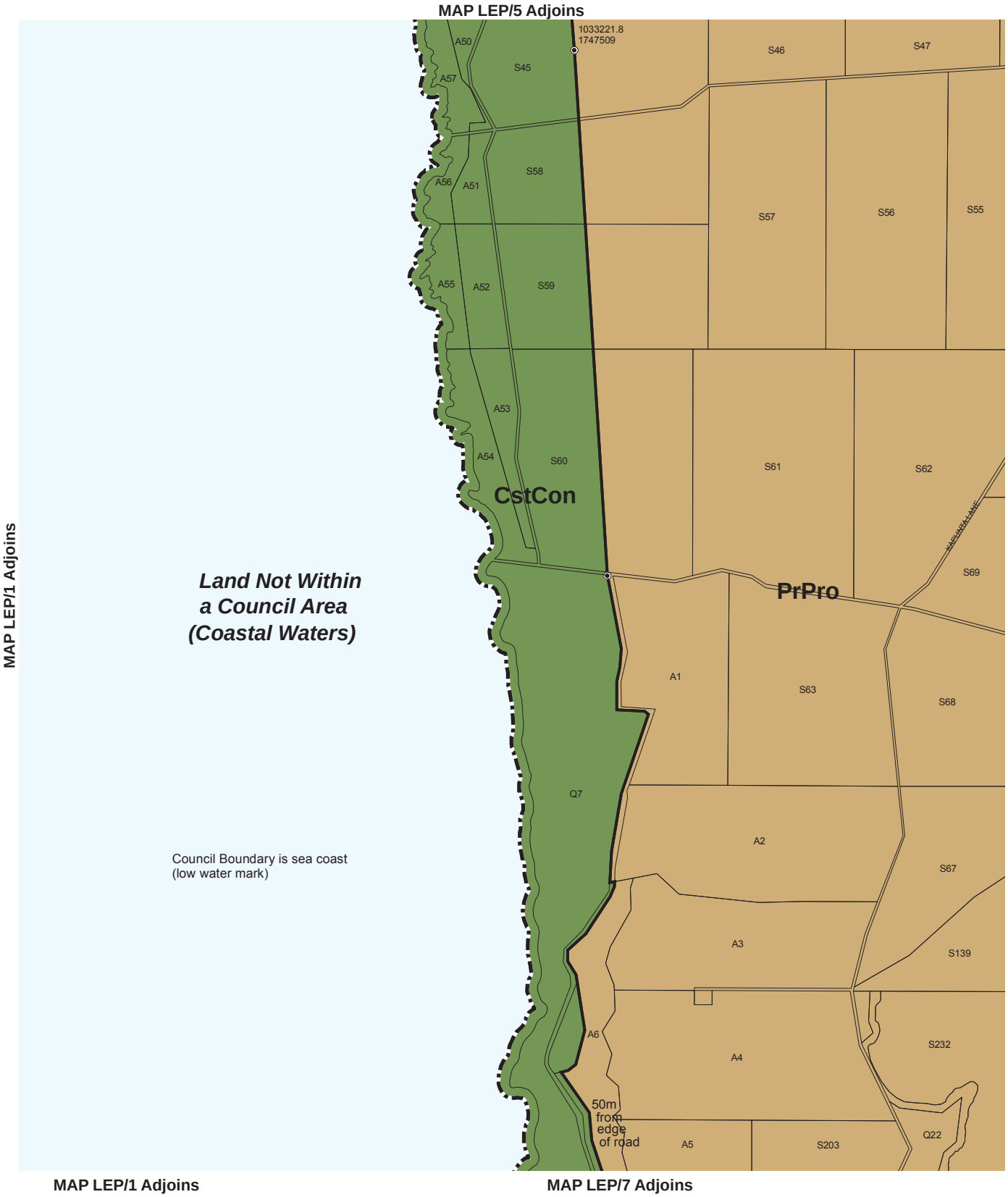
Consolidated - 12 July 2018




# Location Map LEP/6

Local Reserves

Development Plan Boundary




Lamberts Conformal Conic Projection, GDA94

N

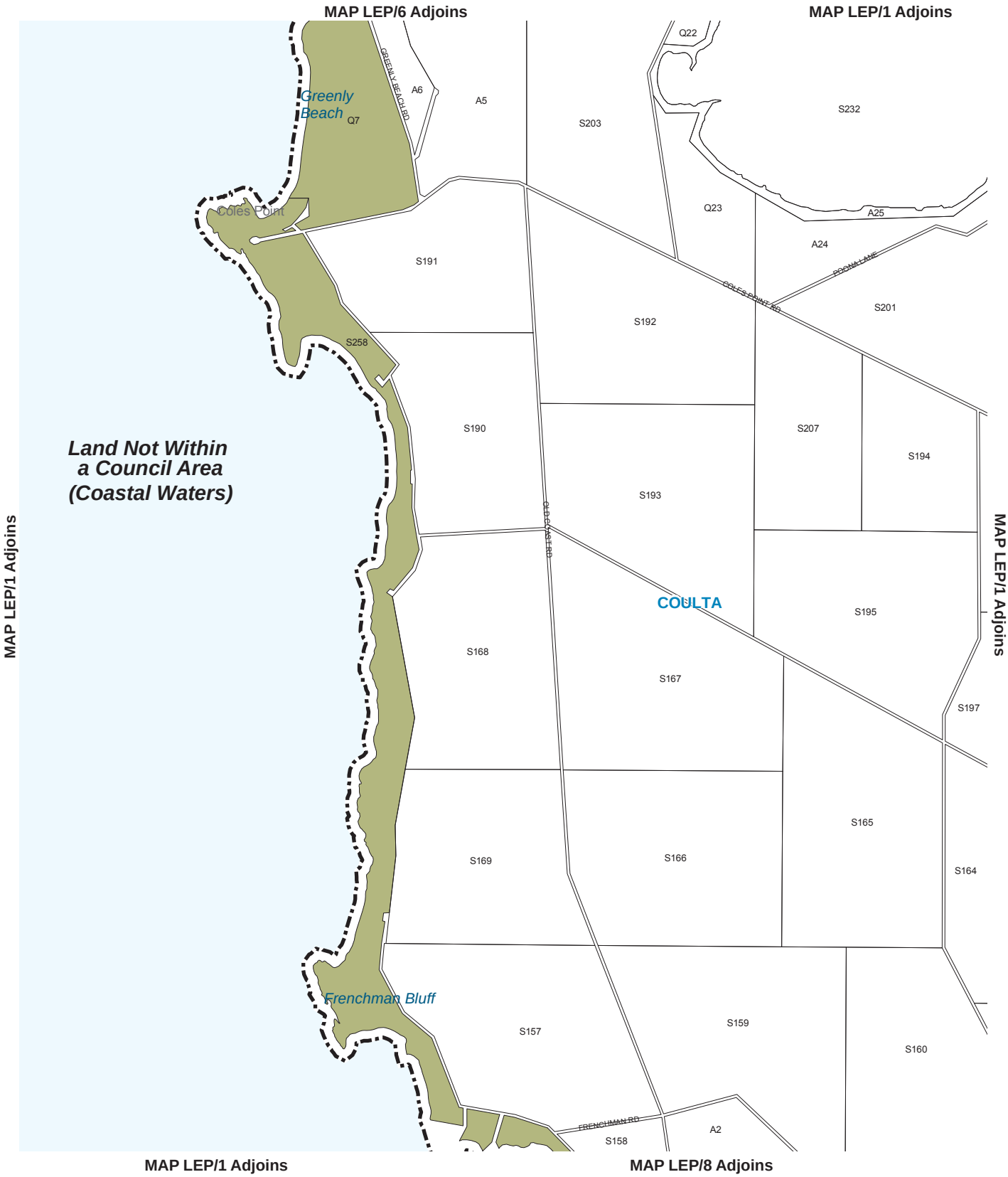
0 2,000 m

# Zone Map LEP/6

**Zones**

- CstCon — Coastal Conservation
- PrPro — Primary Production
- Zone Boundary
- Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

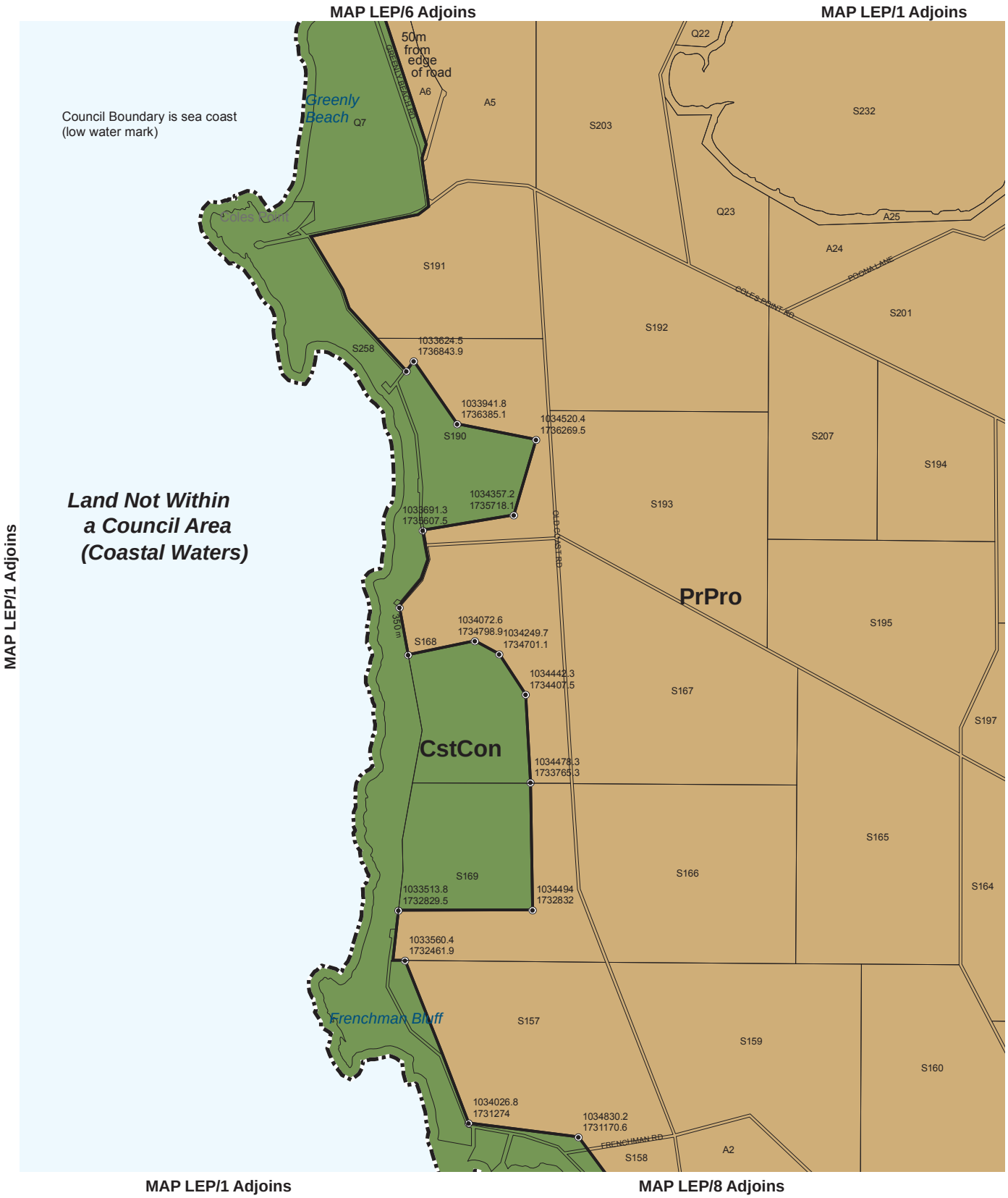



# Location Map LEP/7

Local Reserves

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




Lamberts Conformal Conic Projection, GDA94

N

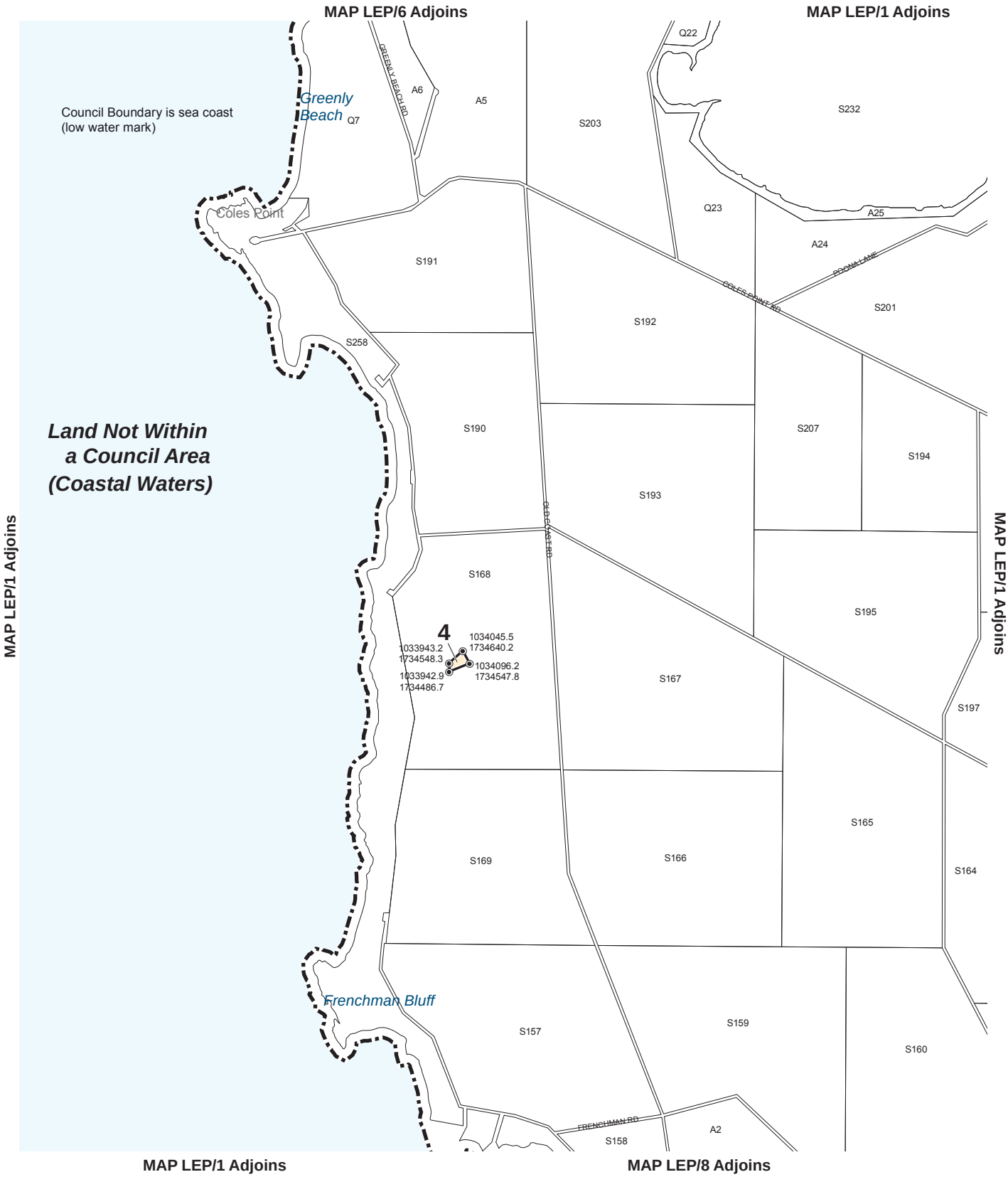
0 2,000 m

# Zone Map LEP/7

**Zones**

- CstCon — Coastal Conservation
- PrPro — Primary Production
- Zone Boundary
- Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




Lamberts Conformal Conic Projection, GDA94

**Precinct**

**4** Old Coast Road

N

0 2,000 m

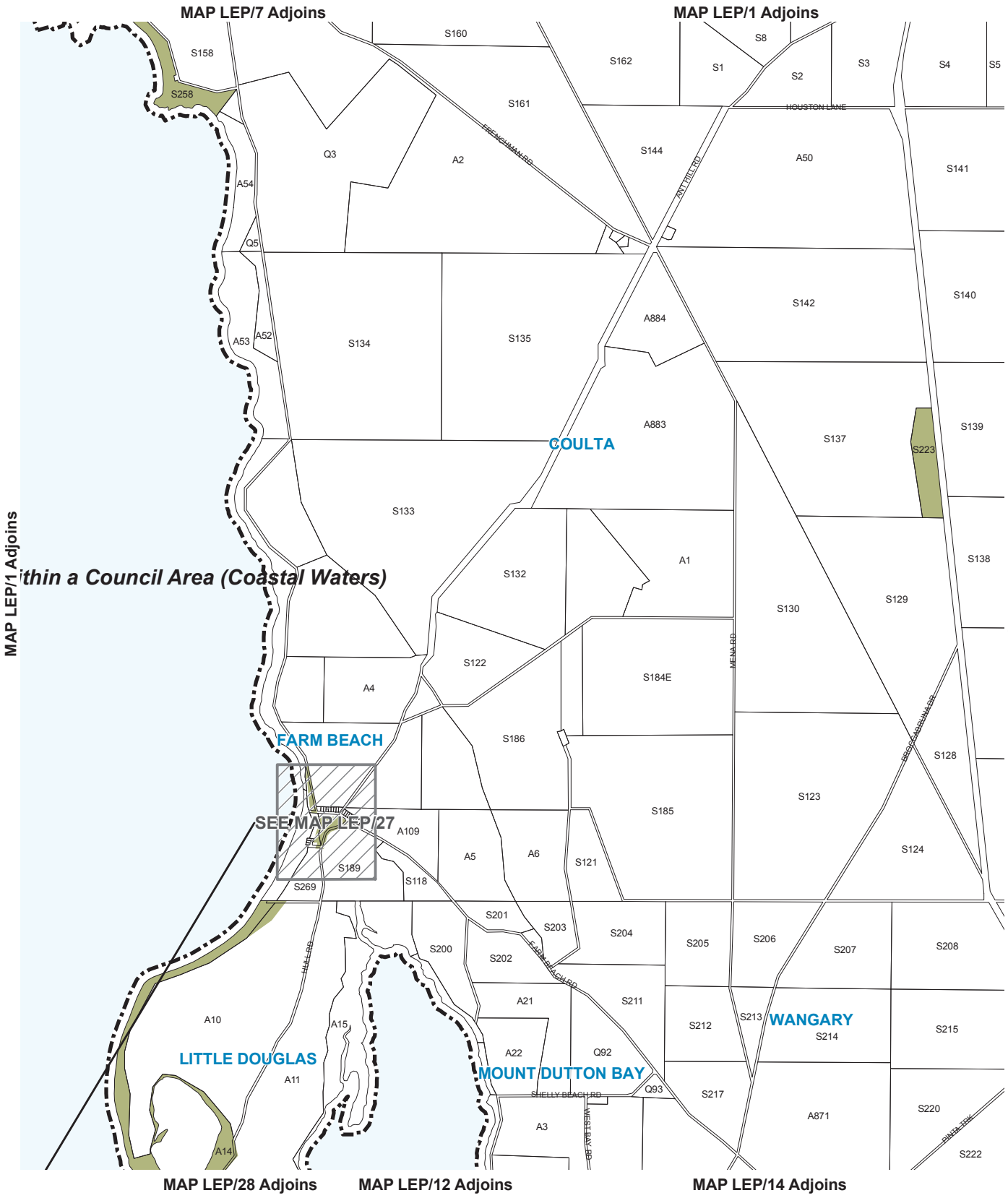
# Precinct Map LEP/7

Precinct Boundary

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018

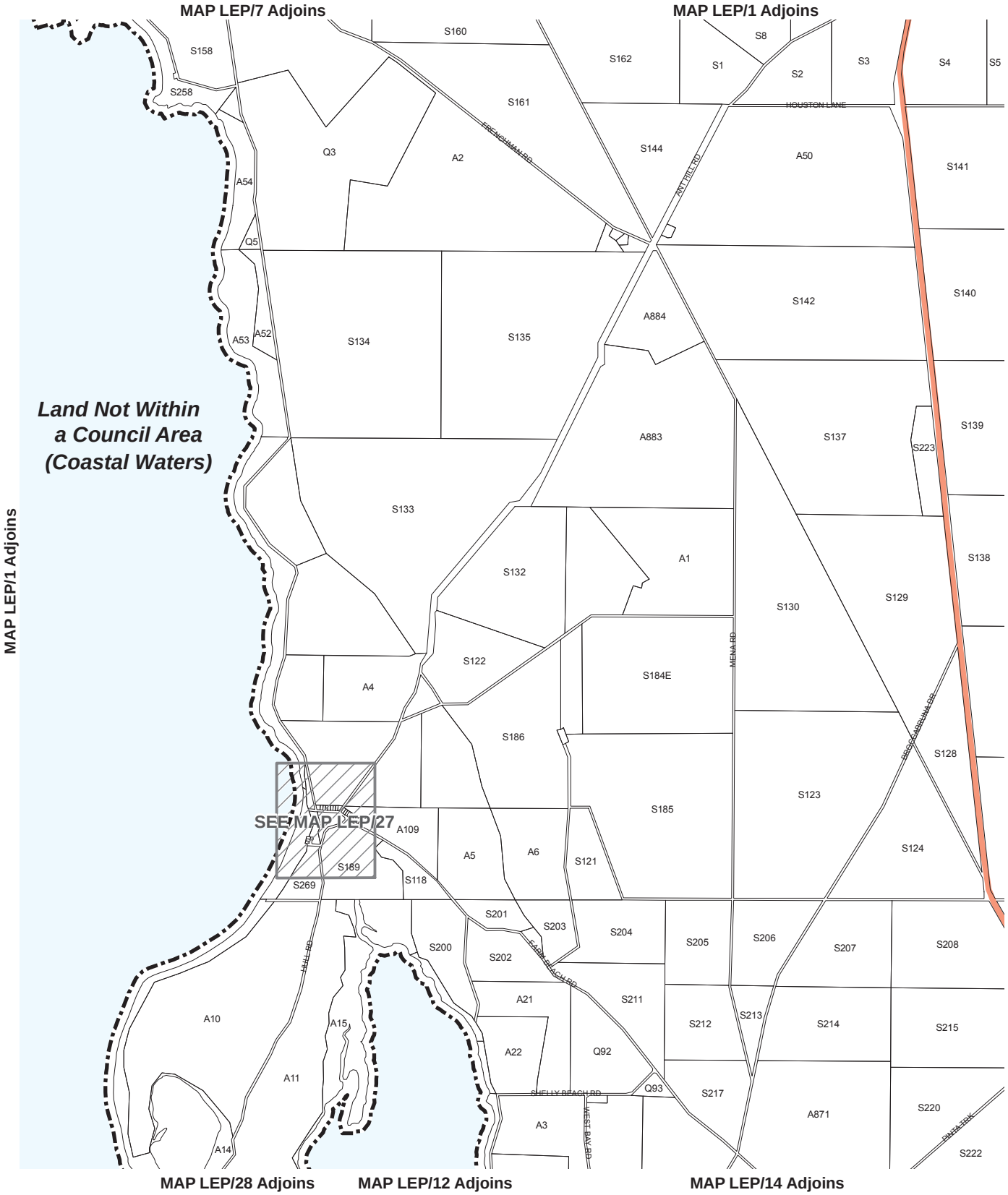



# Location Map LEP/8

Local Reserves

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




# Overlay Map LEP/8

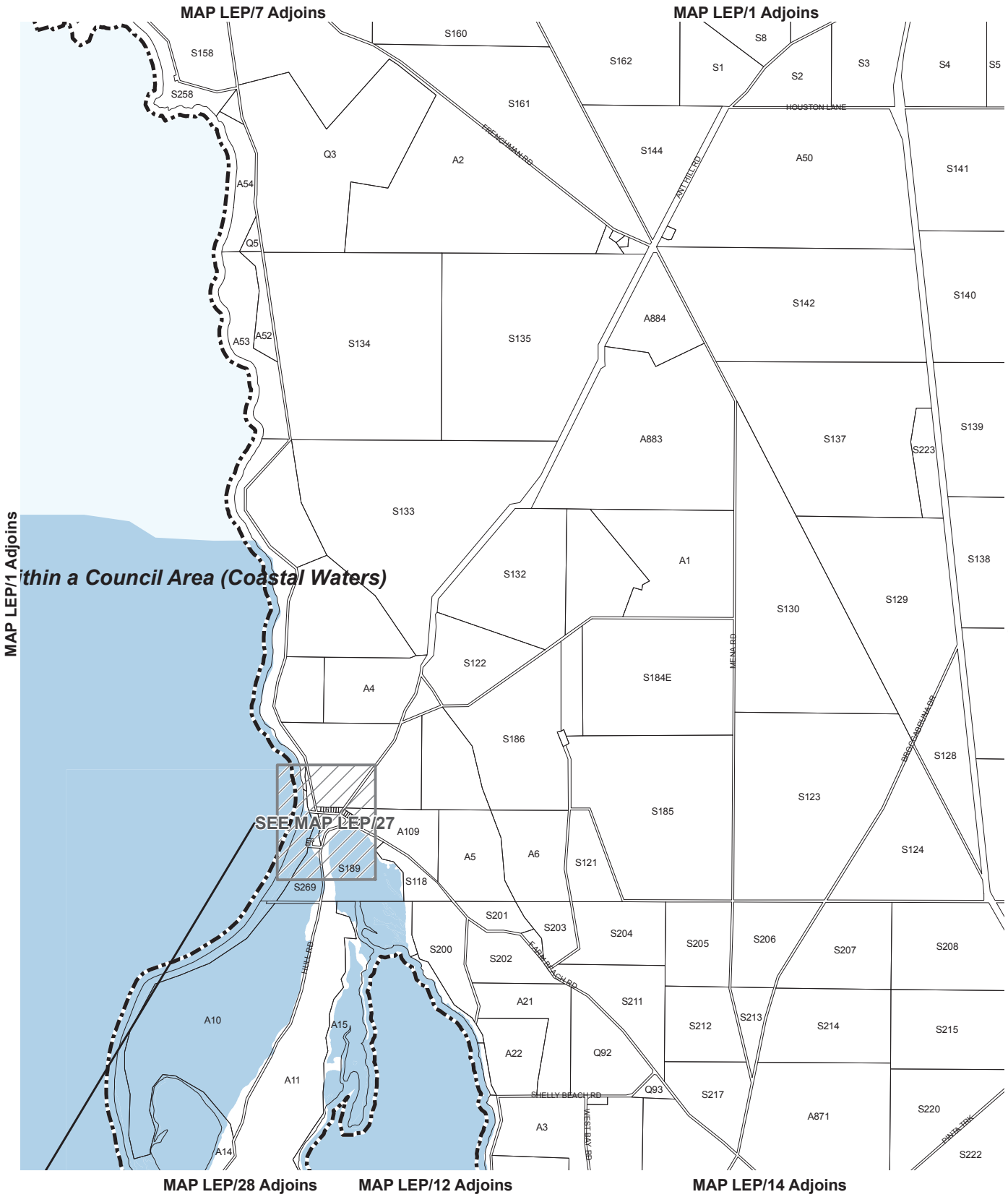
## TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




# Overlay Map LEP/8

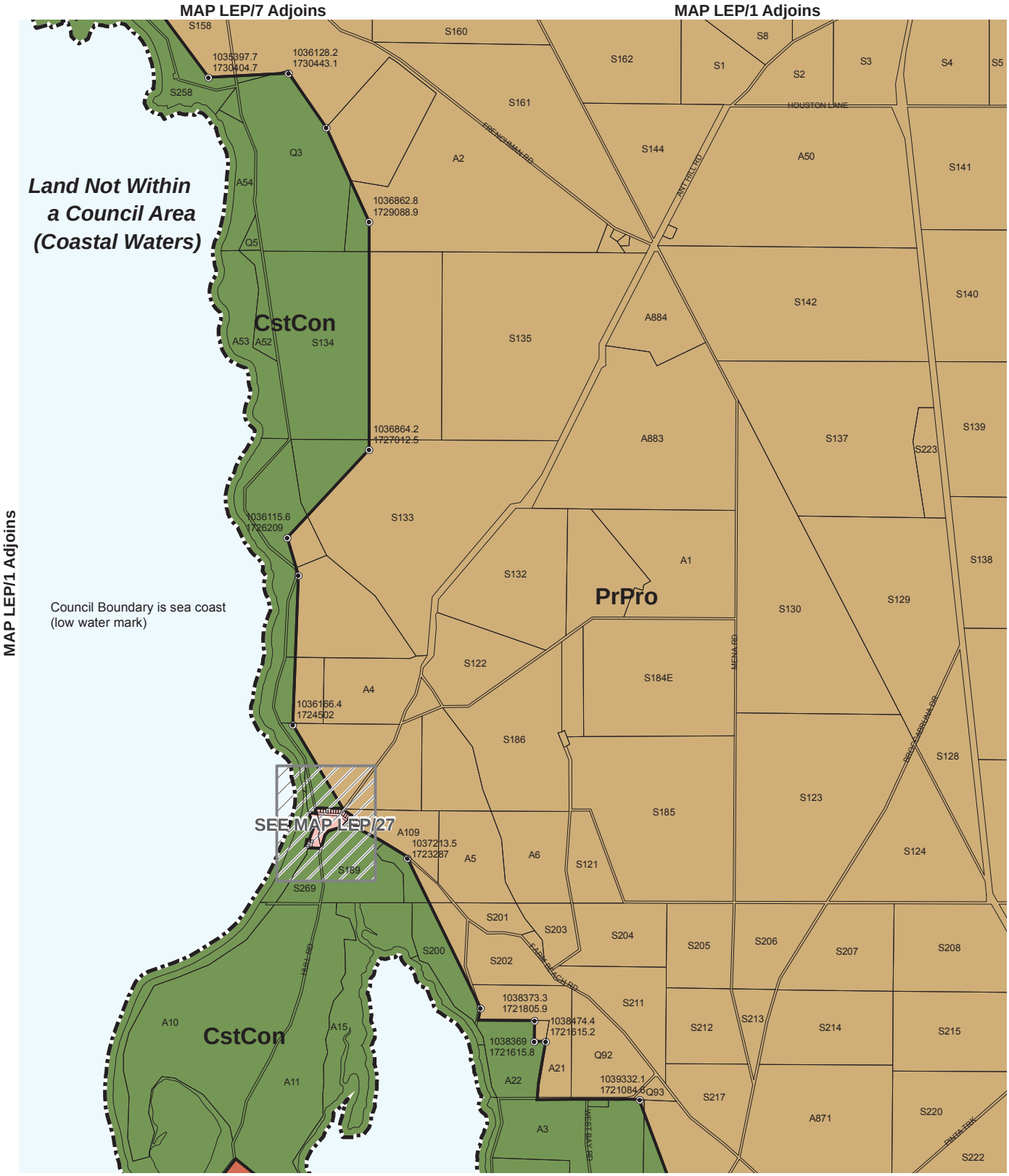
## NATURAL RESOURCES

Wetlands of National Importance

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 5 km

# Zone Map LEP/8

**Zones**

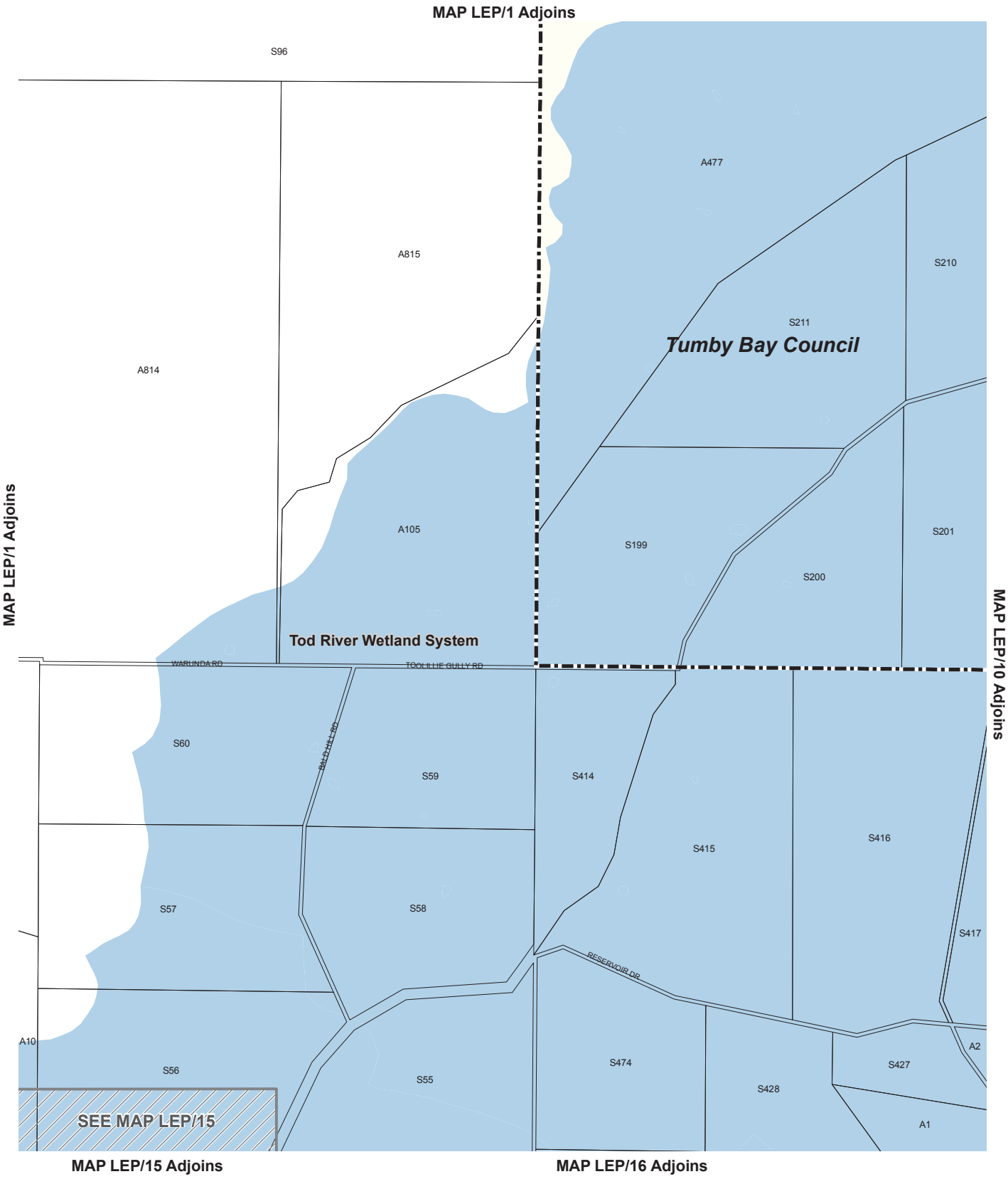
- CstCon — Coastal Conservation
- PrPro — Primary Production
- Zone Boundary
- Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

# Location Map LEP/9

Conservation Park

Development Plan Boundary




# Overlay Map LEP/9

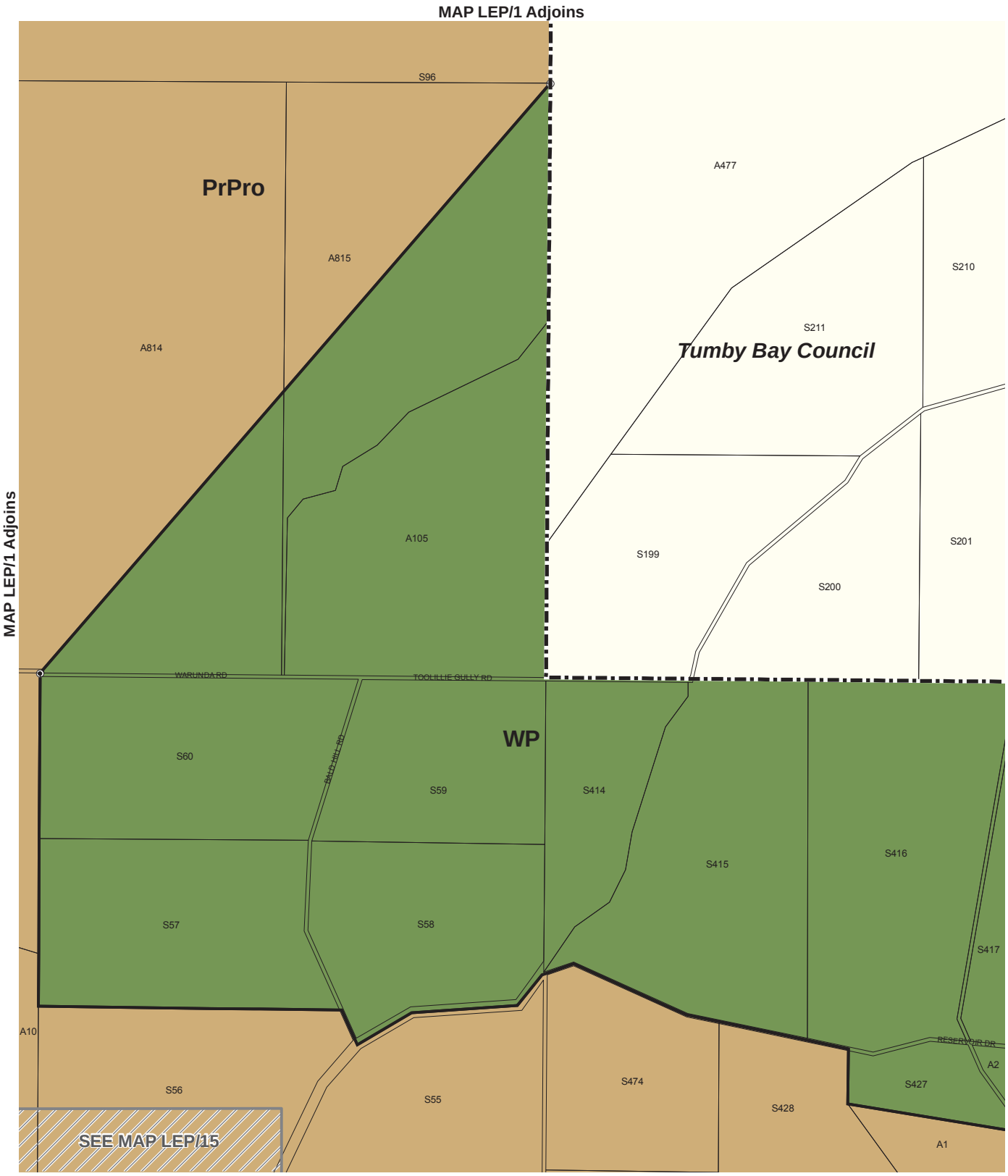
## NATURAL RESOURCES

Wetlands of National Importance

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018

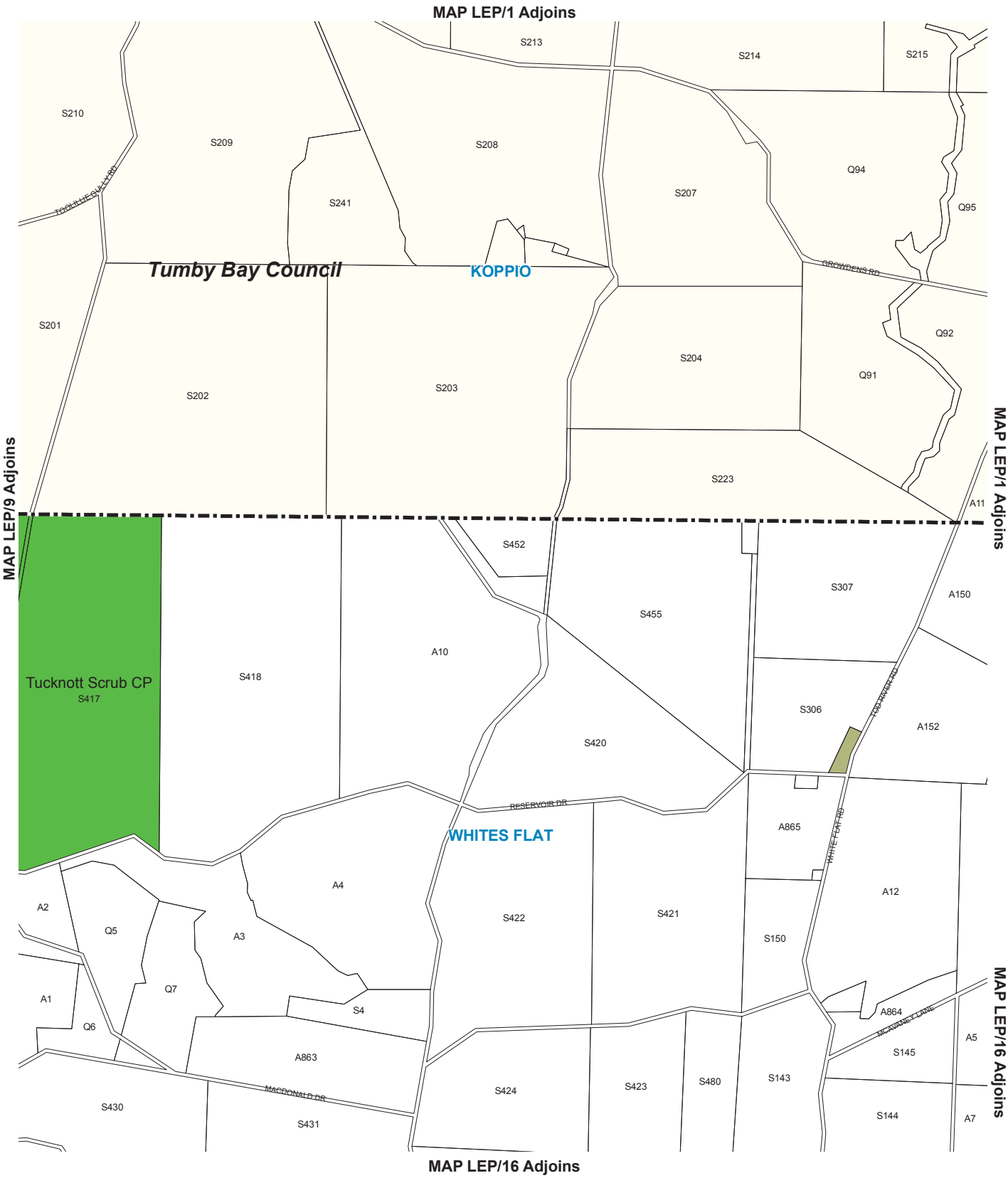



**Zones**

- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary
- Development Plan Boundary

# Zone Map LEP/9

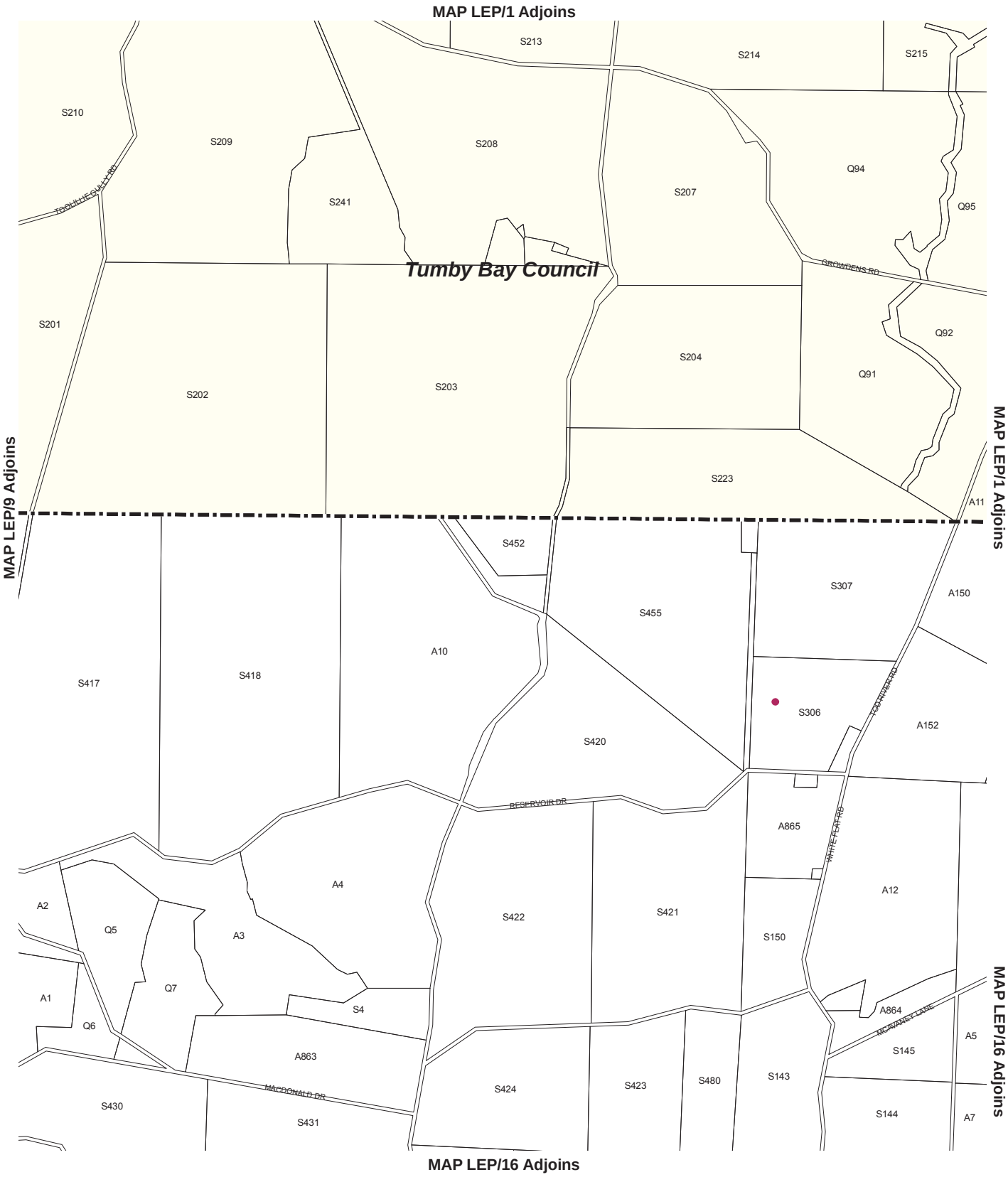
**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




# Location Map LEP/10

Local Reserves
Conservation Park
Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




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

N

0 2,000 m

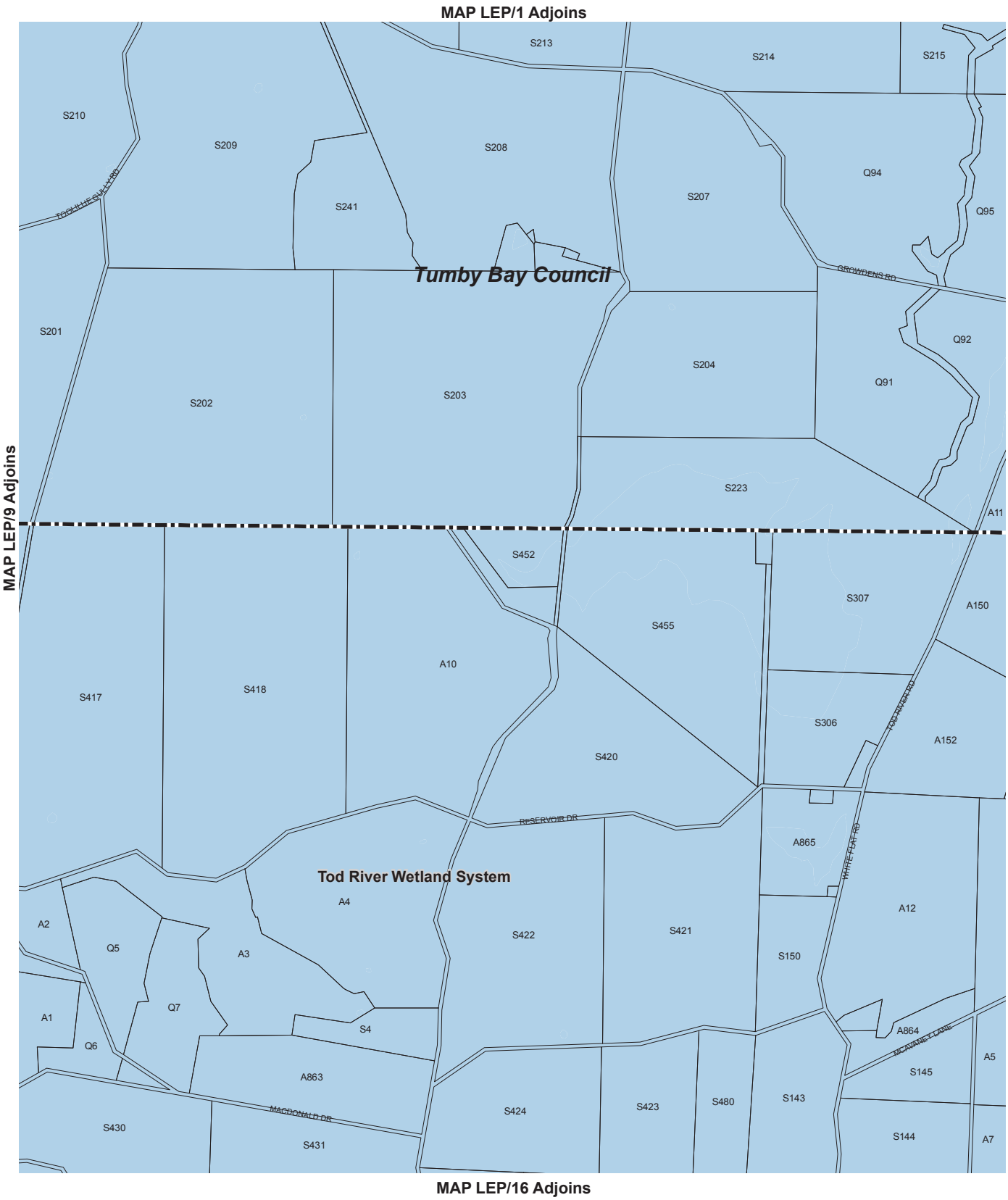
# Overlay Map LEP/10

## HERITAGE

State heritage place

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




# Overlay Map LEP/10

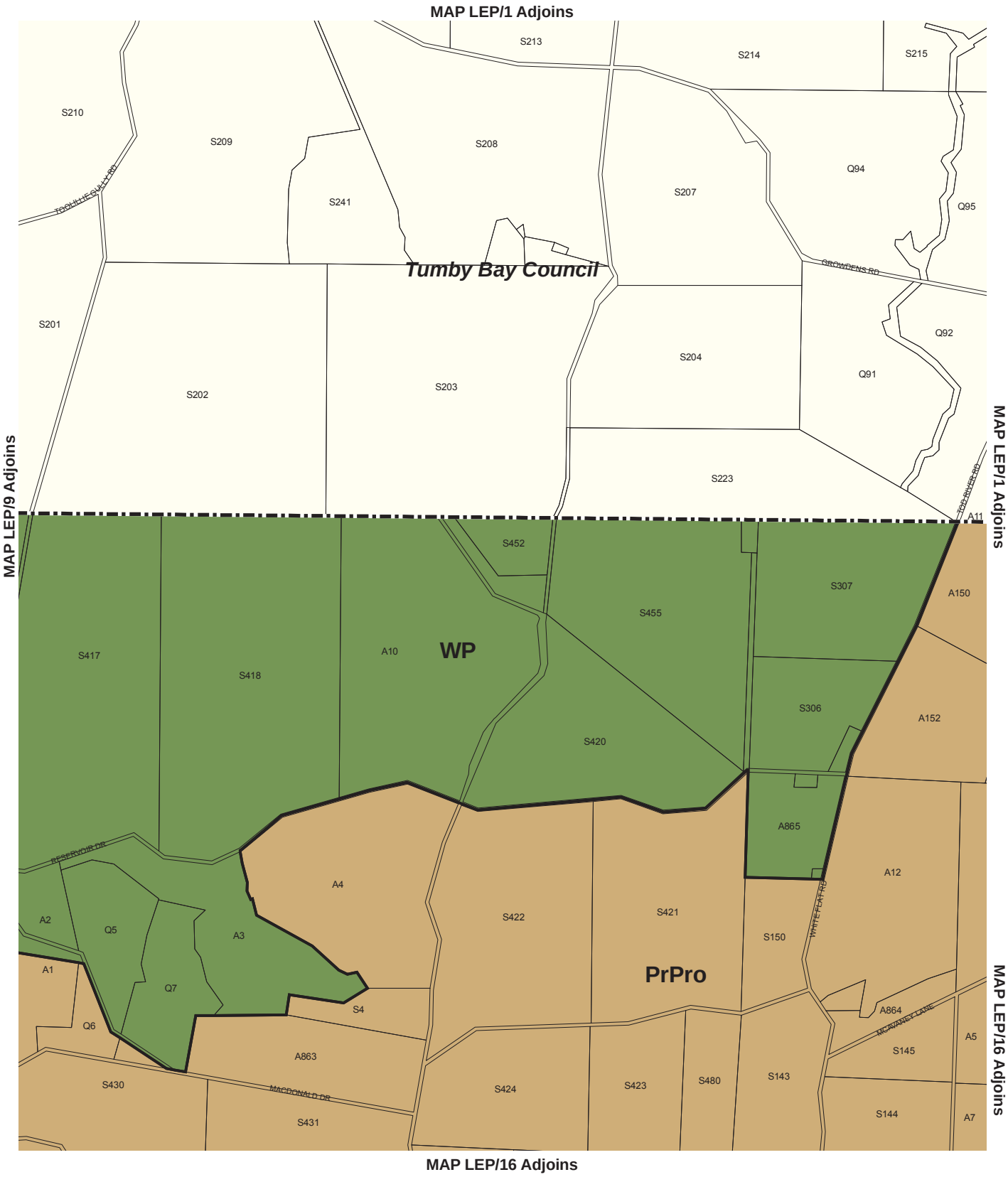
## NATURAL RESOURCES

Wetlands of National Importance

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




Lamberts Conformal Conic Projection, GDA94

N

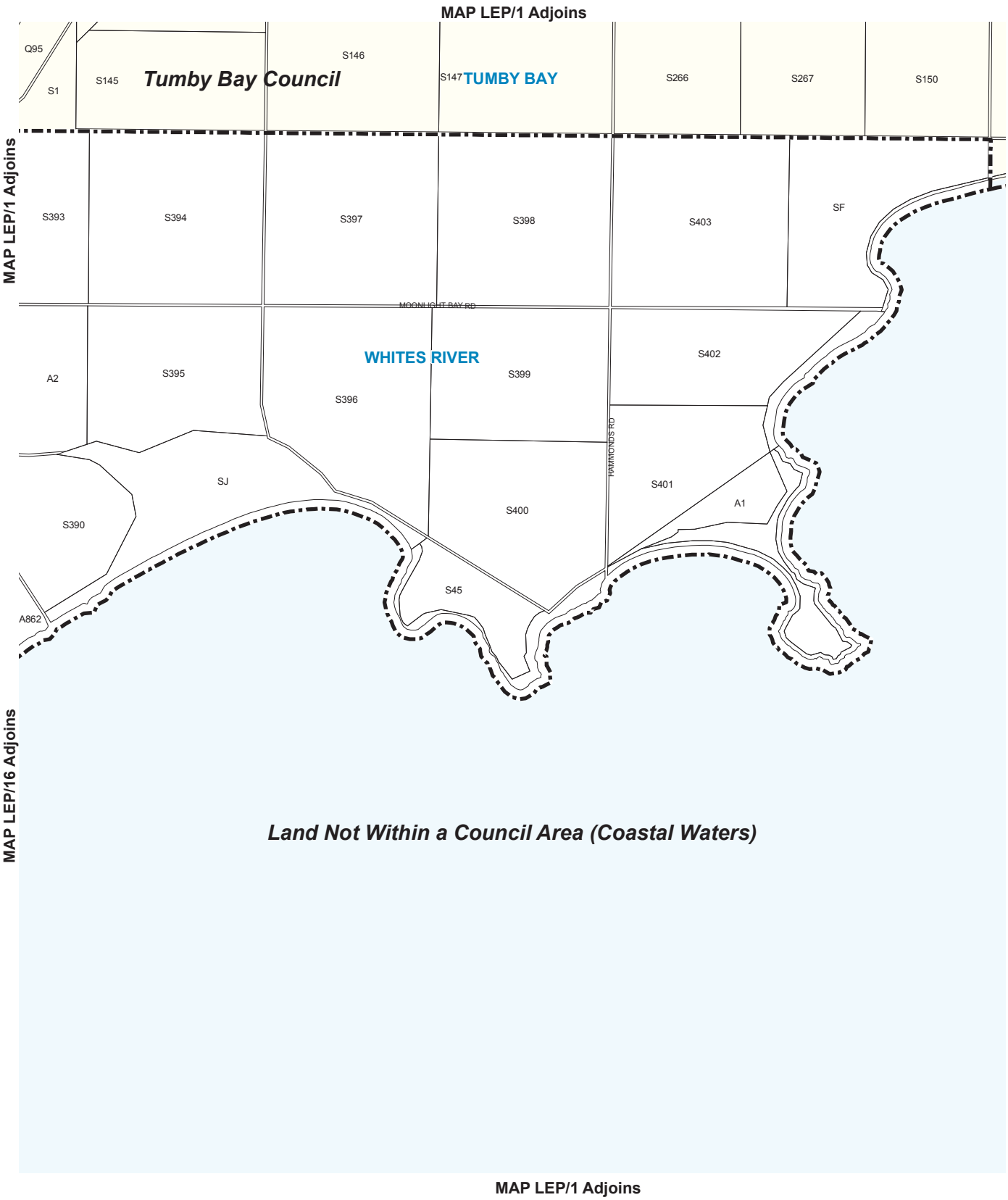
0 2,000 m

# Zone Map LEP/10

**Zones**

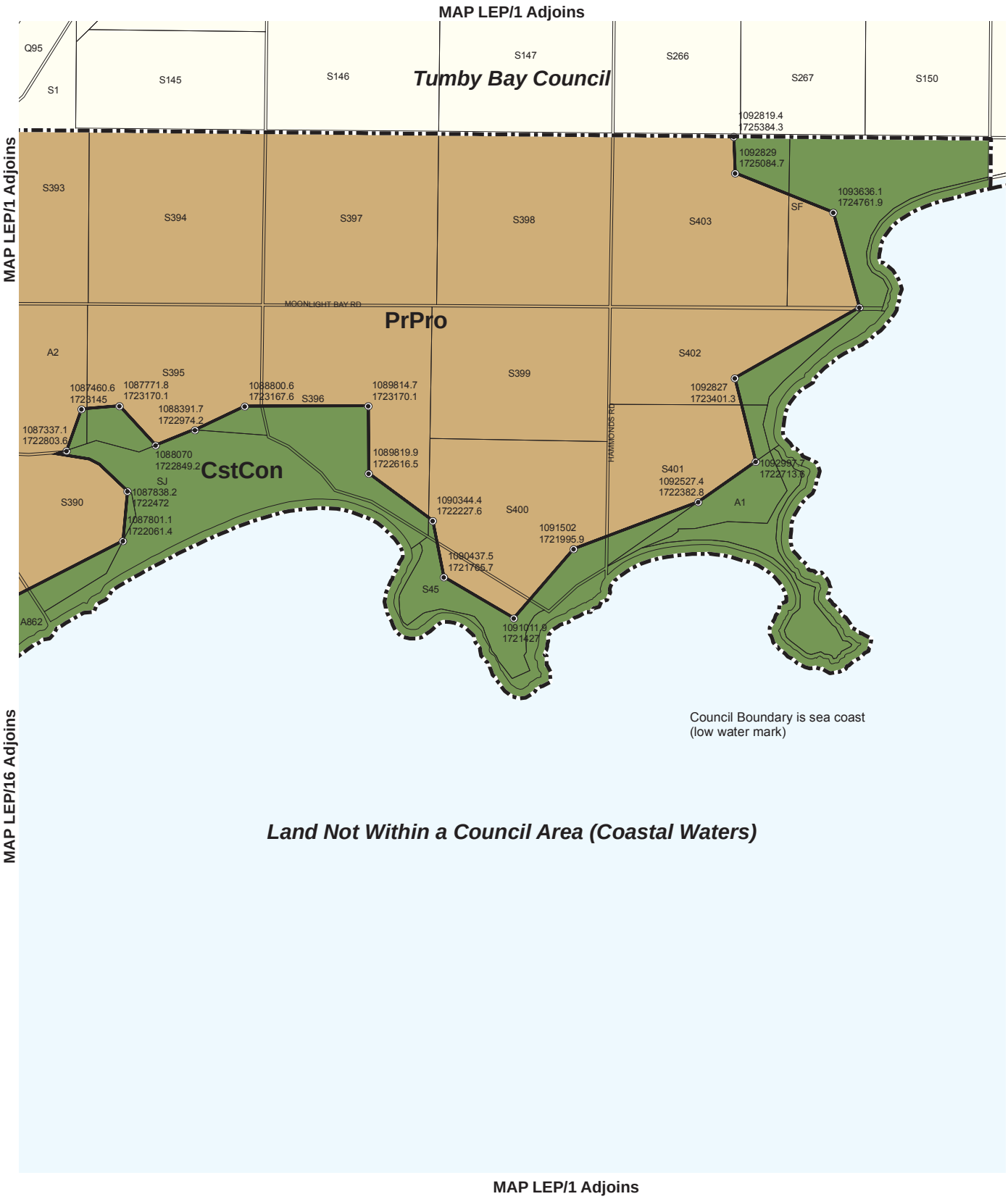
- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary
- Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




# Location Map LEP/11

Development Plan Boundary




Lamberts Conformal Conic Projection, GDA94

N

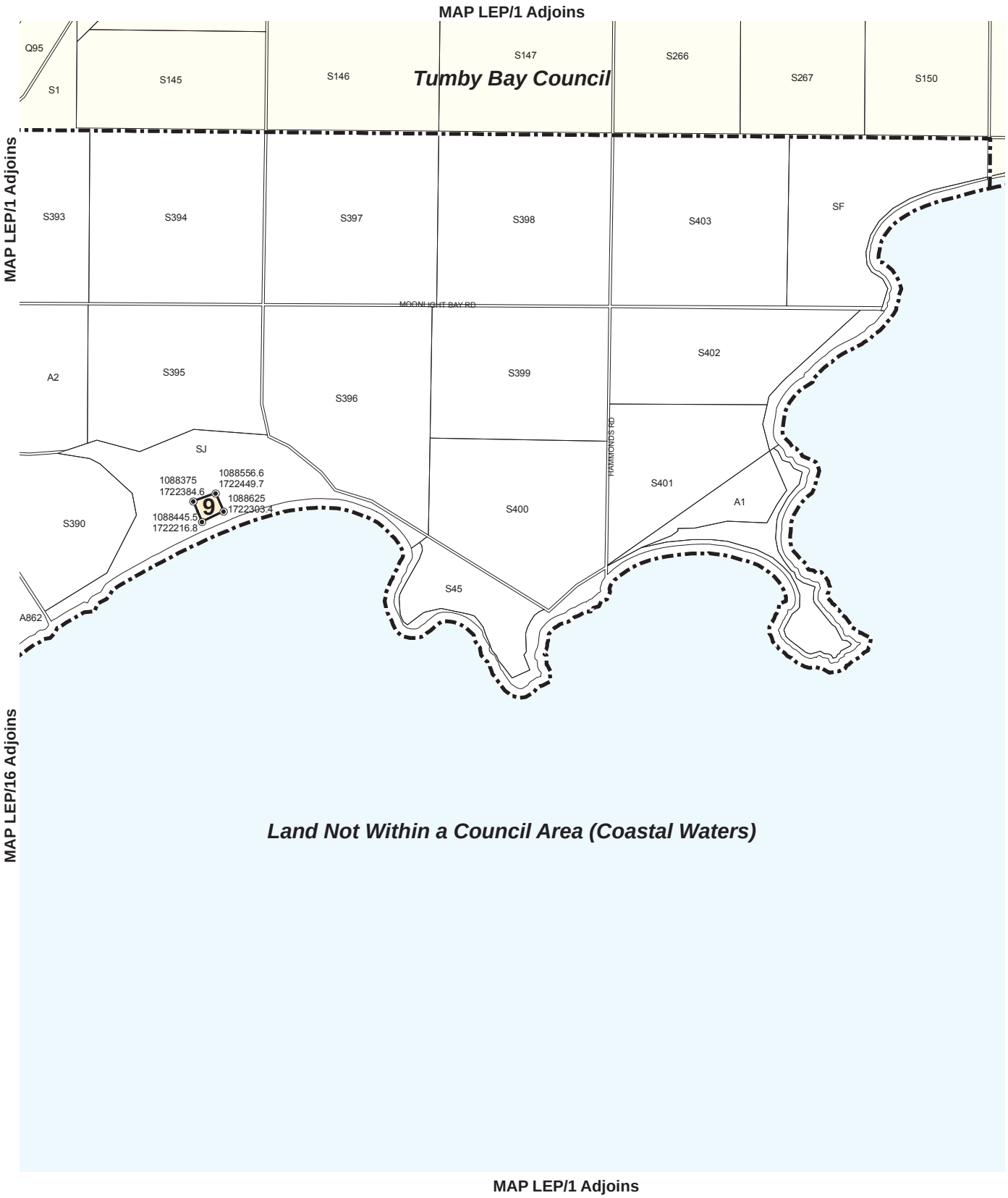
0 2,000 m

**Zones**

- CstCon — Coastal Conservation
- PrPro — Primary Production
- Zone Boundary
- Development Plan Boundary

# Zone Map LEP/11

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




Lamberts Conformal Conic Projection, GDA94

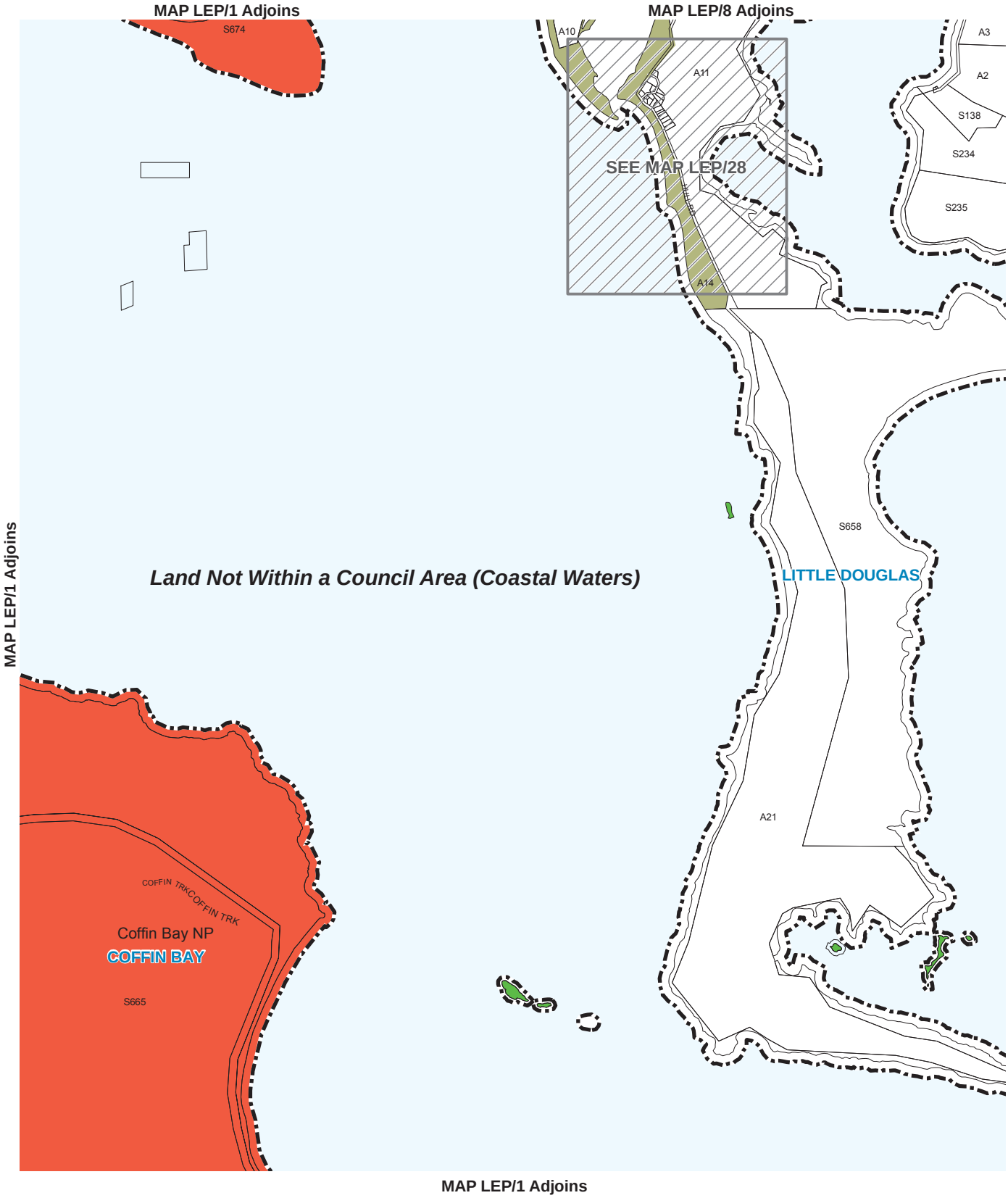
**Precinct**
**9** Whites River

N

0 2,000 m

# Precinct Map LEP/11

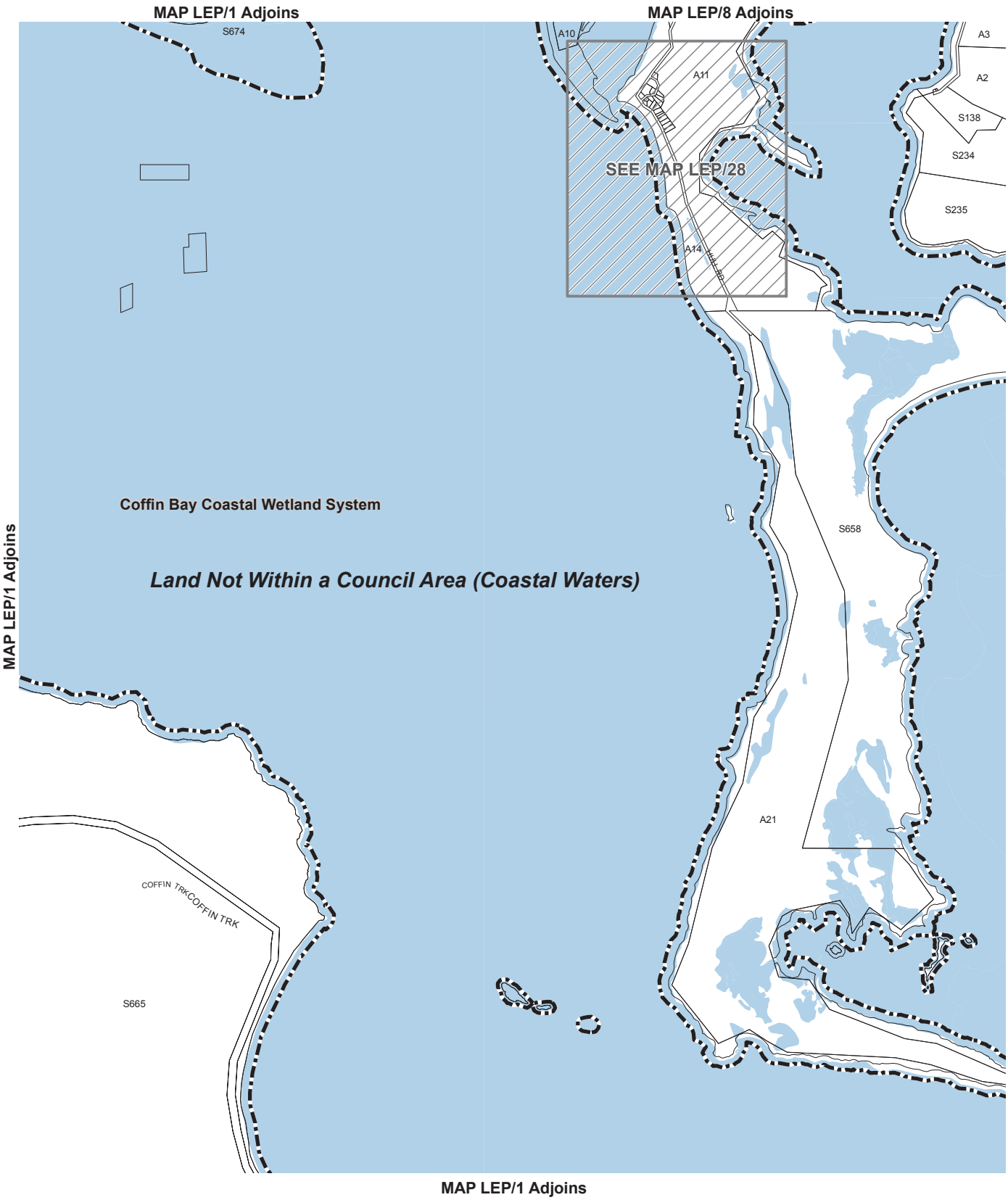
Precinct Boundary
Development Plan Boundary




# Location Map LEP/12

Local Reserves
National Park
Conservation Park
Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




# Overlay Map LEP/12

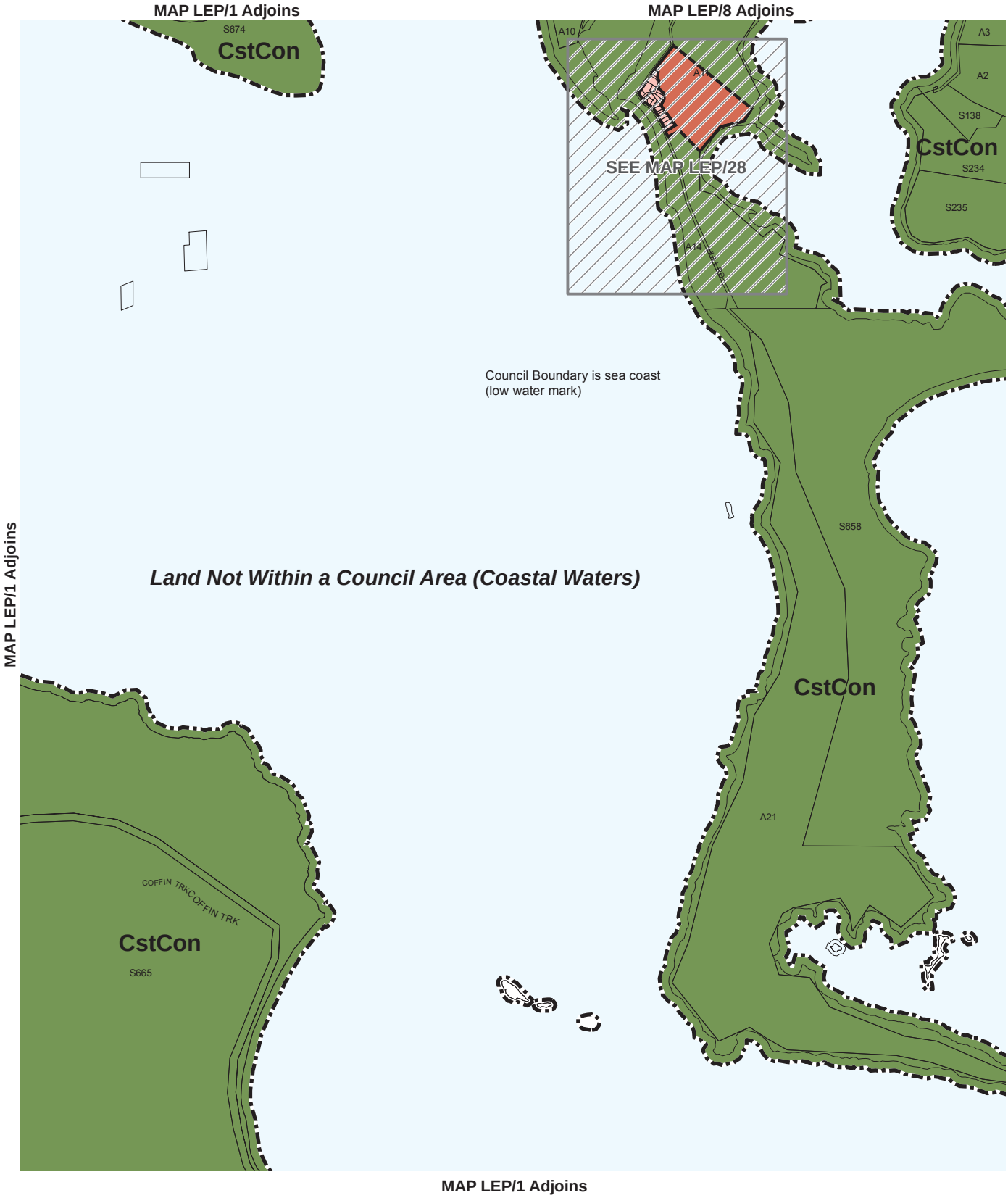
## NATURAL RESOURCES

Wetlands of National Importance

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

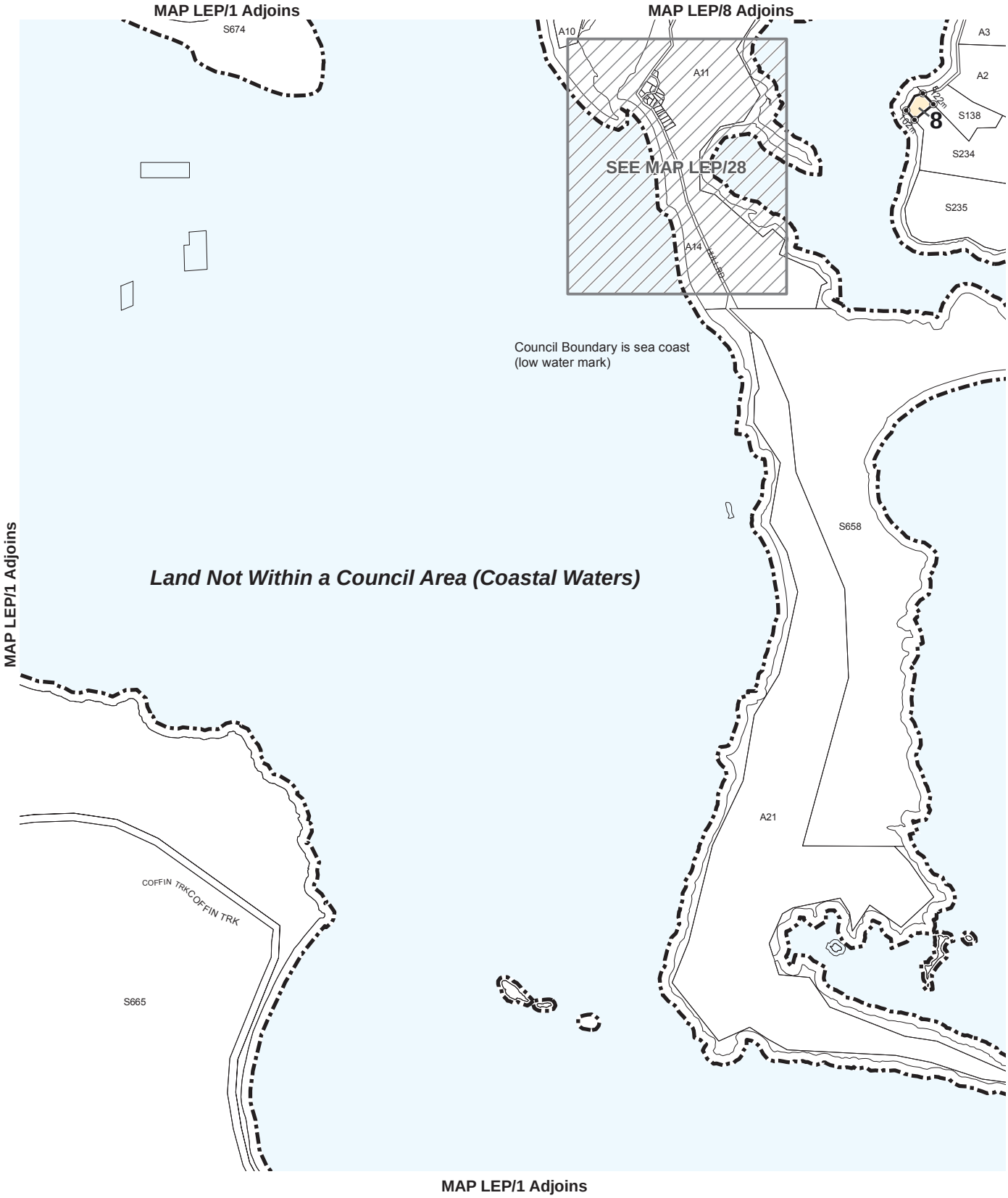
# Zone Map LEP/12

**Zones**

- CstCon — Coastal Conservation
- Zone Boundary
- Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

**Precinct**

**8** Mount Dutton Bay

N

0 2,000 m

# Precinct Map LEP/12

Precinct Boundary

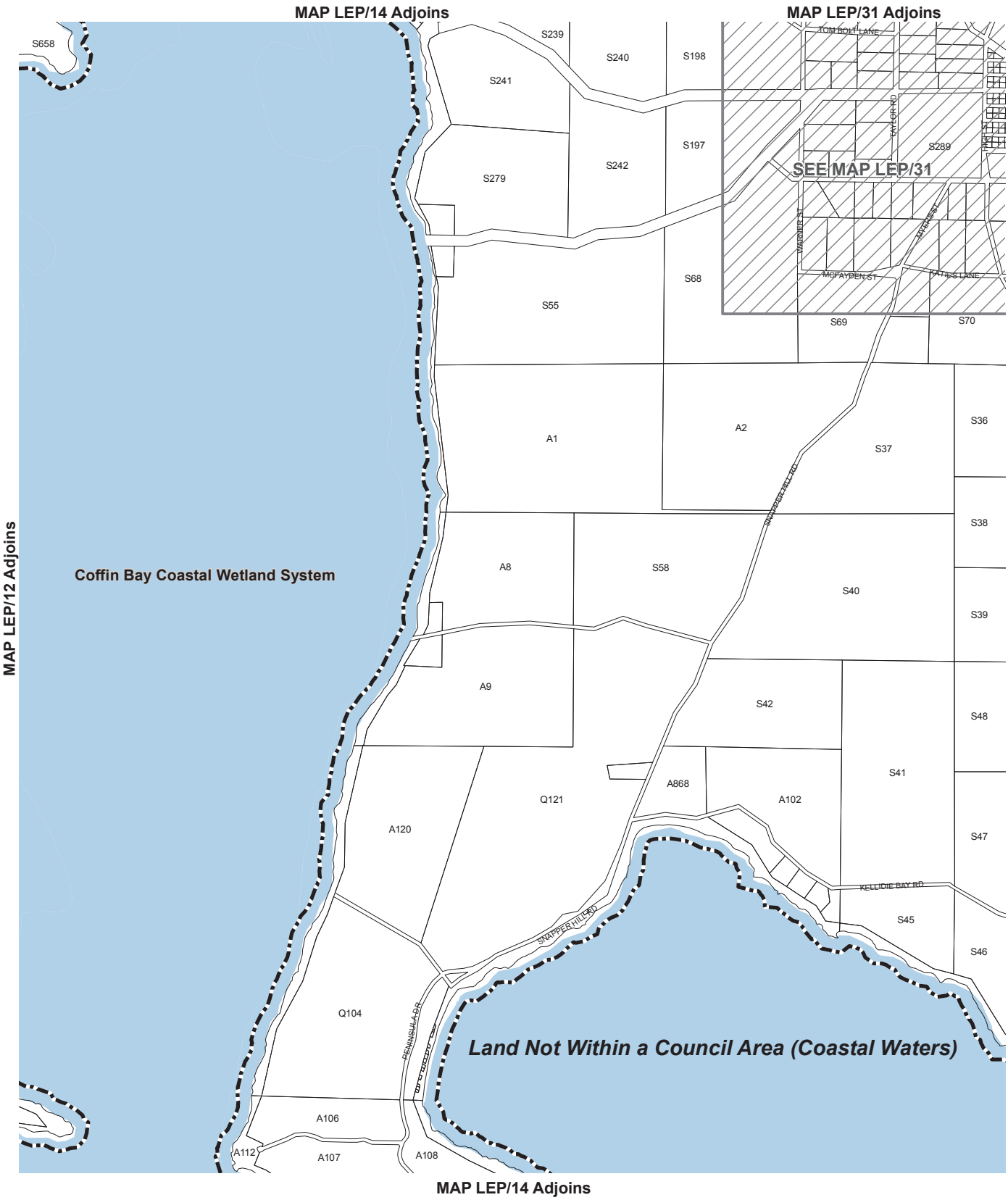
Development Plan Boundary

# Location Map LEP/13

Local Reserves

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




# Overlay Map LEP/13

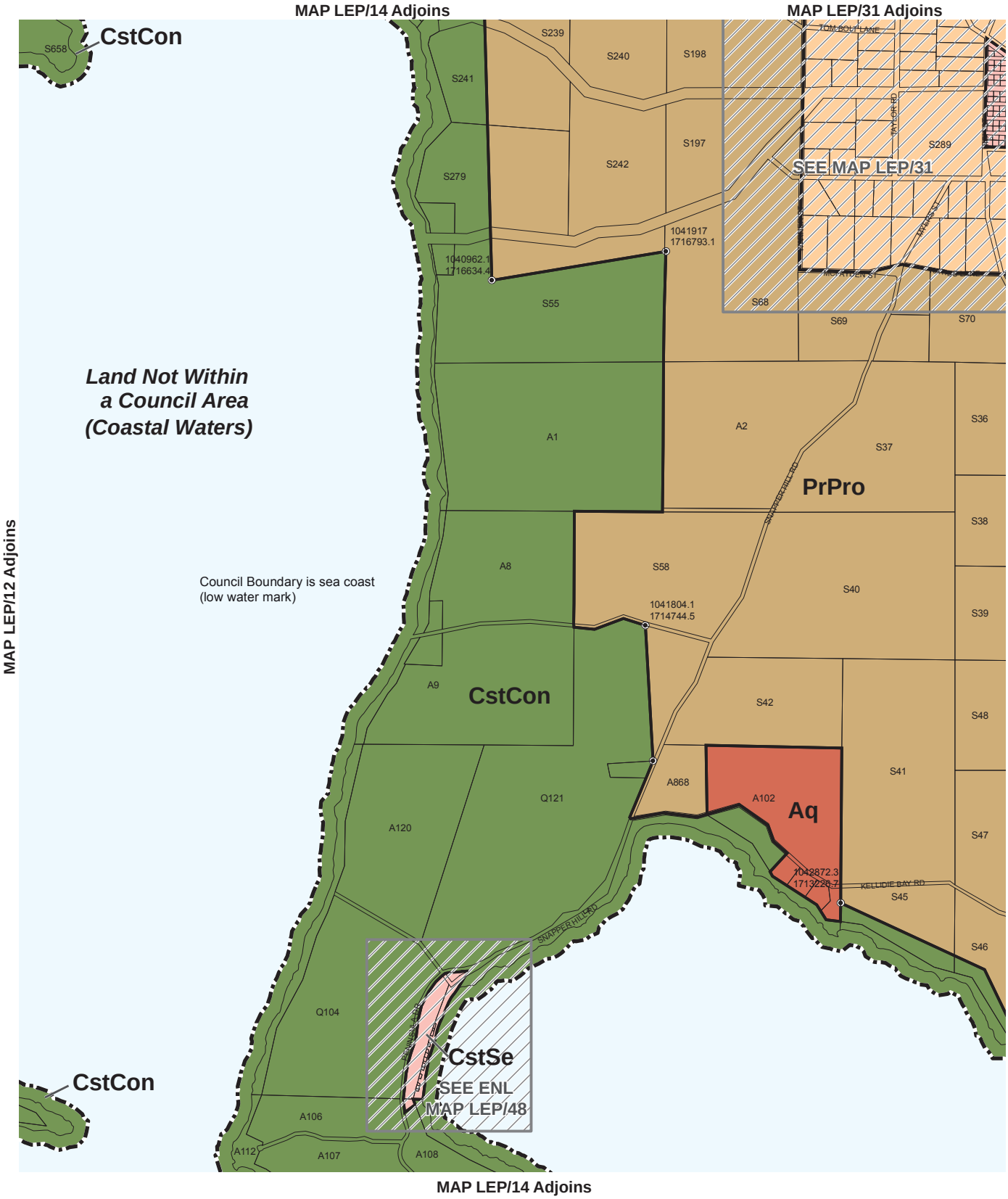
## NATURAL RESOURCES

Wetlands of National Importance

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

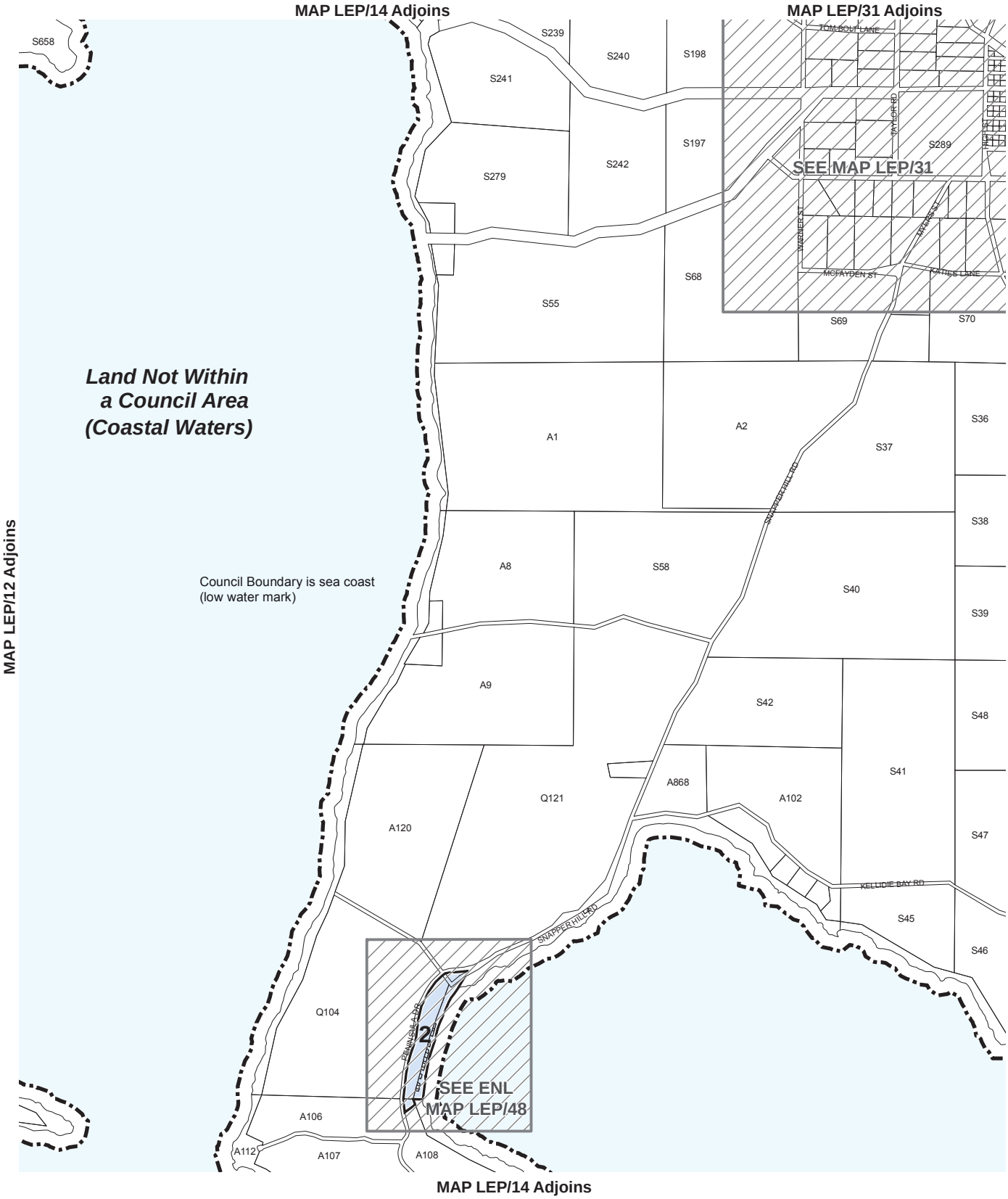
**Zones**

- Aq — Aquaculture
- CstCon — Coastal Conservation
- CstSe — Coastal Settlement
- PrPro — Primary Production
- Zone Boundary
- Development Plan Boundary

# Zone Map LEP/13

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

**2** Shelley Beach Kellidie Bay

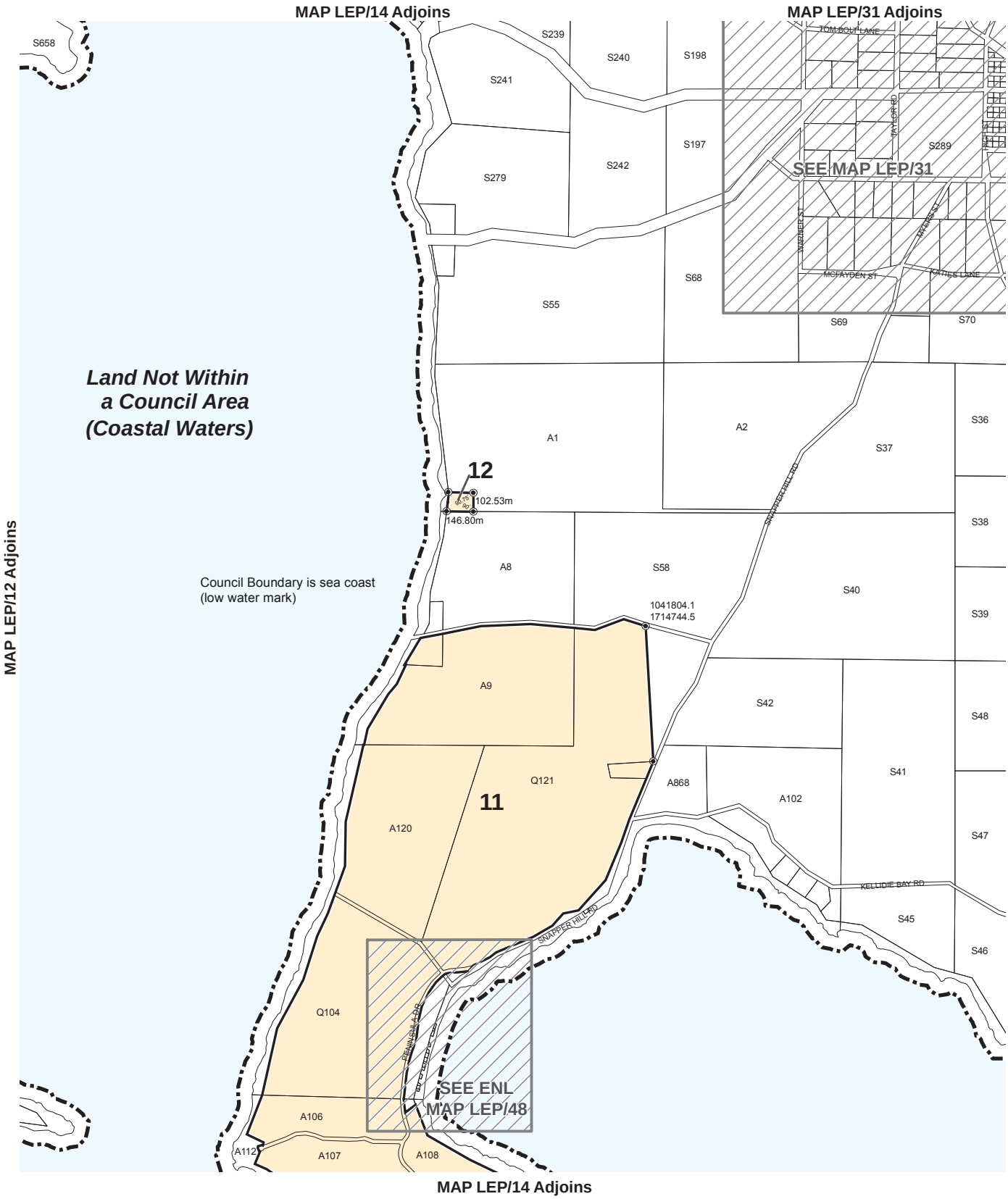
N

0 2,000 m

# Policy Area Map LEP/13

Policy Area Boundary

Development Plan Boundary




See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

**Precinct**

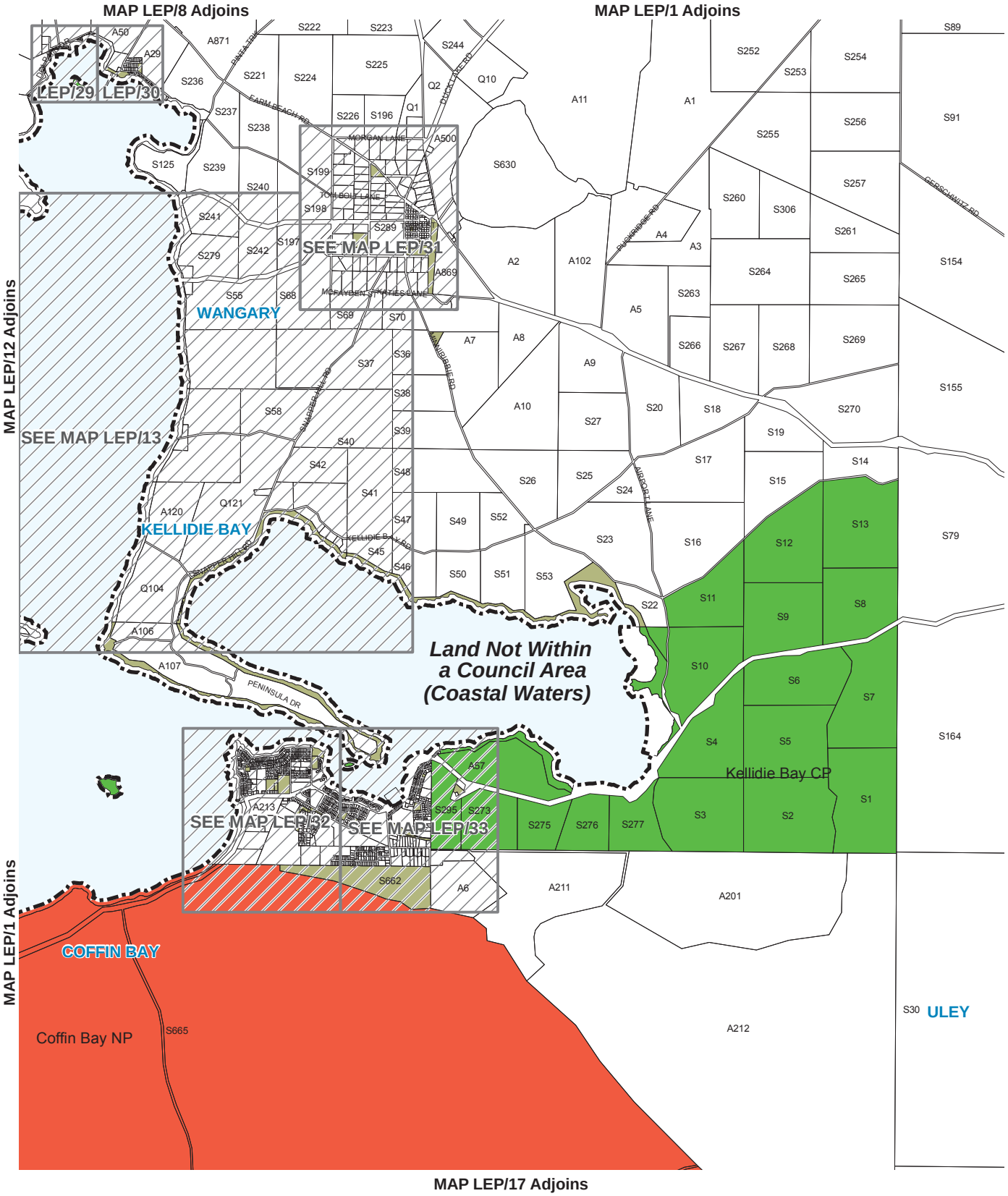
**11** Snapper Hill Road

**12** West - Snapper Hill Road

# Precinct Map LEP/13

Precinct Boundary

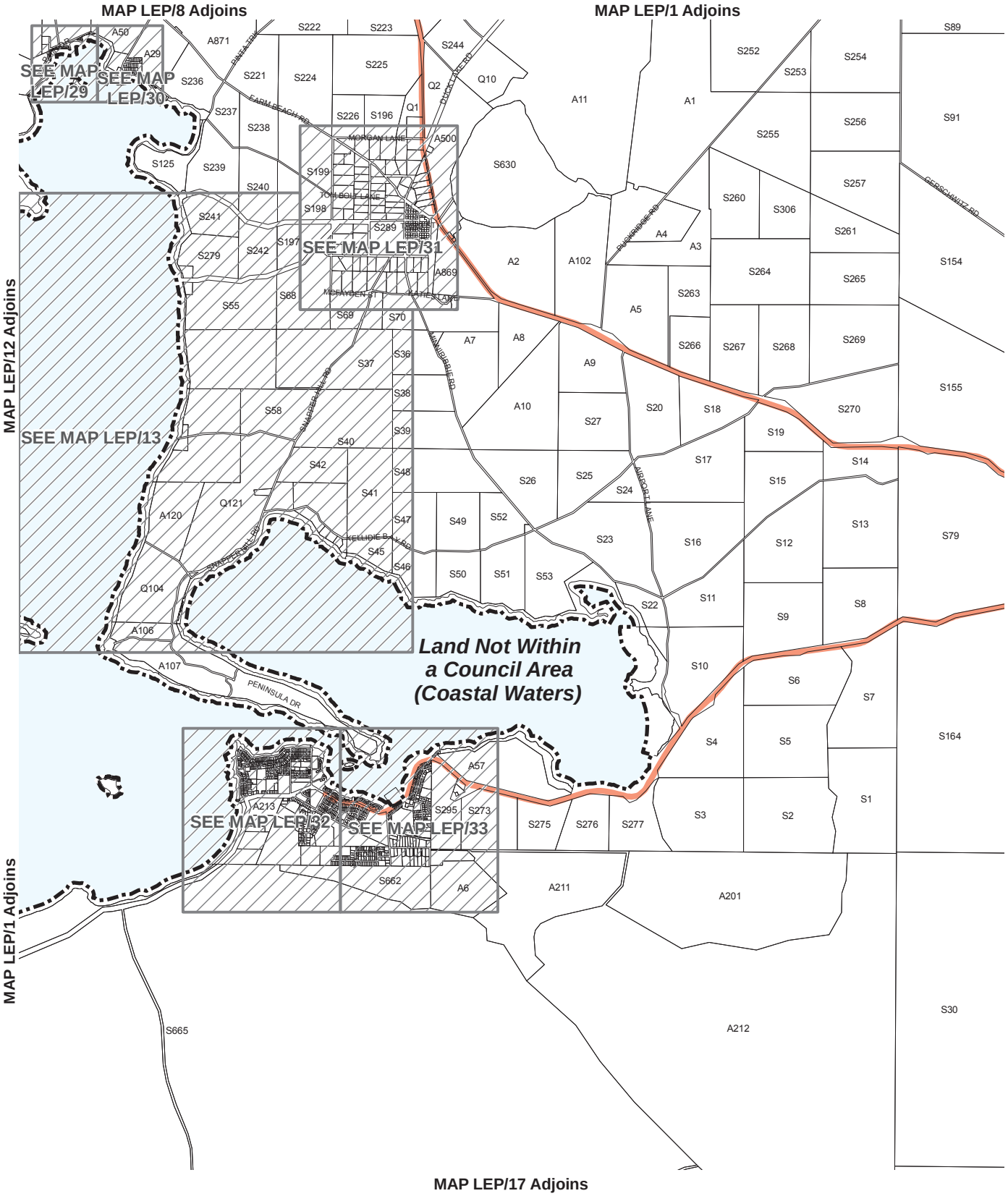
Development Plan Boundary




Local Reserves
National Park
Conservation Park
Development Plan Boundary

# Location Map LEP/14

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




# Overlay Map LEP/14

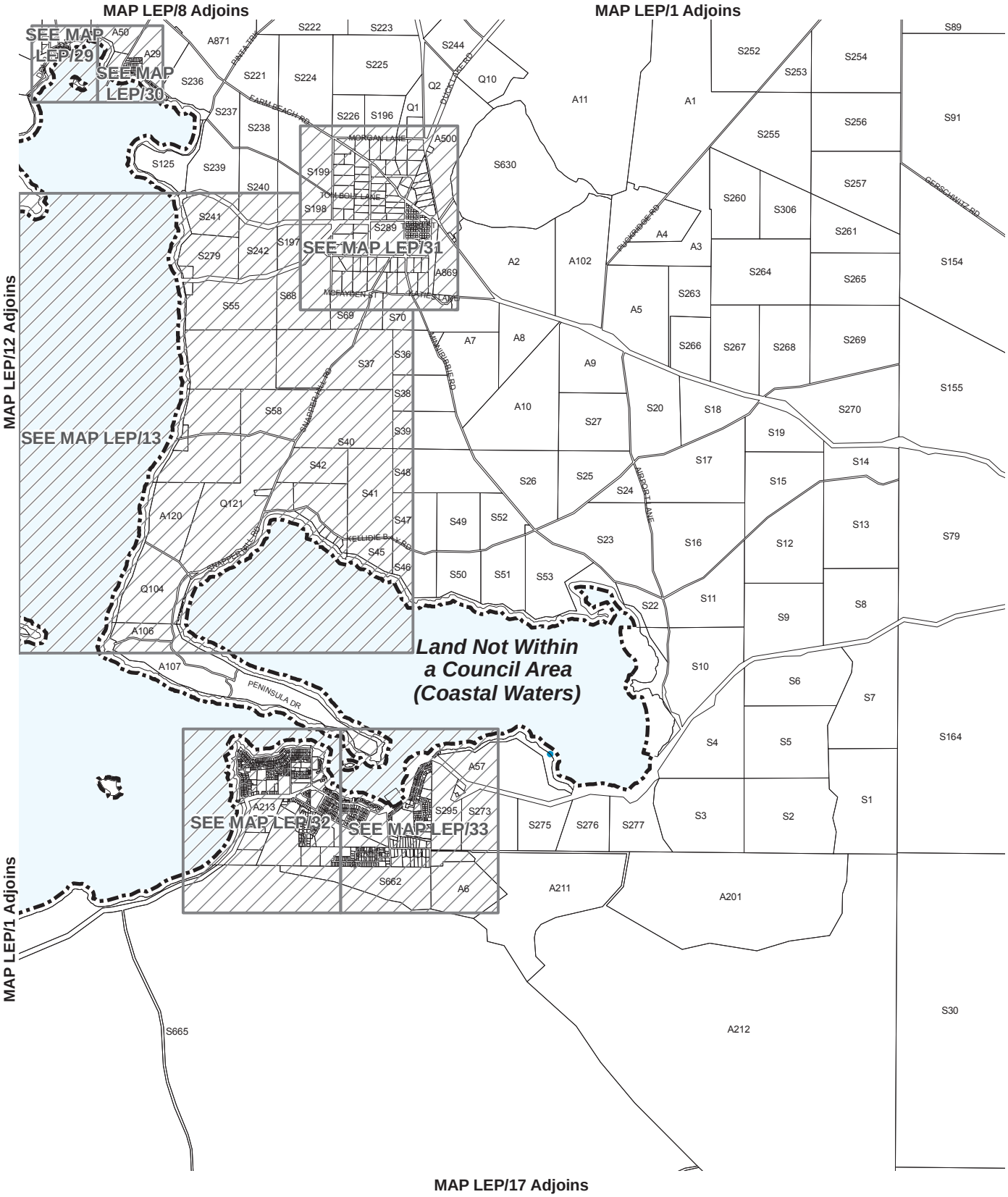
## TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




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

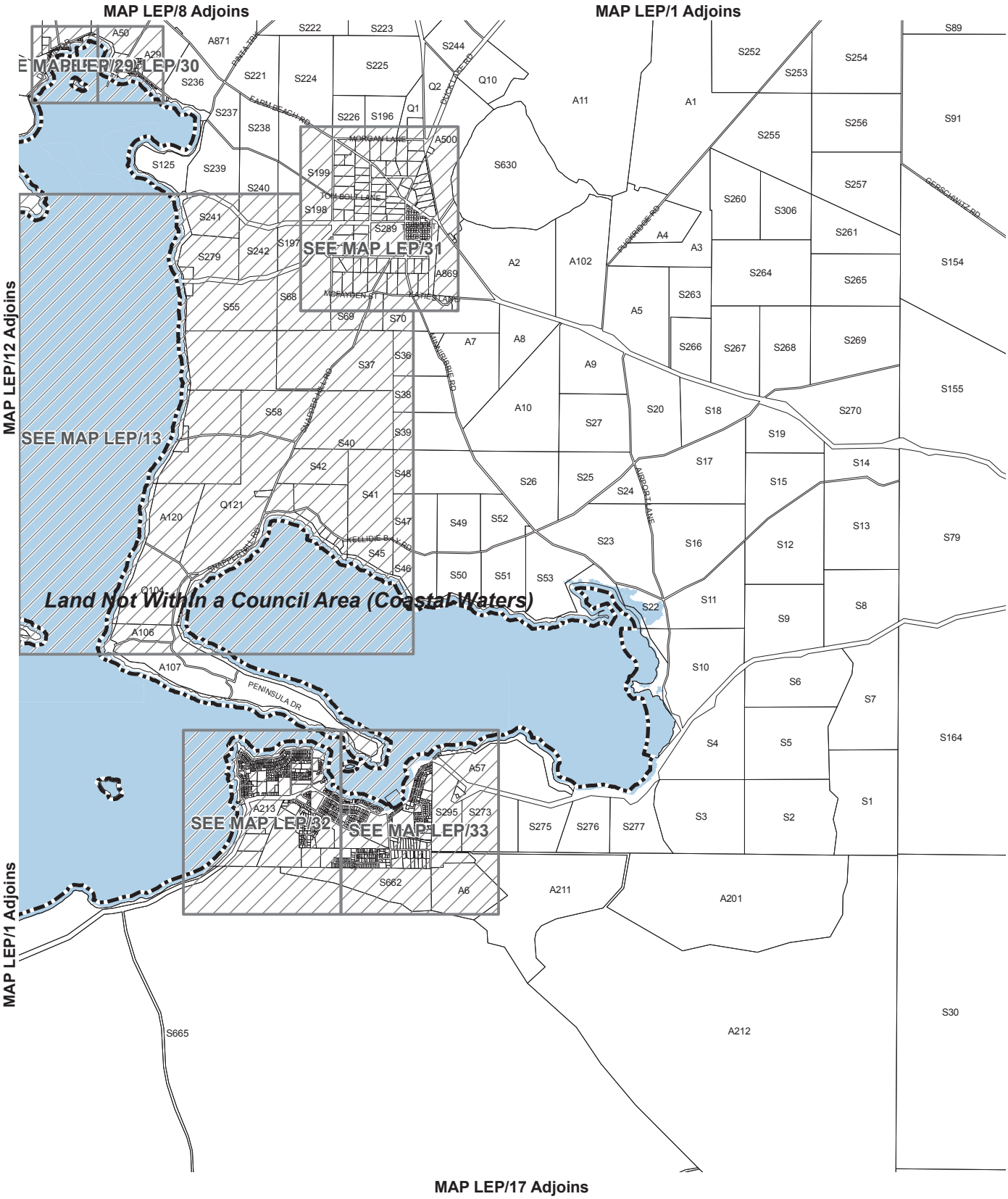
# Overlay Map LEP/14

## HERITAGE

Local heritage place

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




# Overlay Map LEP/14

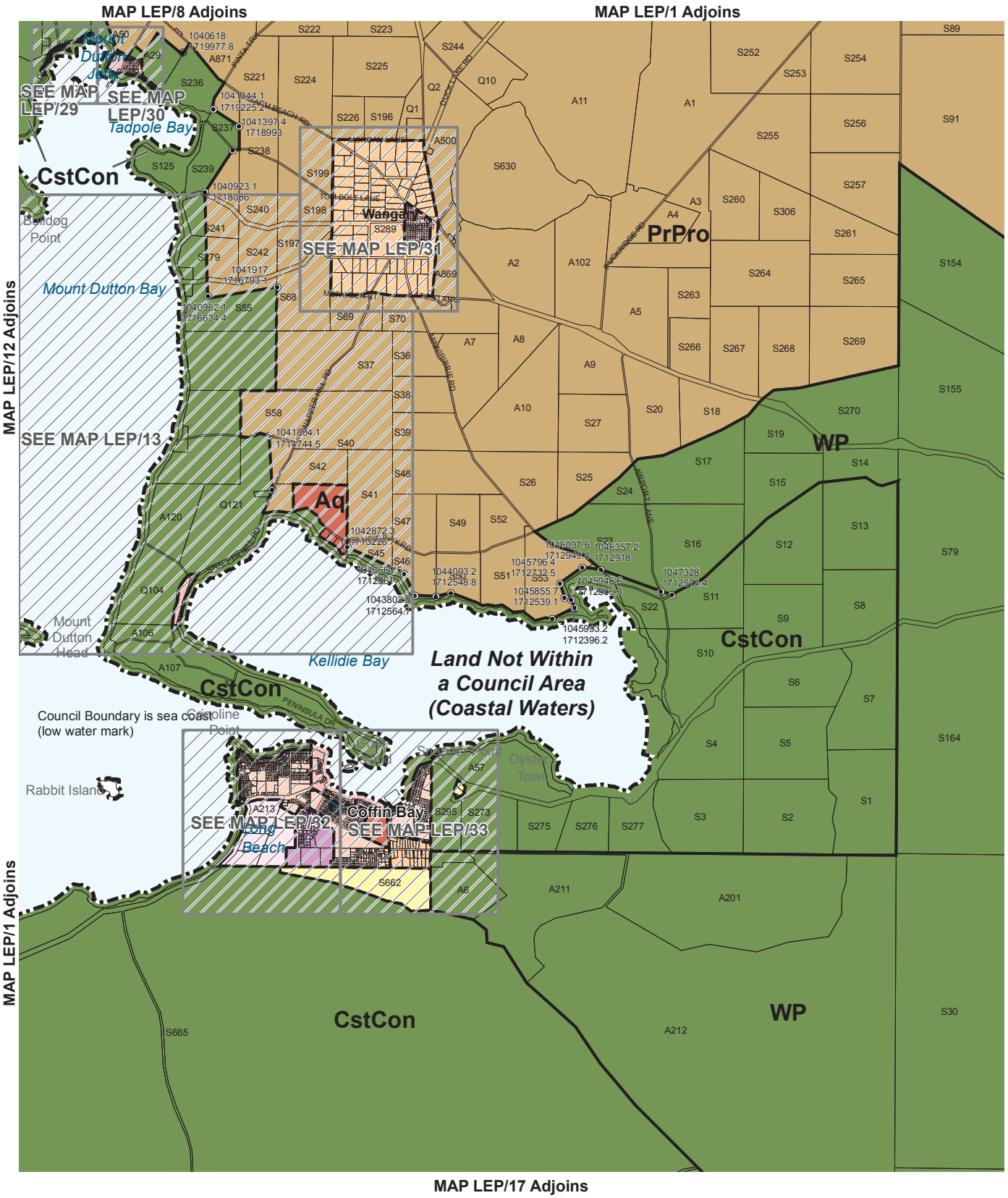
## NATURAL RESOURCES

Wetlands of National Importance

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 5 km

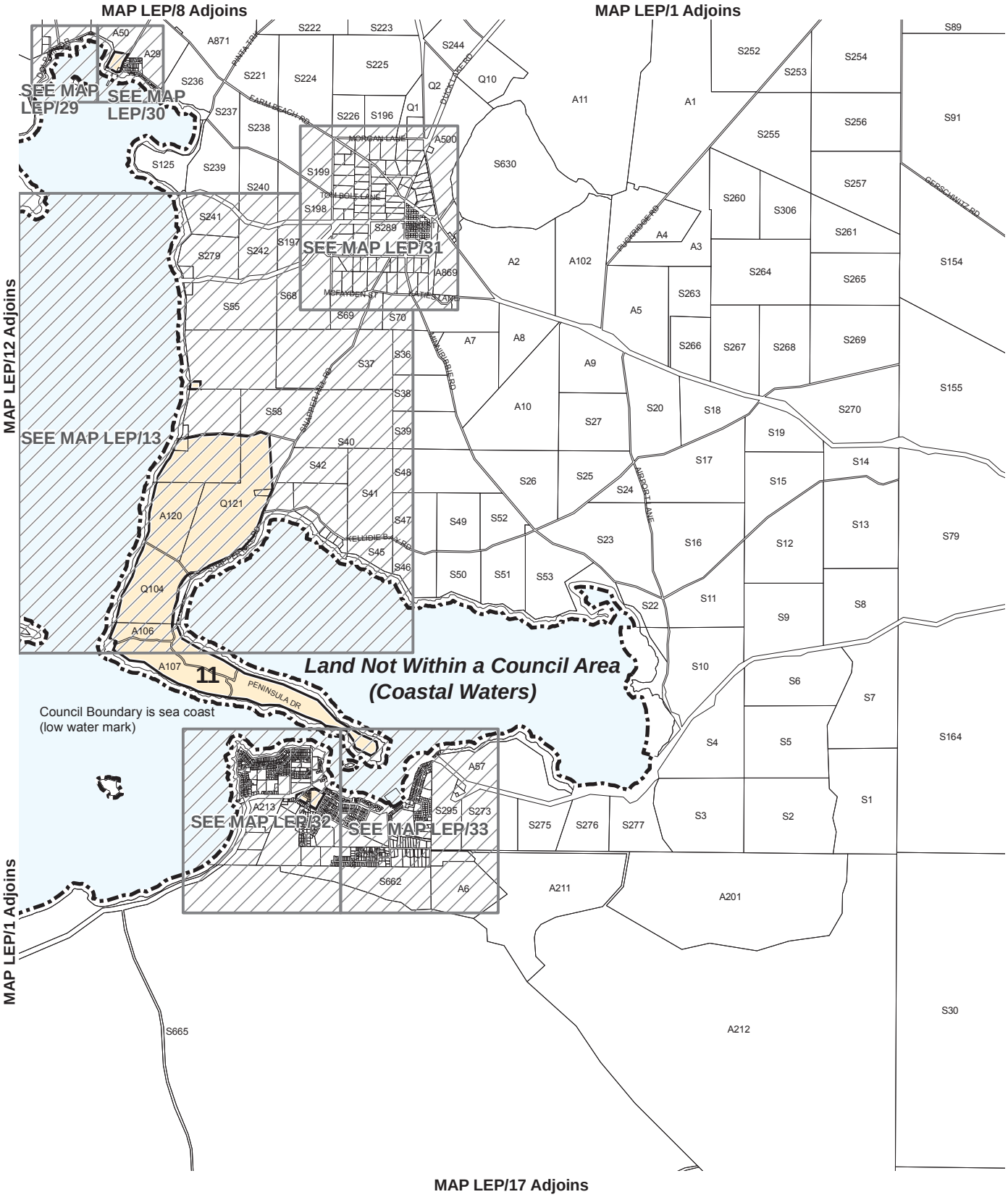
**Zones**

- CstCon — Coastal Conservation
- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary
- Development Plan Boundary

# Zone Map LEP/14

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

**Precinct**

**11** Snapper Hill Road

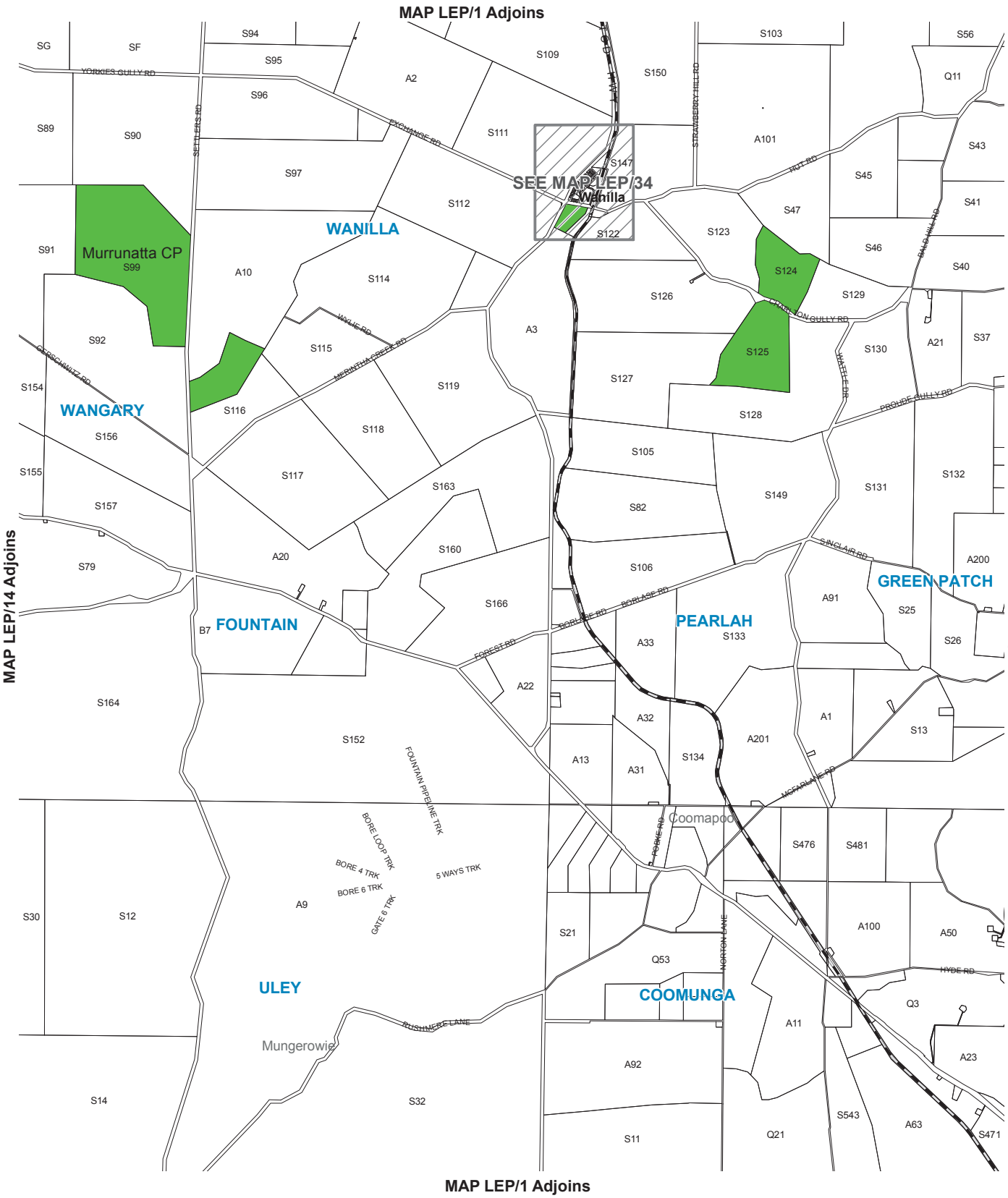
N

0 5 km

# Precinct Map LEP/14

Precinct Boundary

Development Plan Boundary

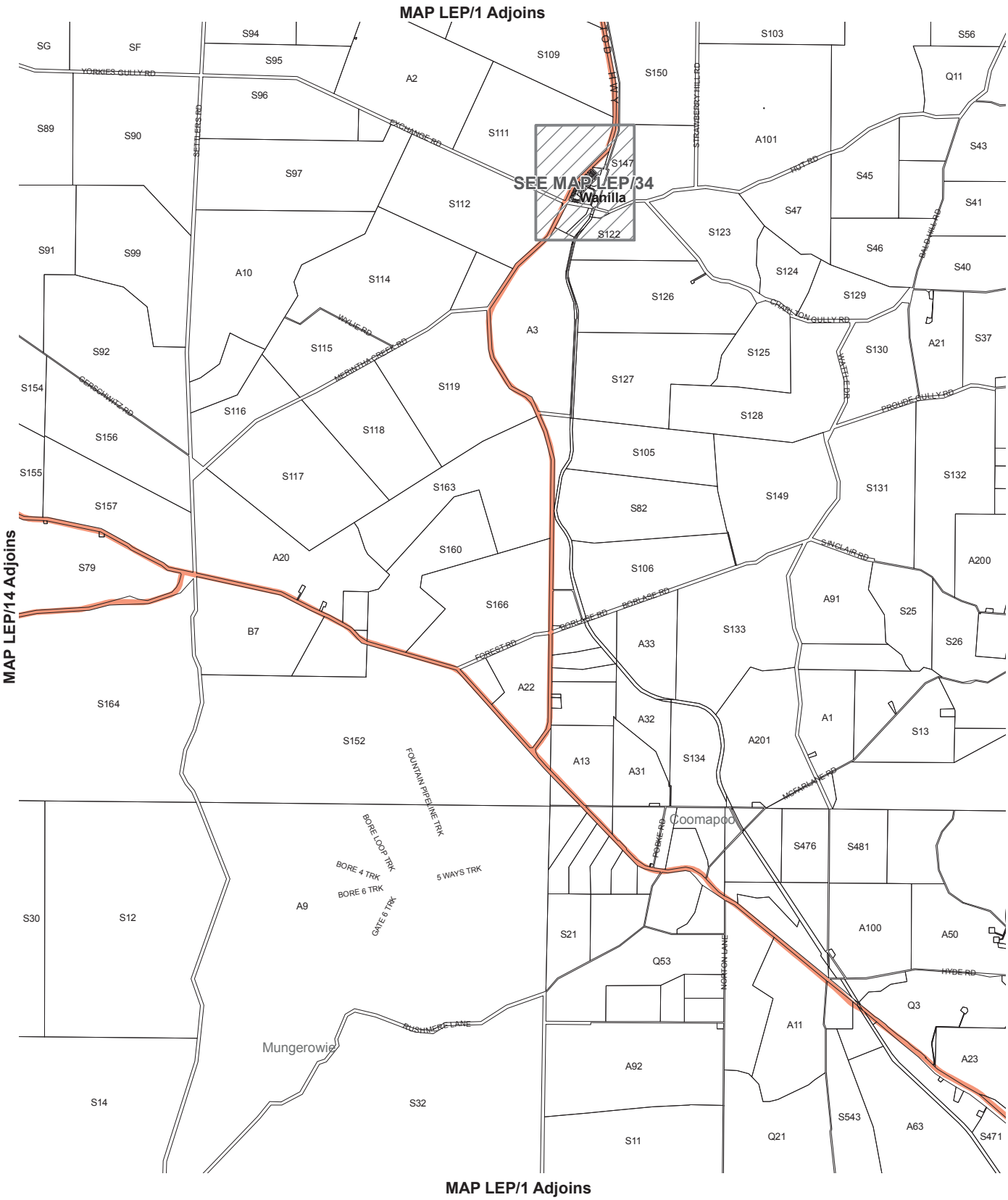



# Location Map LEP/15

Railways

Conservation Park

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

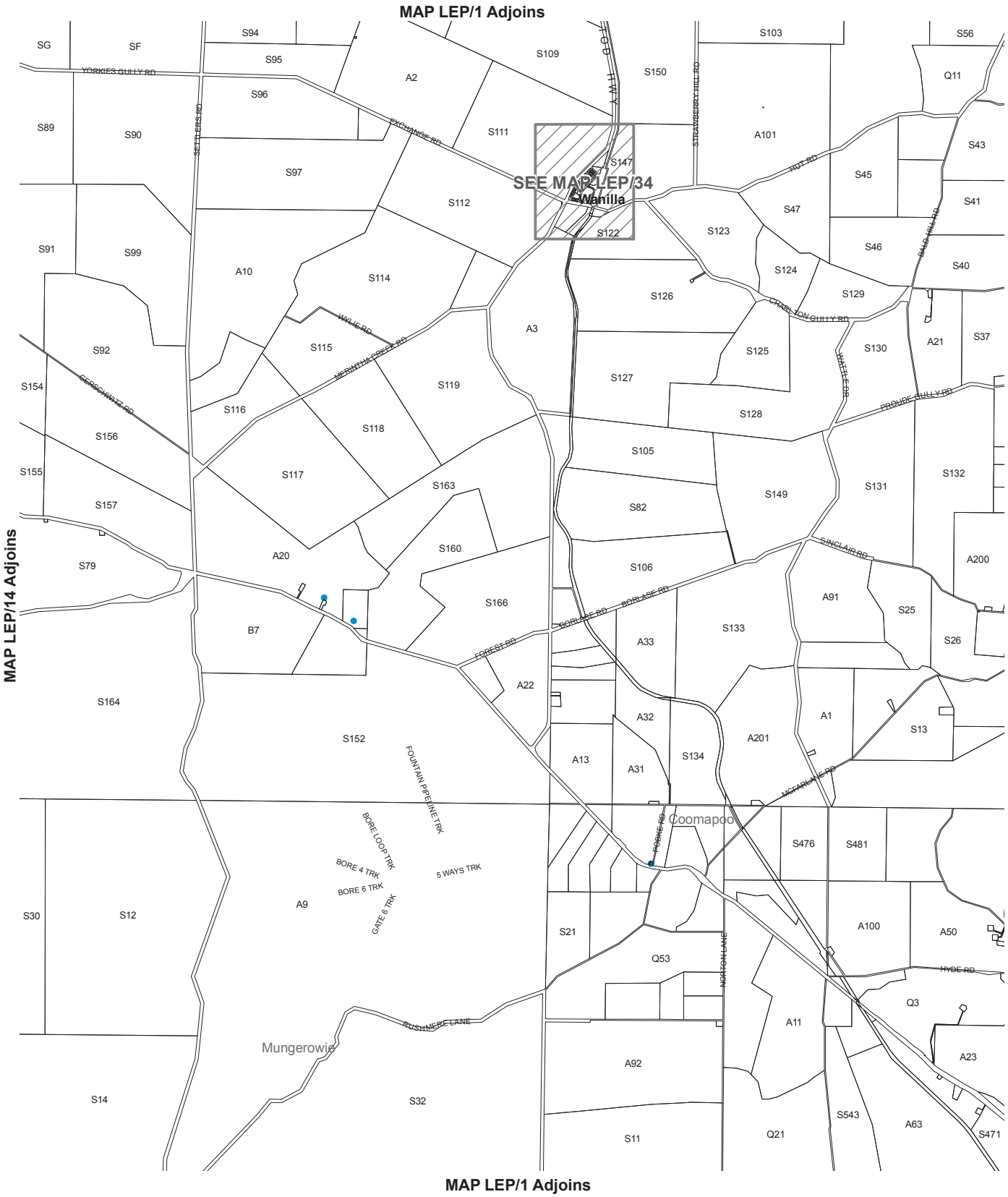



# Overlay Map LEP/15

## TRANSPORT

Secondary Arterial Roads

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




**Heritage points are indicative only.**
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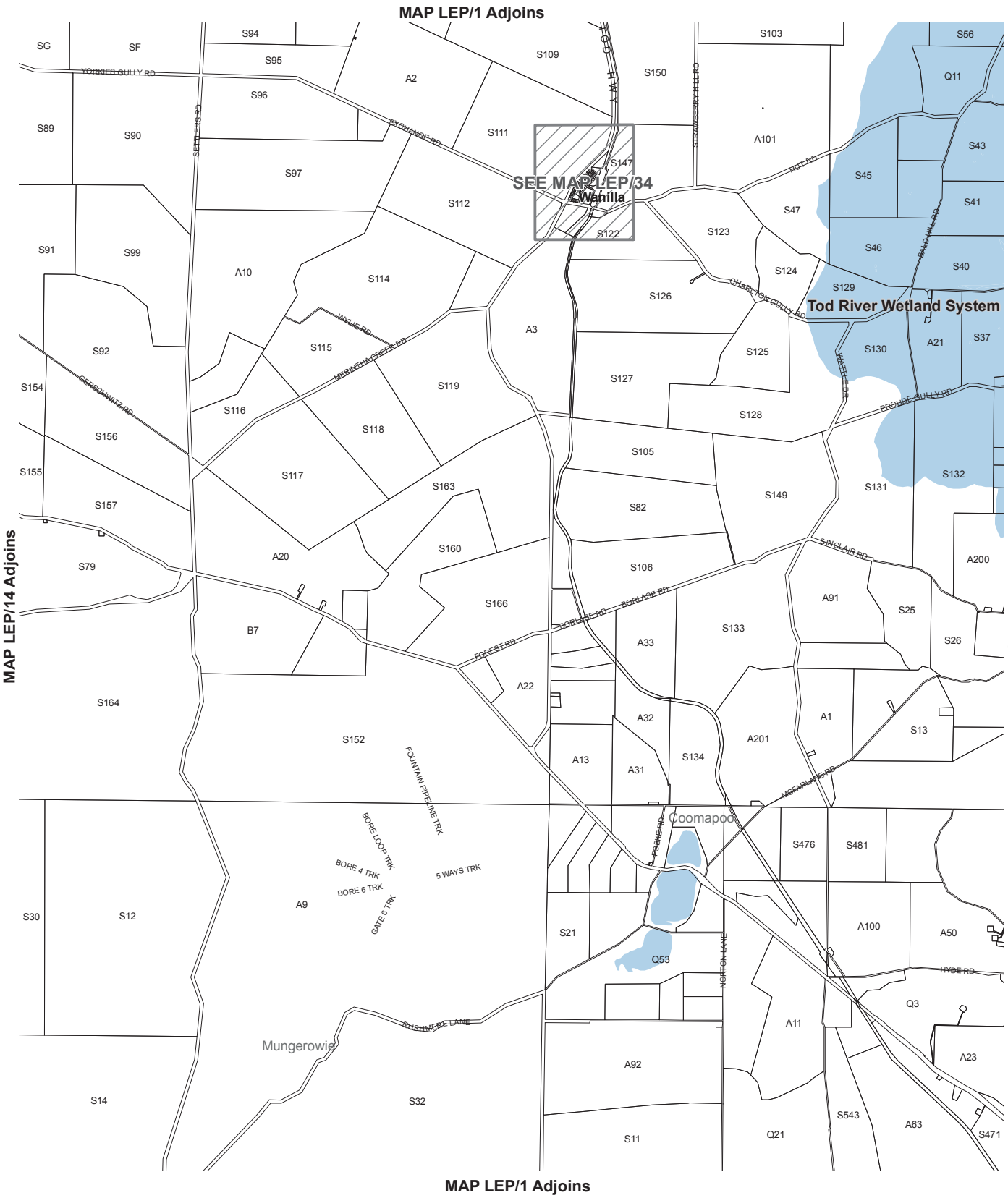
# Overlay Map LEP/15

## HERITAGE

● Local heritage place

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018



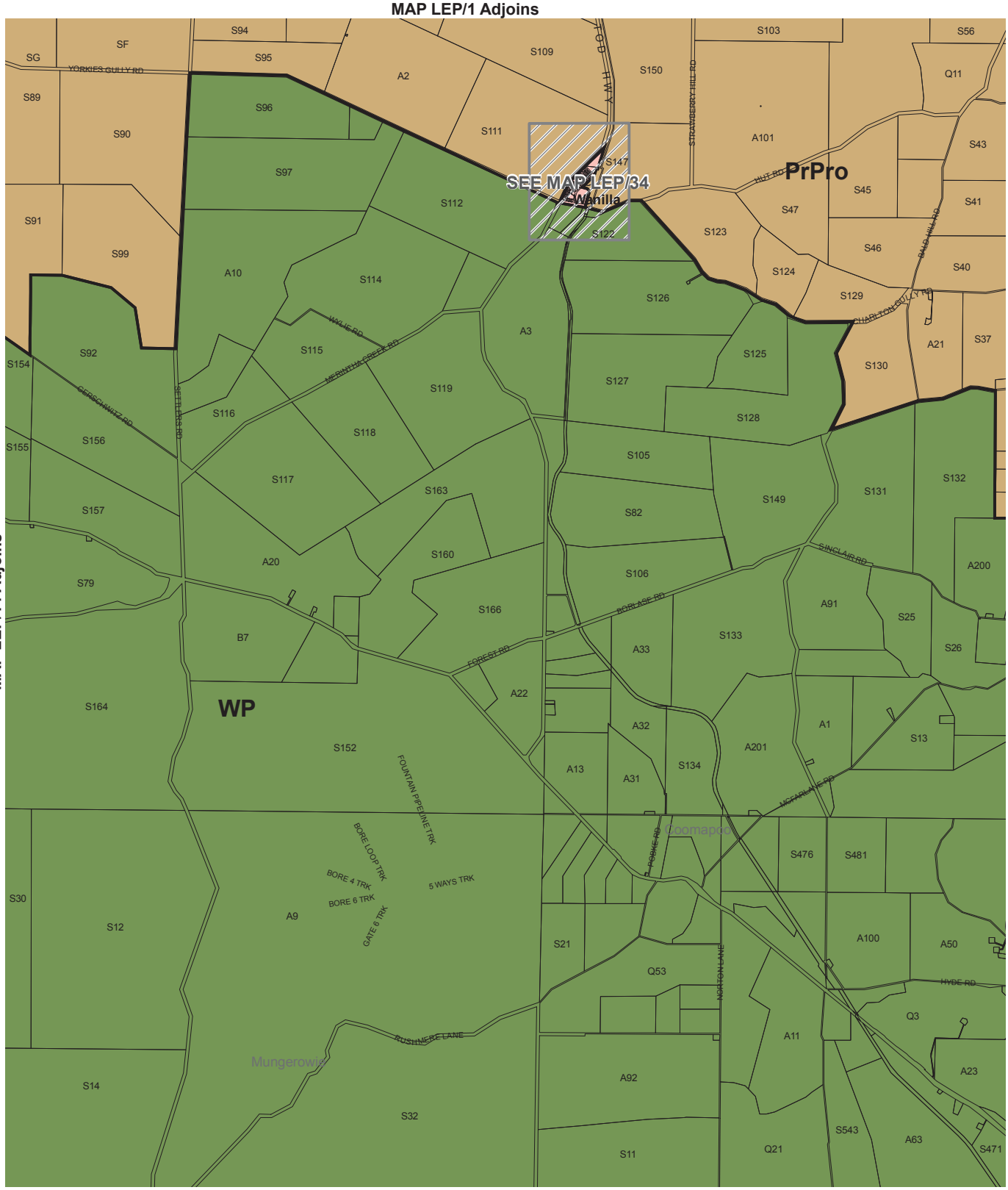

# Overlay Map LEP/15

## NATURAL RESOURCES

Wetlands of National Importance

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

MAP LEP/1 Adjoins




MAP LEP/1 Adjoins

See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 5 km

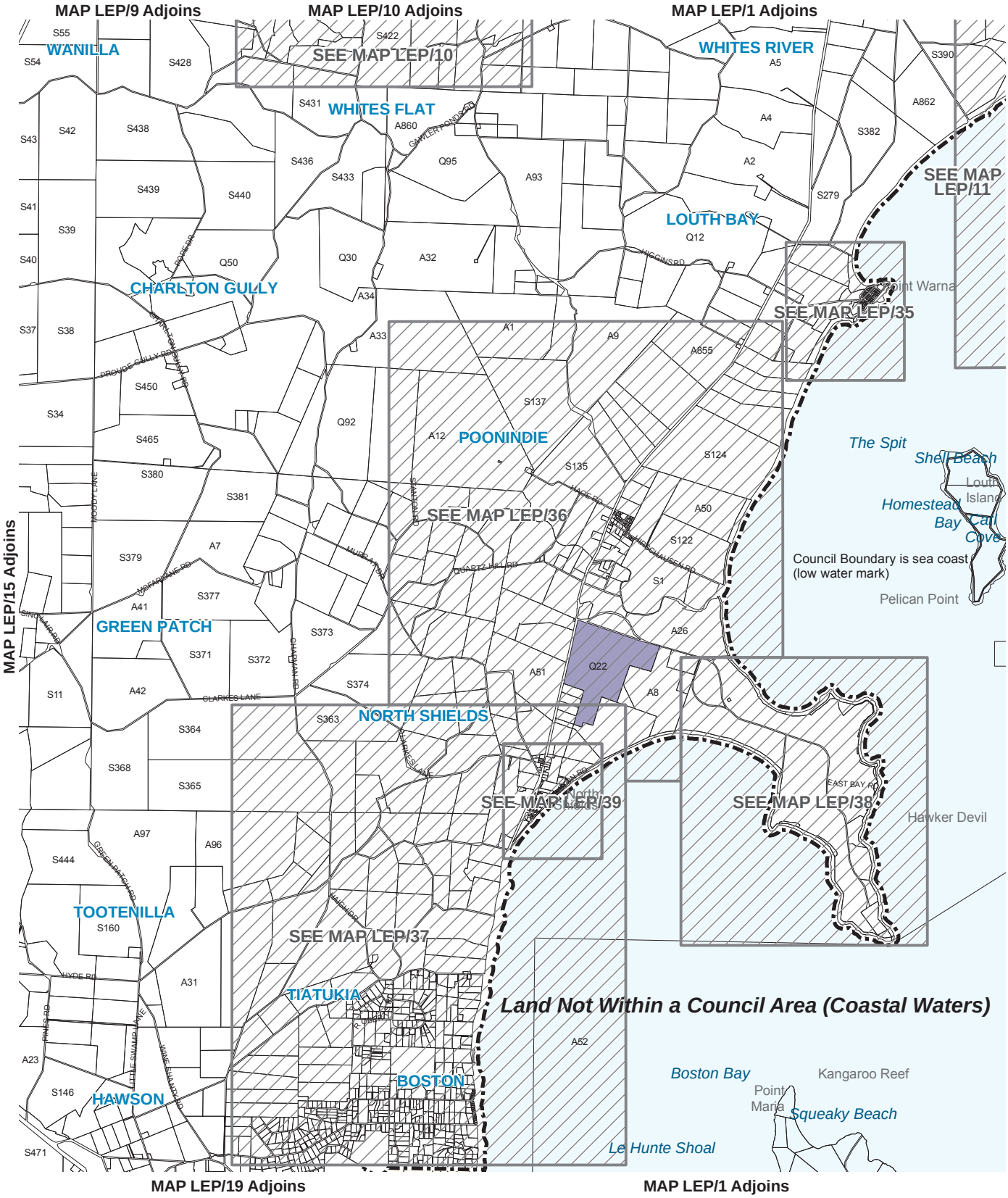
# Zone Map LEP/15

**Zones**

- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018

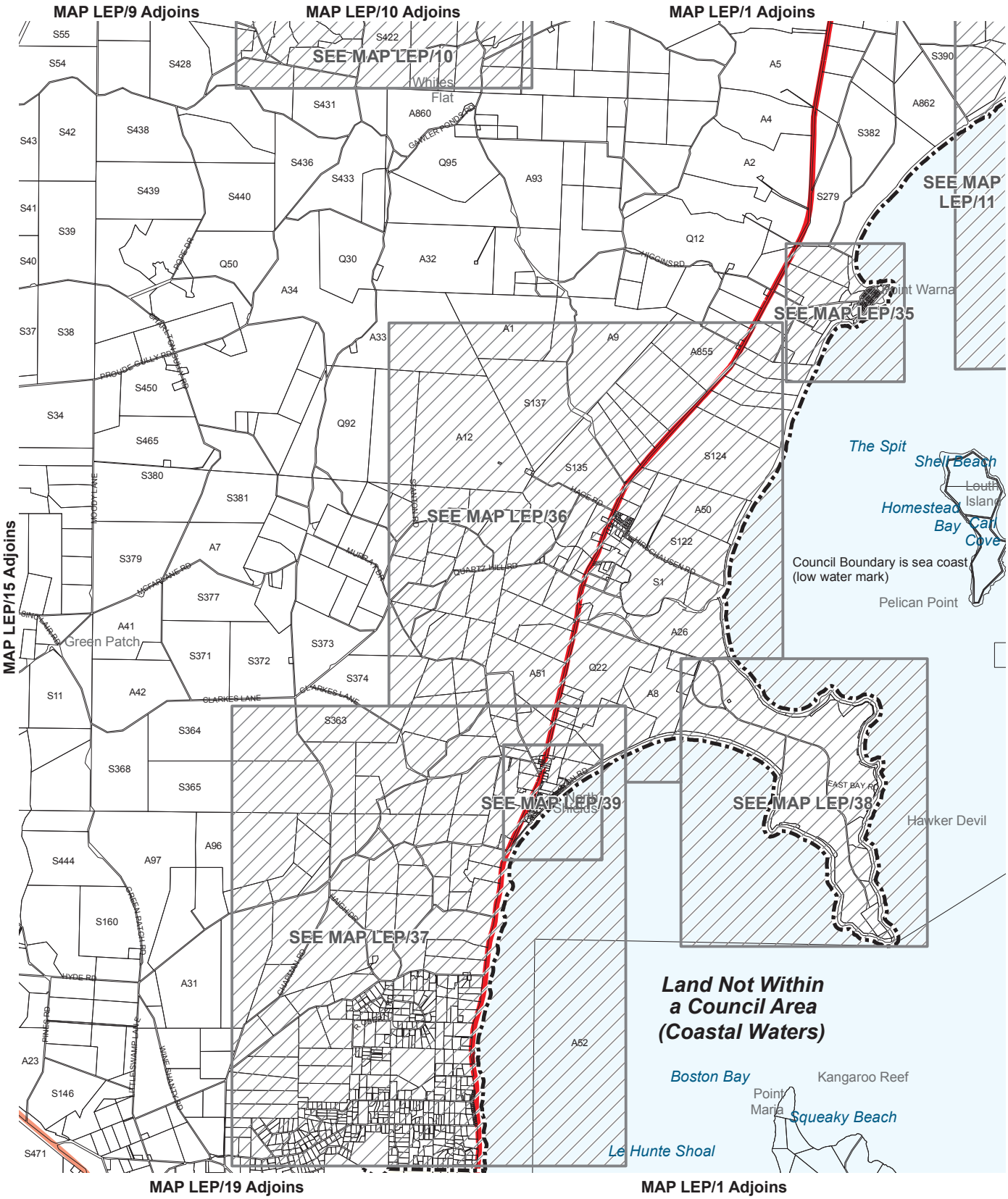



# Location Map LEP/16

Airfield

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




# Overlay Map LEP/16

## TRANSPORT

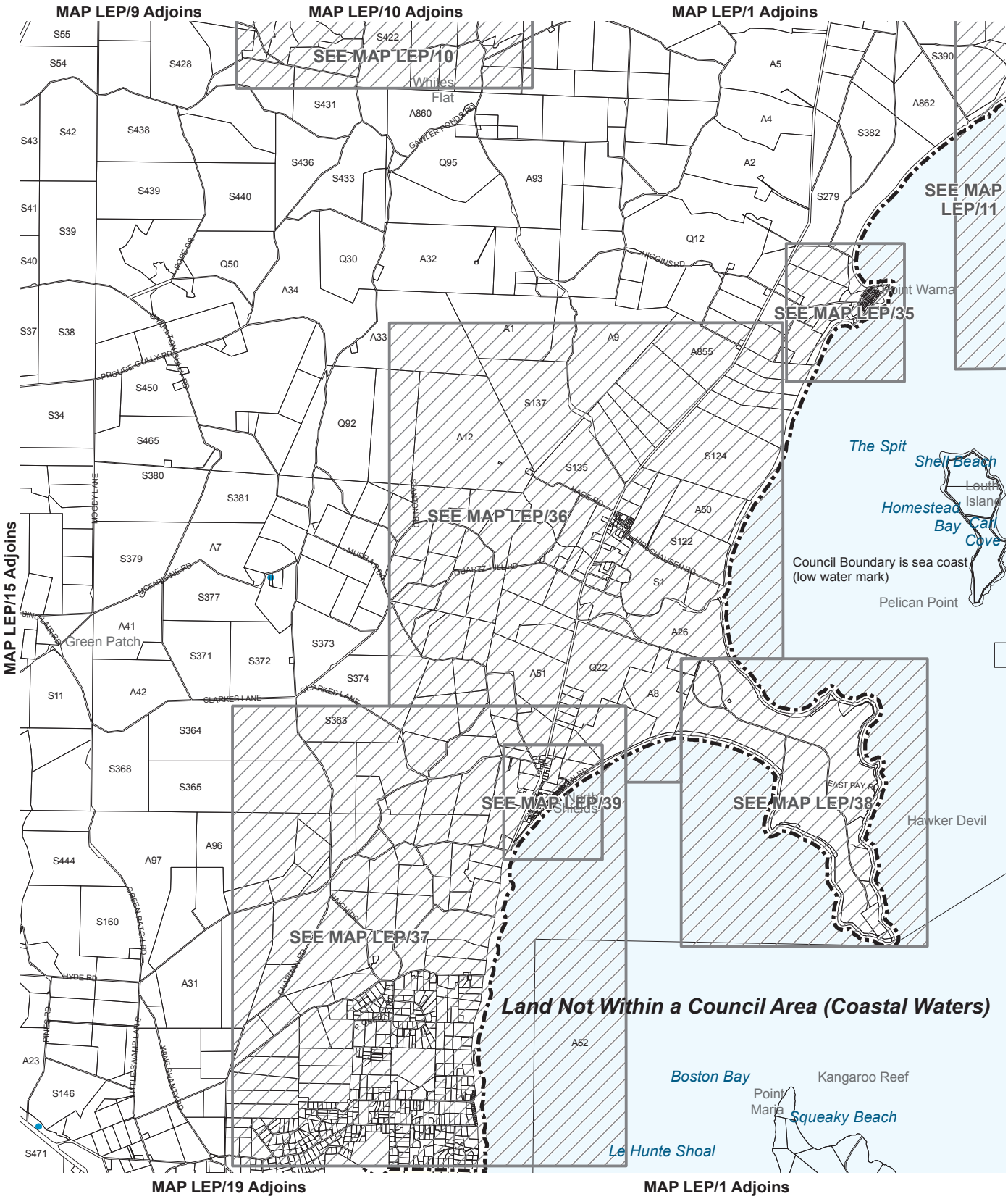
Primary Arterial Roads

Secondary Arterial Roads

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




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

N

0 5km

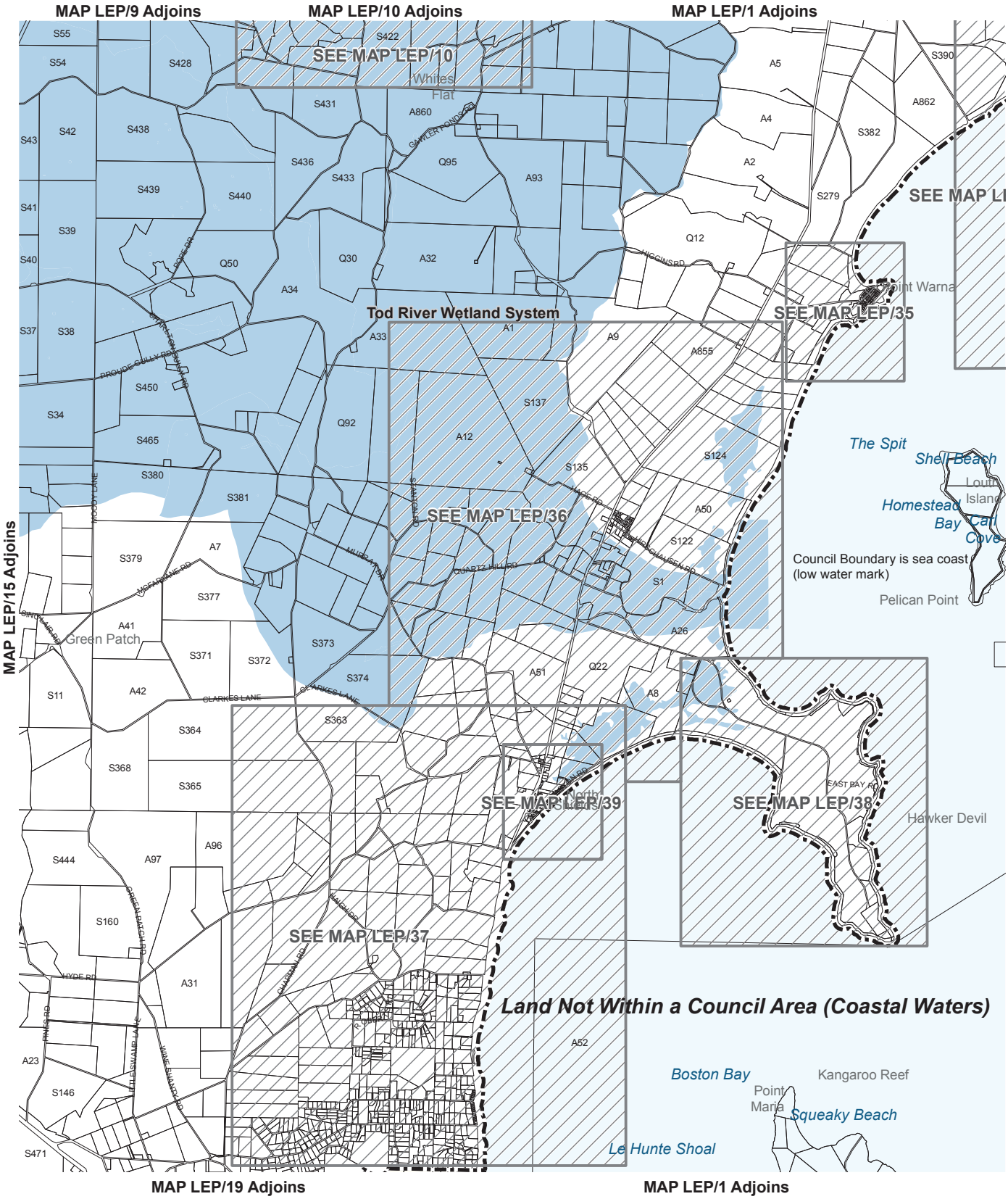
# Overlay Map LEP/16

## HERITAGE

Local heritage place

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018



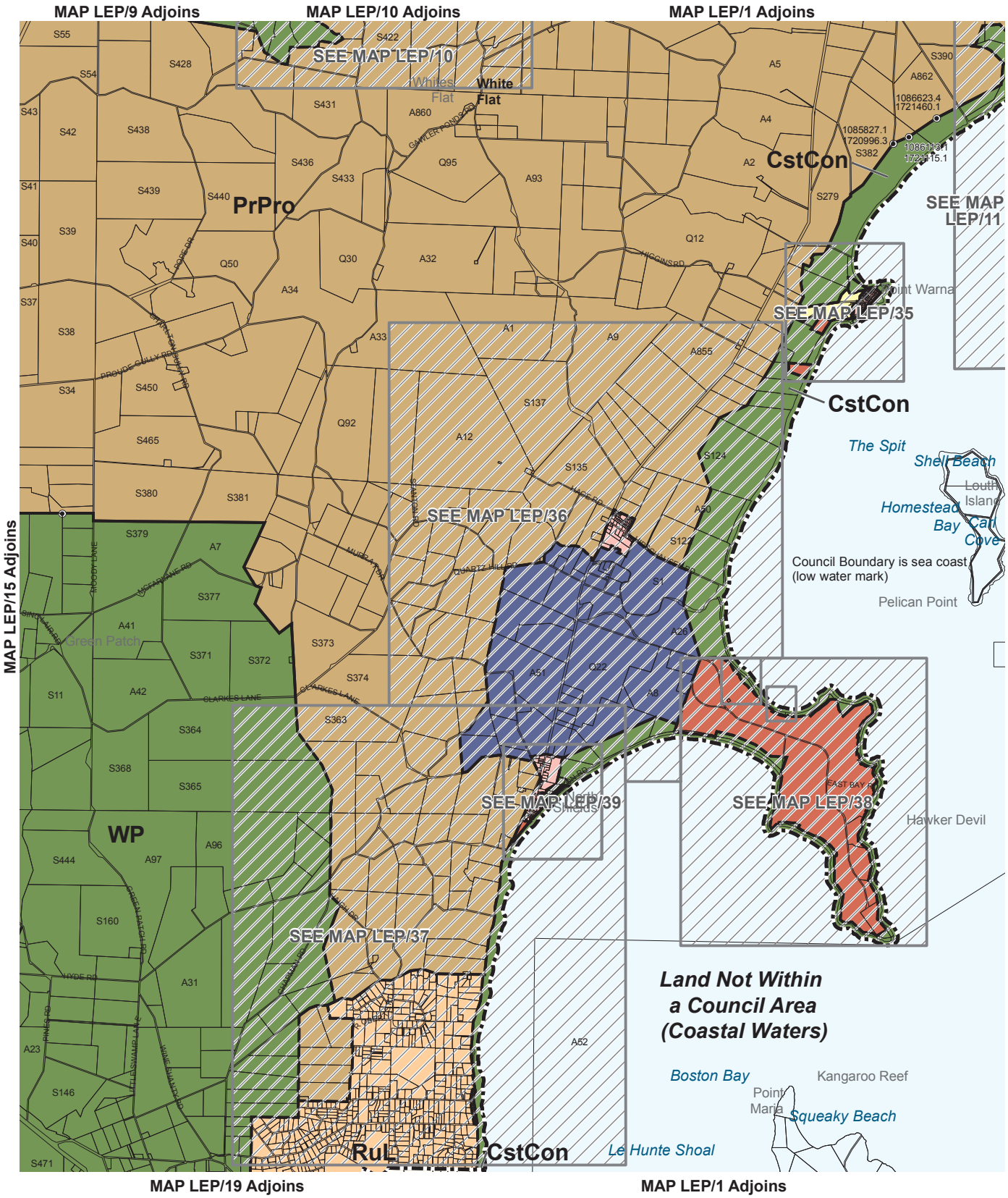

# Overlay Map LEP/16

## NATURAL RESOURCES

Wetlands of National Importance

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 5 km

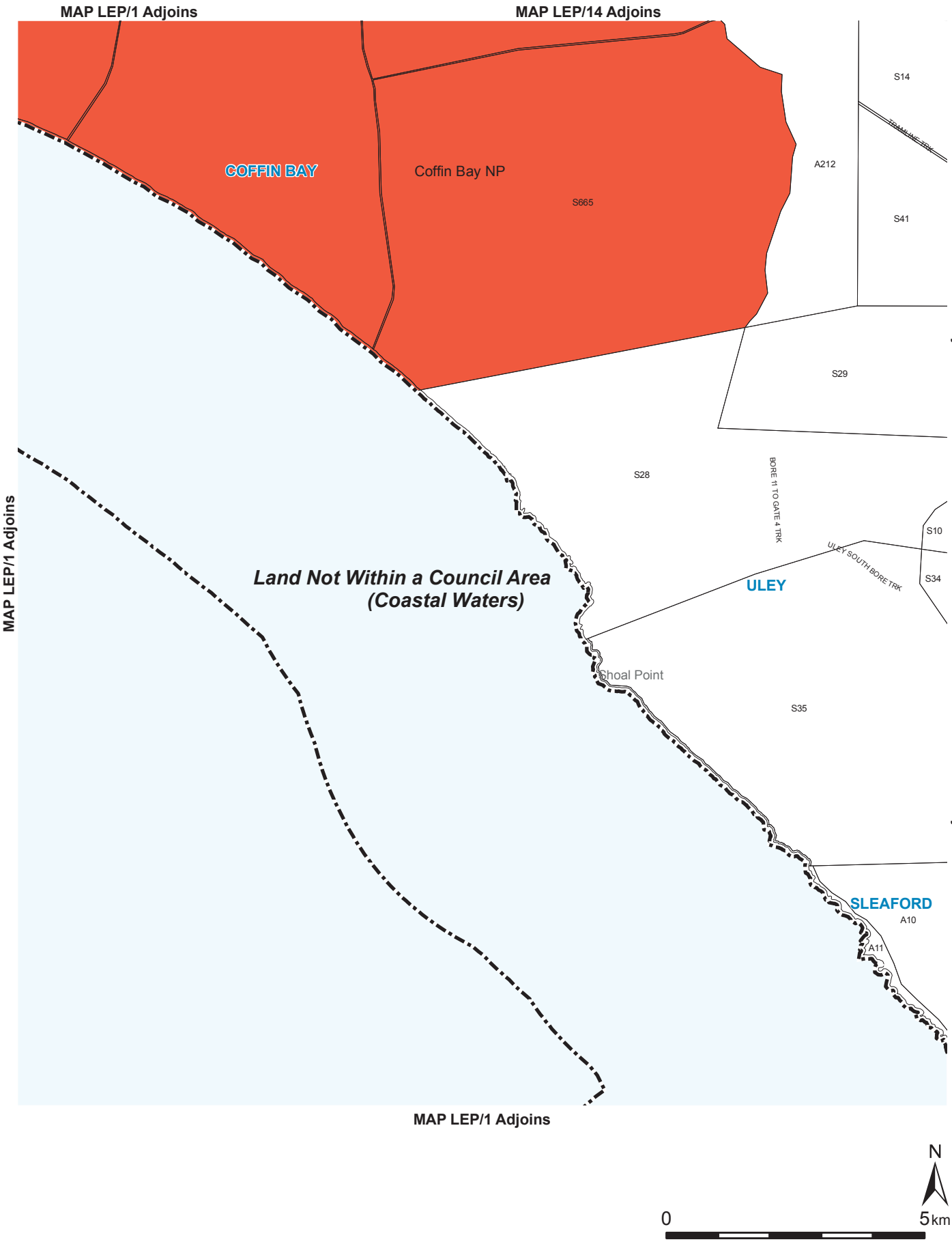
**Zones**

- CstCon — Coastal Conservation
- PrPro — Primary Production
- RuL — Rural Living
- WP — Water Protection
- Zone Boundary
- Development Plan Boundary

# Zone Map LEP/16

**LOWER EYRE PENINSULA COUNCIL**

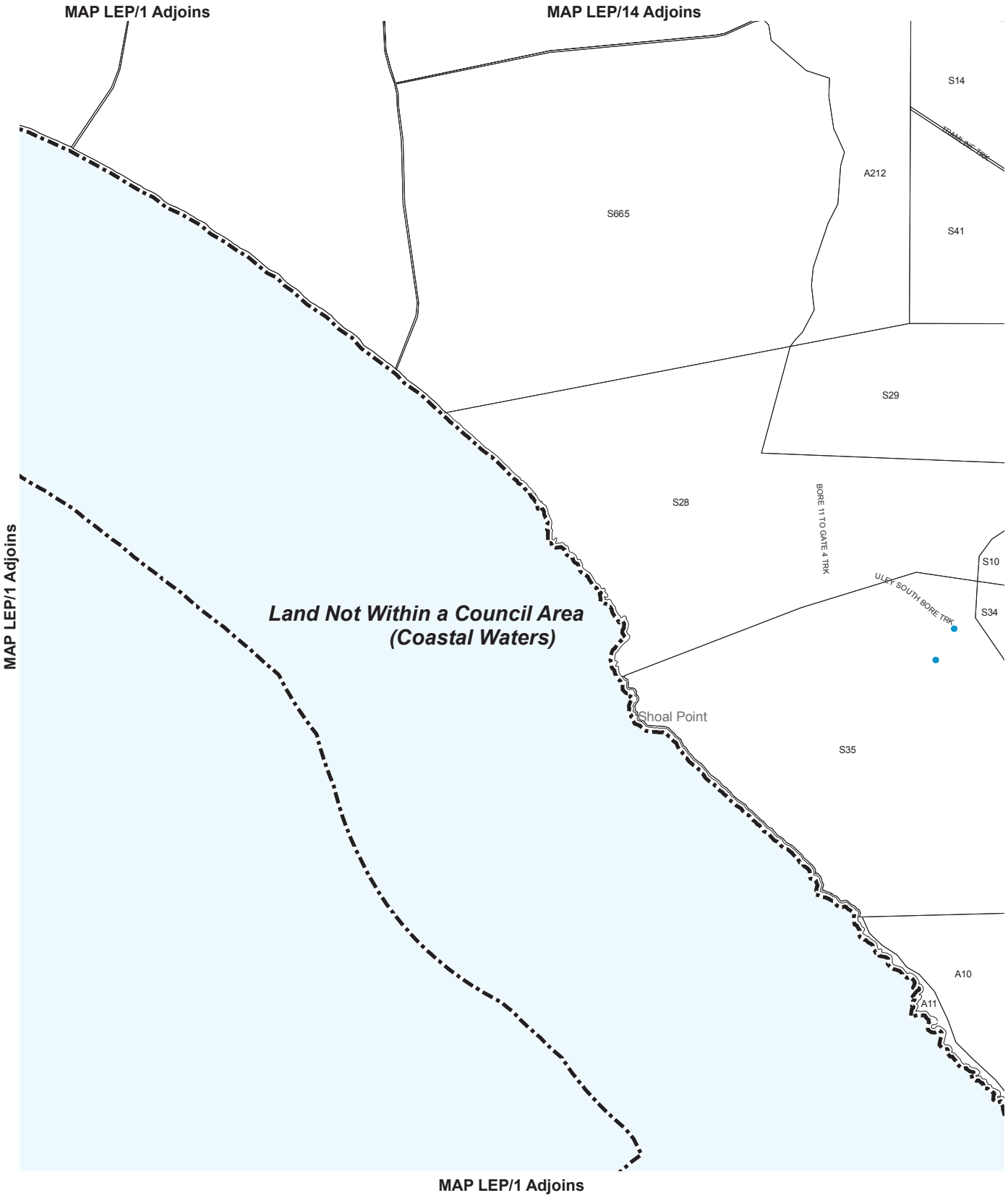
Consolidated - 12 July 2018




# Location Map LEP/17

National Park

Development Plan Boundary




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

N

0 5km

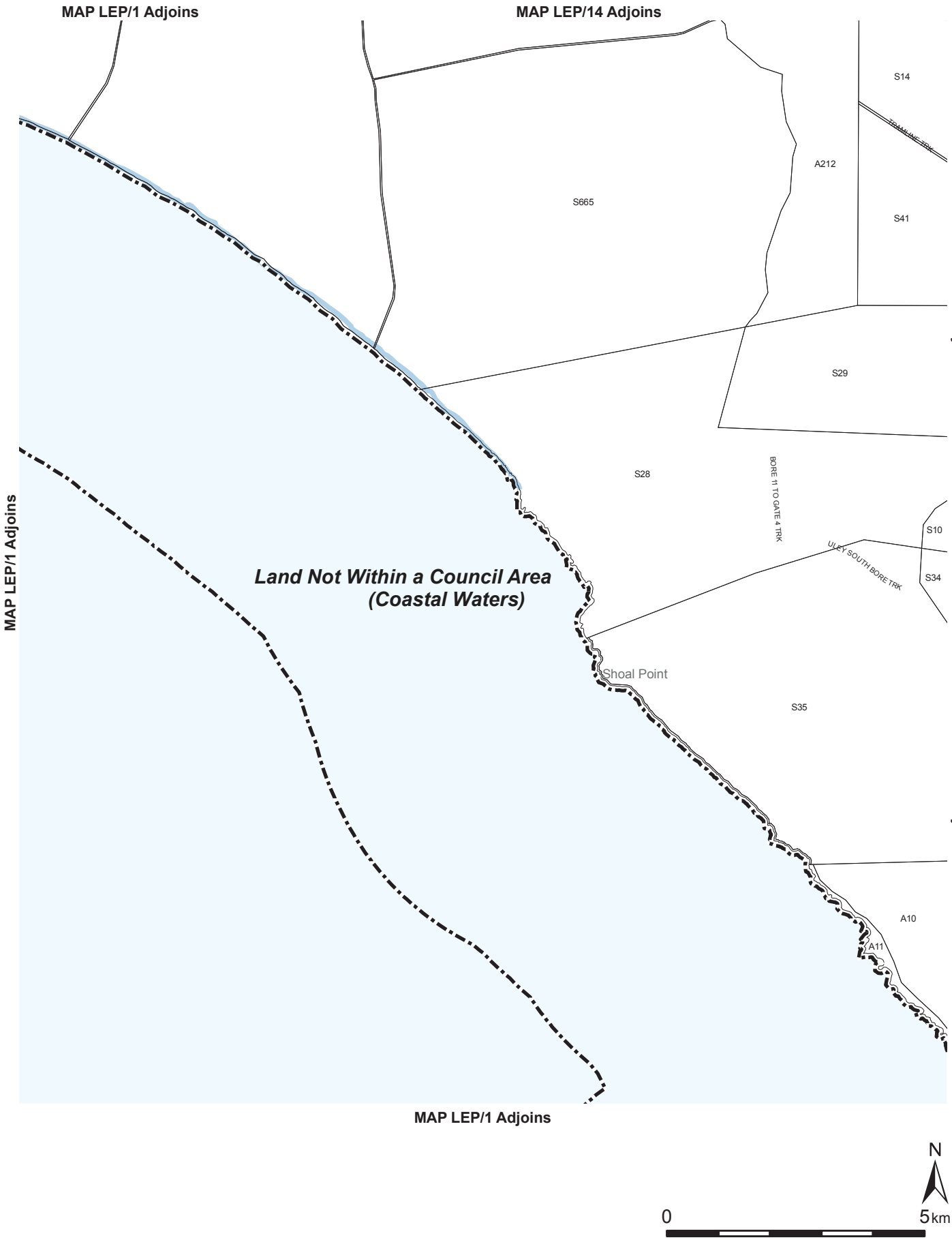
# Overlay Map LEP/17

## HERITAGE

Local heritage place

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




# Overlay Map LEP/17

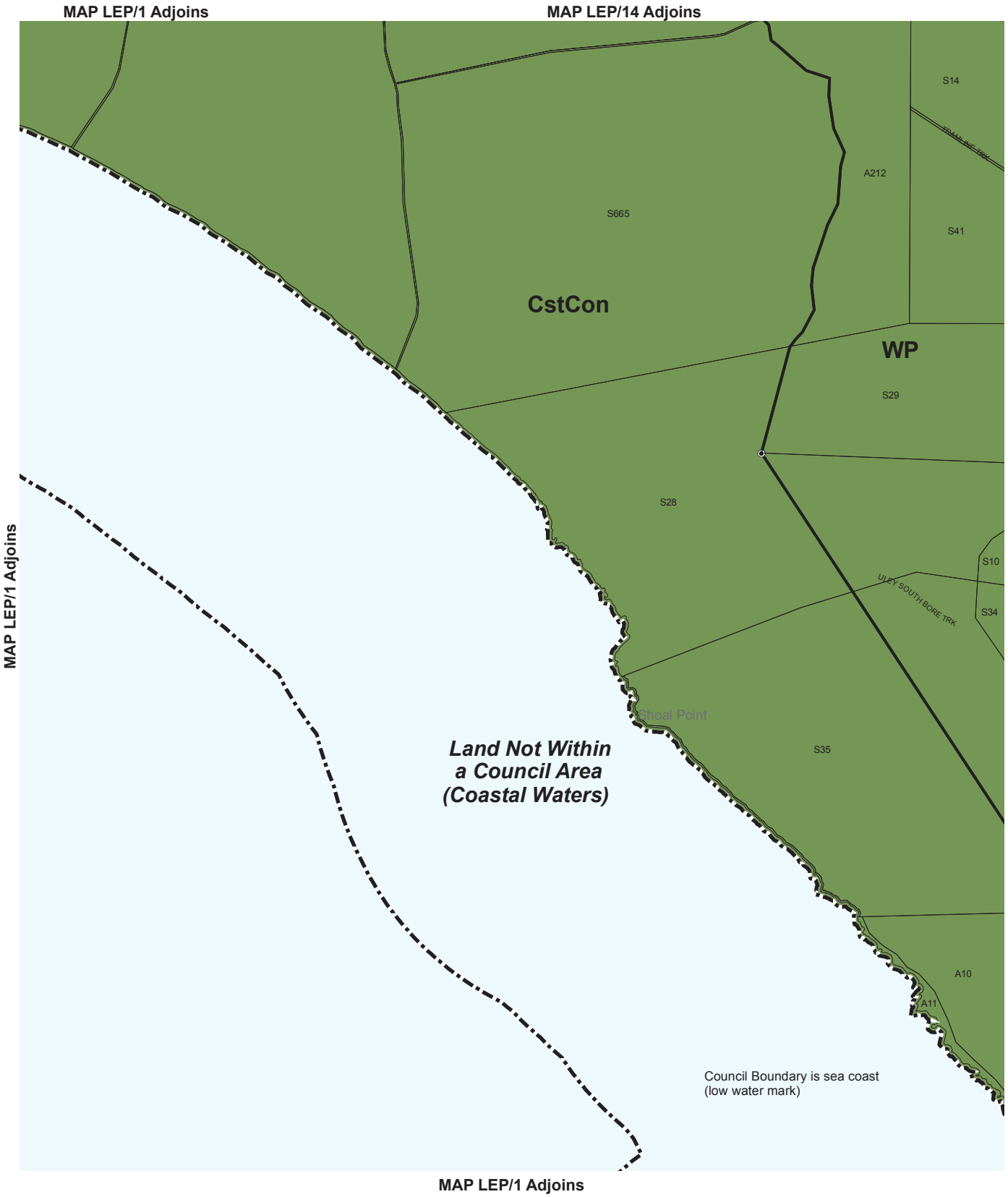
## NATURAL RESOURCES

Wetlands of National Importance

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




Lamberts Conformal Conic Projection, GDA94

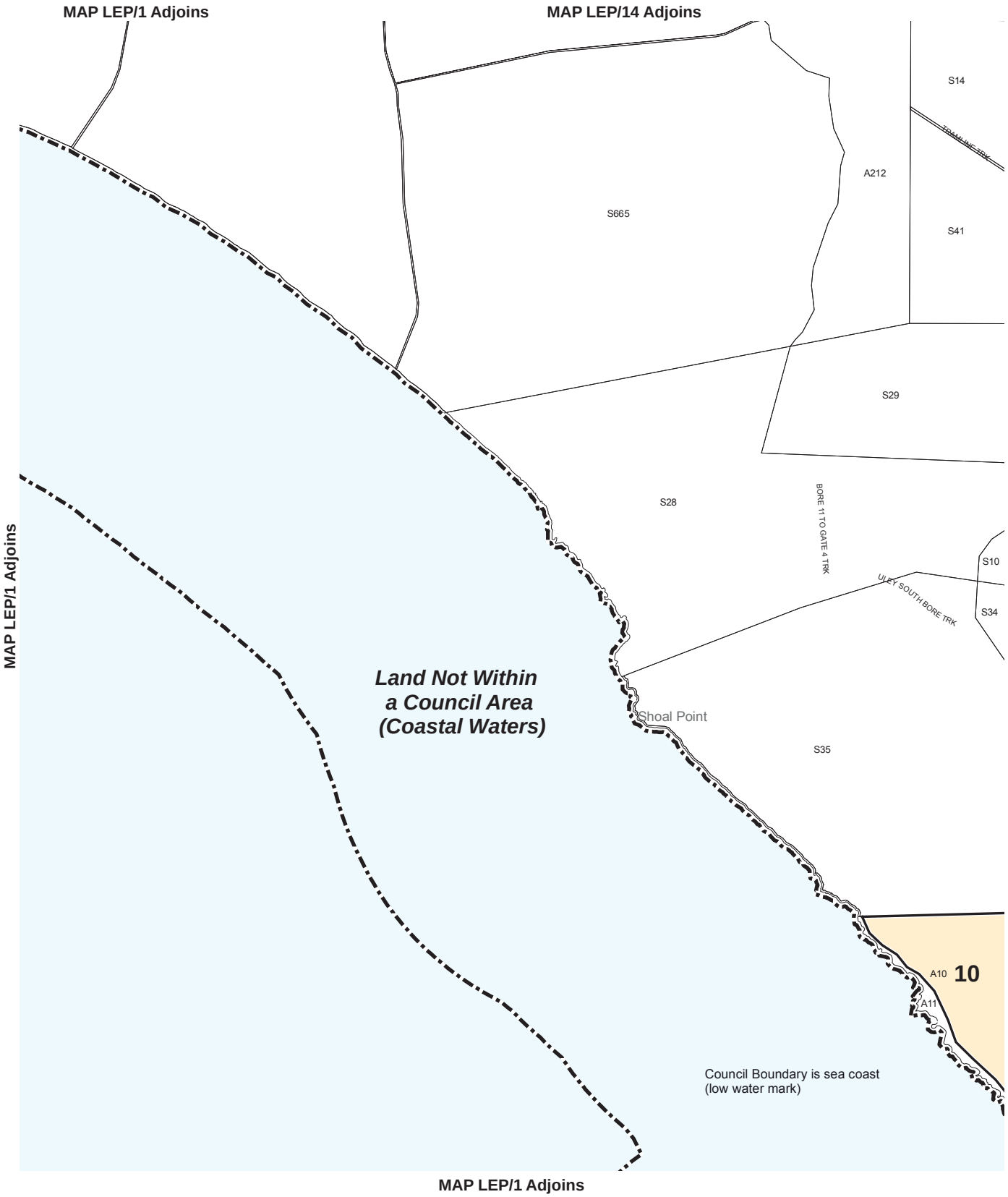
N

0 5 km

# Zone Map LEP/17

**Zones**

- CstCon — Coastal Conservation
- WP — Water Protection
- Zone Boundary
- Development Plan Boundary




Lamberts Conformal Conic Projection, GDA94

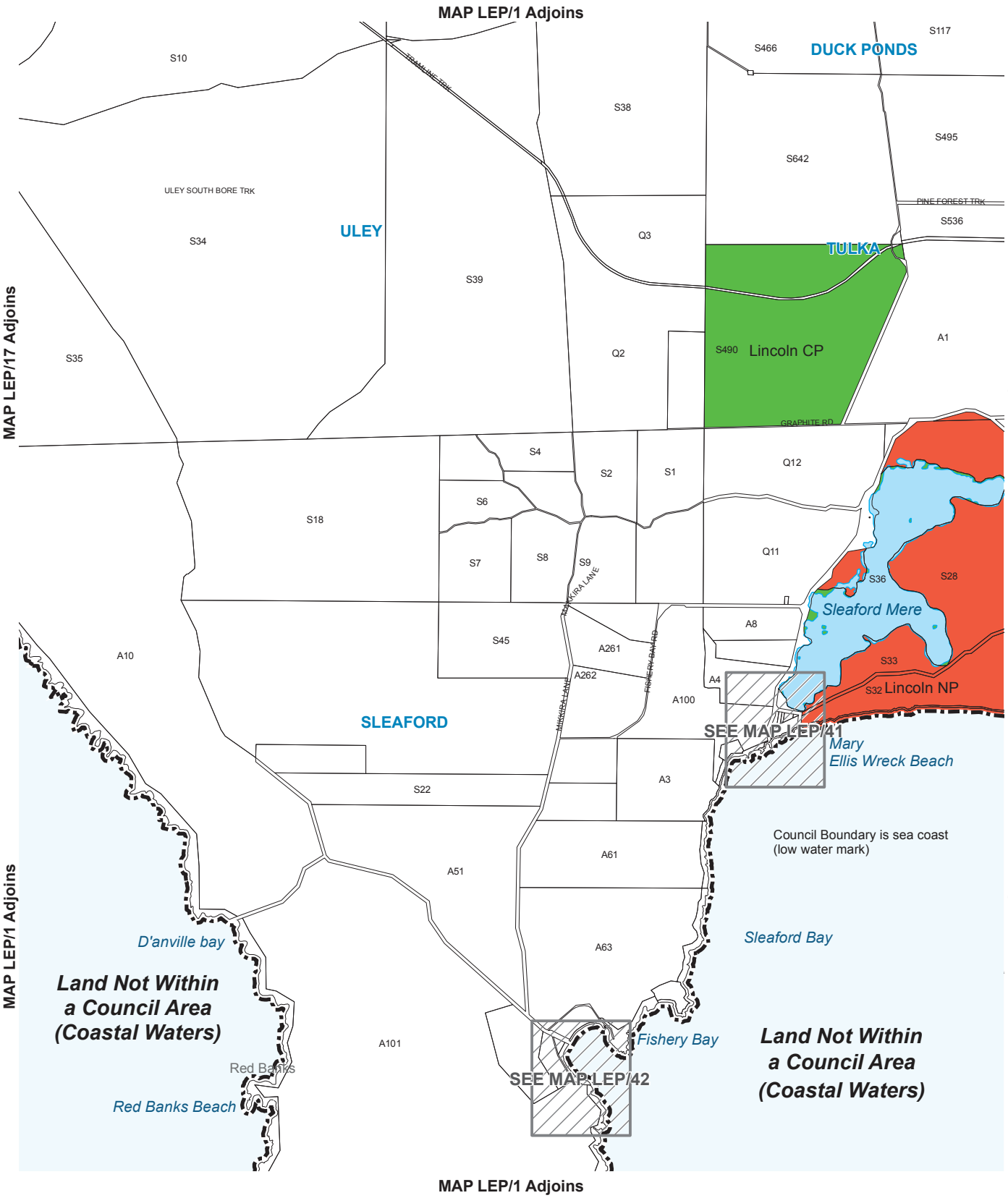
**Precinct**
**10** Cathedral Rocks

N

0 5 km

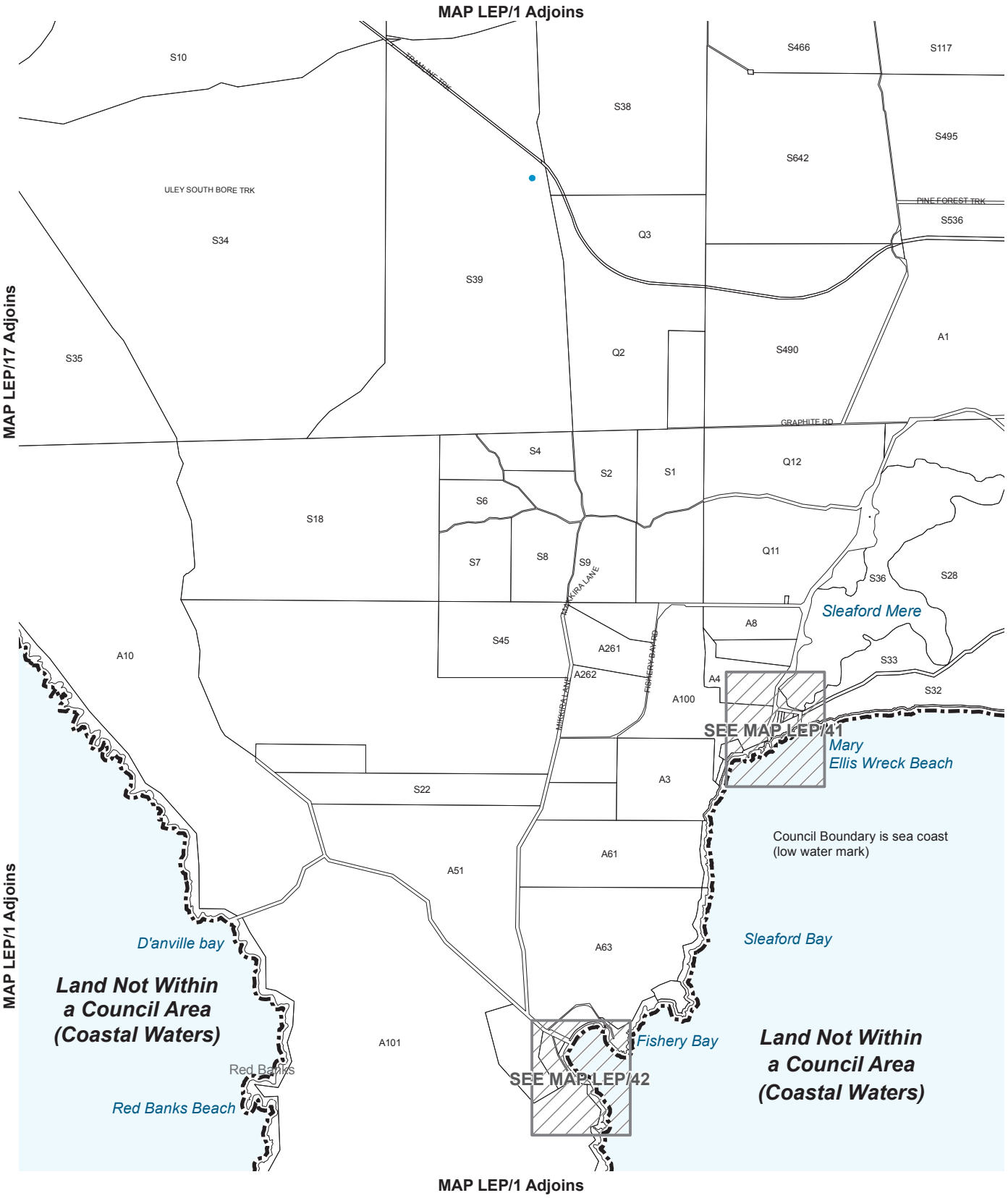
# Precinct Map LEP/17

Precinct Boundary
Development Plan Boundary




# Location Map LEP/18

National Park
Conservation Park
Waterbodies
Development Plan Boundary




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

N

0 5km

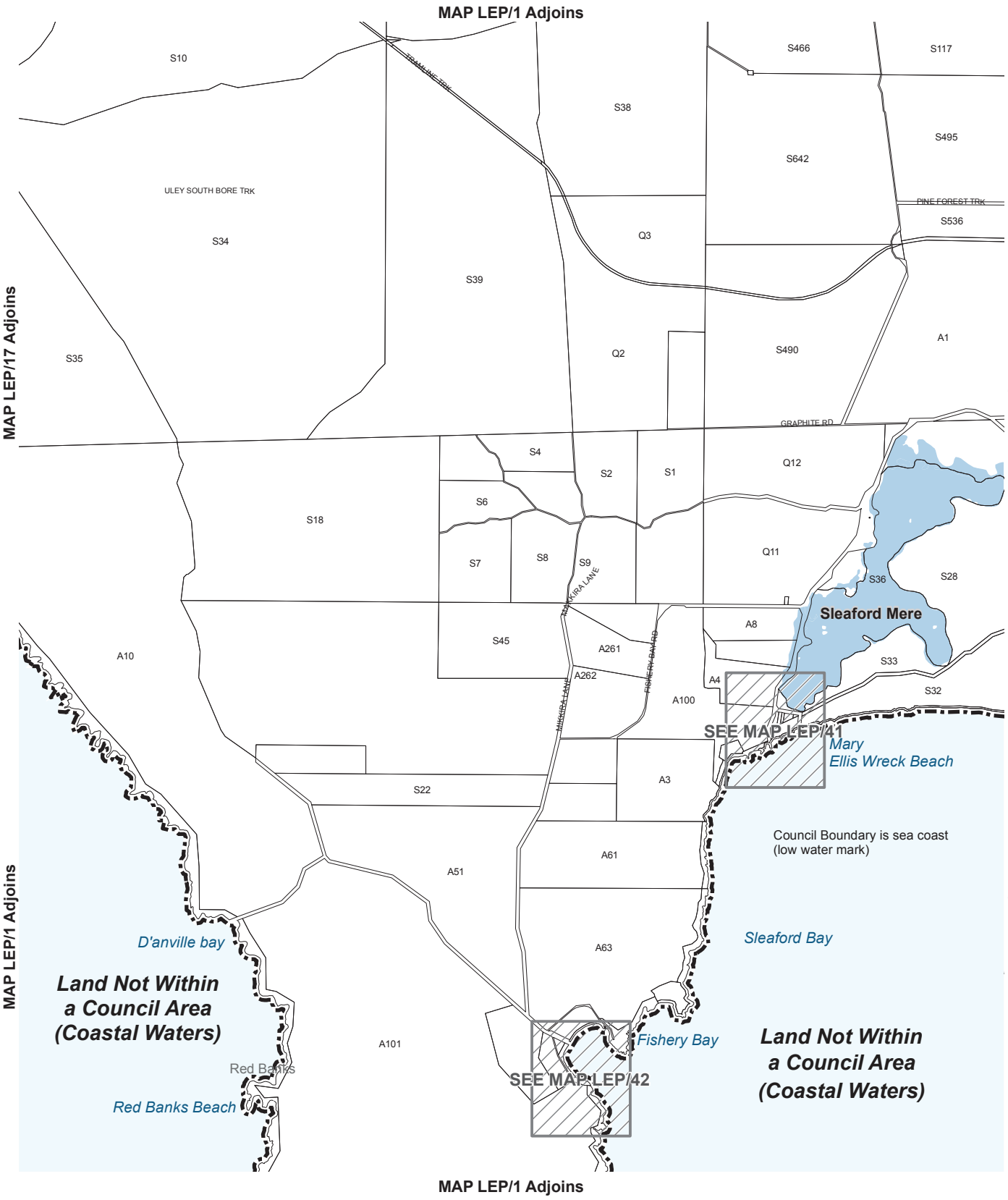
# Overlay Map LEP/18

## HERITAGE

Local heritage place

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018



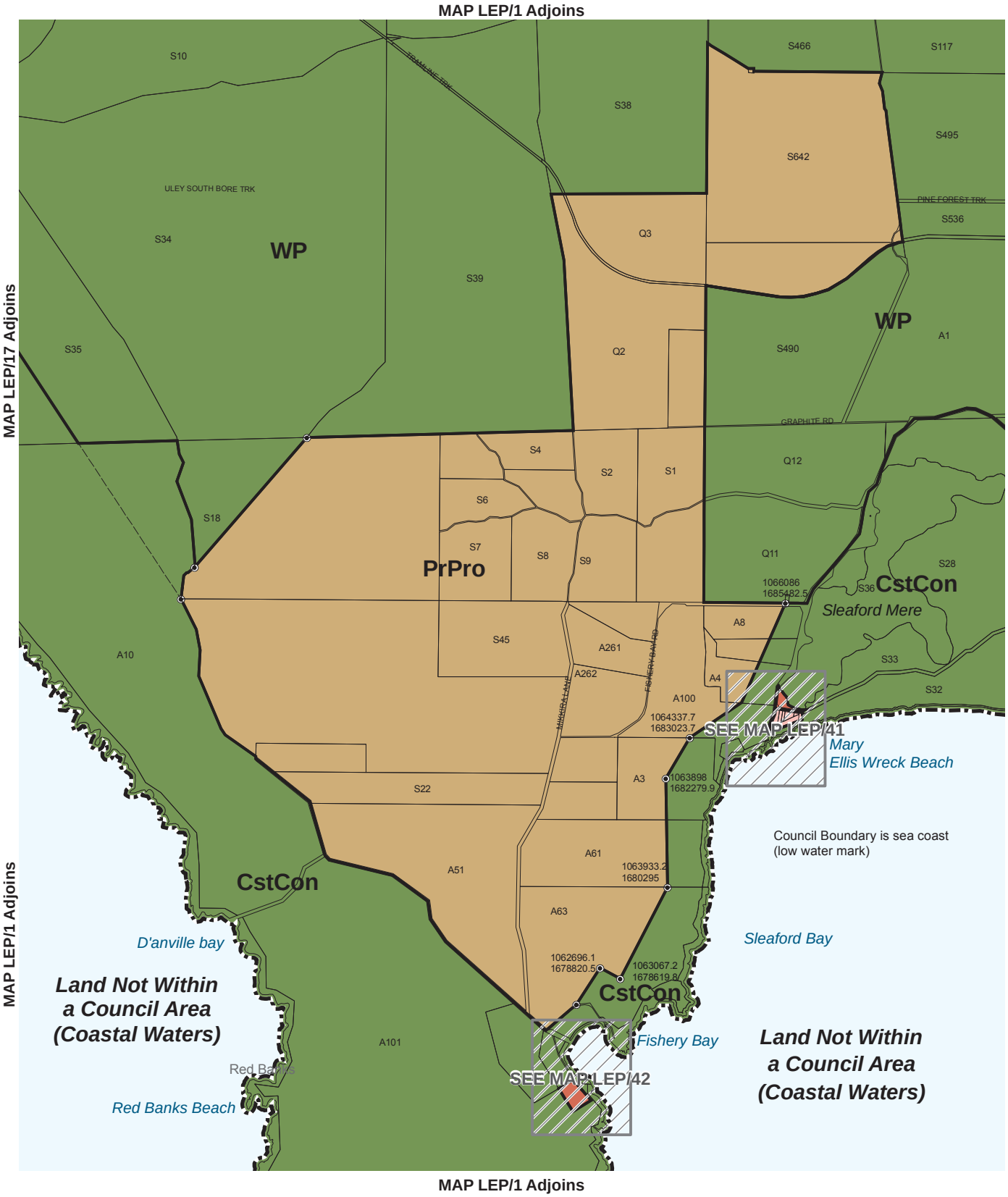

# Overlay Map LEP/18

## NATURAL RESOURCES

Wetlands of National Importance

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 5 km

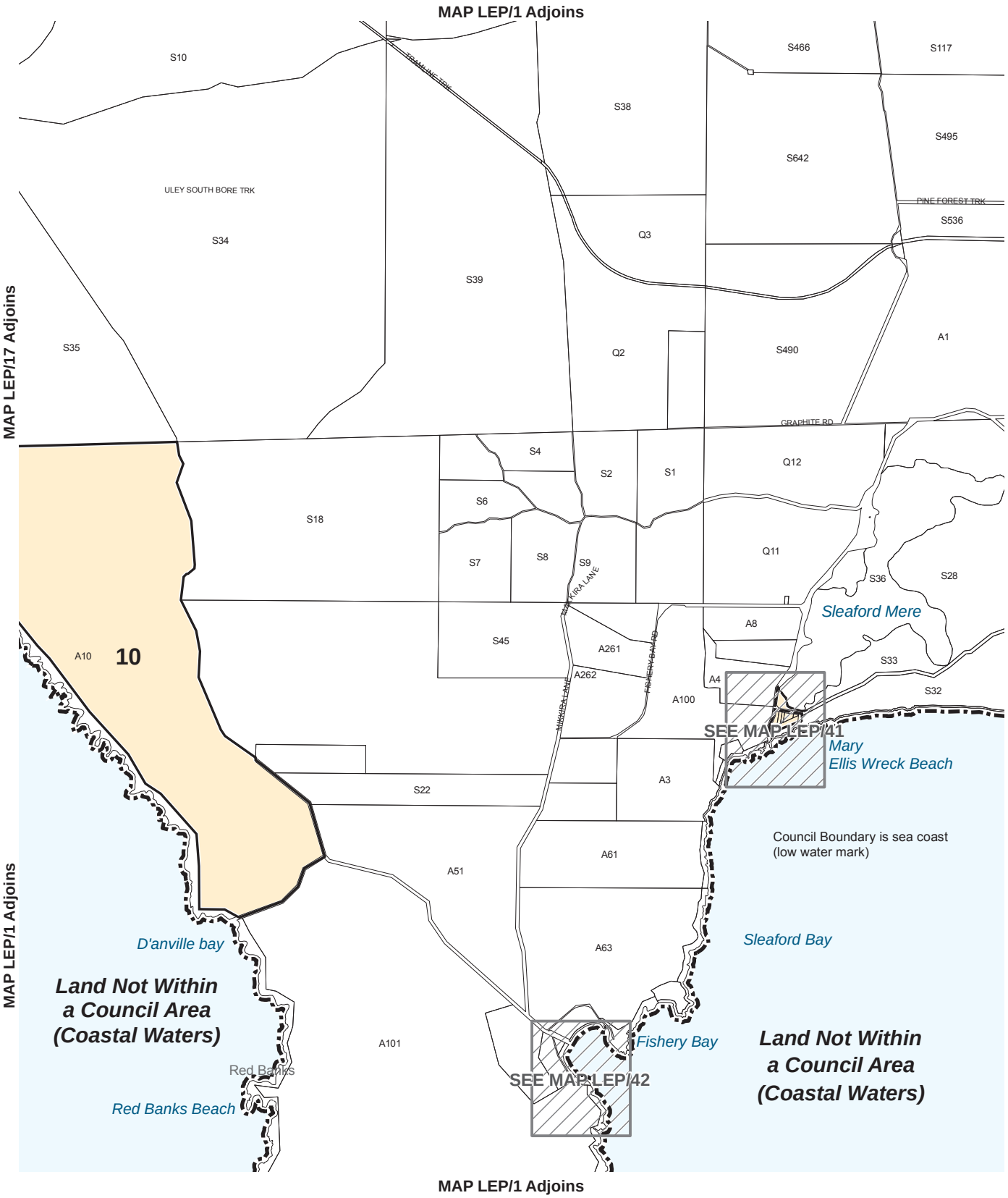
**Zones**

- CstCon — Coastal Conservation
- PrPro — Primary Production
- WP — Water Protection
- Zone Boundary
- Development Plan Boundary

# Zone Map LEP/18

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

**Precinct**

**10** Cathedral Rocks

N

0 5 km

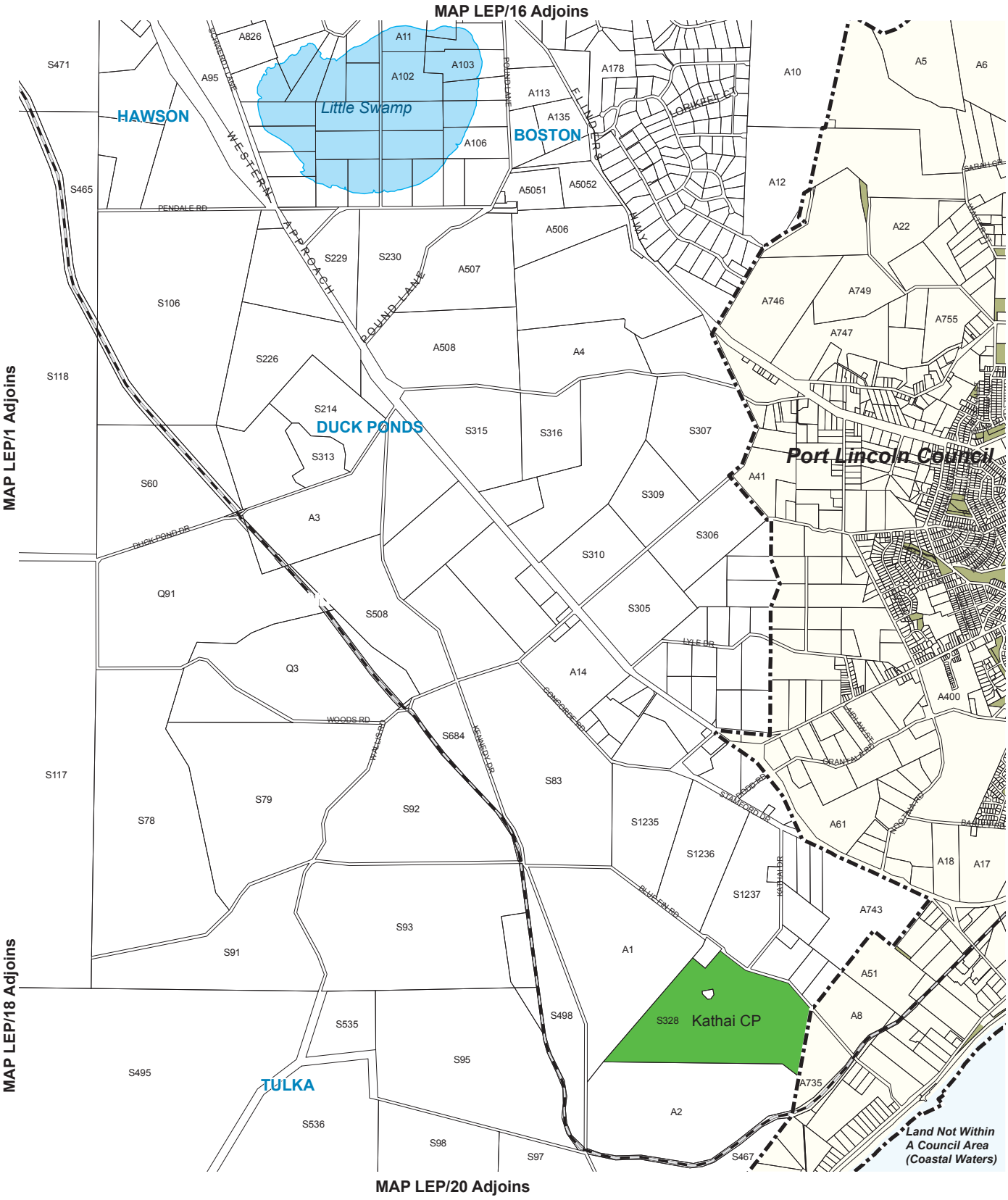
# Precinct Map LEP/18

Precinct Boundary

Development Plan Boundary

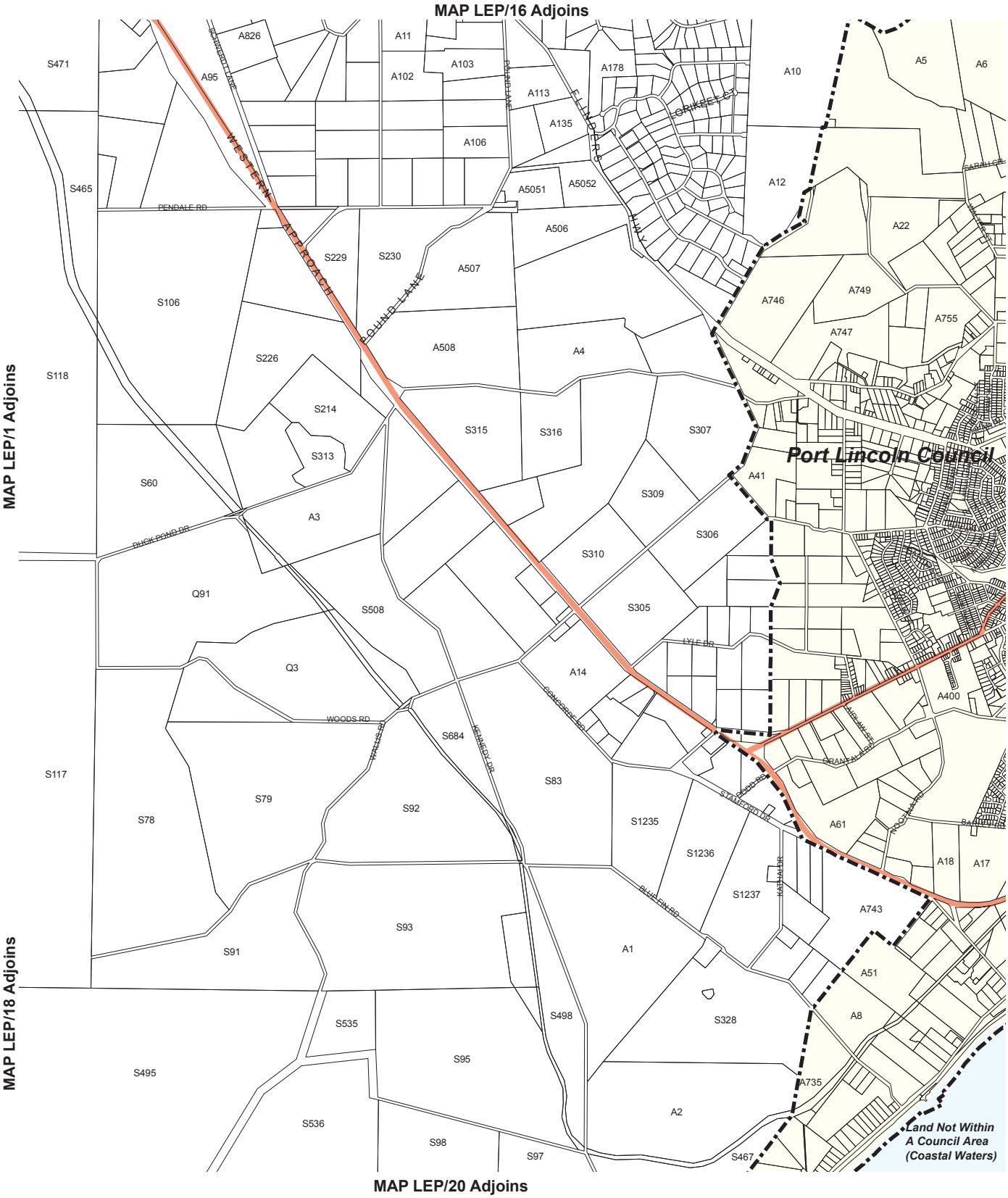
**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




# Location Map LEP/19

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




N

0 2,000 m

# Overlay Map LEP/19

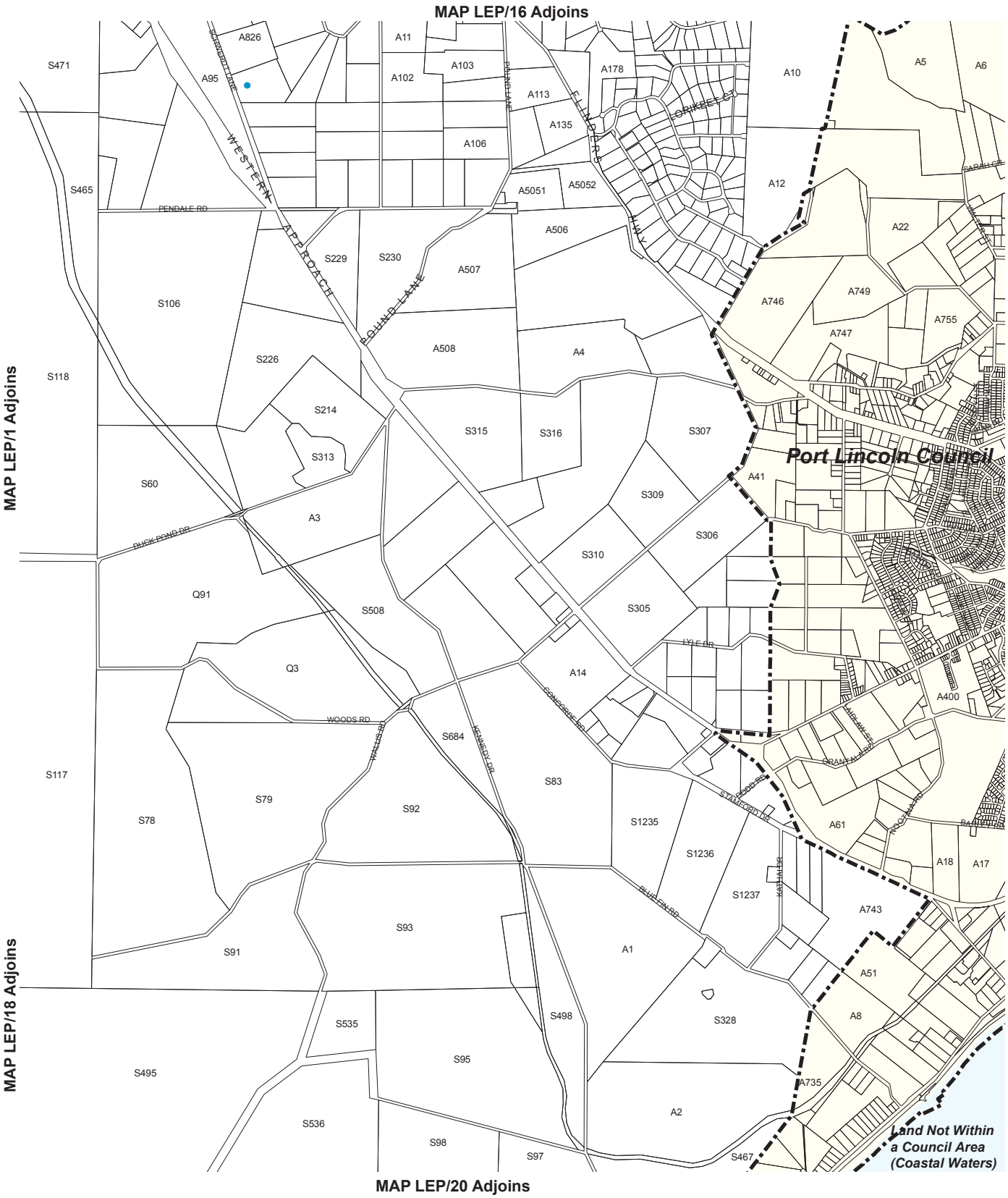
## TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




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

N

0 2,000 m

# Overlay Map LEP/19

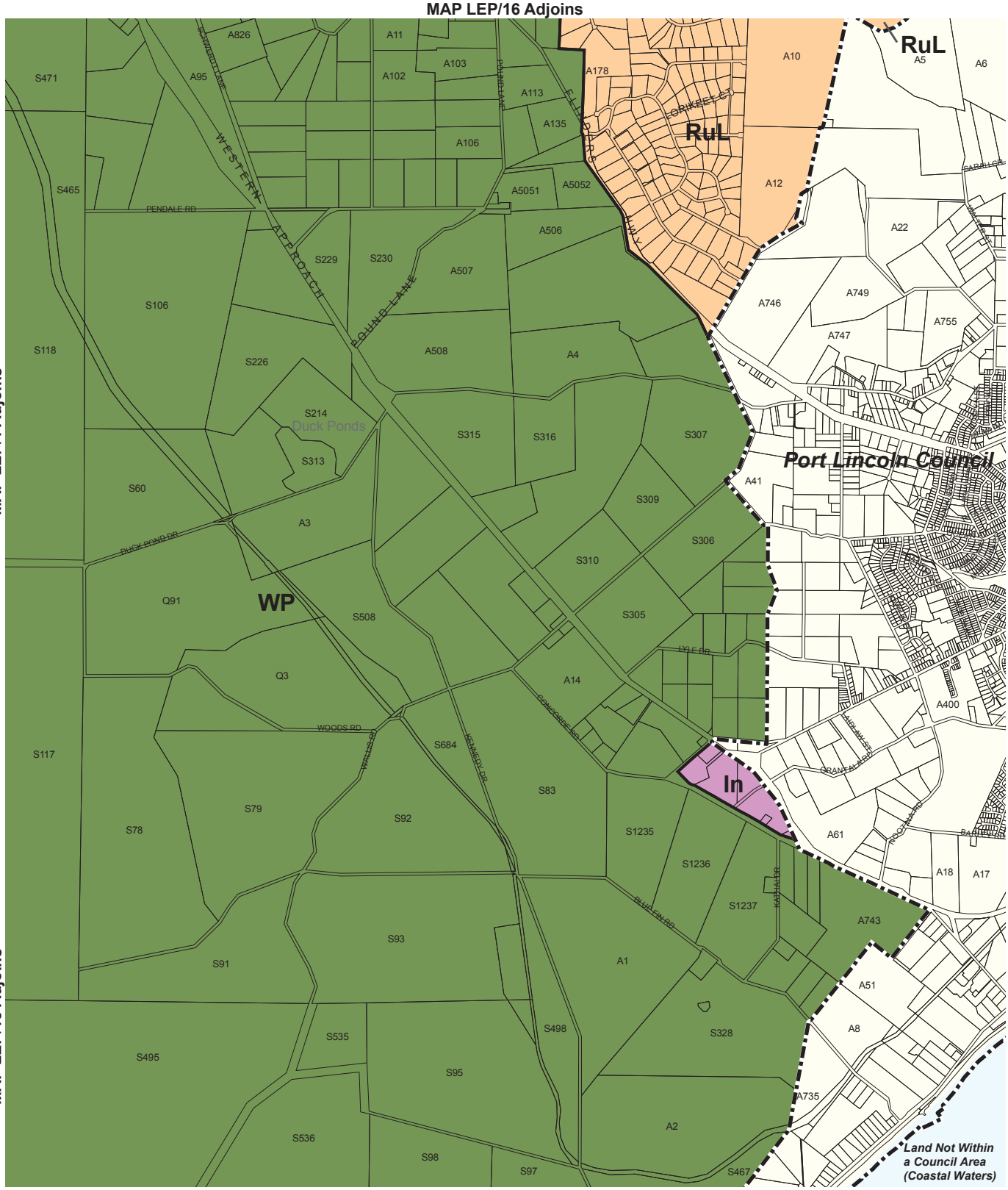
## HERITAGE

Local heritage place

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

MAP LEP/16 Adjoins




MAP LEP/1 Adjoins

MAP LEP/1 Adjoins

MAP LEP/18 Adjoins

MAP LEP/20 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

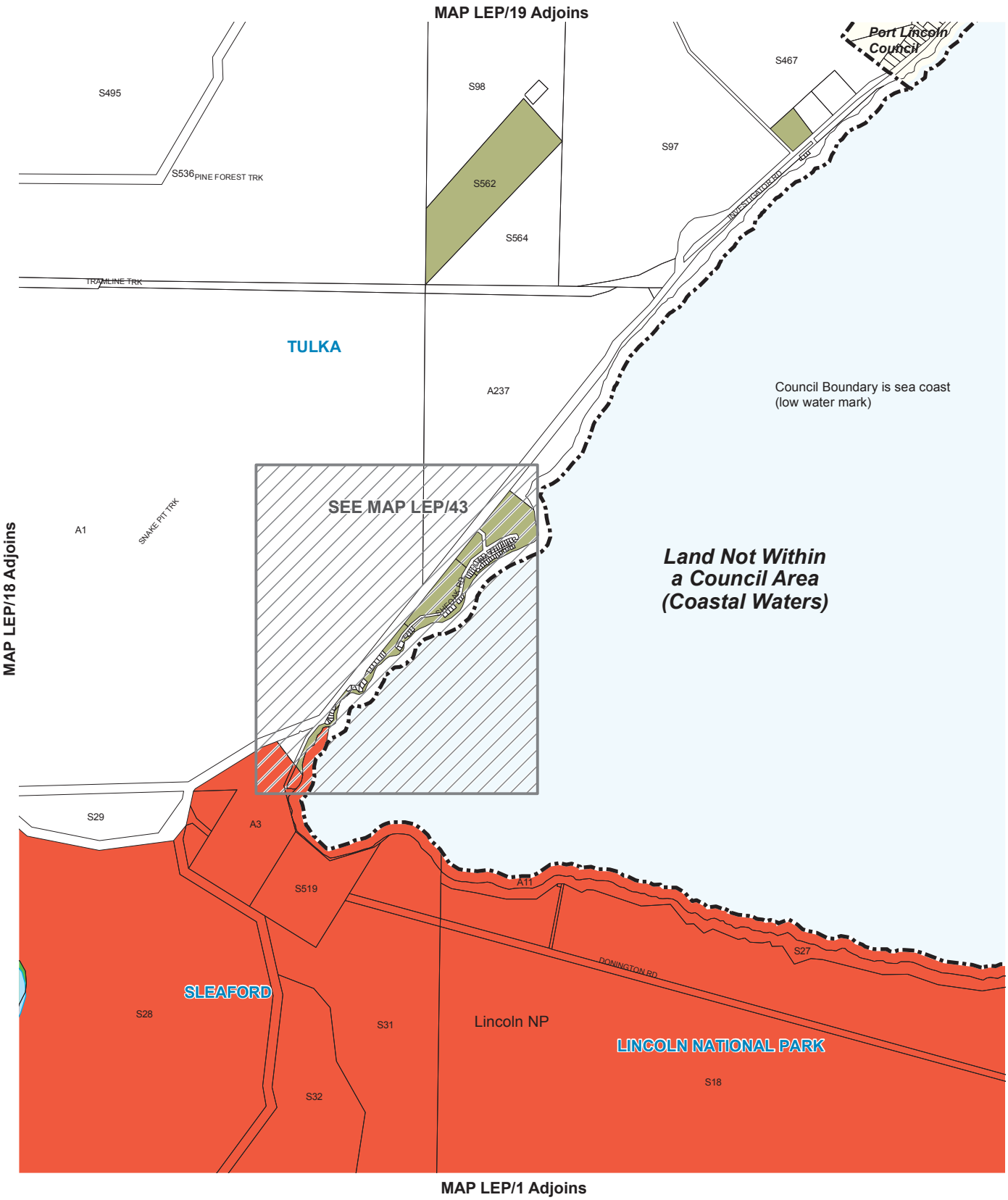
0 2,000 m

**Zones**

- In — Industry
- RuL — Rural Living
- WP — Water Protection
- Zone Boundary
- Development Plan Boundary

# Zone Map LEP/19

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

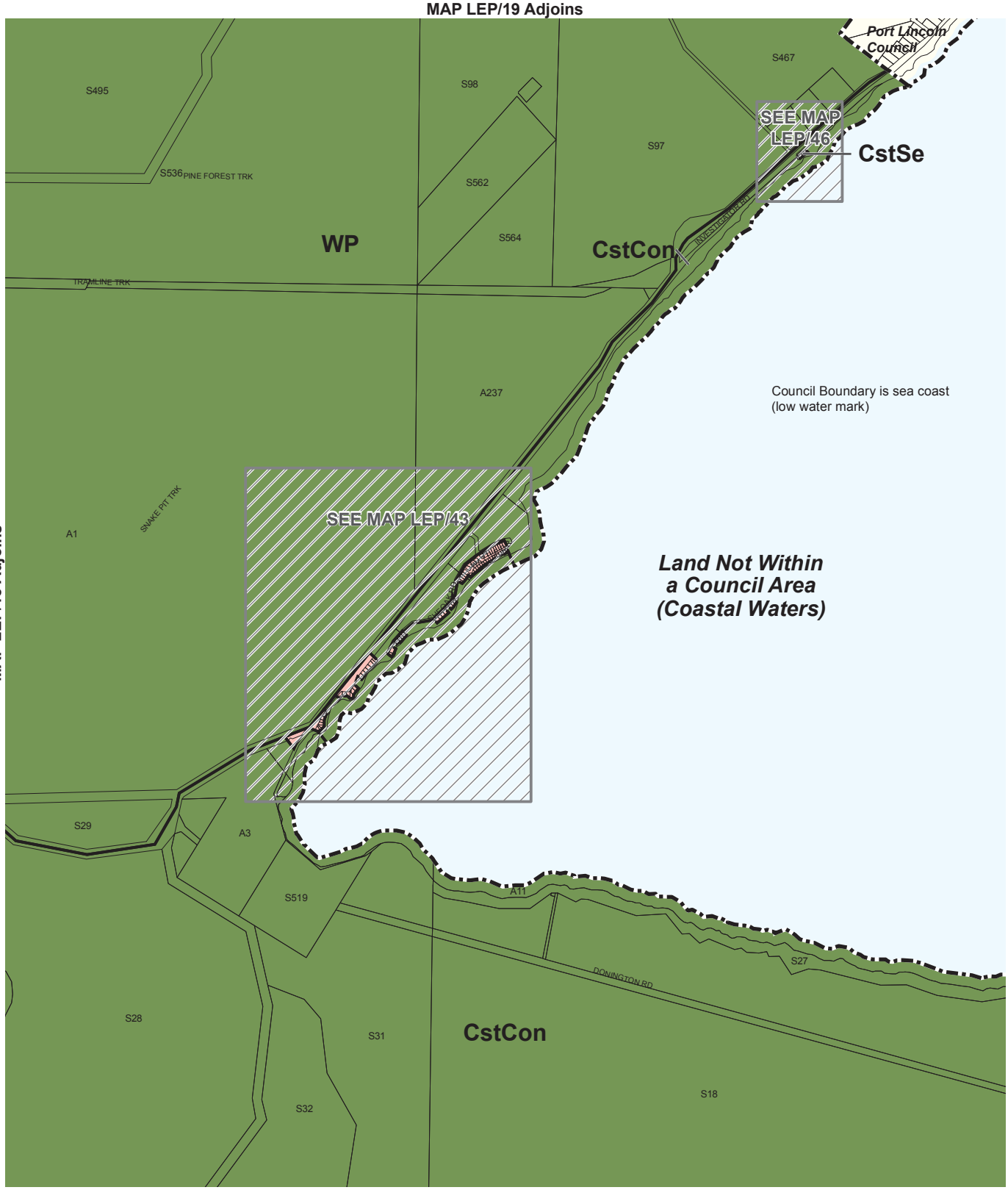



Local Reserves
National Park
Conservation Park
Waterbodies
Development Plan Boundary

# Location Map LEP/20

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

MAP LEP/19 Adjoins




MAP LEP/18 Adjoins

MAP LEP/1 Adjoins

MAP LEP/1 Adjoins

See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

**Zones**

- CstCon Coastal Conservation
- CstSe Coastal Settlement
- WP Water Protection
- Zone Boundary
- Development Plan Boundary

# Zone Map LEP/20

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018

N

0 250 m

**YEELANNA**

# Location Map LEP/21

Railways

Local Reserves

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

N

0 250 m

**YEELANNA**

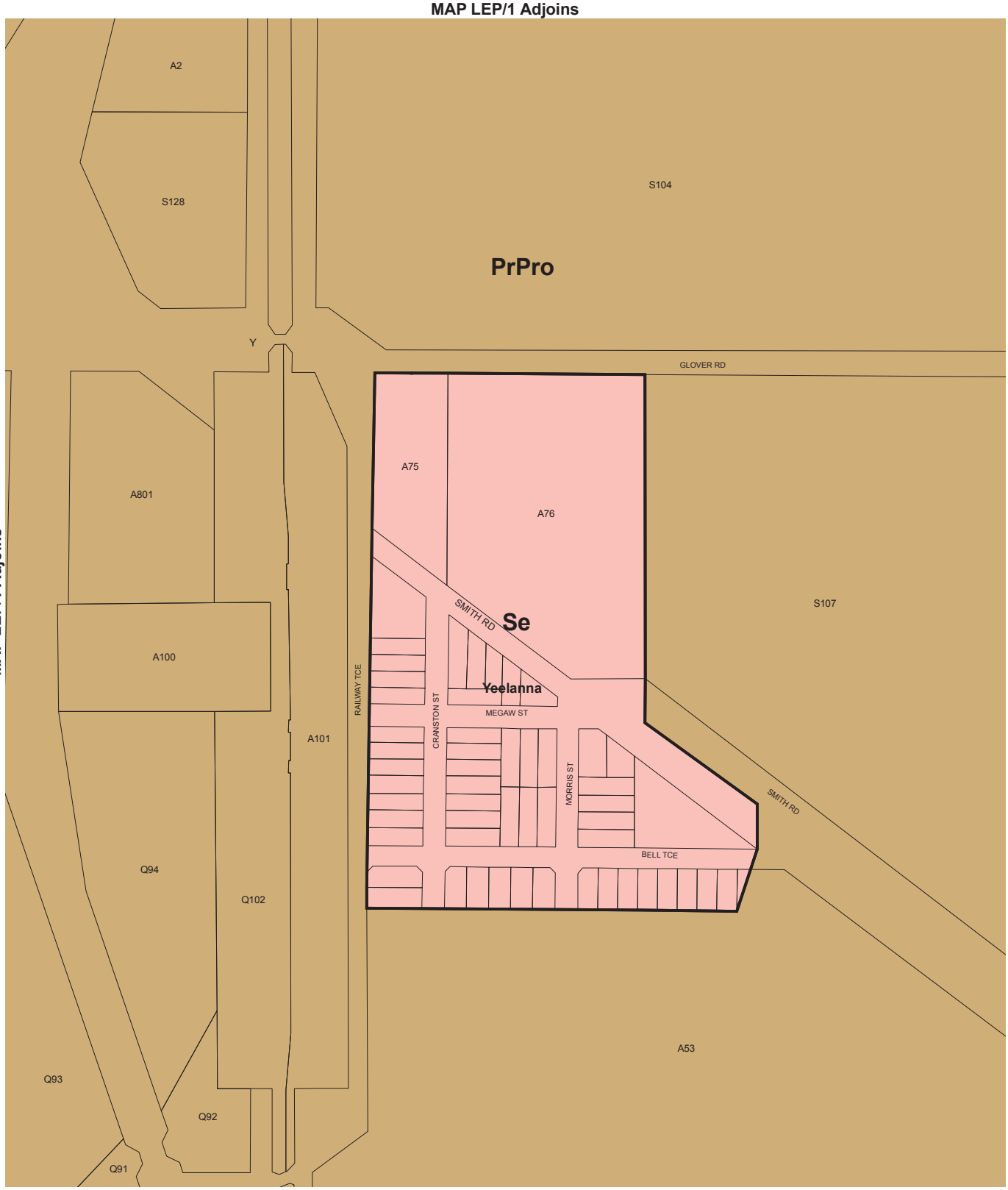
# Overlay Map LEP/21

## TRANSPORT

Secondary Arterial Roads

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

MAP LEP/1 Adjoins




MAP LEP/1 Adjoins

MAP LEP/1 Adjoins

MAP LEP/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 250 m

**YEELANNA**

# Zone Map LEP/21

**Zones**

- PrPro — Primary Production
- Se — Settlement
- Zone Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

N

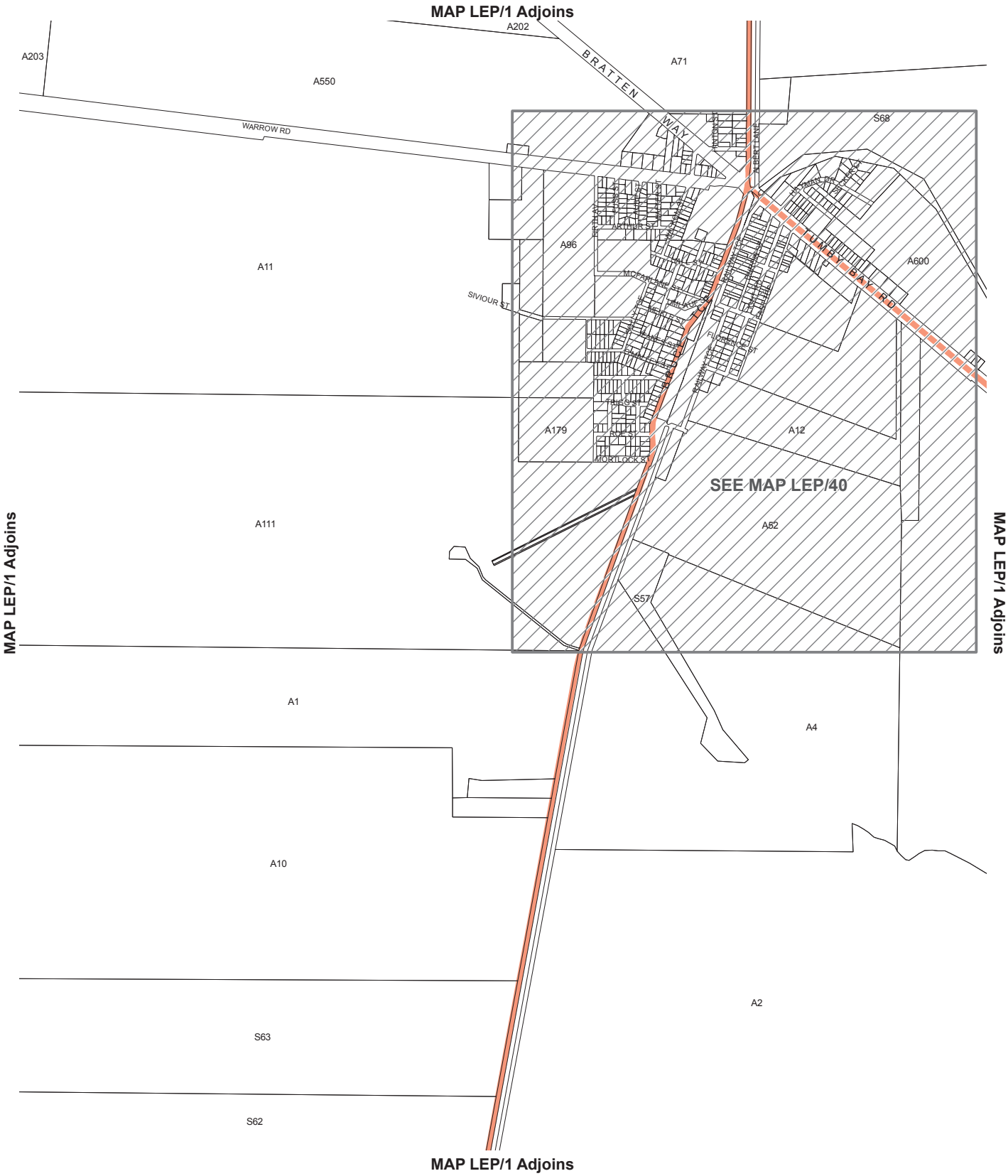
0 1,000 m

# Location Map LEP/22

Railways

Local Reserves

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




N

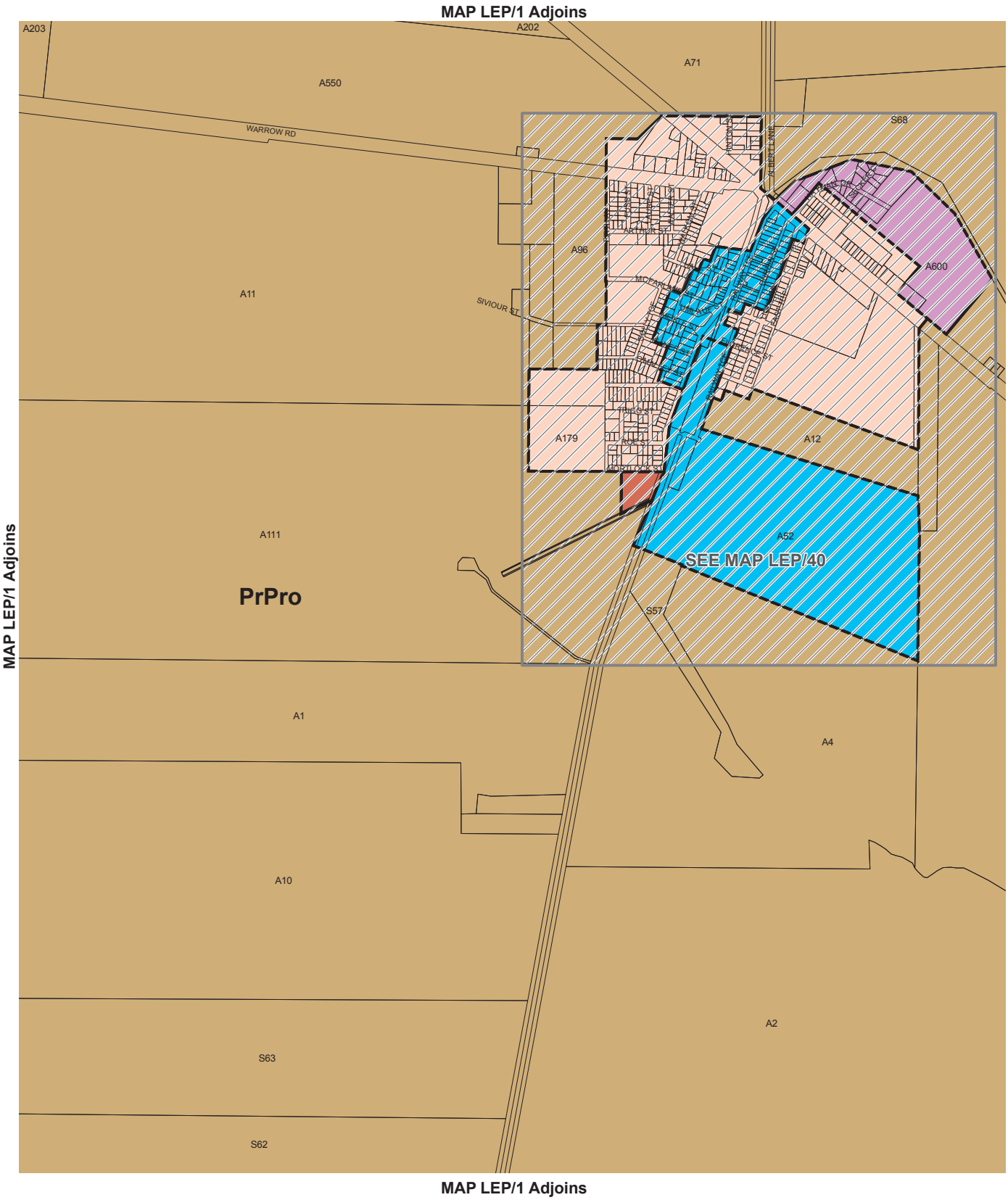
0 1,000 m

# Overlay Map LEP/22

## TRANSPORT

Secondary Arterial Roads

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 1,000 m

# Zone Map LEP/22

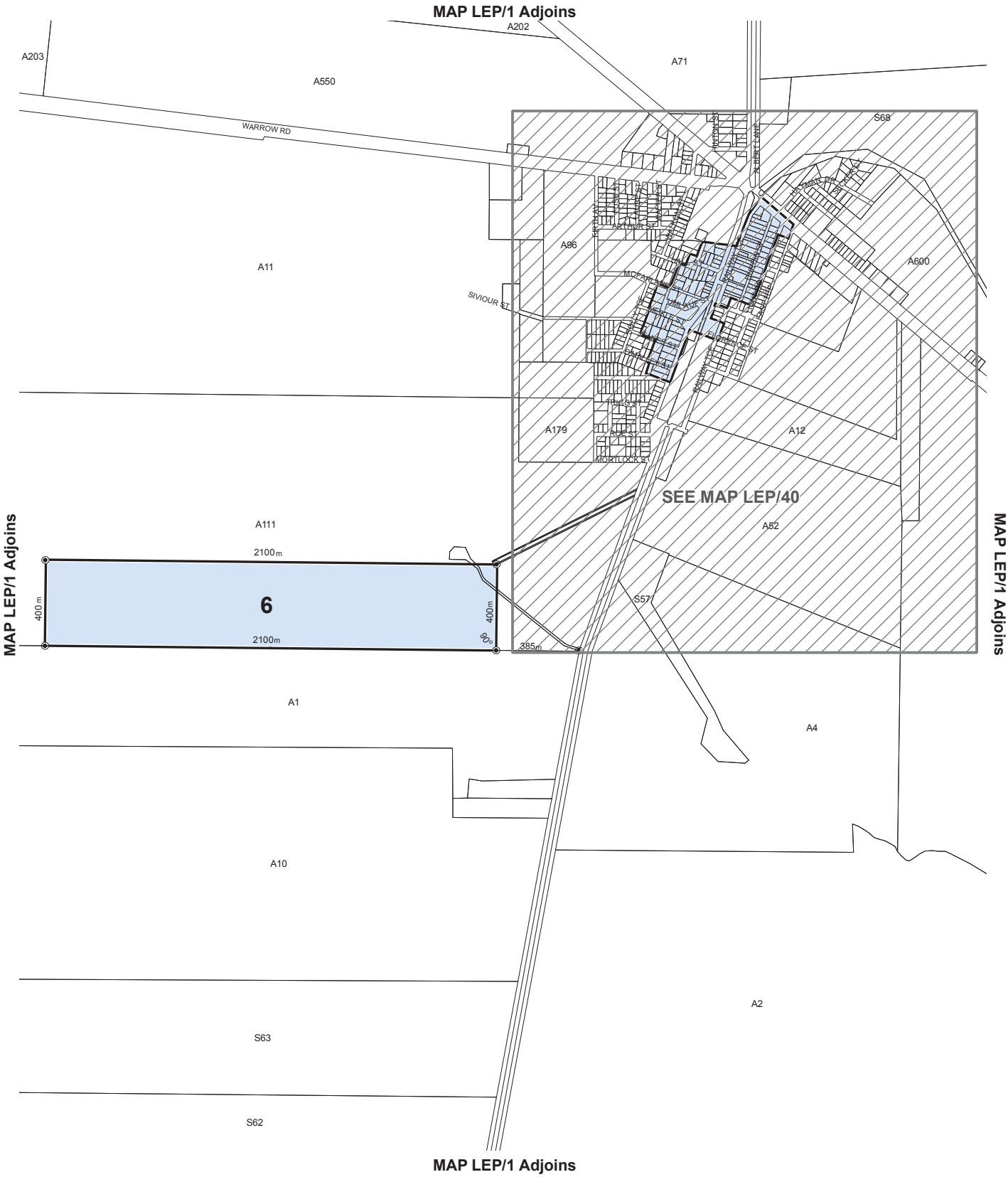
**Zones**

PrPro Primary Production

Zone Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

**6** Enterprise

N

0 1,000 m

# Policy Area Map LEP/22

Policy Area Boundary

N

0 250 m

**COULTA**

# Location Map LEP/23

Local Reserves

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

N

0 250 m

**COULTA**

# Overlay Map LEP/23

## TRANSPORT

Secondary Arterial Roads

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018

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

N

0 250 m

## COULTA

# Overlay Map LEP/23

## HERITAGE

• Local heritage place

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

MAP LEP/1 Adjoins

MAP LEP/1 Adjoins

MAP LEP/1 Adjoins

MAP LEP/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 250 m

**COULTA**

# Zone Map LEP/23

**Zones**

- PrPro — Primary Production
- Se — Settlement
- Zone Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

N

0 250 m

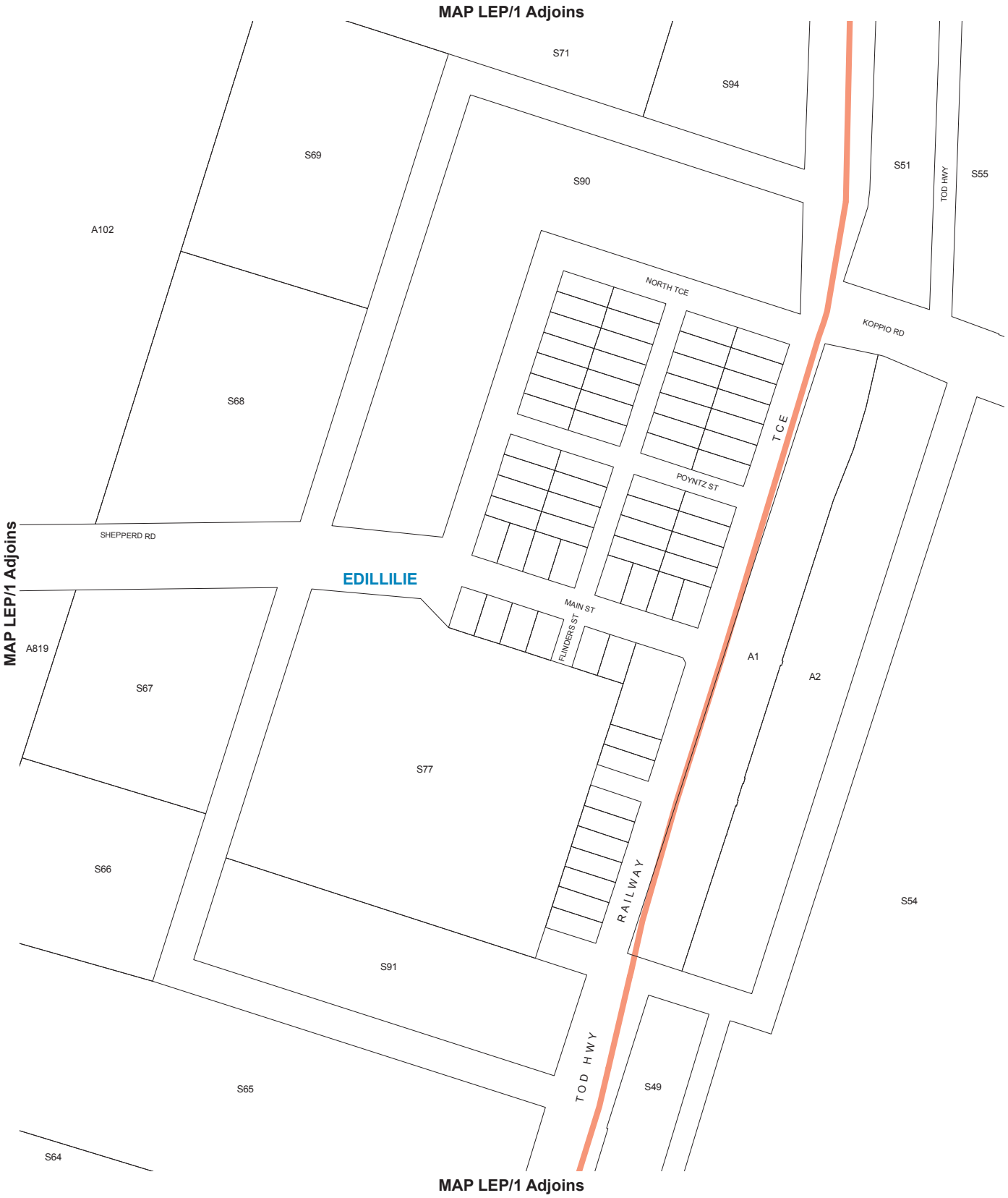
**EDILLILIE**

# Location Map LEP/24

Railways

Local Reserves

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




N

0 250 m

**EDILLILIE**

# Overlay Map LEP/24

## TRANSPORT

Secondary Arterial Roads

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

Lamberts Conformal Conic Projection, GDA94

N

0 250 m

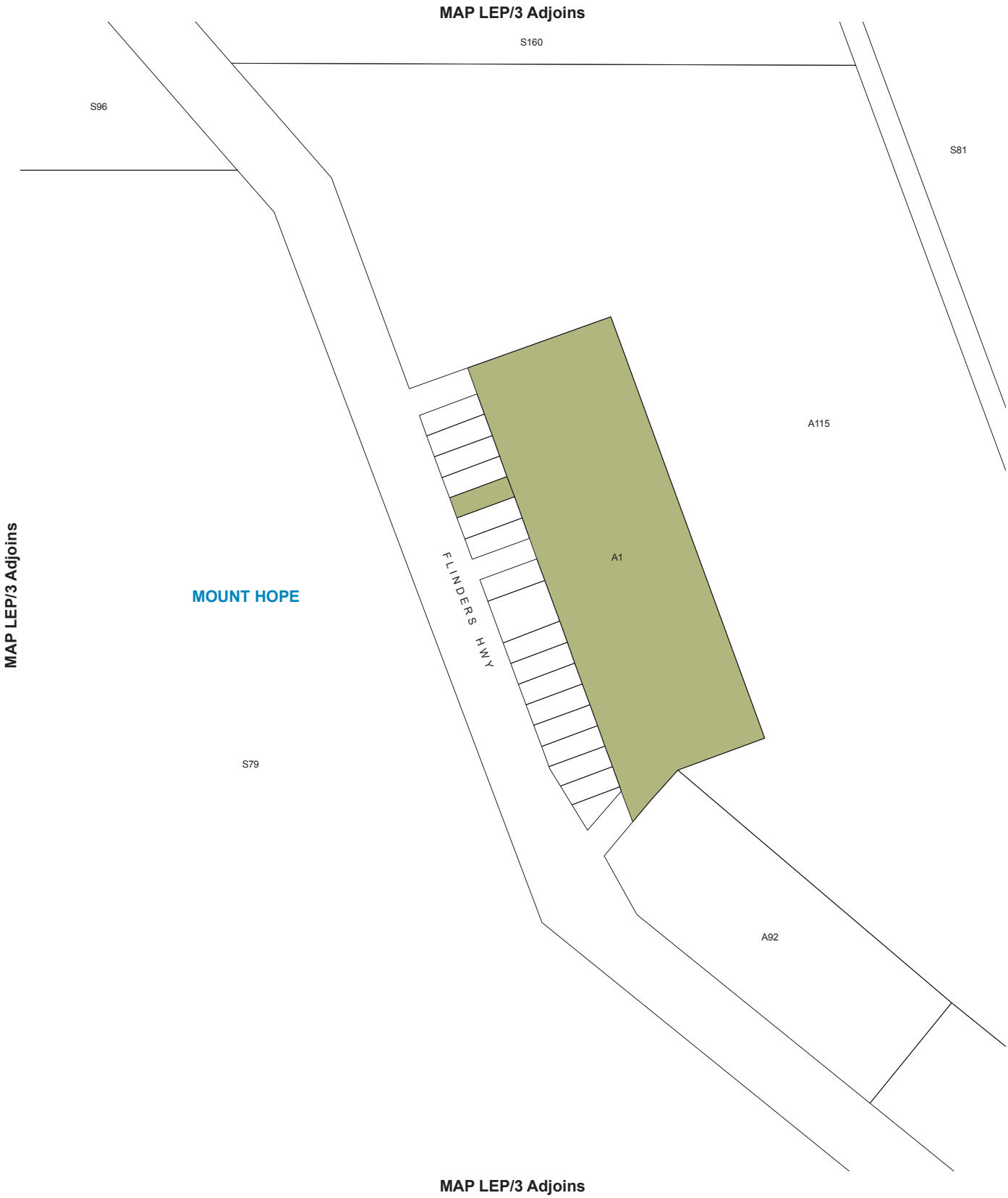
**EDILLILIE**

# Zone Map LEP/24

**Zones**

- PrPro — Primary Production
- Se — Settlement
- Zone Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




N

0 250 m

MOUNT HOPE

# Location Map LEP/25

Local Reserves

LOWER EYRE PENINSULA COUNCIL
Consolidated - 12 July 2018

N

0 250 m

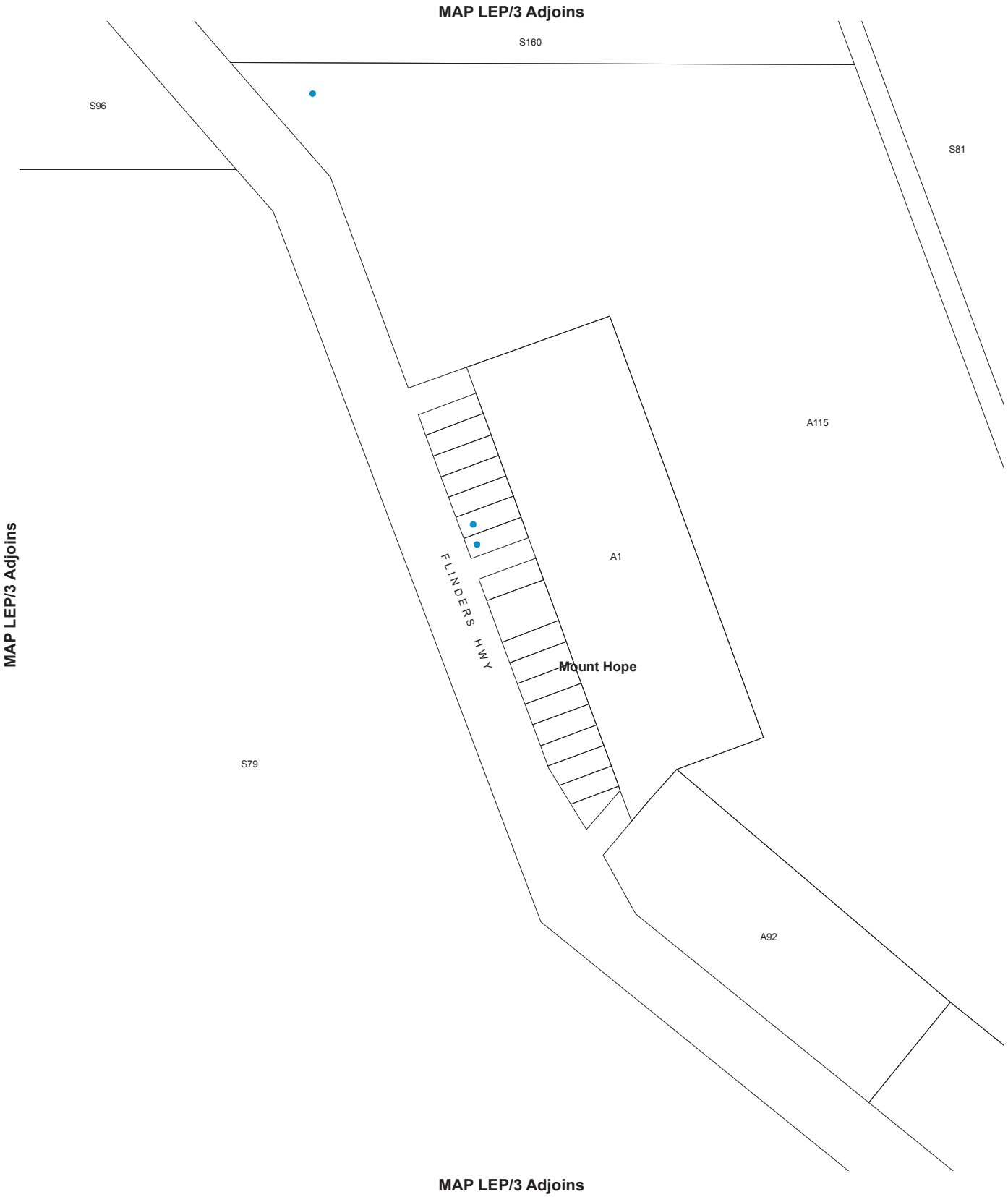
MOUNT HOPE

# Overlay Map LEP/25

## TRANSPORT

Secondary Arterial Roads

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




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

N

0 250 m

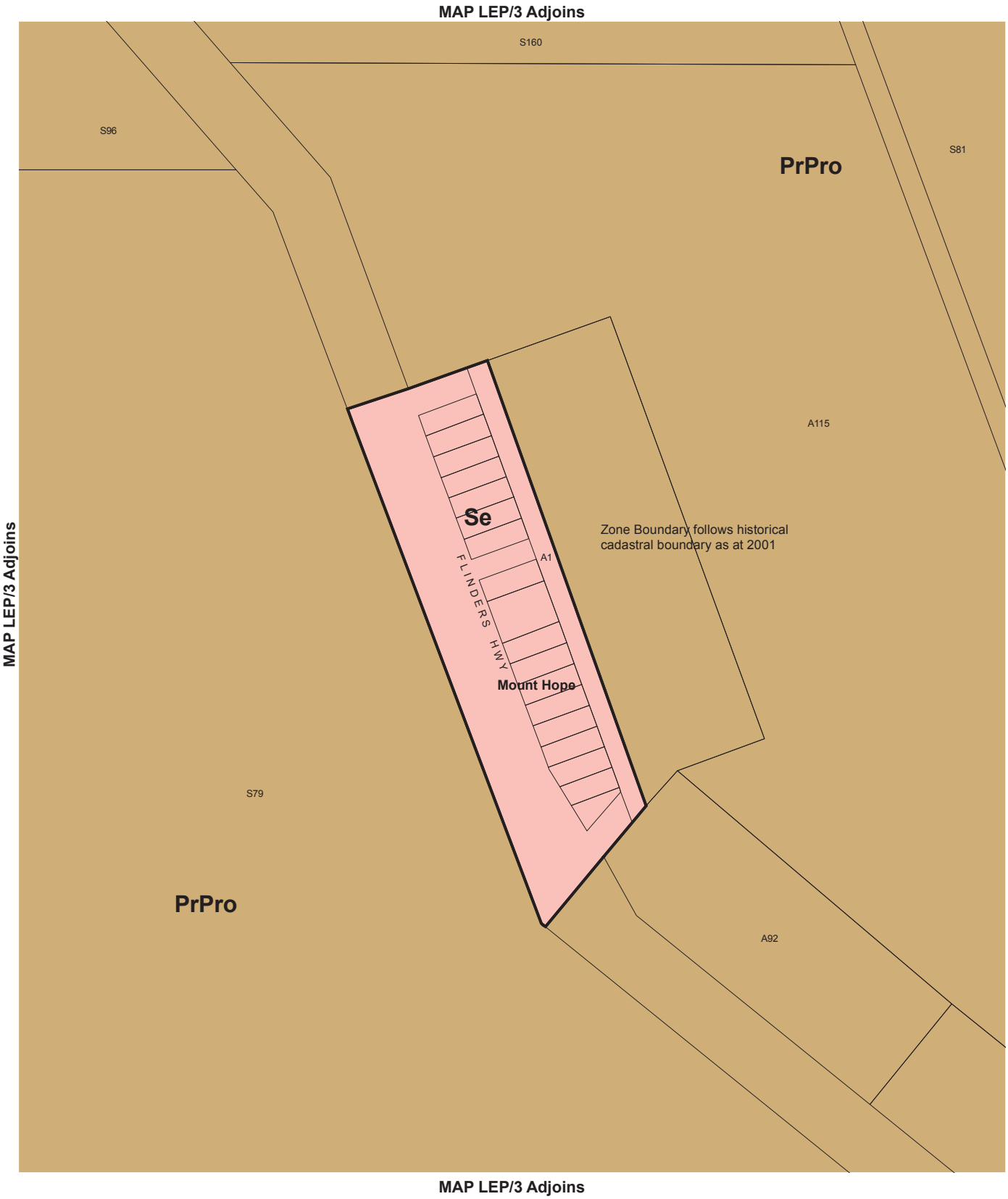
## MOUNT HOPE

# Overlay Map LEP/25

## HERITAGE

• Local heritage place

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




Lamberts Conformal Conic Projection, GDA94

N

0 250 m

## MOUNT HOPE

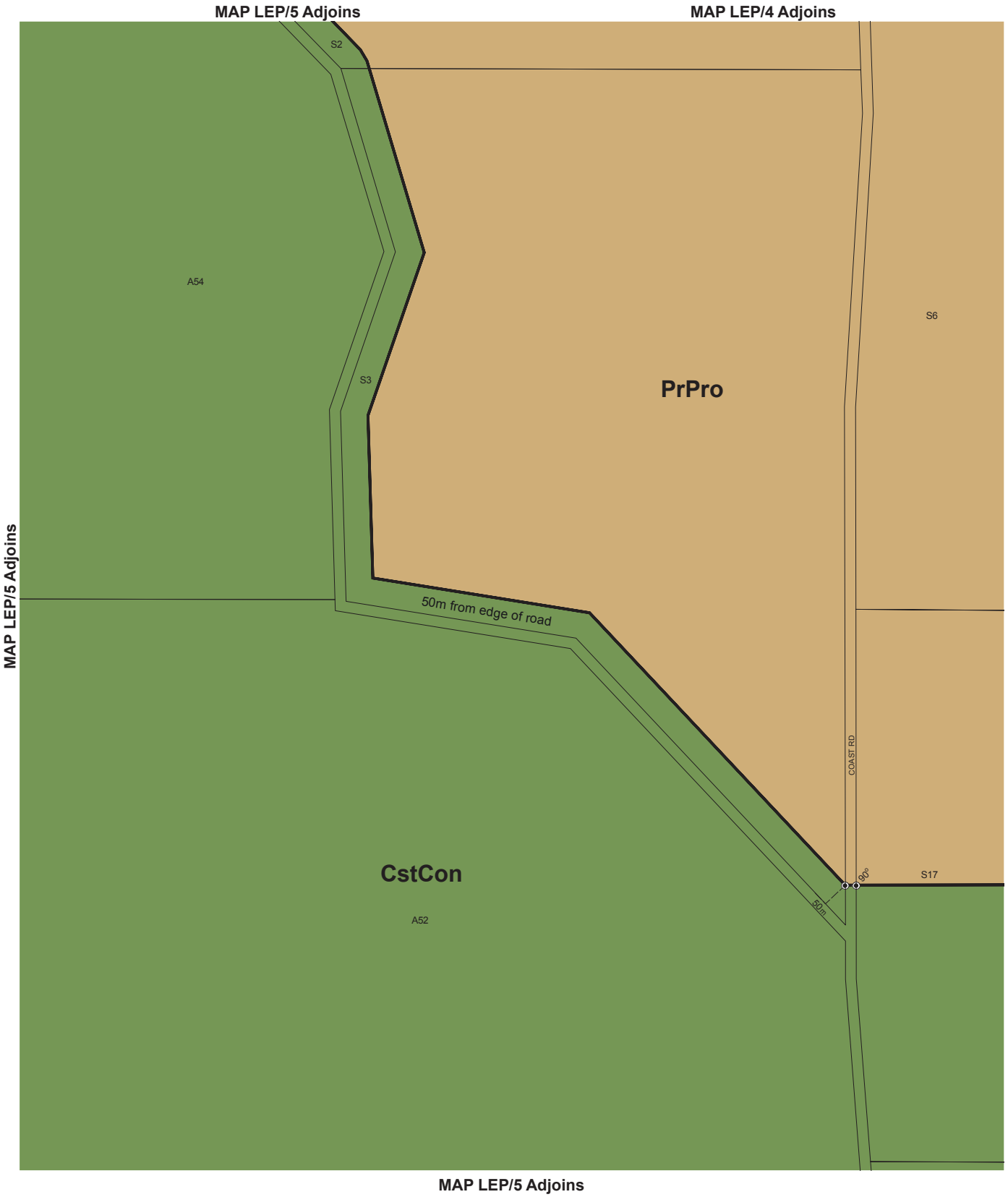
# Zone Map LEP/25

**Zones**

- PrPro — Primary Production
- Se — Settlement
- Zone Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

# Location Map LEP/26




Lamberts Conformal Conic Projection, GDA94

N

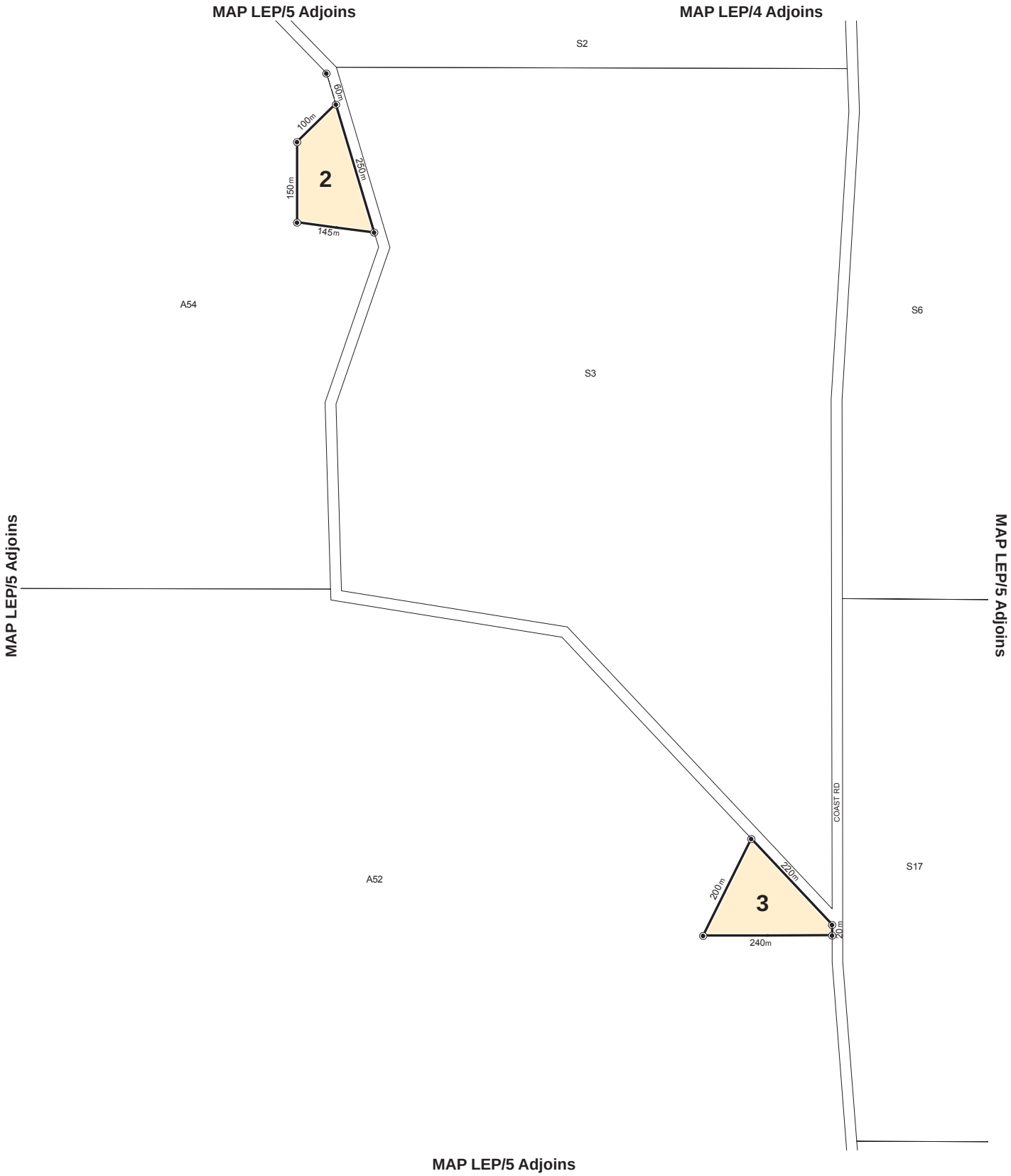
0 500 m

# Zone Map LEP/26

**Zones**

- CstCon — Coastal Conservation
- PrPro — Primary Production
- Zone Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




Lamberts Conformal Conic Projection, GDA94

**Precinct**

**2** Mount Hope North

**3** Mount Hope South

N

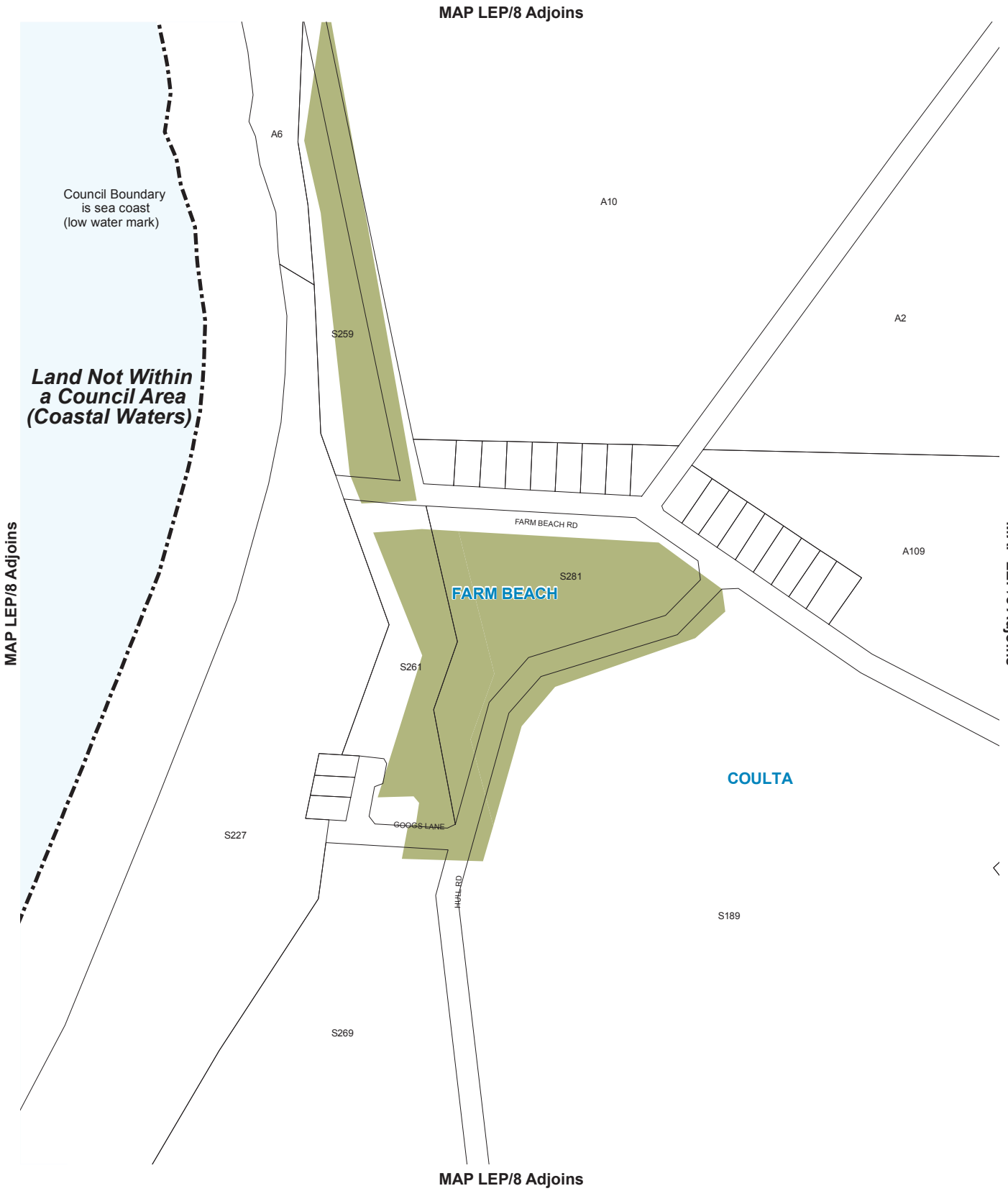
0 500 m

# Precinct Map LEP/26

Precinct Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




N

0 250 m

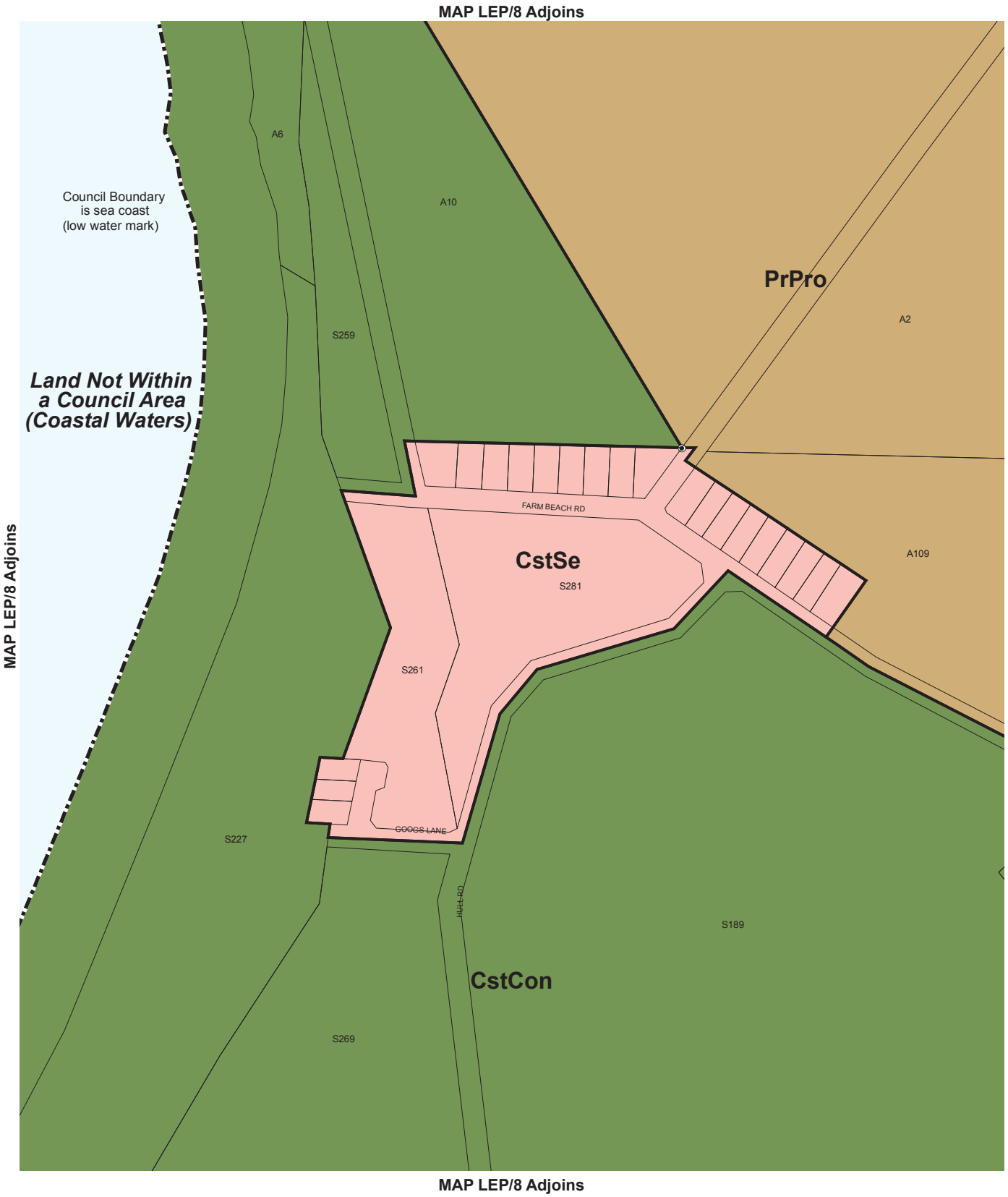
**FARM BEACH**

# Location Map LEP/27

Local Reserves

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




Lamberts Conformal Conic Projection, GDA94

N

0 250 m

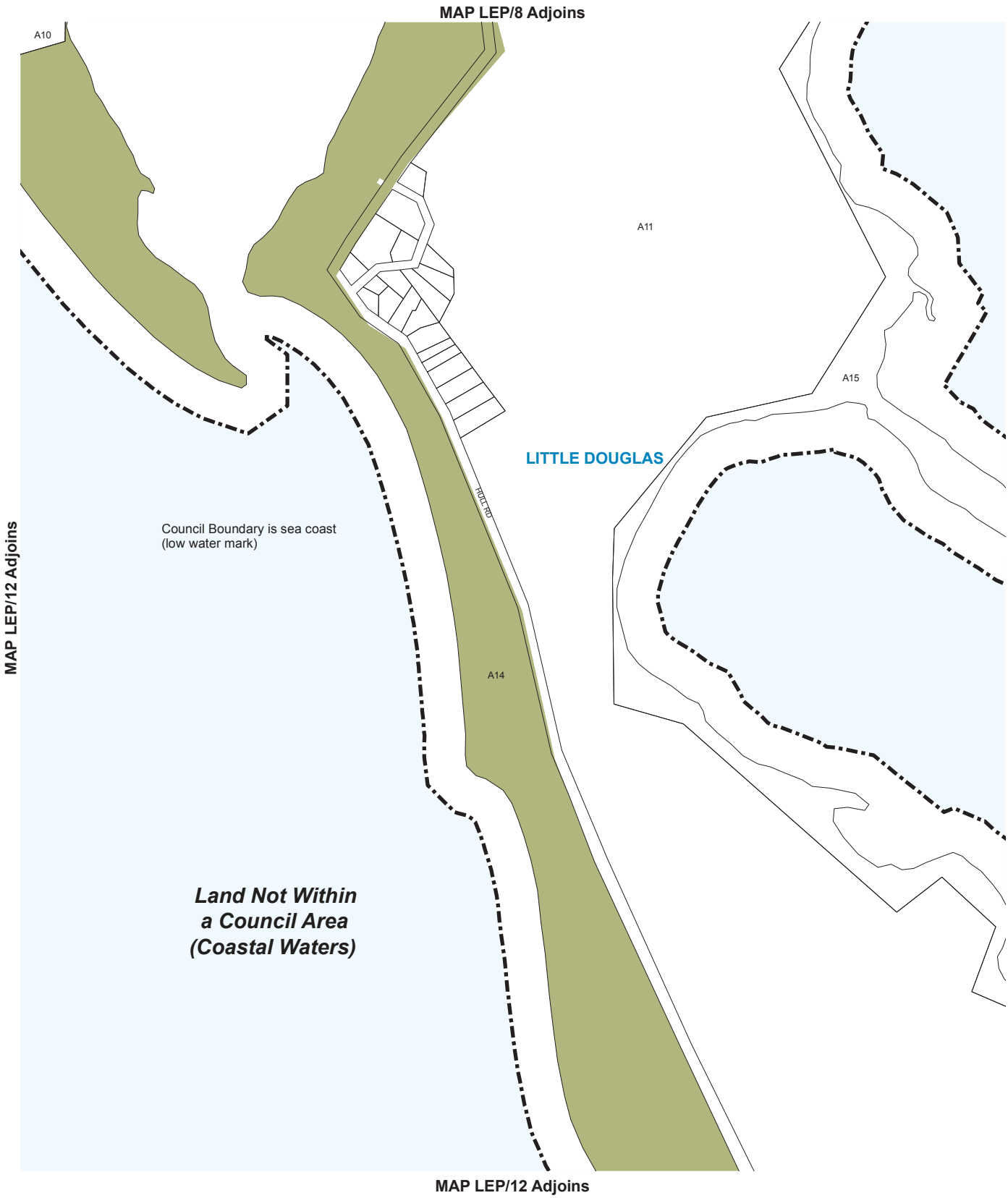
**Zones**

- CstCon Coastal Conservation
- CstSe Coastal Settlement
- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

## FARM BEACH

# Zone Map LEP/27

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




N

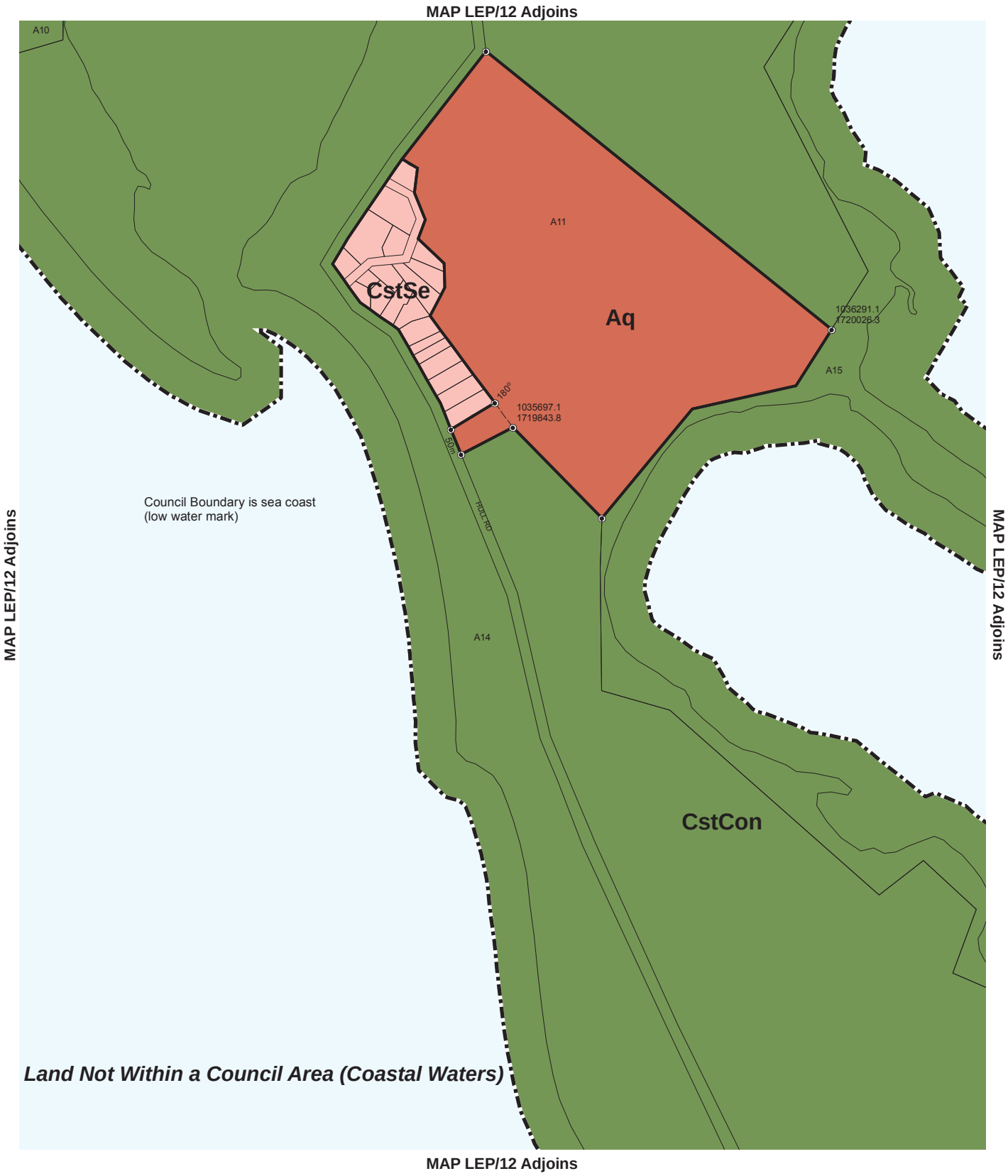
0 500 m

LITTLE DOUGLAS

# Location Map LEP/28

Local Reserves

Development Plan Boundary




Lamberts Conformal Conic Projection, GDA94

N

0 500 m

**LITTLE DOUGLAS**

# Zone Map LEP/28

**Zones**

- Aq — Aquaculture
- CstCon — Coastal Conservation
- CstSe — Coastal Settlement
- Zone Boundary
- Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

N

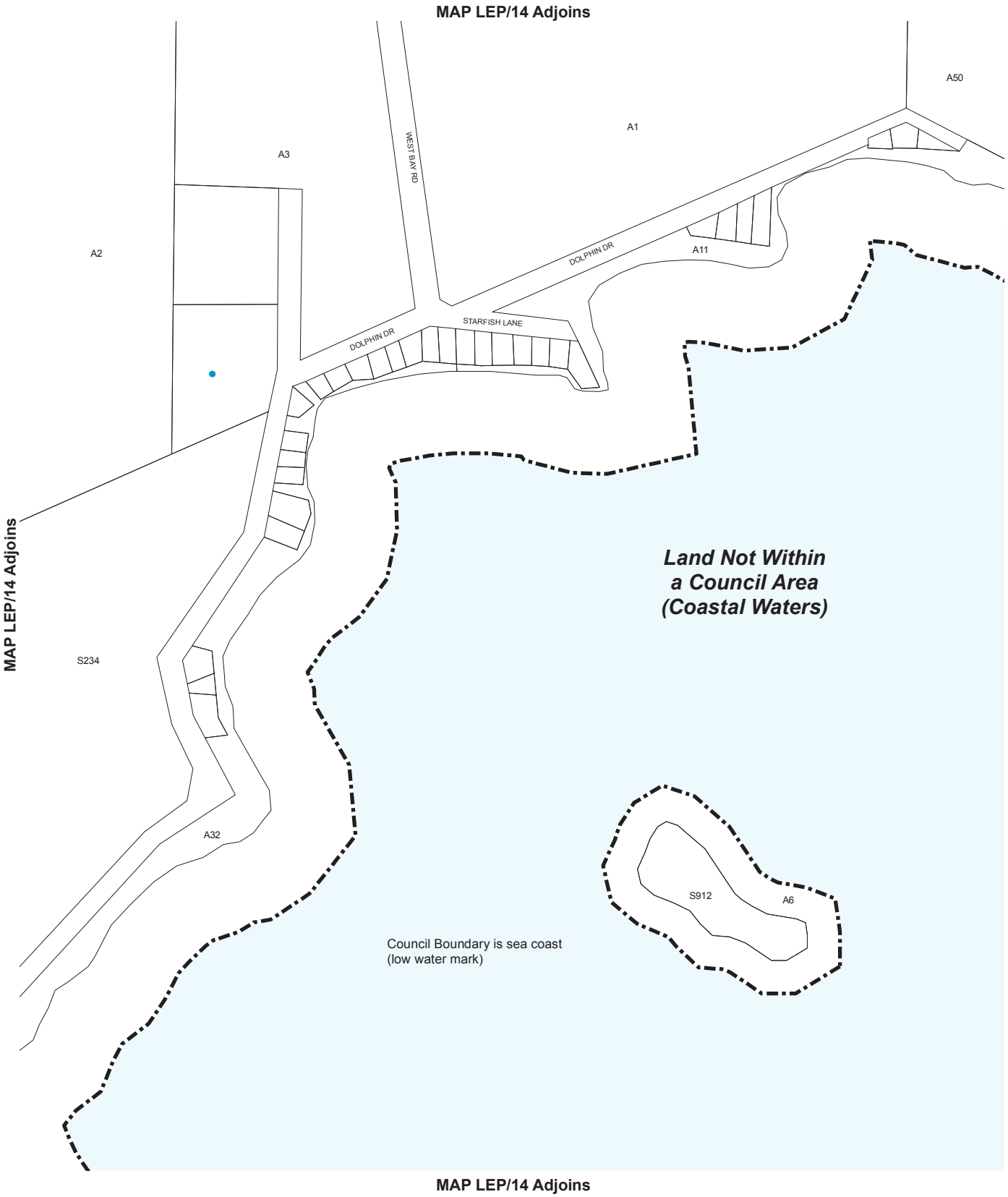
0 250 m

**MOUNT DUTTON BAY WEST**

# Location Map LEP/29

Conservation Park

Development Plan Boundary




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

N

0 250 m

## MOUNT DUTTON BAY WEST

# Overlay Map LEP/29

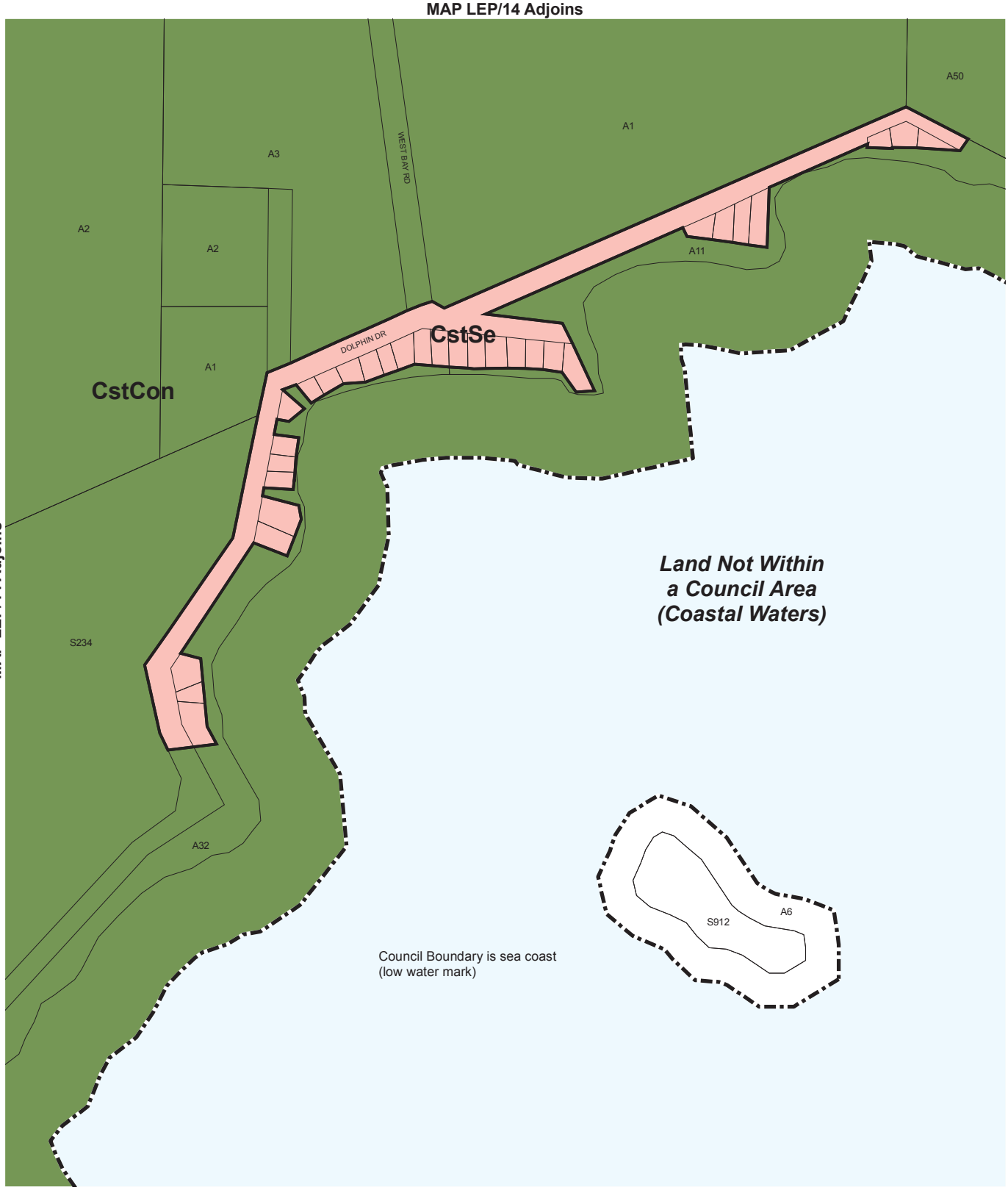
## HERITAGE

Local heritage place

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

MAP LEP/14 Adjoins




MAP LEP/14 Adjoins

MAP LEP/14 Adjoins

MAP LEP/30 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 250 m

## MOUNT DUTTON BAY WEST

# Zone Map LEP/29

**Zones**

- CstCon — Coastal Conservation
- CstSe — Coastal Settlement
- Zone Boundary
- Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

MAP LEP/14 Adjoins

MAP LEP/29 Adjoins

MAP LEP/14 Adjoins

MAP LEP/14 Adjoins

N

0 250 m

## MOUNT DUTTON BAY EAST

# Location Map LEP/30

Local Reserves

Development Plan Boundary

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

N

0 250 m

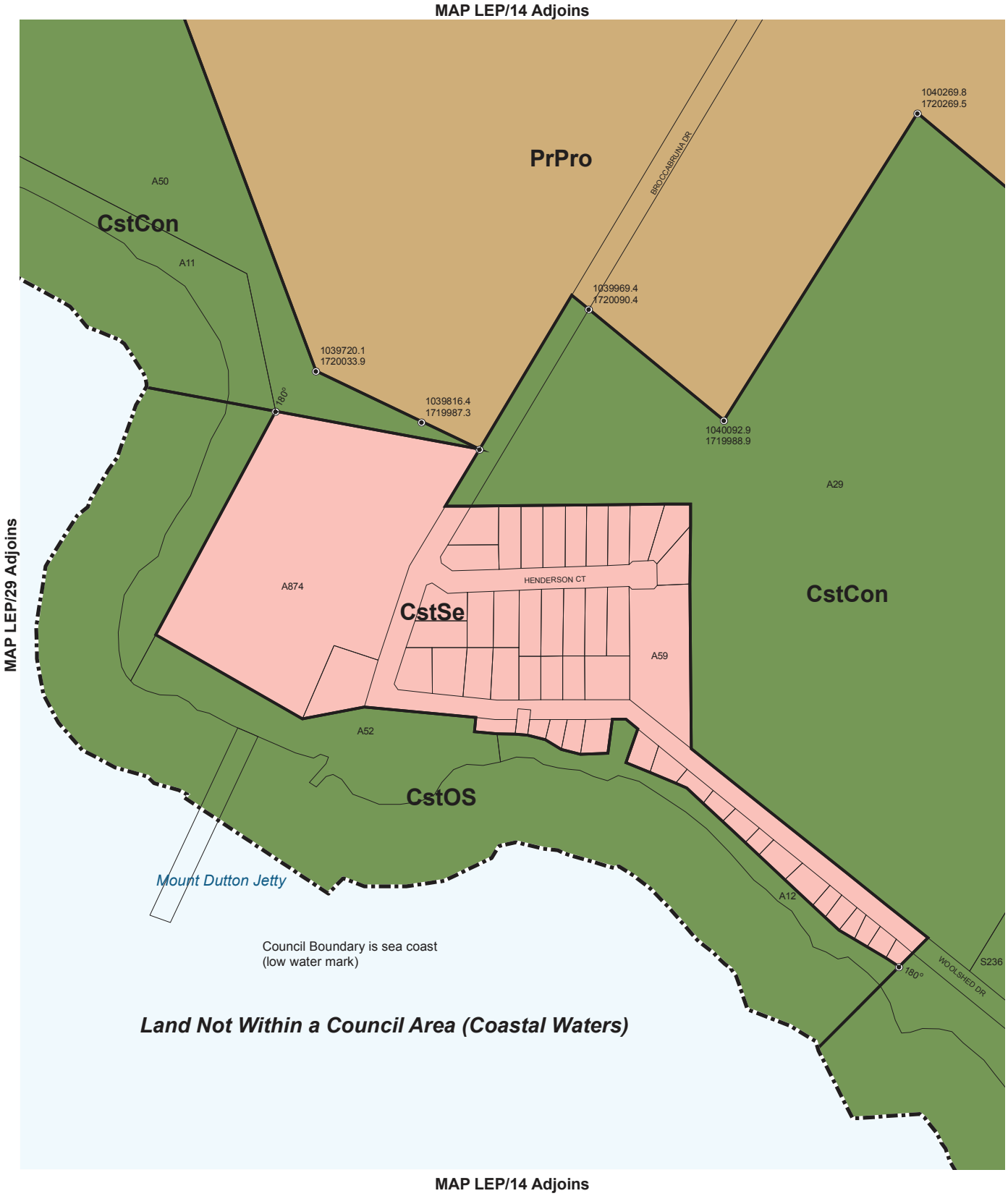
## MOUNT DUTTON BAY EAST

# Overlay Map LEP/30

## HERITAGE

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

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




Lamberts Conformal Conic Projection, GDA94

N

0 250 m

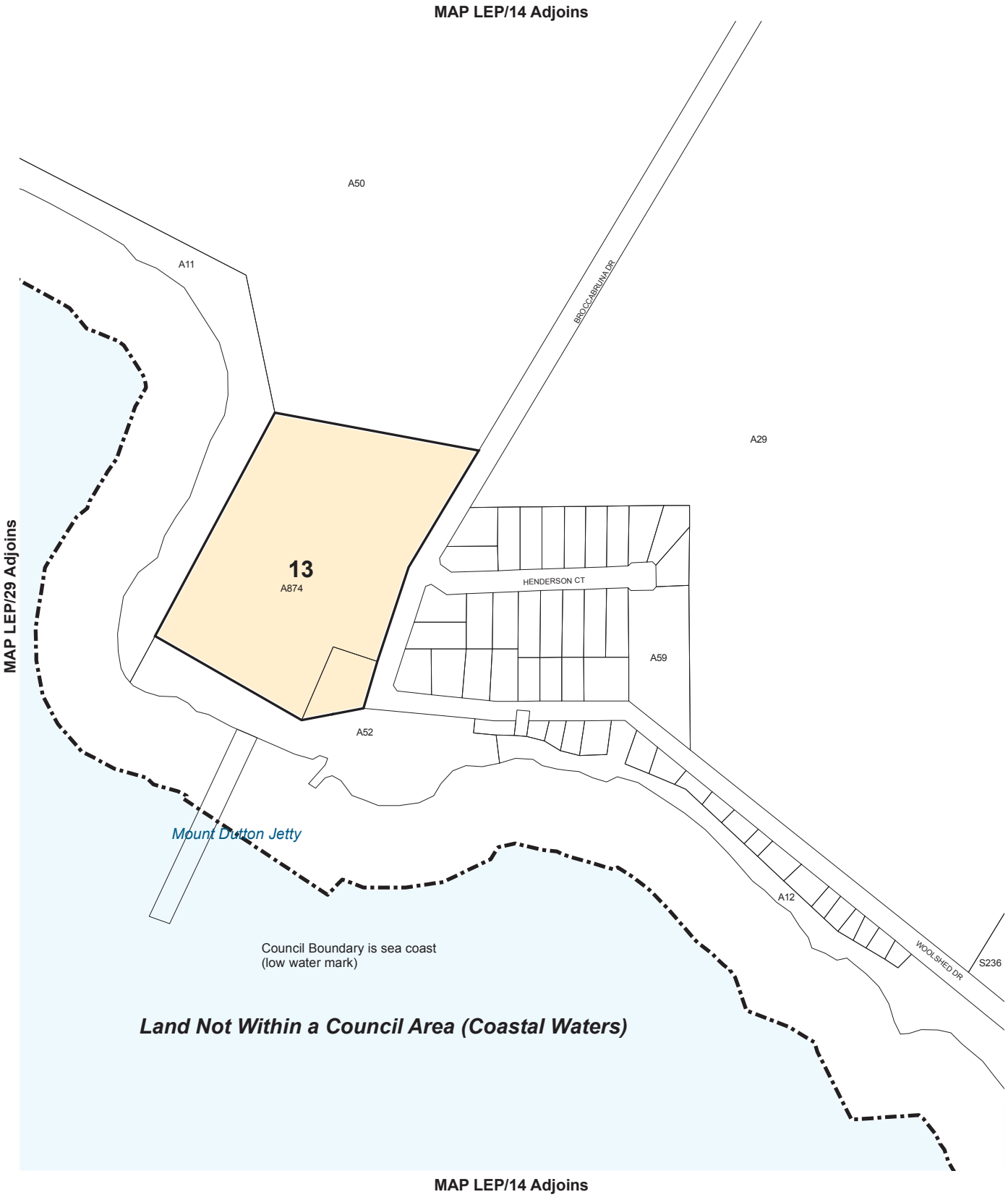
**Zones**

- CstCon Coastal Conservation
- CstOS Coastal Open Space
- CstSe Coastal Settlement
- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

## MOUNT DUTTON BAY EAST

# Zone Map LEP/30

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




Lamberts Conformal Conic Projection, GDA94

**Precinct**
**13** East Mount Dutton Bay

N

0 250 m

## MOUNT DUTTON BAY EAST

# Precinct Map LEP/30

Precinct Boundary
Development Plan Boundary

# Location Map LEP/31

S School

Local Reserves

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

**WANGARY**

# Overlay Map LEP/31

## TRANSPORT

Secondary Arterial Roads

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

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

N

0 500 m

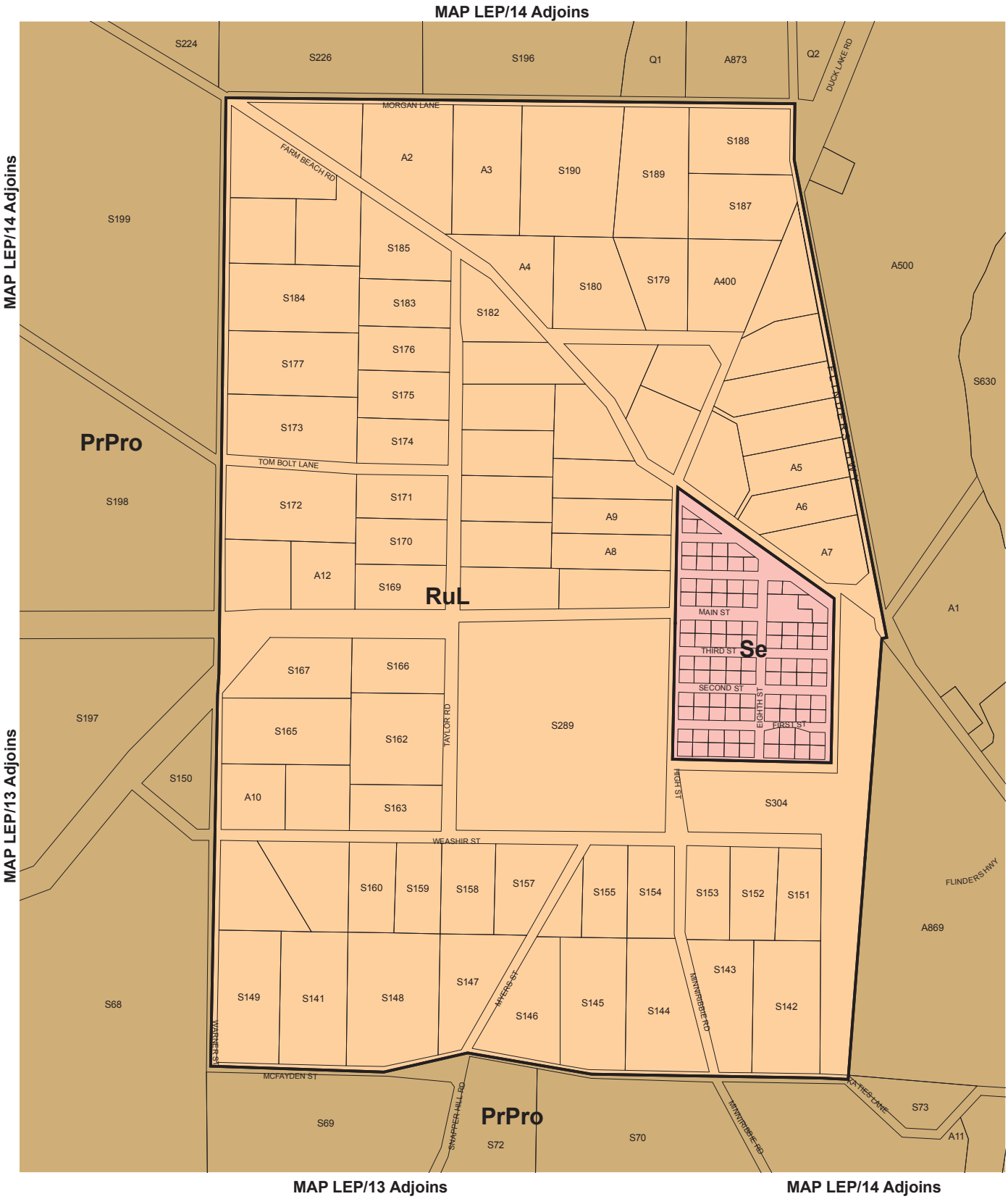
**WANGARY**

# Overlay Map LEP/31

## HERITAGE

• Local heritage place

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




**Zones**

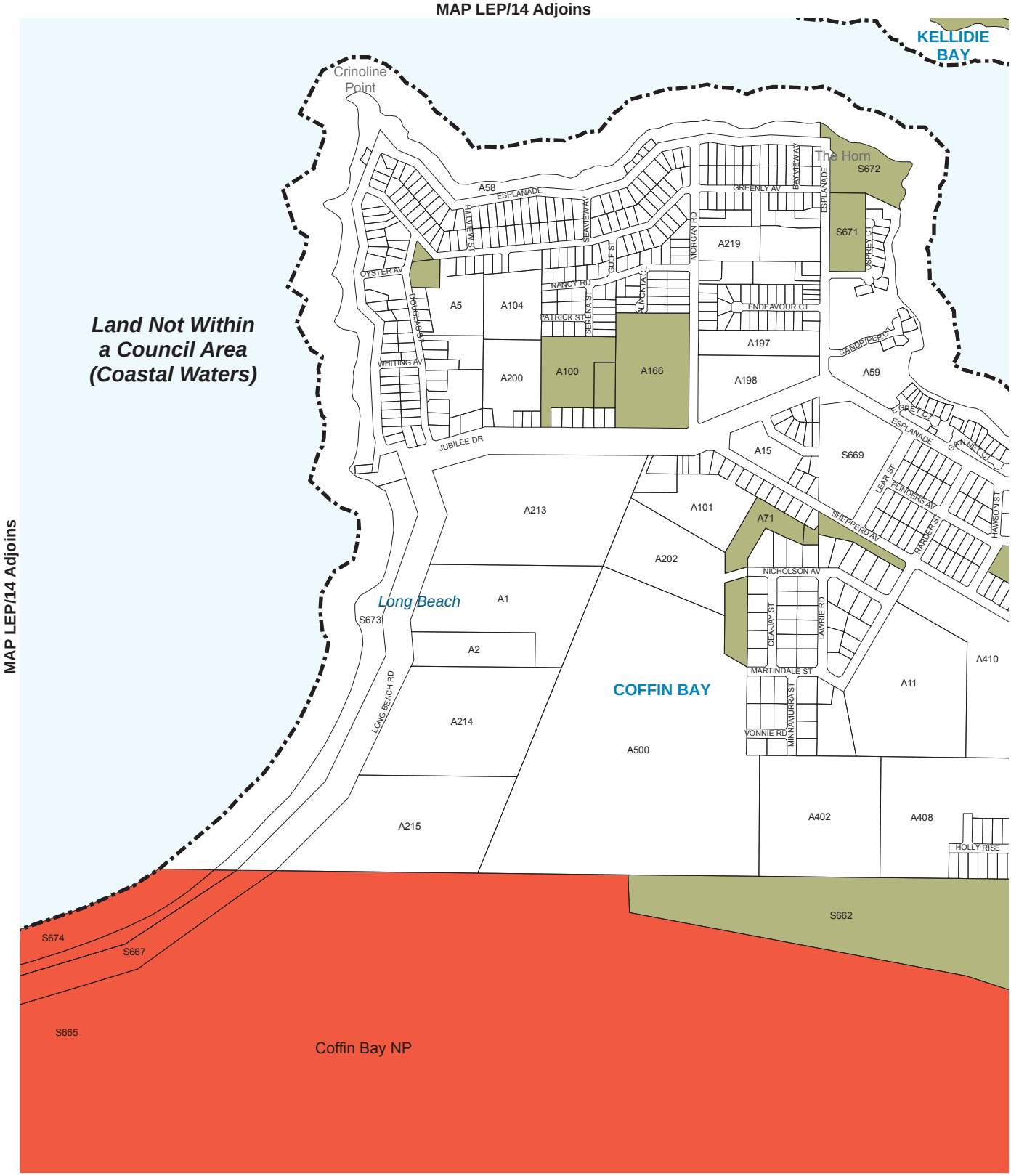
| | |
|---|---|
| PrPro | Primary Production |
| RuL | Rural Living |
| Se | Settlement |
| | Zone Boundary |

**WANGARY**

# Zone Map LEP/31

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

MAP LEP/14 Adjoins




MAP LEP/14 Adjoins

N

0 500 m

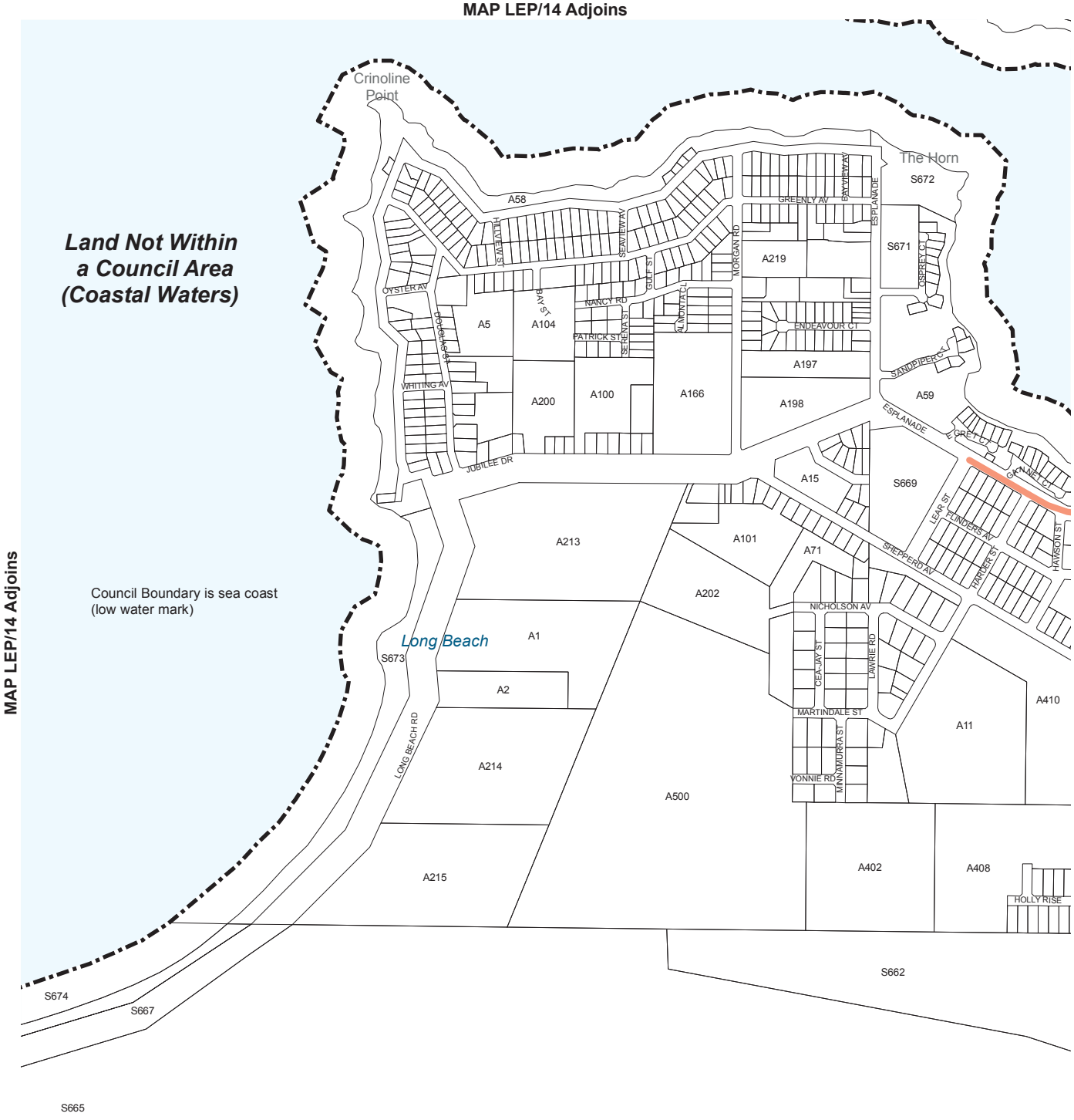
COFFIN BAY

# Location Map LEP/32

Local Reserves
National Park
Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

MAP LEP/14 Adjoins




N

0 500 m

COFFIN BAY

# Overlay Map LEP/32

## TRANSPORT

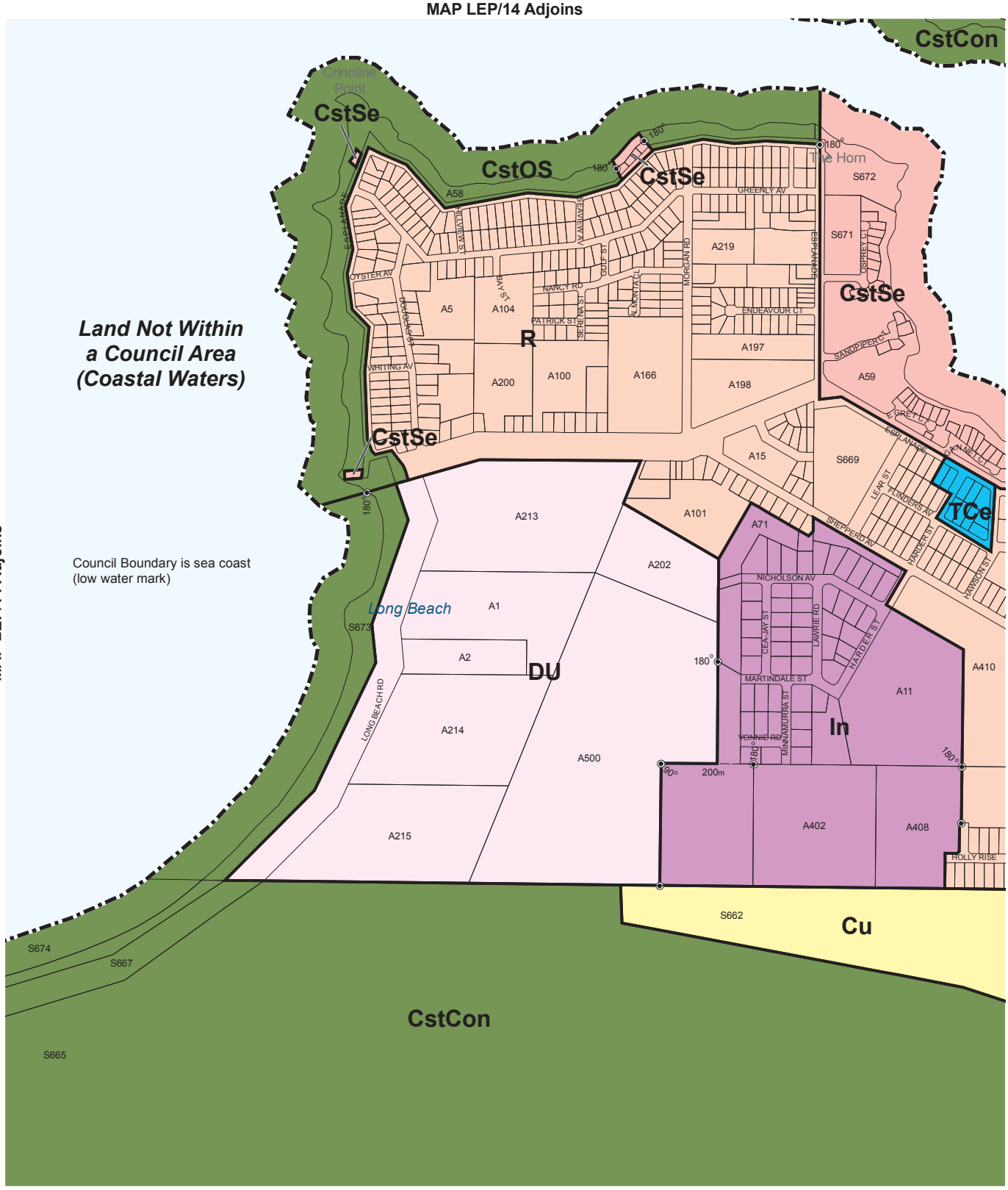
Secondary Arterial Roads

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018

MAP LEP/14 Adjoins




Lamberts Conformal Conic Projection, GDA94

**Zones**

| | |
|---|---|
| CstCon | Coastal Conservation |
| CstOS | Coastal Open Space |
| CstSe | Coastal Settlement |
| Cu | Community |
| DU | Deferred Urban |
| In | Industry |
| R | Residential |
| TCe | Town Centre |
| | Zone Boundary |
| | Development Plan Boundary |

N

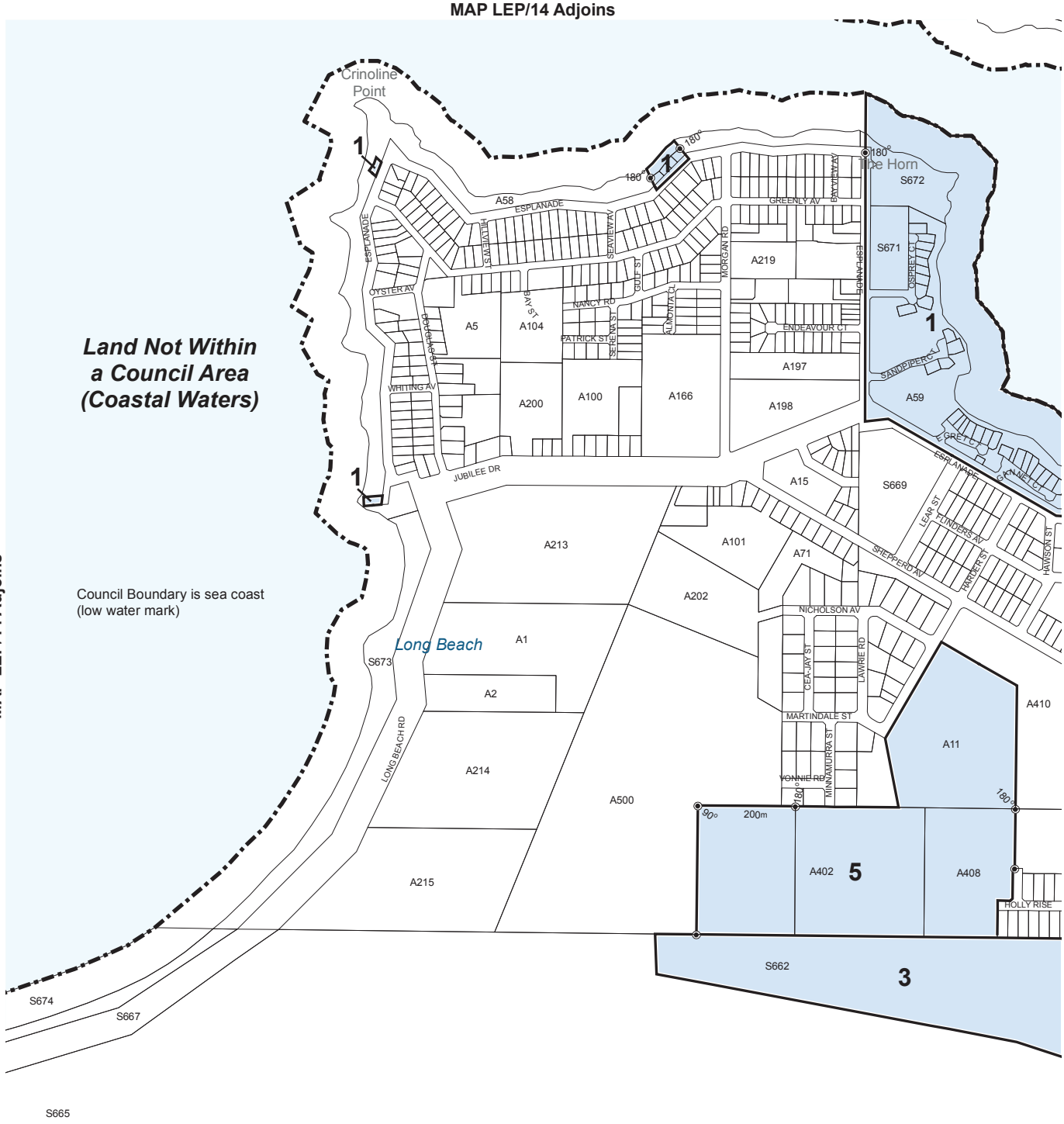
0 500 m

**COFFIN BAY**

# Zone Map LEP/32

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

MAP LEP/14 Adjoins




MAP LEP/14 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

**1** Coffin Bay
**3** Recreation
**5** Infrastructure

N

0 500 m

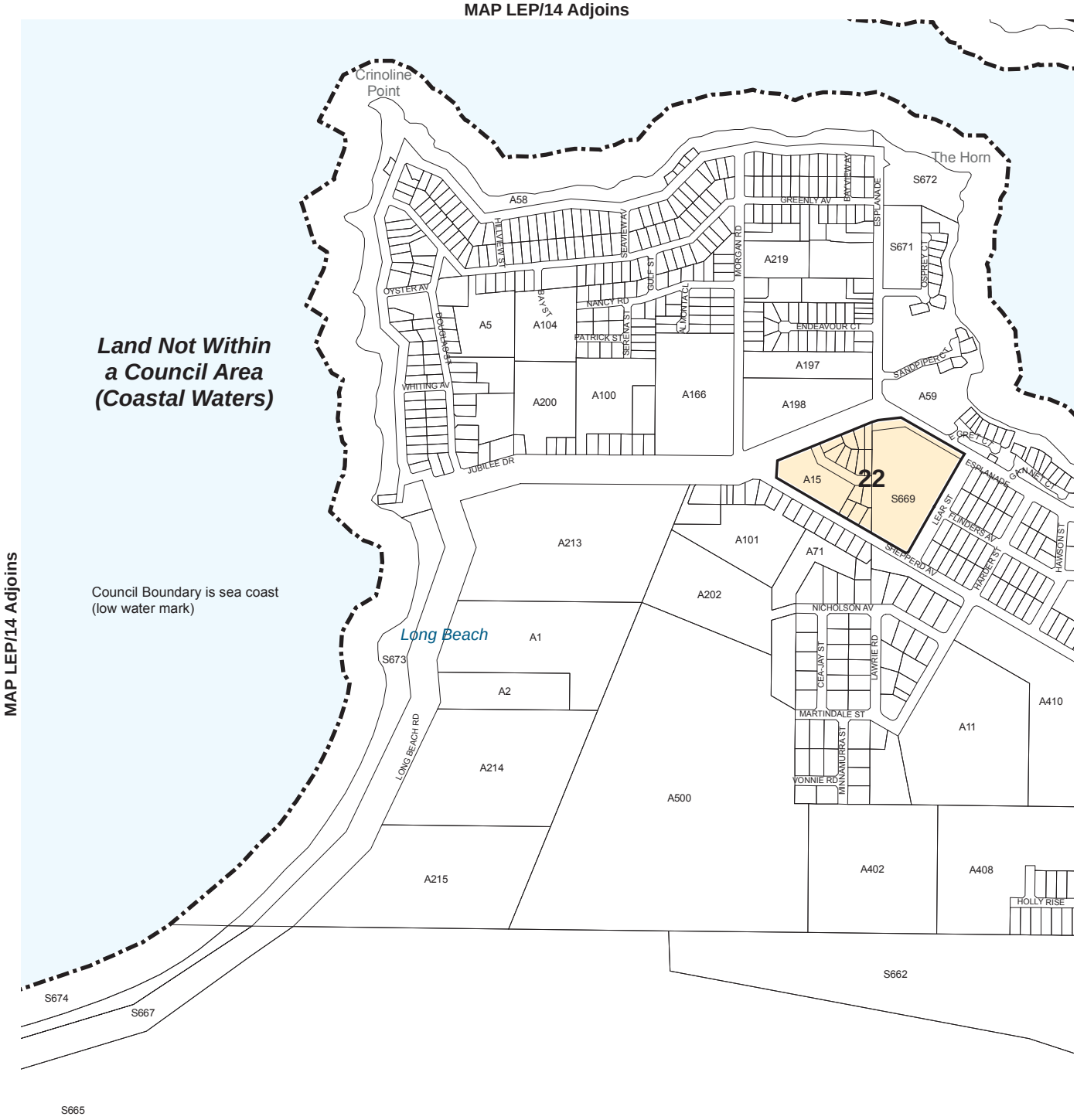
**COFFIN BAY**

# Policy Area Map LEP/32

Policy Area Boundary

Development Plan Boundary

MAP LEP/14 Adjoins




MAP LEP/14 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**
**22** Jubilee Drive

N

0 500 m

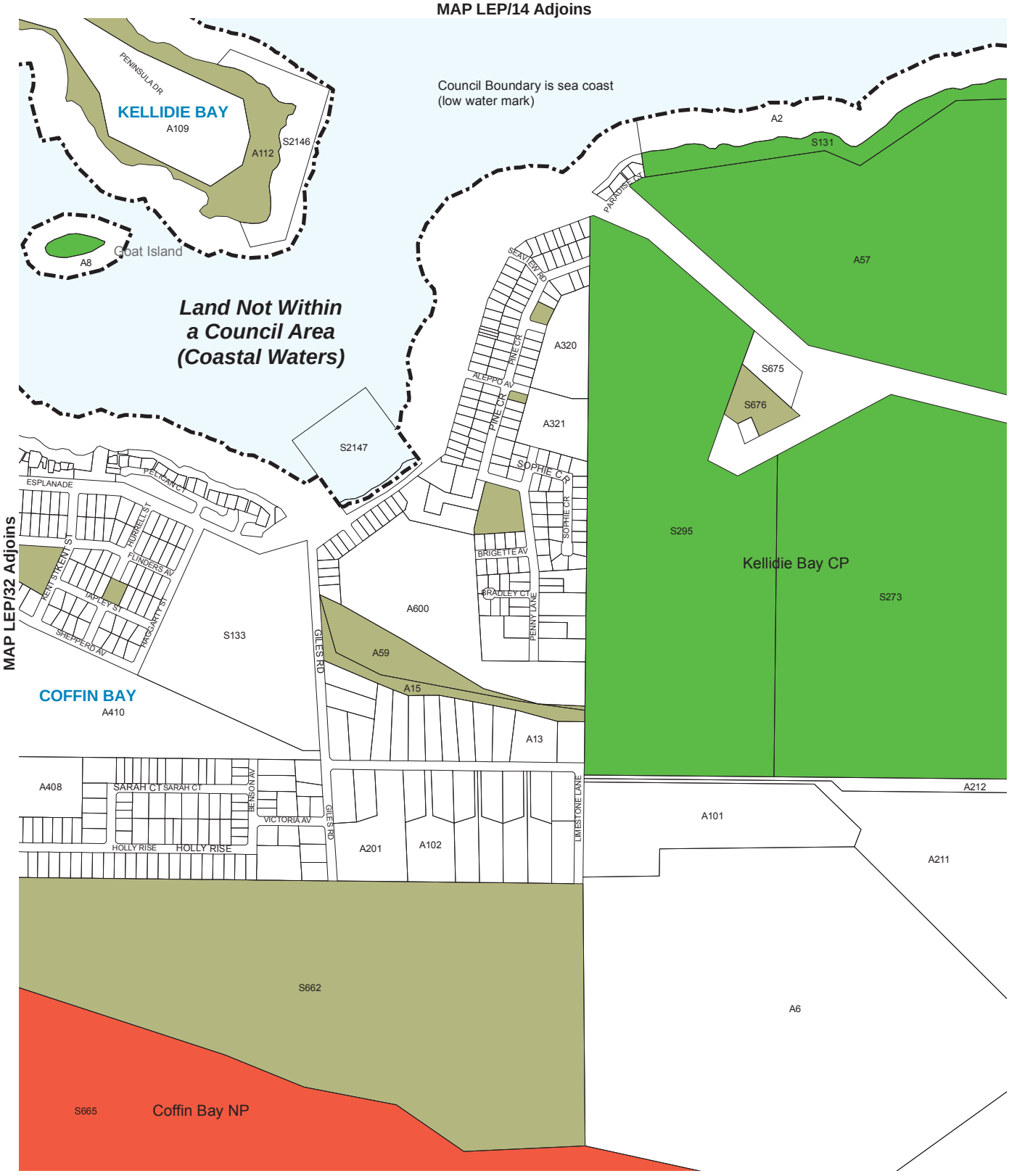
**COFFIN BAY**

# Precinct Map LEP/32

Precinct Boundary

Development Plan Boundary

MAP LEP/14 Adjoins




MAP LEP/14 Adjoins

N

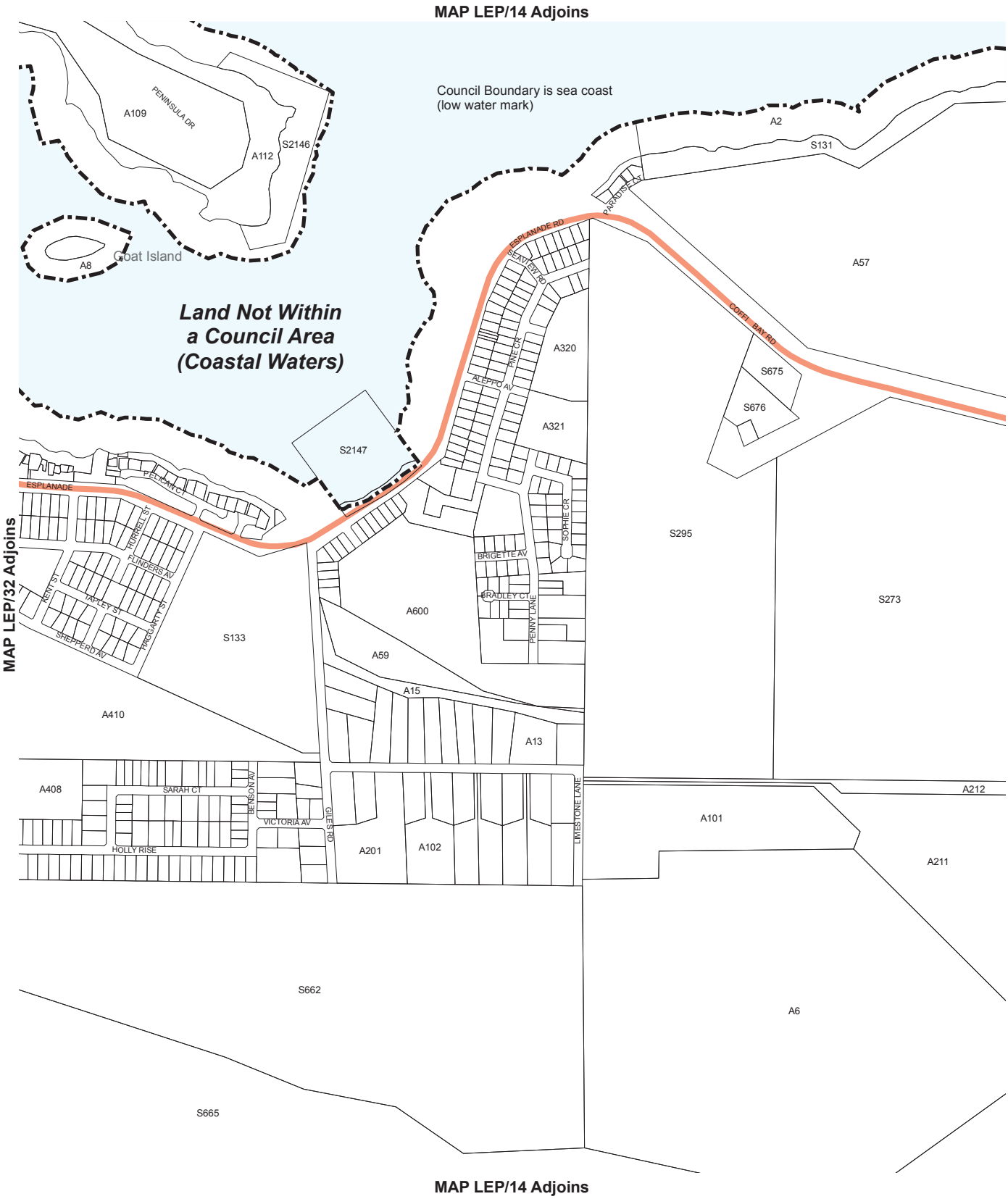
0 500 m

COFFIN BAY

# Location Map LEP/33

Local Reserves
National Park
Conservation Park
Development Plan Boundary

LOWER EYRE PENINSULA COUNCIL
Consolidated - 12 July 2018




COFFIN BAY

# Overlay Map LEP/33

## TRANSPORT

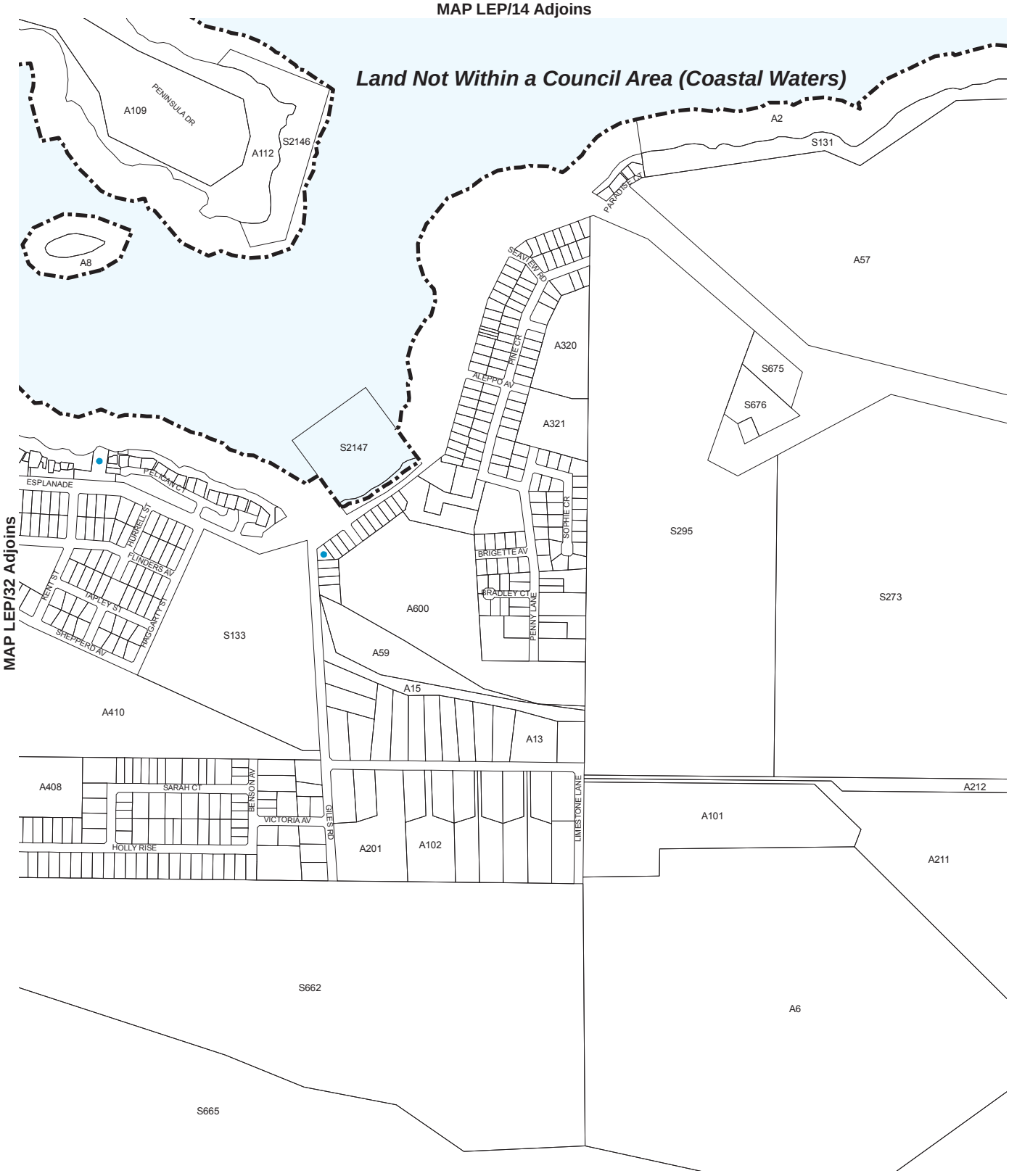
Secondary Arterial Roads

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018

MAP LEP/14 Adjoins




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

N

0 500 m

**COFFIN BAY**

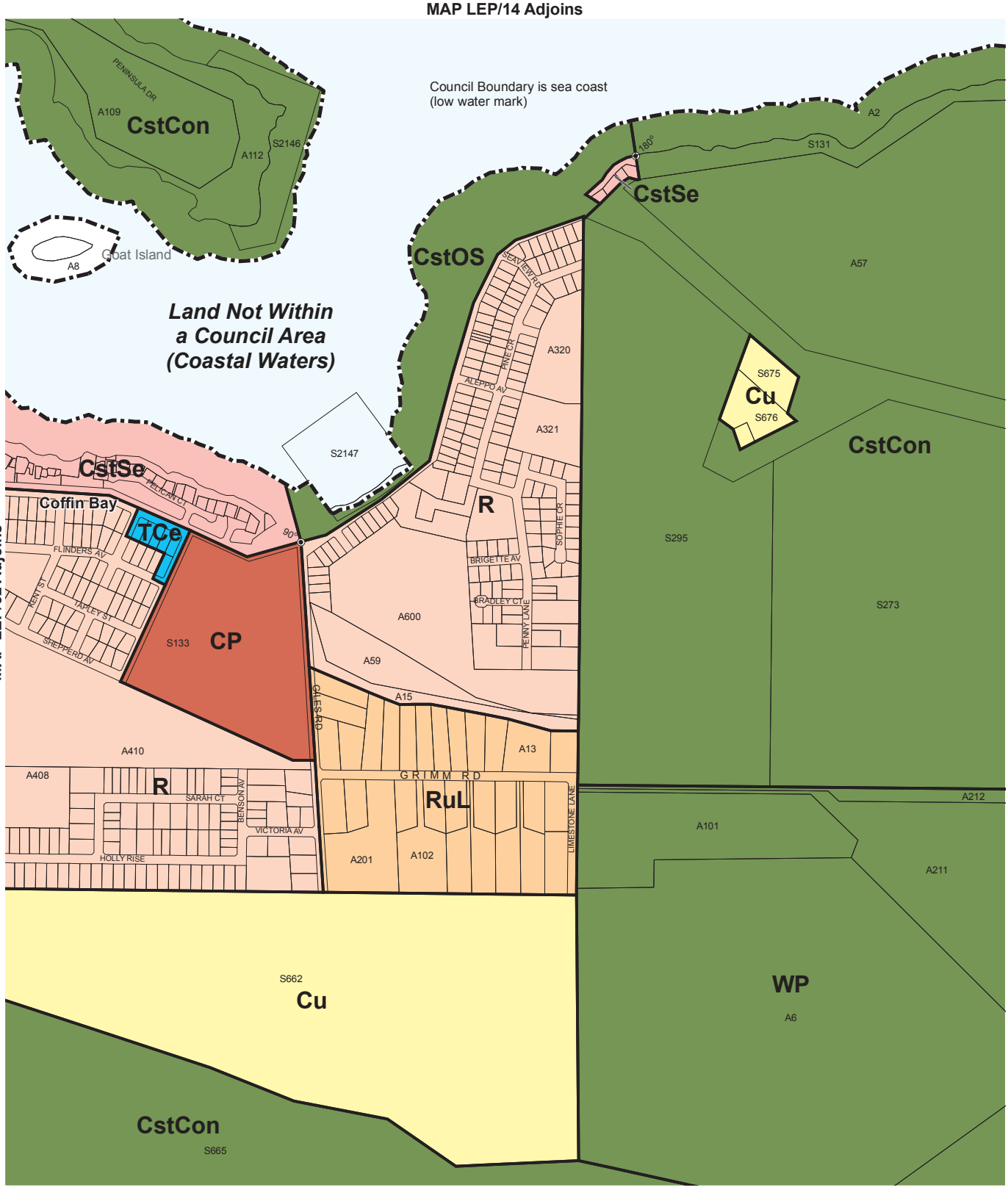
# Overlay Map LEP/33

## HERITAGE

- Local heritage place
- Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

MAP LEP/14 Adjoins




MAP LEP/14 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

**Zones**

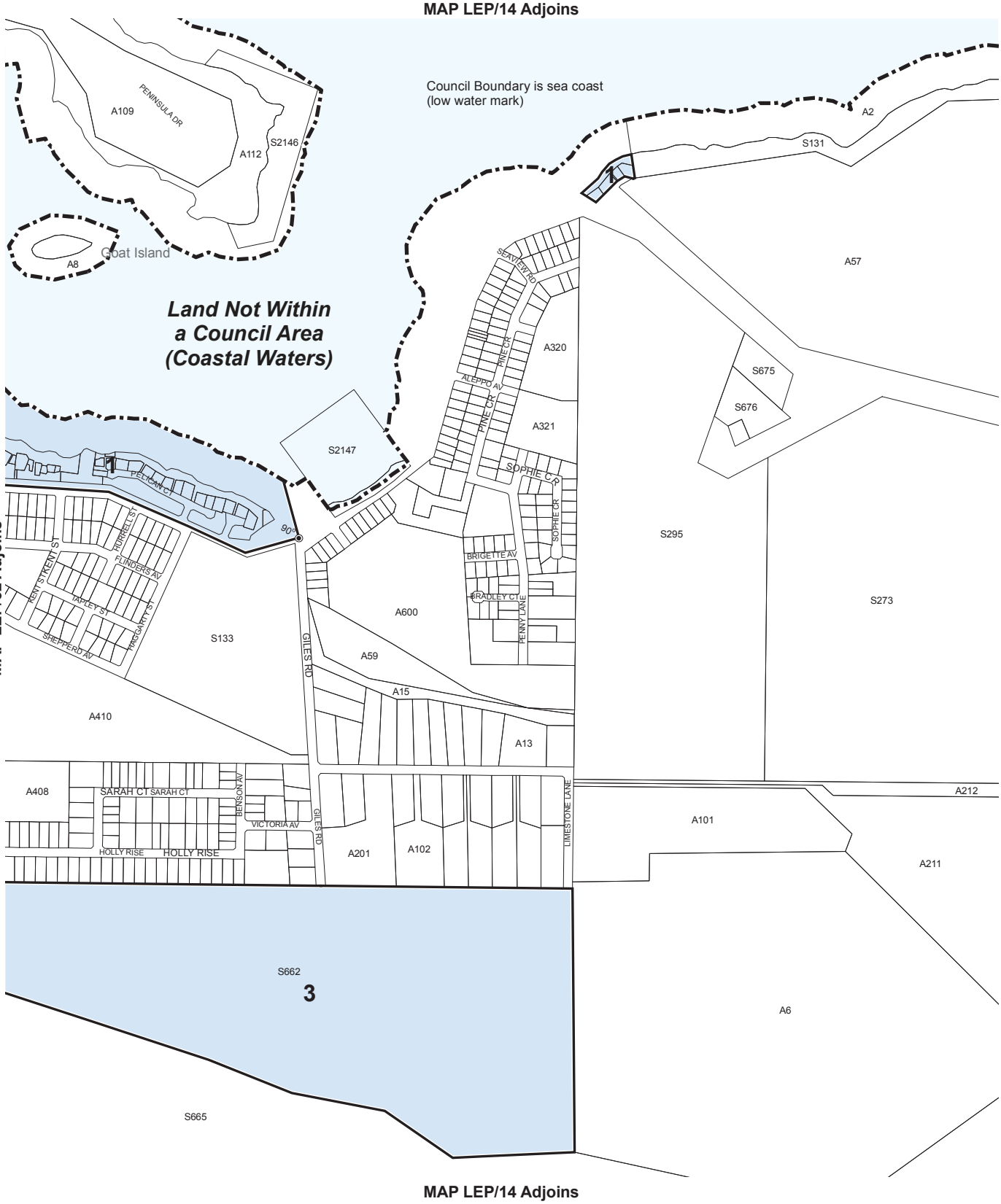
| | | | |
|---|---|---|---|
| CP | Caravan and Tourist Park | R | Residential |
| CstCon | Coastal Conservation | RuL | Rural Living |
| CstOS | Coastal Open Space | TCe | Town Centre |
| CstSe | Coastal Settlement | WP | Water Protection |
| Cu | Community | | Zone Boundary |
| | | | Development Plan Boundary |

## COFFIN BAY

# Zone Map LEP/33

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

MAP LEP/14 Adjoins




Lamberts Conformal Conic Projection, GDA94

**Policy Area**

**1** Coffin Bay

**3** Recreation

N

0 500 m

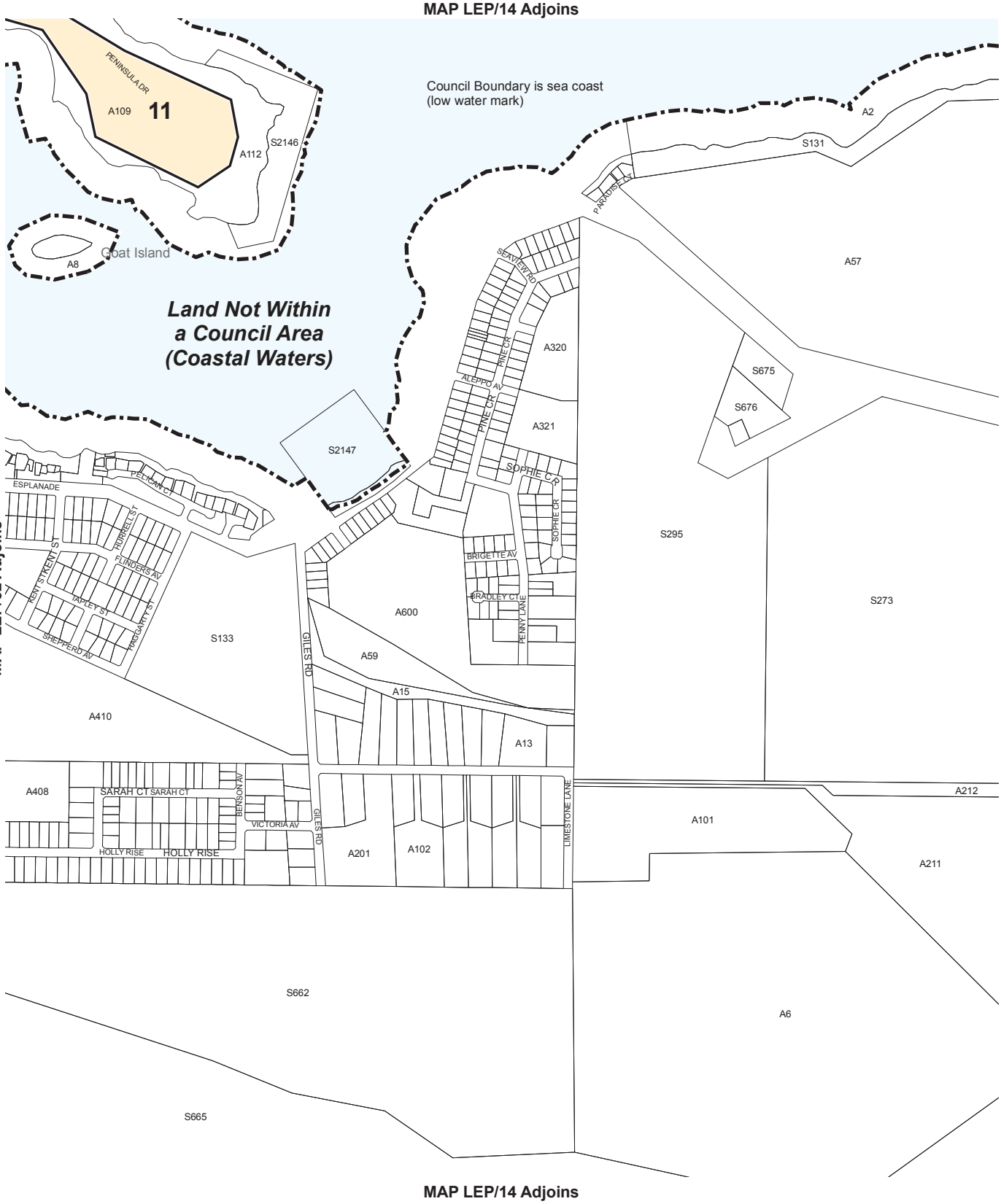
**COFFIN BAY**

# Policy Area Map LEP/33

Policy Area Boundary

Development Plan Boundary

MAP LEP/14 Adjoins




Lamberts Conformal Conic Projection, GDA94

**Precinct**

**11** Snapper Hill Road

N

0 500 m

**COFFIN BAY**

# Precinct Map LEP/33

Precinct Boundary

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018

N

0 500 m

**WANILLA**

# Location Map LEP/34

Railways
Local Reserves
Conservation Park

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

MAP LEP/15 Adjoins

MAP LEP/15 Adjoins

MAP LEP/15 Adjoins

MAP LEP/15 Adjoins

N

0 500 m

**WANILLA**

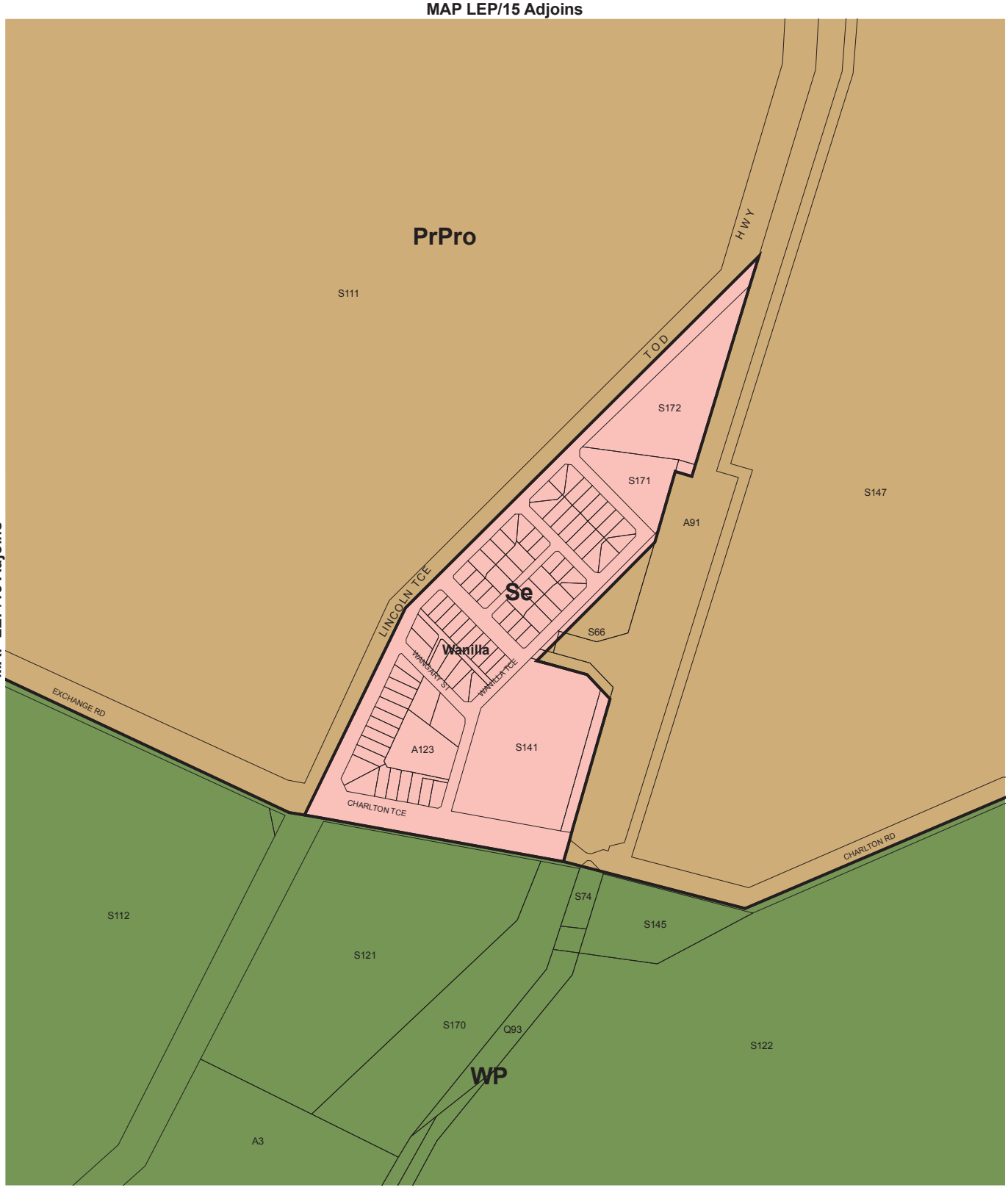
# Overlay Map LEP/34

## TRANSPORT

Secondary Arterial Roads

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

MAP LEP/15 Adjoins




MAP LEP/15 Adjoins

MAP LEP/15 Adjoins

MAP LEP/15 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

**WANILLA**

# Zone Map LEP/34

**Zones**

- PrPro Primary Production
- Se Settlement
- WP Water Protection
- Zone Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

N

0 500 m

**LOUTH BAY**

# Location Map LEP/35

Local Reserves

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

**LOUTH BAY**

# Overlay Map LEP/35

## TRANSPORT

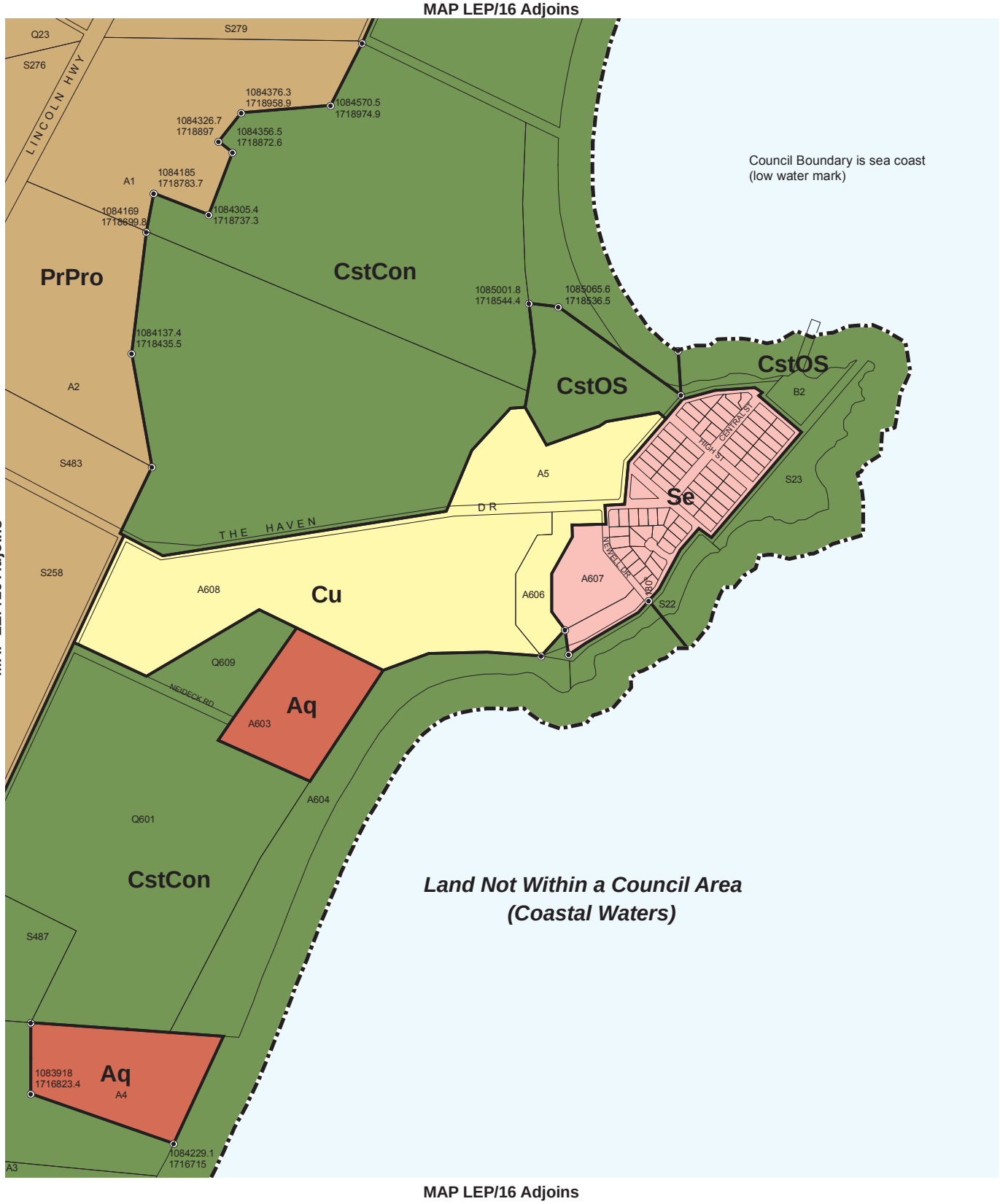
Primary Arterial Roads

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018

MAP LEP/16 Adjoins




MAP LEP/16 Adjoins

MAP LEP/16 Adjoins

MAP LEP/16 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

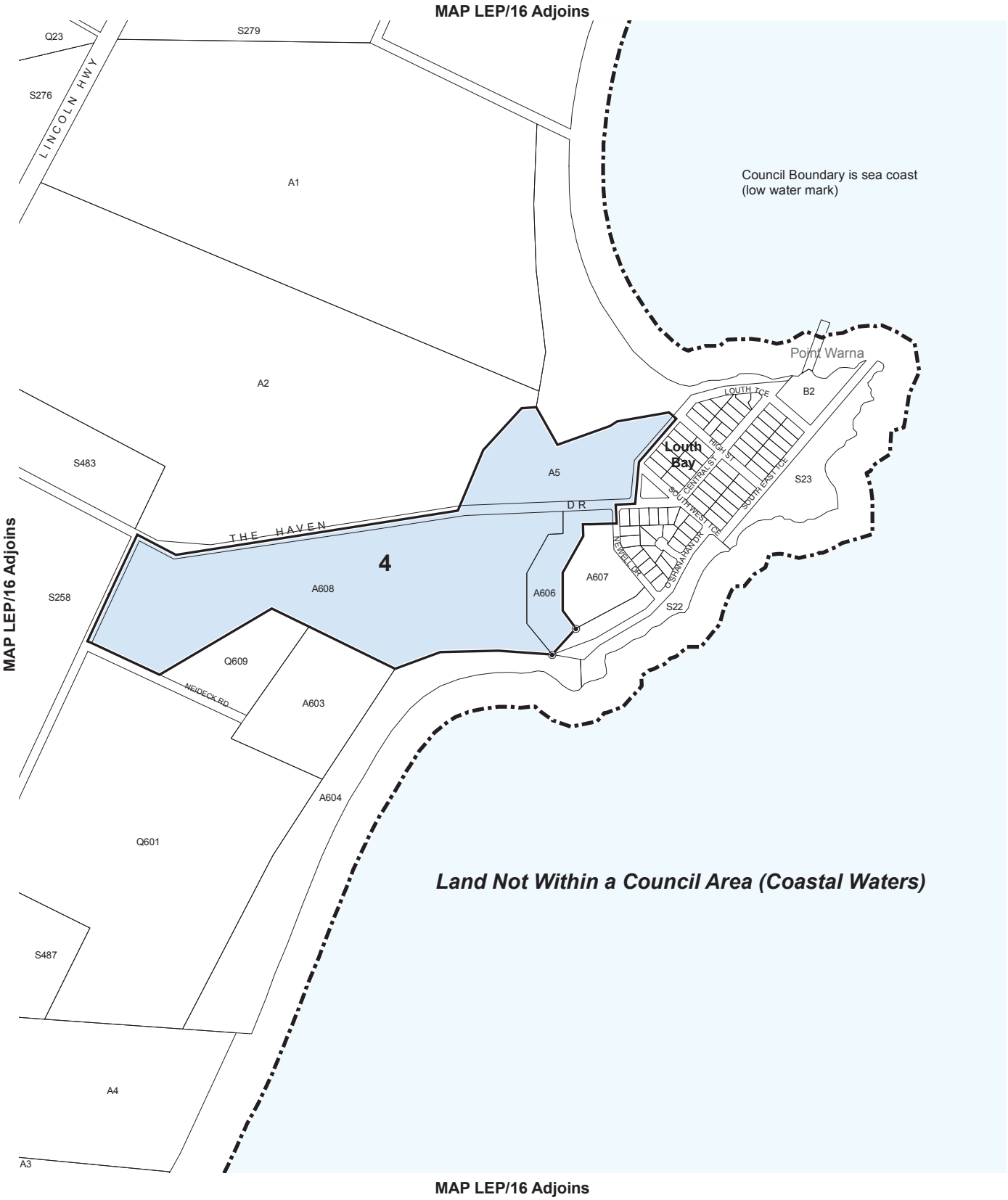
**Zones**

- Aq — Aquaculture
- CstCon — Coastal Conservation
- CstOS — Coastal Open Space
- Cu — Community
- PrPro — Primary Production
- Se — Settlement
- Zone Boundary
- Development Plan Boundary

**LOUTH BAY**

# Zone Map LEP/35

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




Lamberts Conformal Conic Projection, GDA94

**Policy Area**

**4** Coastal Golf Course

N

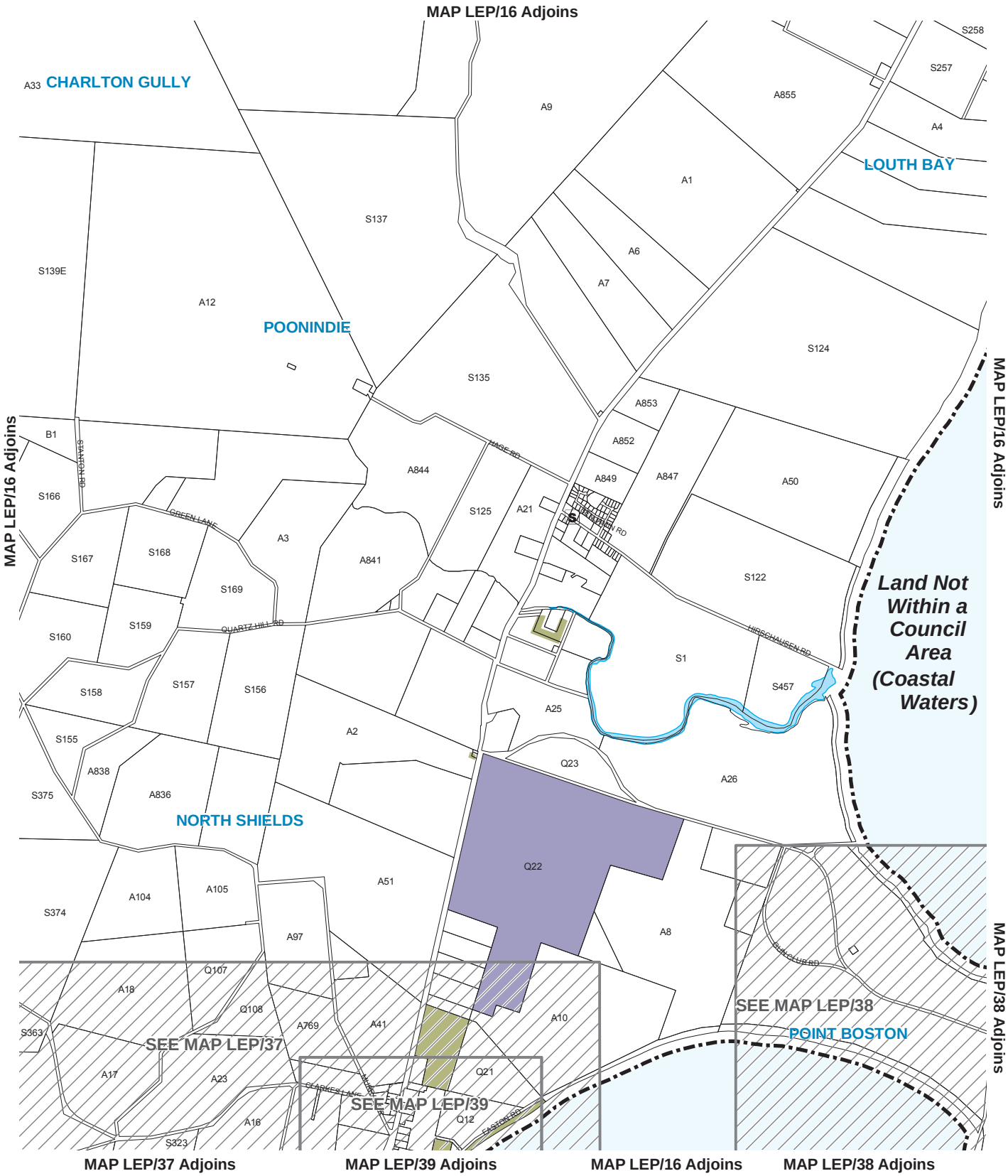
0 500 m

**LOUTH BAY**

# Policy Area Map LEP/35

Policy Area Boundary

Development Plan Boundary




# Location Map LEP/36

School
Local Reserves
Airfield
Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

# Overlay Map LEP/36

## TRANSPORT

Primary Arterial Roads

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018

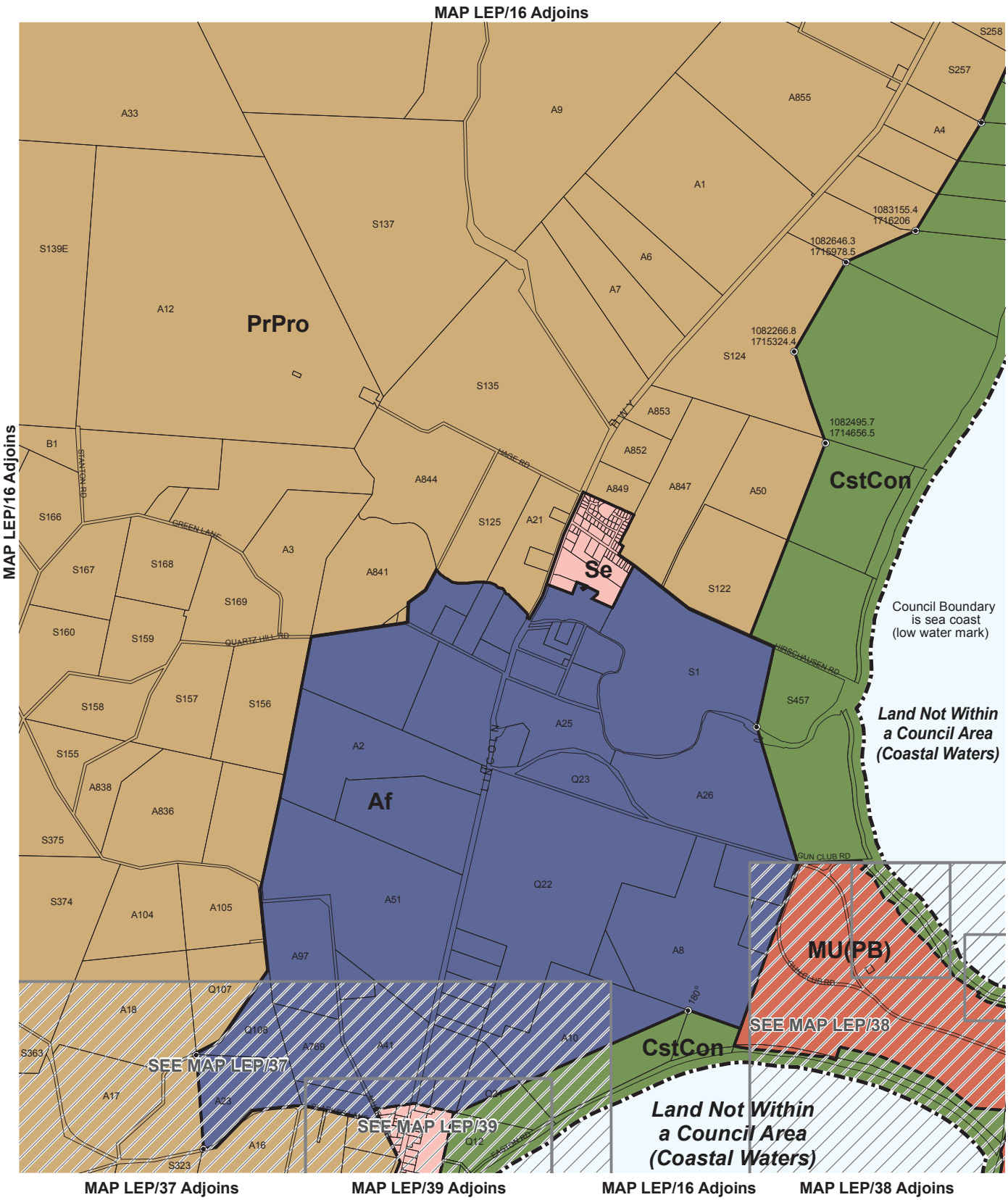
# Overlay Map LEP/36

## HERITAGE

State heritage place

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

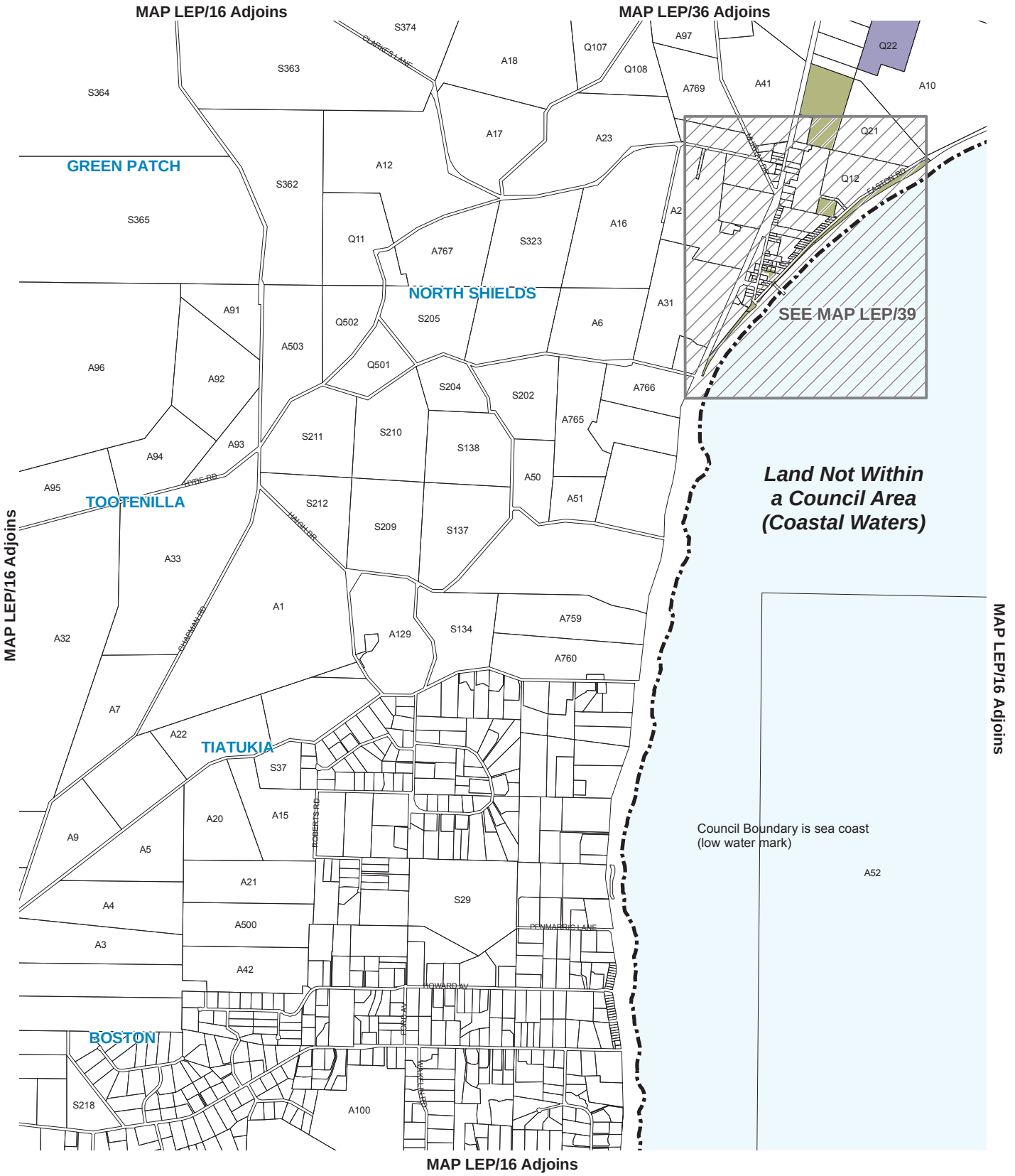
0 2,000 m

**Zones**

- Af — Airfield
- CstCon — Coastal Conservation
- MU(PB) — Mixed Use (Point Boston)
- PrPro — Primary Production
- Se — Settlement
- Zone Boundary
- Development Plan Boundary

# Zone Map LEP/36

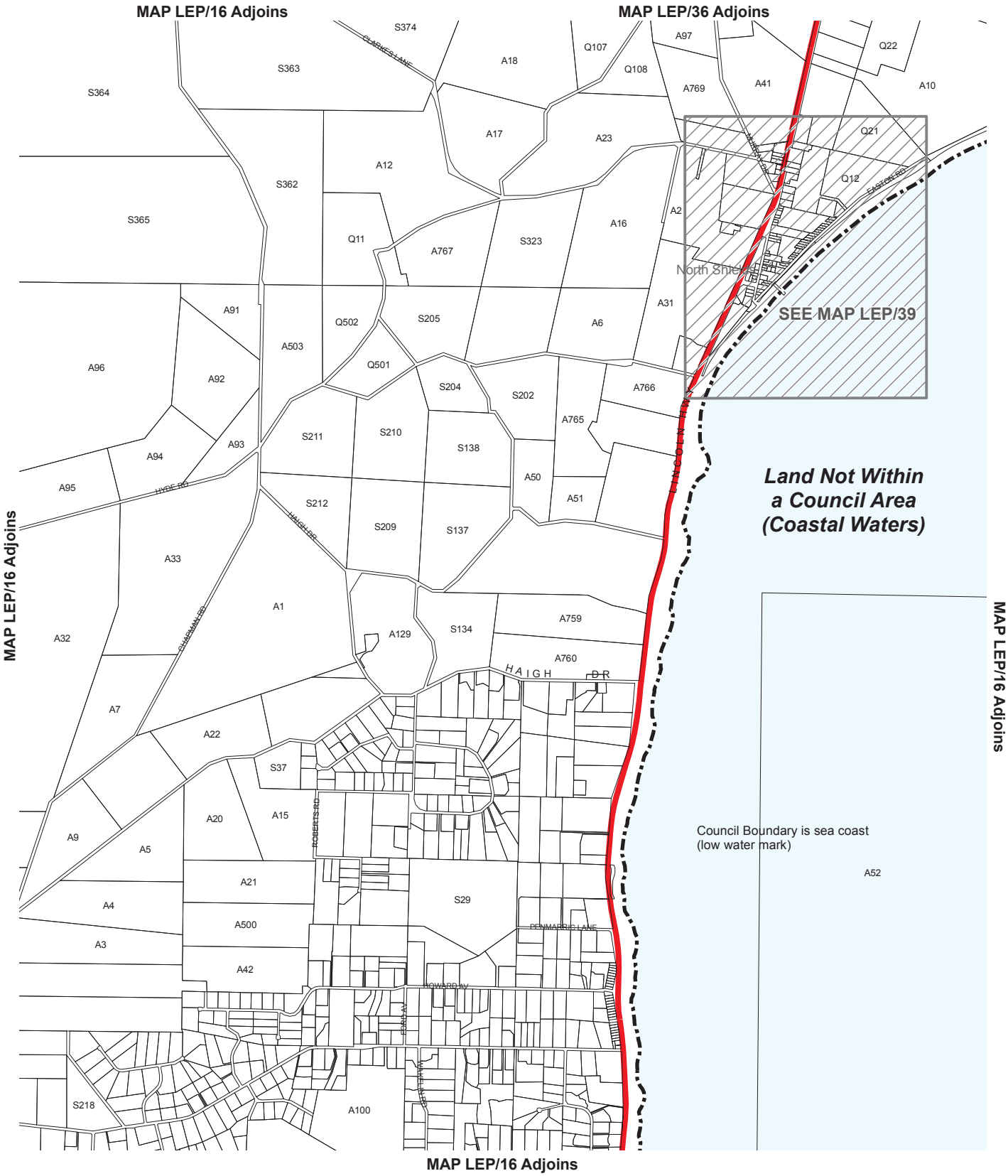
**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




# Location Map LEP/37

Local Reserves
Airfield
Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

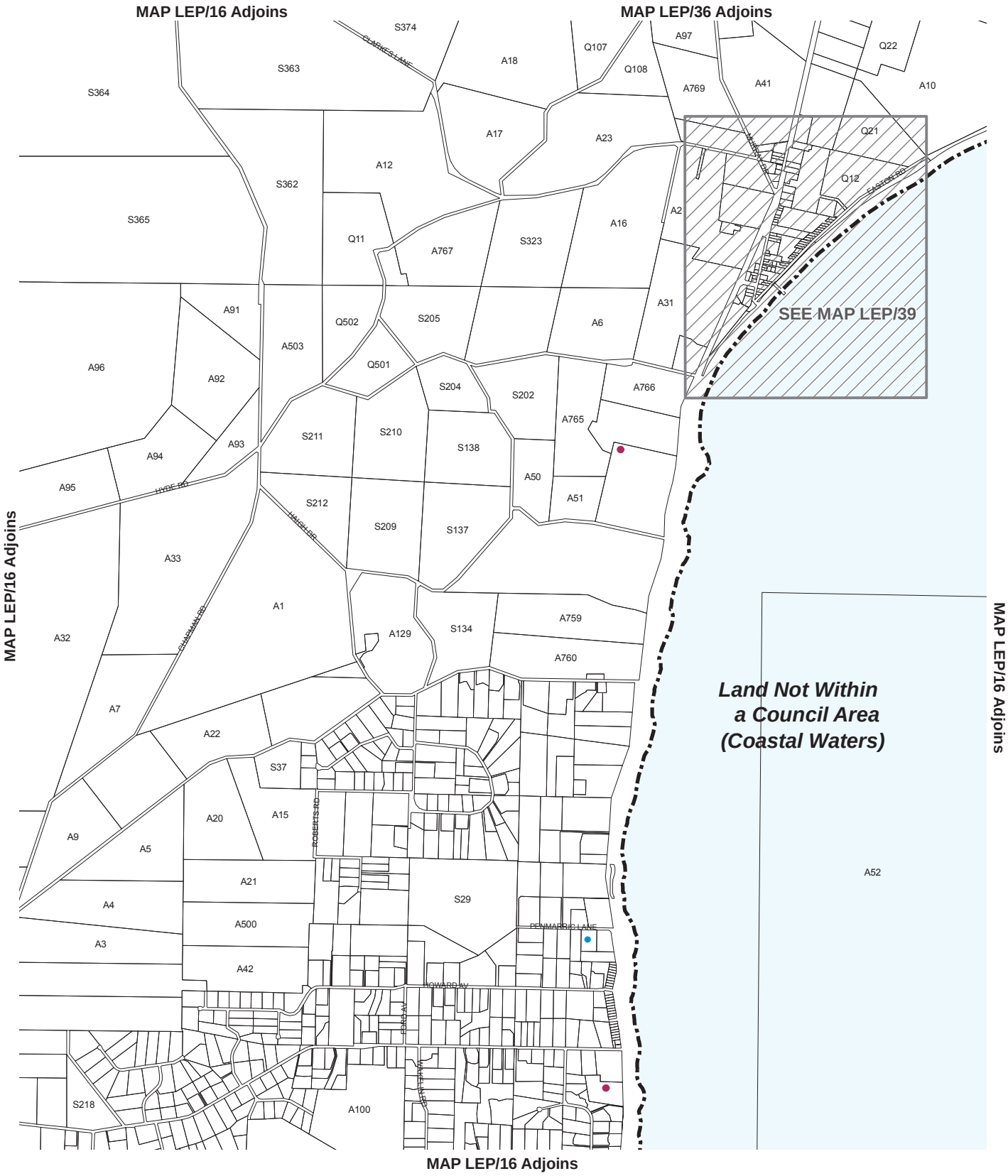



# Overlay Map LEP/37

## TRANSPORT

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




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

N

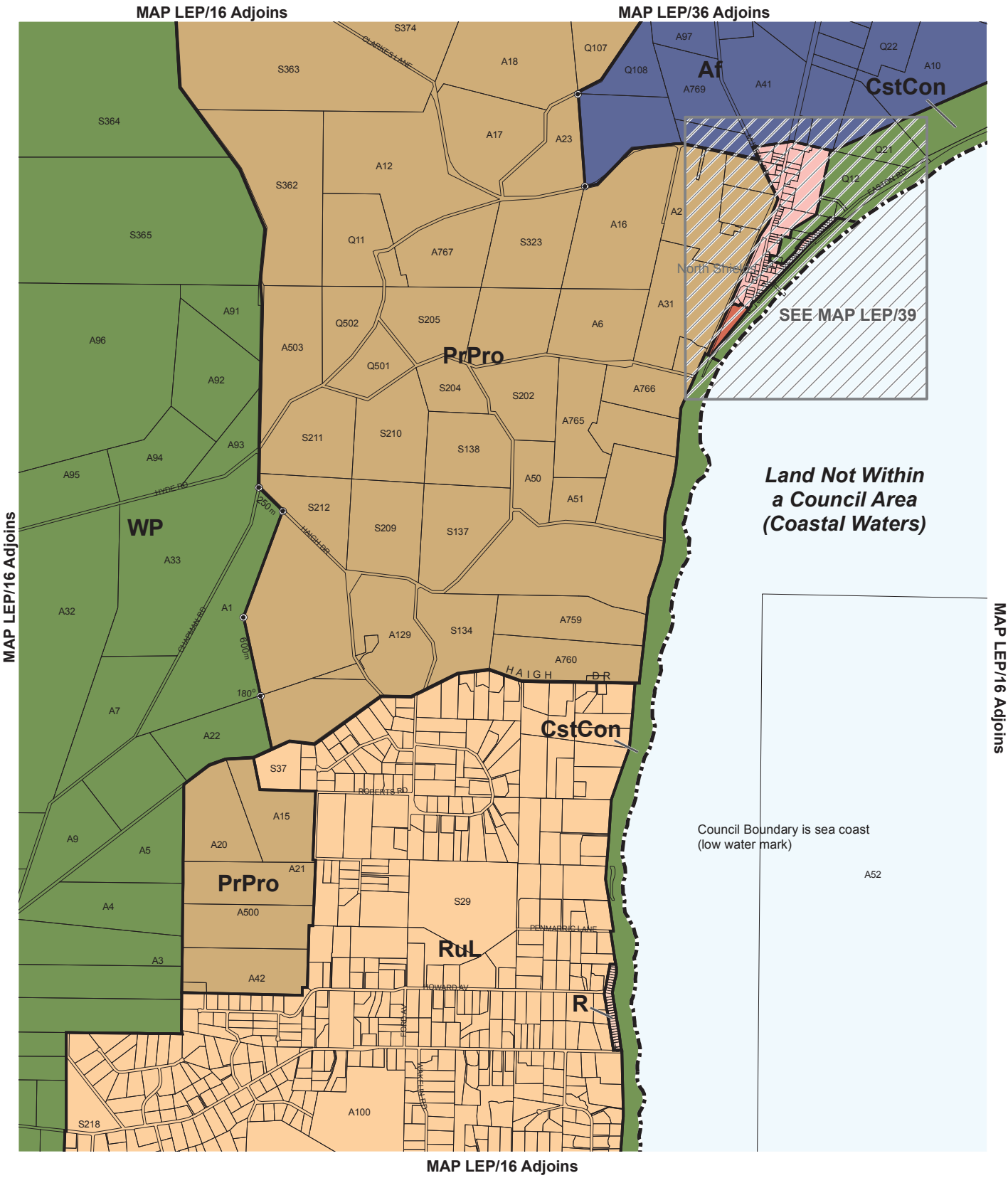
0 2,000 m

# Overlay Map LEP/37

## HERITAGE

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

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

**Zones**

- Af — Airfield
- CstCon — Coastal Conservation
- PrPro — Primary Production
- R — Residential
- RuL — Rural Living
- WP — Water Protection
- Zone Boundary
- Development Plan Boundary

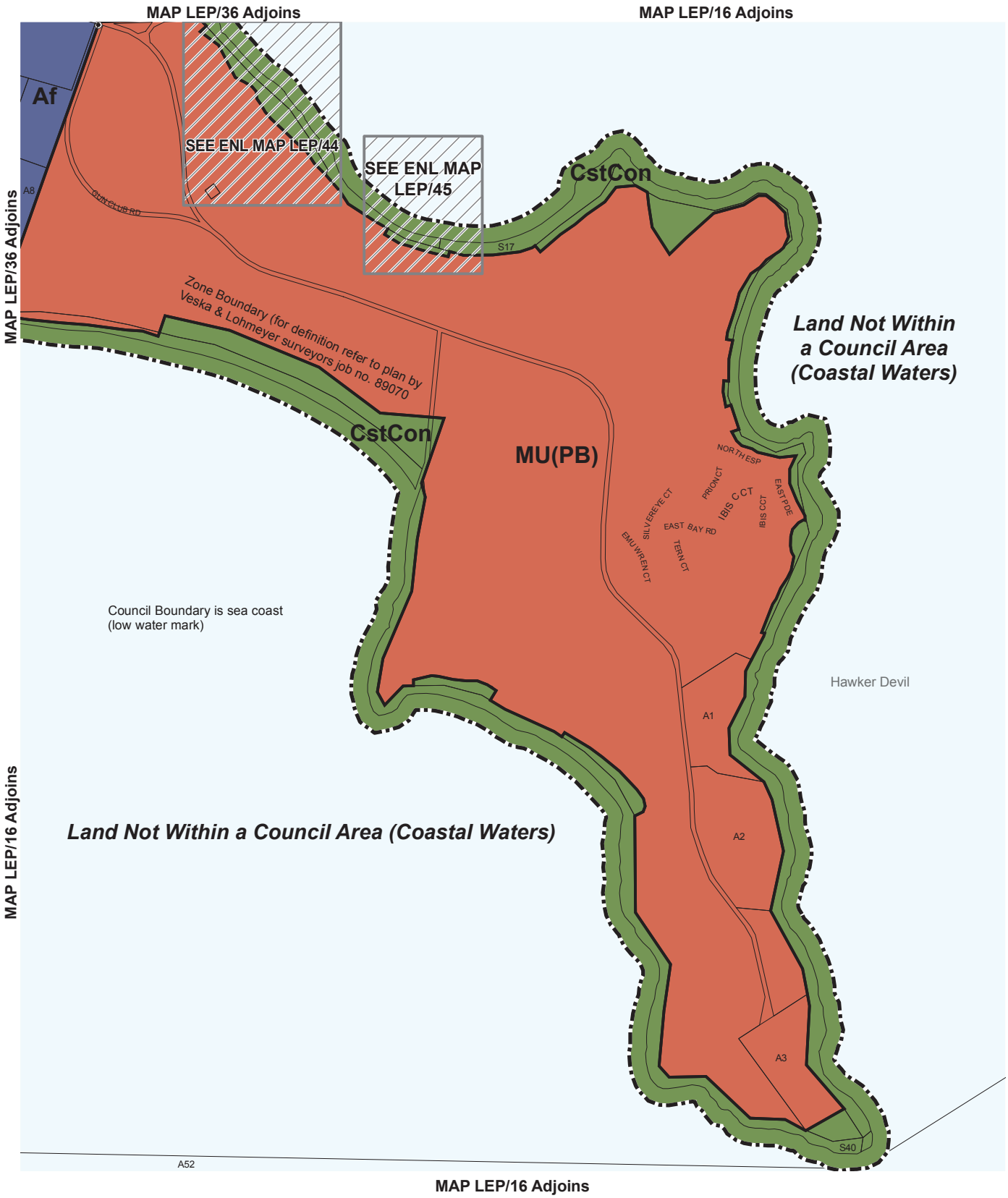
# Zone Map LEP/37

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

# Location Map LEP/38

Local Reserves

Development Plan Boundary




See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 1,000 m

**Zones**

- Af — Airfield
- CstCon — Coastal Conservation
- MU(PB) — Mixed Use (Point Boston)
- Zone Boundary
- Development Plan Boundary

# Zone Map LEP/38

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018

See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

**Precinct**

**15** Residential East
**16** Residential North
**17** Residential West
**18** Residential South
**19** Tourist Accommodation
**20** Land-based Aquaculture
**21** Mineral Extraction

N

0 1,000 m

# Precinct Map LEP/38

Precinct Boundary

Development Plan Boundary

N

0 500 m

NORTH SHIELDS

# Location Map LEP/39

Local Reserves

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

N

0 500 m

NORTH SHIELDS

# Overlay Map LEP/39

## TRANSPORT

Primary Arterial Roads

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018

**Heritage points are indicative only.**
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N

0 500 m

## NORTH SHIELDS

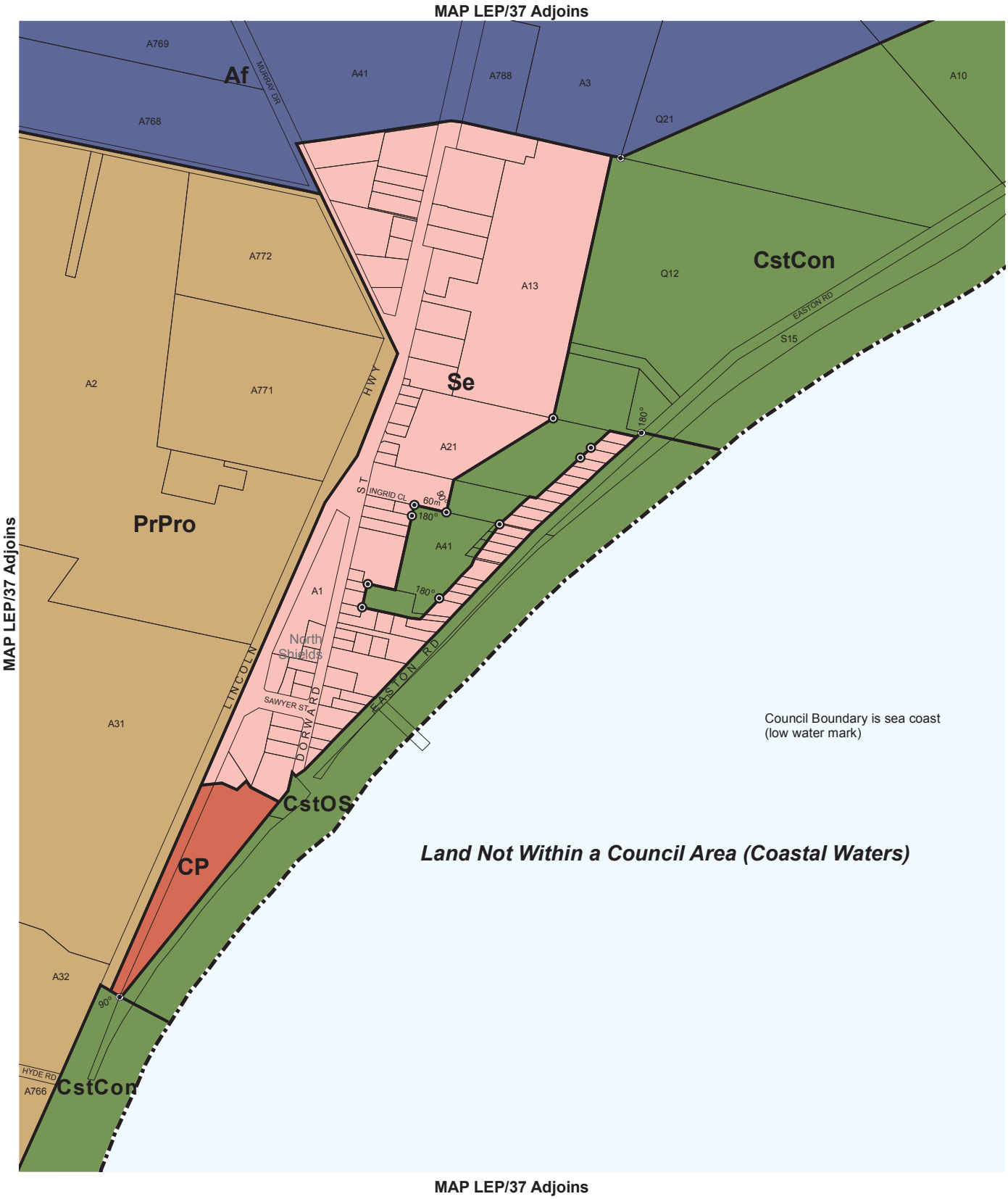
# Overlay Map LEP/39

## HERITAGE

Local heritage place

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




Lamberts Conformal Conic Projection, GDA94

N

0 500 m

**Zones**

- Af — Airfield
- CP — Caravan and Tourist Park
- CstCon — Coastal Conservation
- CstOS — Coastal Open Space
- PrPro — Primary Production
- Se — Settlement
- Zone Boundary
- Development Plan Boundary

## NORTH SHIELDS

# Zone Map LEP/39

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

- School
- Public Library
- Council Office
- Other Health Services
- Hospital
- Police Station
- Railways
- Local Reserves

**CUMMINS**

# Location Map LEP/40

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

MAP LEP/22 Adjoins
MAP LEP/22 Adjoins
MAP LEP/22 Adjoins
MAP LEP/22 Adjoins
BRATTEN WAY
WARROW RD
WARROW RD
WARROW RD
CHURCH RD
HINTON ST
ALBERT LANE
MCCRACKEN ST
FUSS ST
WALTER ST
LAUBE ST
FIRTH AV
ARTHUR ST
WALTON ST
SLAVERS CT
HALL ST
PHILLIS ST
MCFARLANE ST
UMLAUF ST
SIVIOUR ST
SOLLY TCE
MERKLE ST
JEANES ST
O'MALLEY ST
PONTON GR
TRIGG ST
COOPER ST
DODD ST
ROE ST
FORD ST
MORTLOCK ST
BRUCE TCE
RAILWAY TCE
RAILWAY TCE
DU PONT ST
LIGHT RD
EAST TCE
SABEY RD
FLORENCE ST
ST ANDREWS RD
HAYMAN DR
PEARSON ST
SECKER CT
TUMBY BAY RD
TOD HWY
A550
A22
A100
S80
S68
S30
A601
A99
A98
A96
A97
A95
A60
A124
A600
A149
A10
A180
A177
A179
A2
A11
A12
A185
A1
A52
A111
S57
A4
N
0
500 m
CUMMINS
Overlay Map LEP/40
TRANSPORT
Secondary Arterial Roads
LOWER EYRE PENINSULA COUNCIL
Consolidated - 12 July 2018

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

N

0 500 m

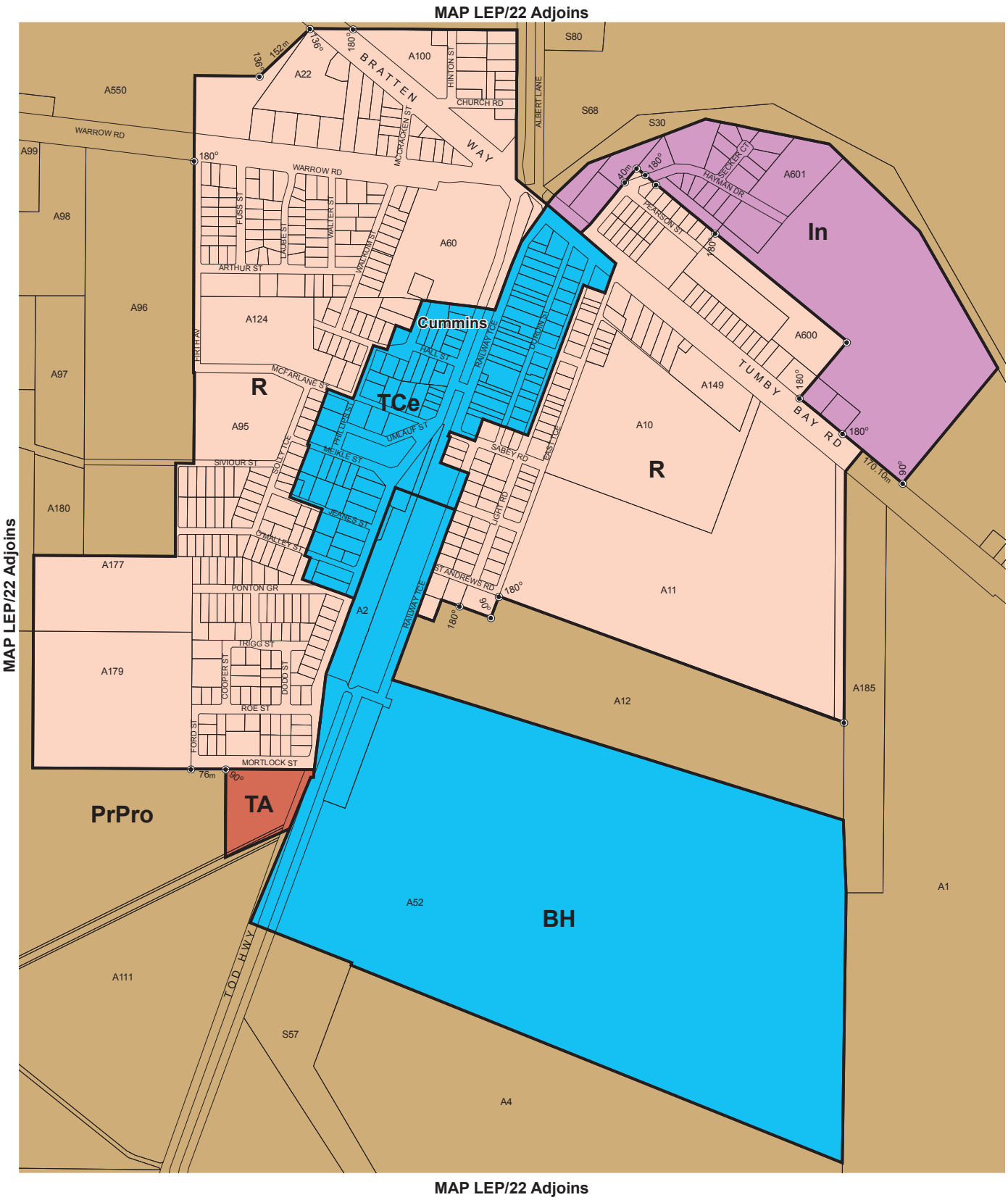
**CUMMINS**

# Overlay Map LEP/40

## HERITAGE

• Local heritage place

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




**Zones**

| | |
|---|---|
| BH | Bulk Handling |
| In | Industry |
| PrPro | Primary Production |
| R | Residential |
| TA | Tourist Accommodation |
| TCe | Town Centre |
| | Zone Boundary |

**CUMMINS**

# Zone Map LEP/40

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

**7** Cummins

N

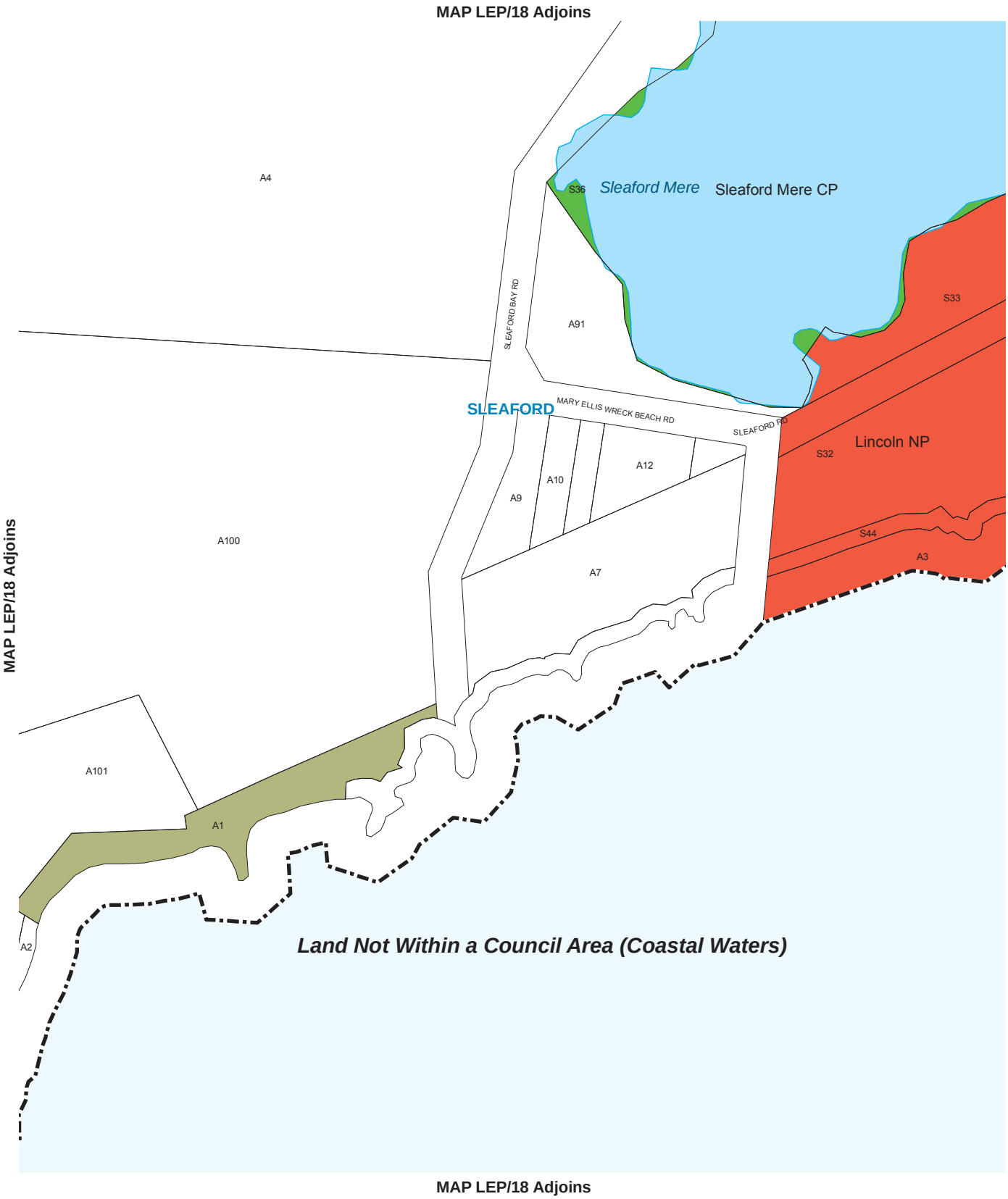
0 500 m

**CUMMINS**

# Policy Area Map LEP/40

Policy Area Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018



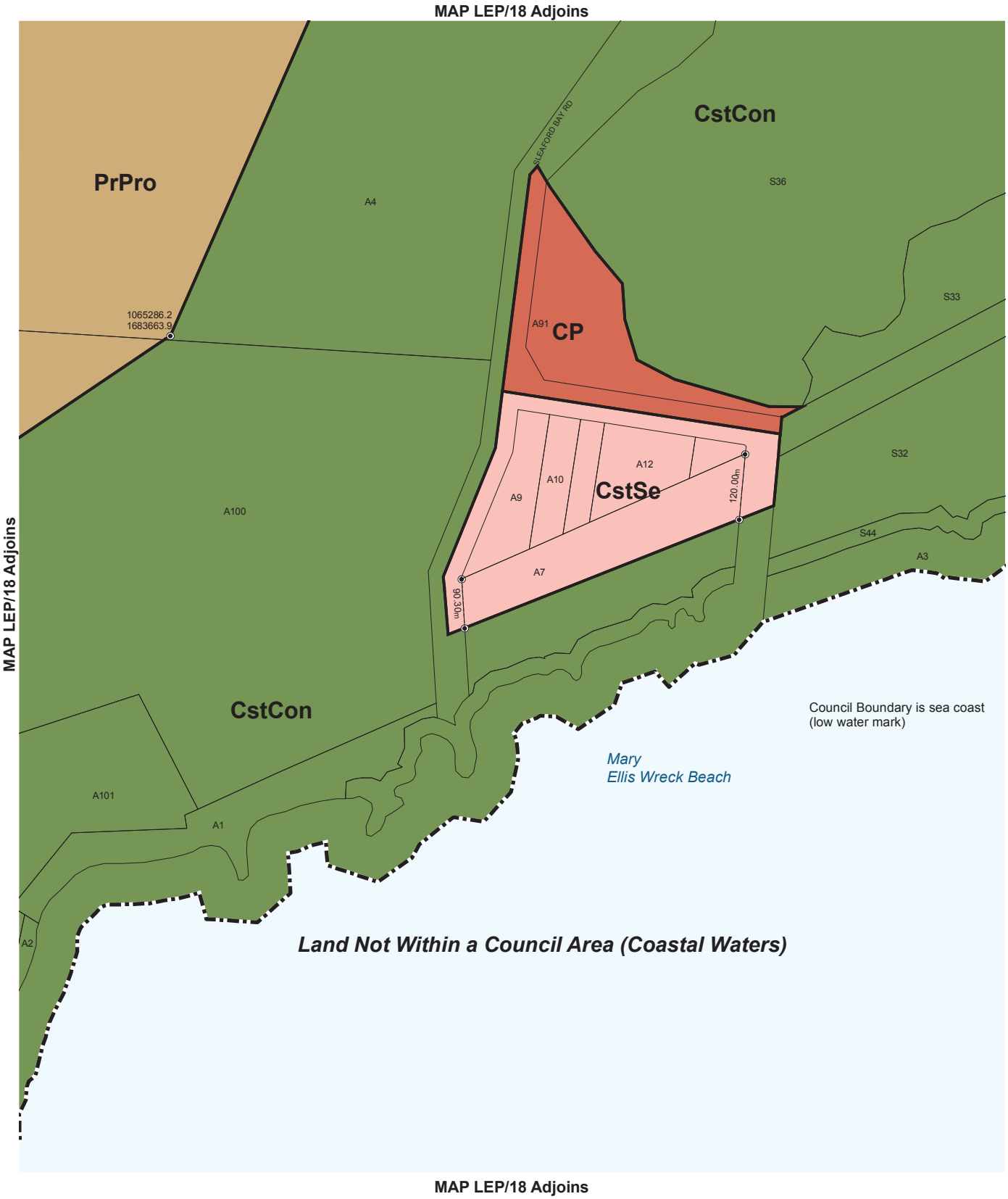

N

0 500 m

SLEAFORD BAY

# Location Map LEP/41

Local Reserves
National Park
Conservation Park
Waterbodies
Development Plan Boundary




Lamberts Conformal Conic Projection, GDA94

N

0 500 m

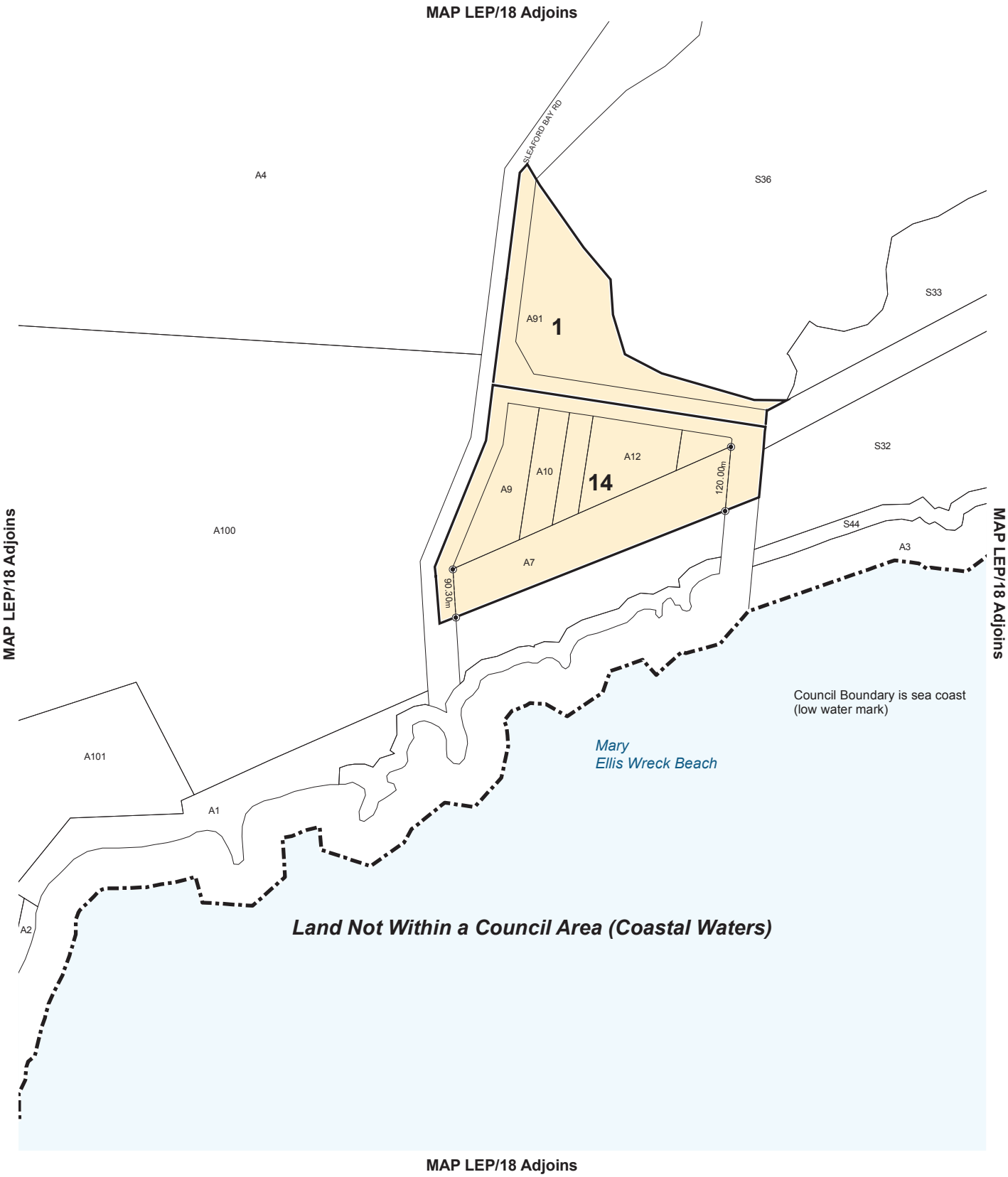
**Zones**

- CP — Caravan and Tourist Park
- CstCon — Coastal Conservation
- CstSe — Coastal Settlement
- PrPro — Primary Production
- Zone Boundary
- Development Plan Boundary

## SLEAFORD BAY

# Zone Map LEP/41

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




Lamberts Conformal Conic Projection, GDA94

**Precinct**

**1** Sleaford Bay Road Coastal
**14** Mary Ellis Wreck Beach

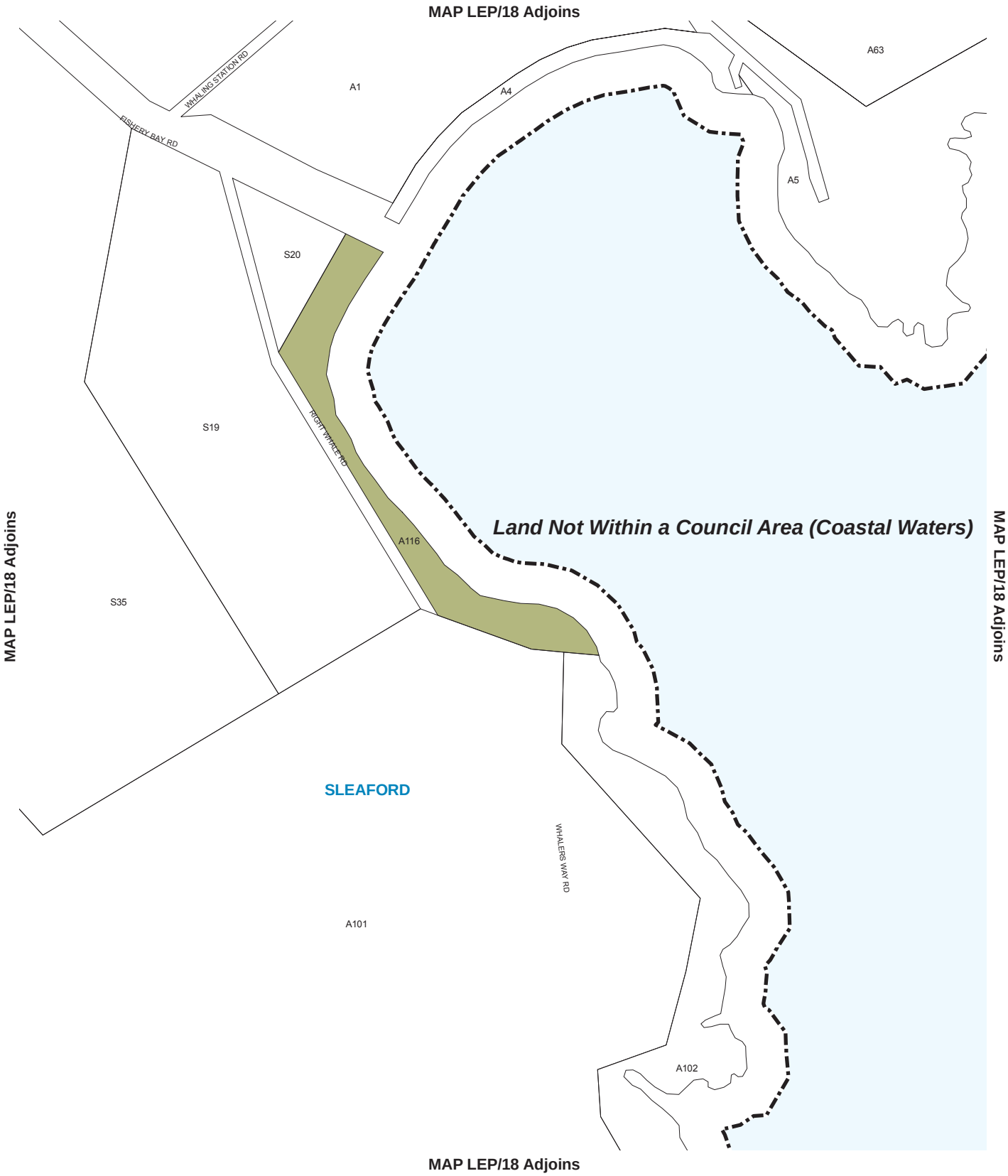
N

0 500 m

## SLEAFORD BAY

# Precinct Map LEP/41

Precinct Boundary
Development Plan Boundary




N

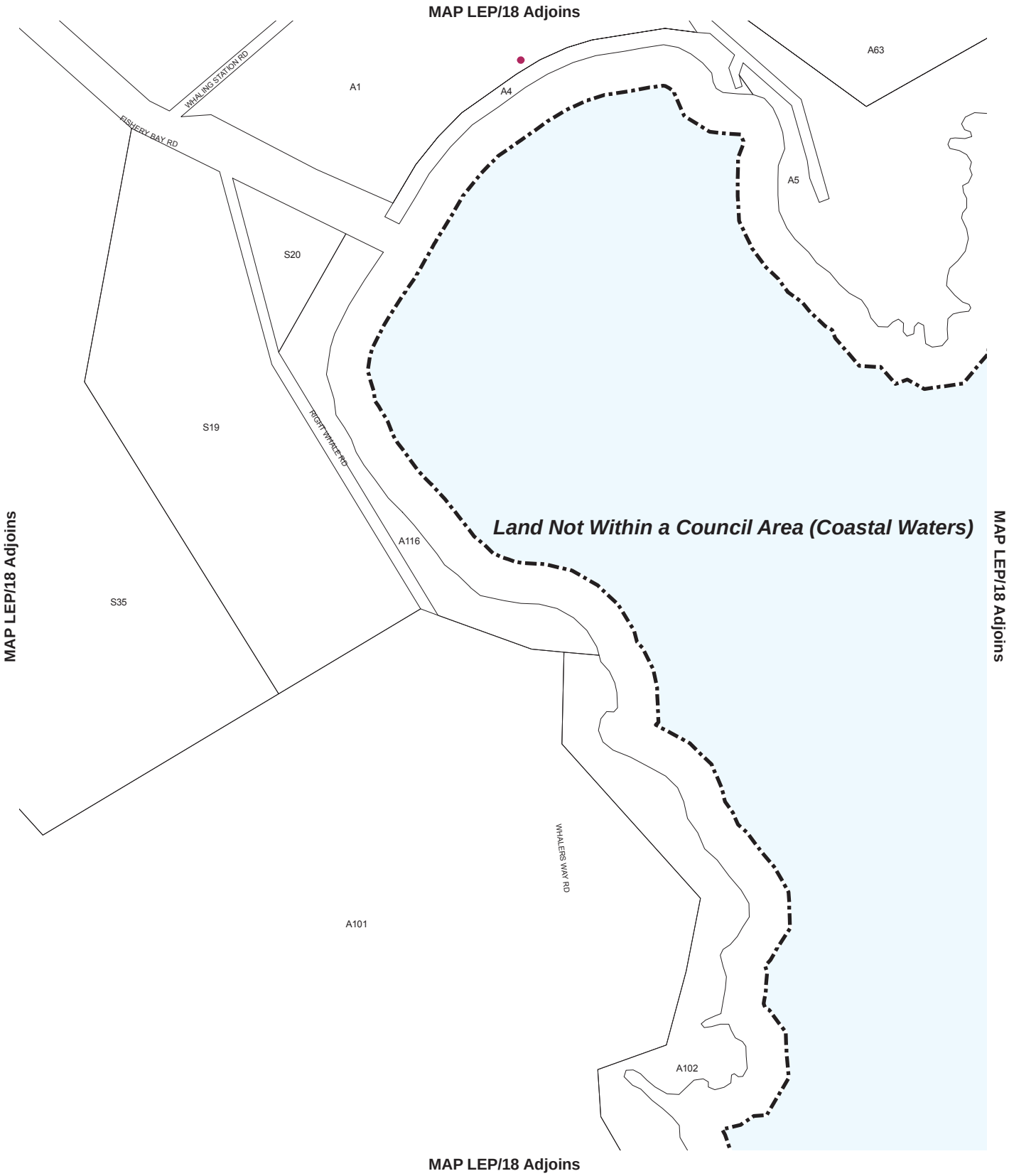
0 500 m

WHALERS WAY

# Location Map LEP/42

Local Reserves

Development Plan Boundary




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

N

0 500 m

**WHALERS WAY**

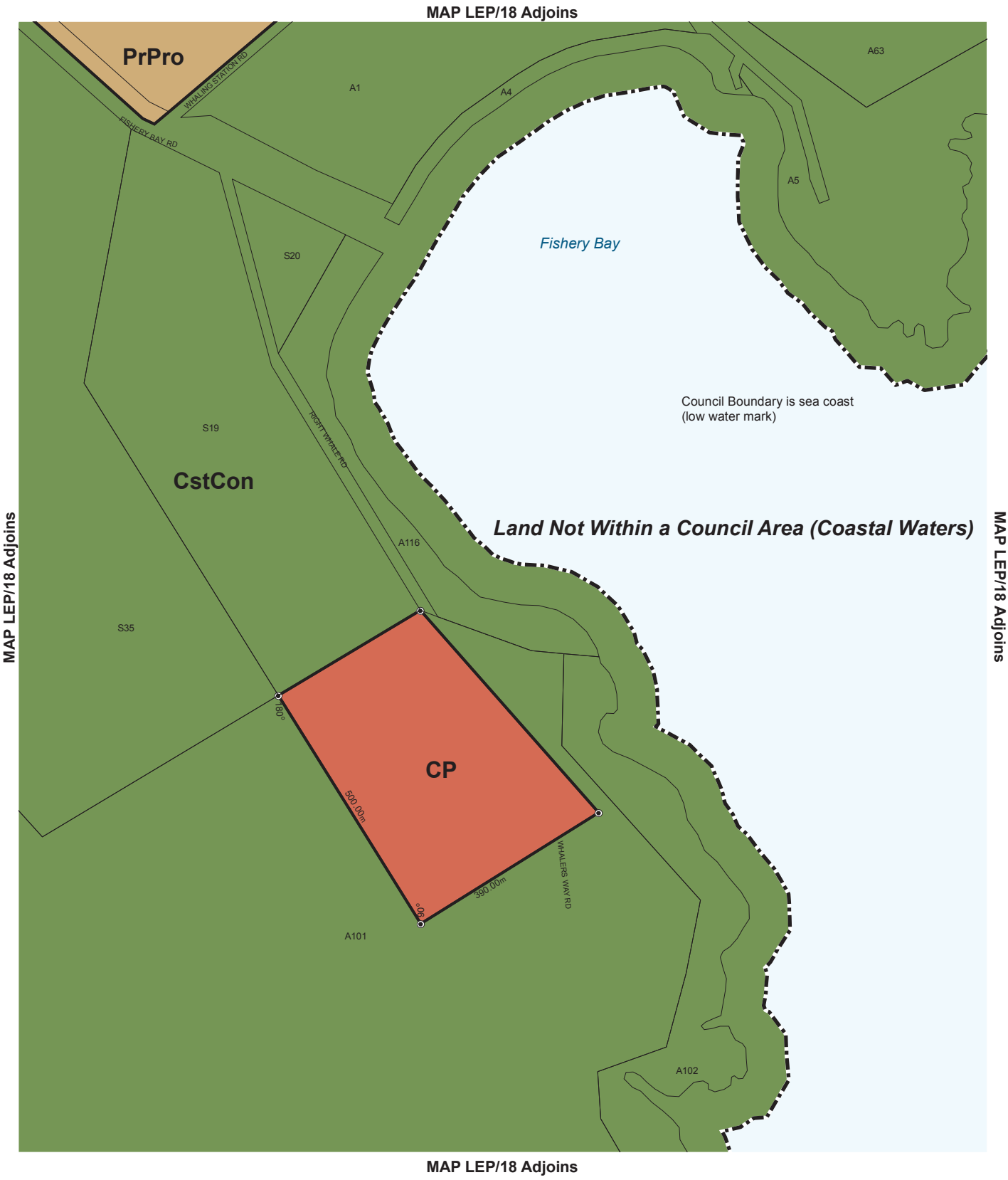
# Overlay Map LEP/42

## HERITAGE

State heritage place

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




Lamberts Conformal Conic Projection, GDA94

N

0 500 m

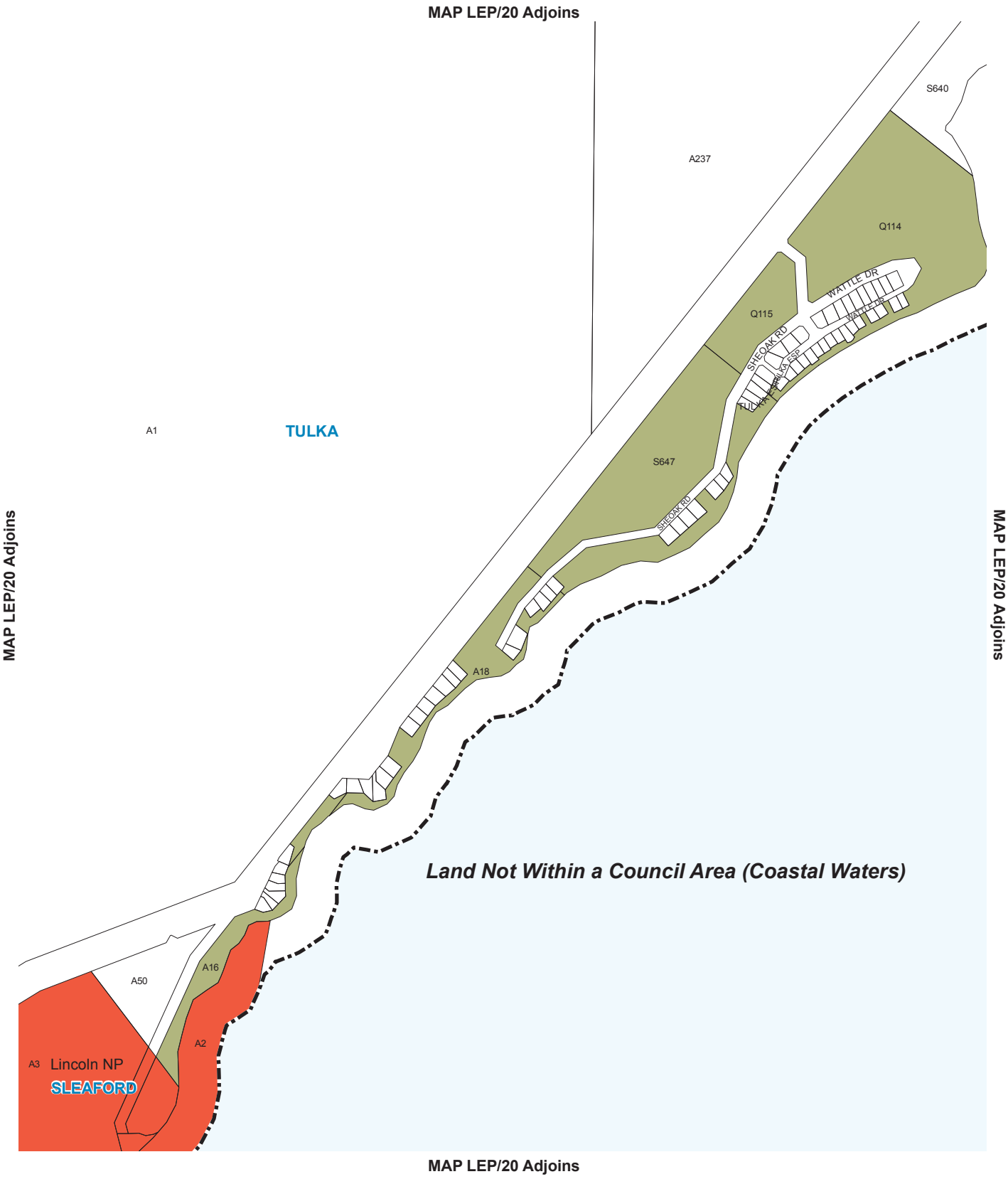
**WHALERS WAY**

# Zone Map LEP/42

**Zones**

- CP — Caravan and Tourist Park
- CstCon — Coastal Conservation
- PrPro — Primary Production
- Zone Boundary
- Development Plan Boundary

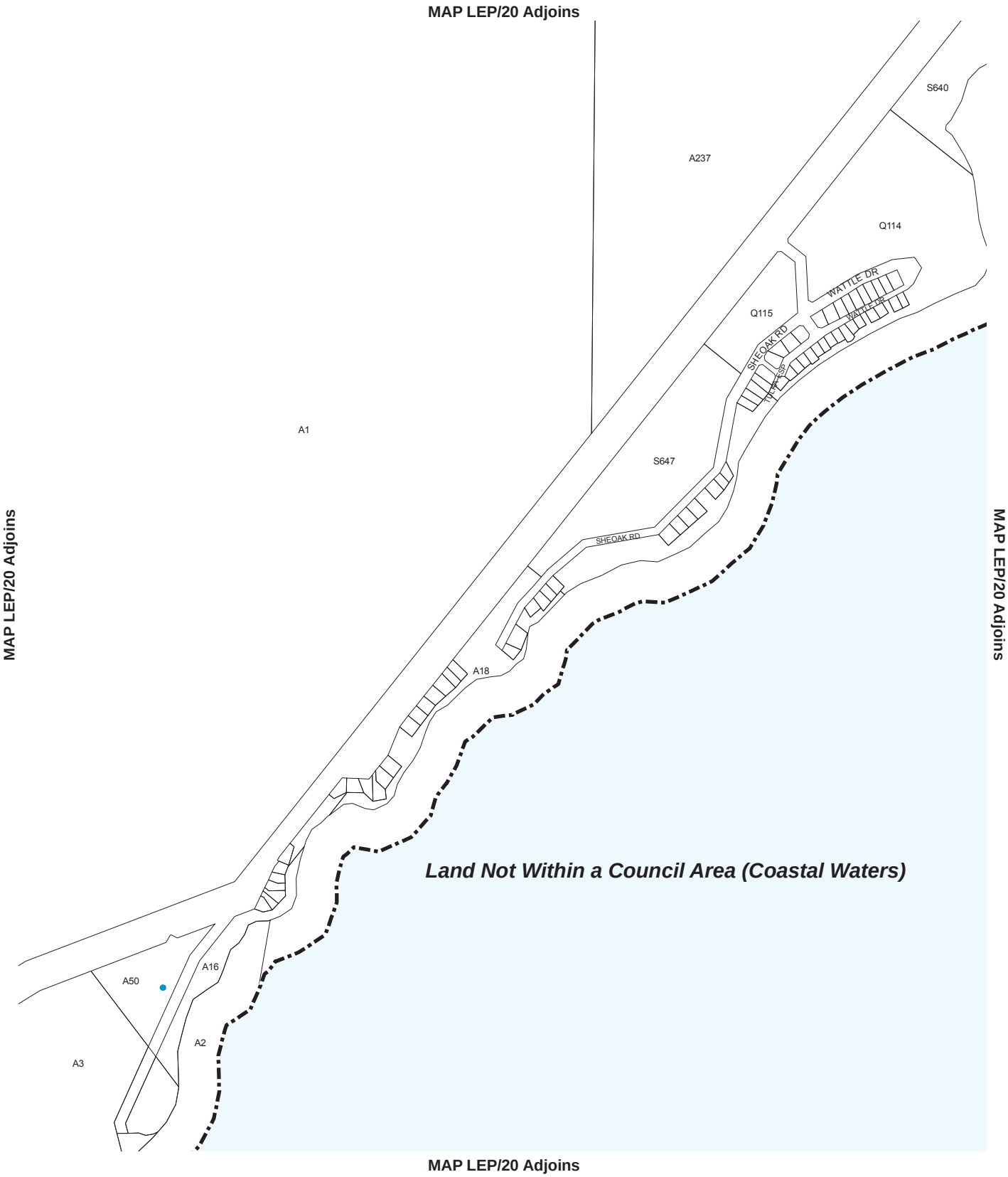
**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




TULKA

# Location Map LEP/43

Local Reserves
National Park
Development Plan Boundary




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

N

0 500 m

**TULKA**

# Overlay Map LEP/43

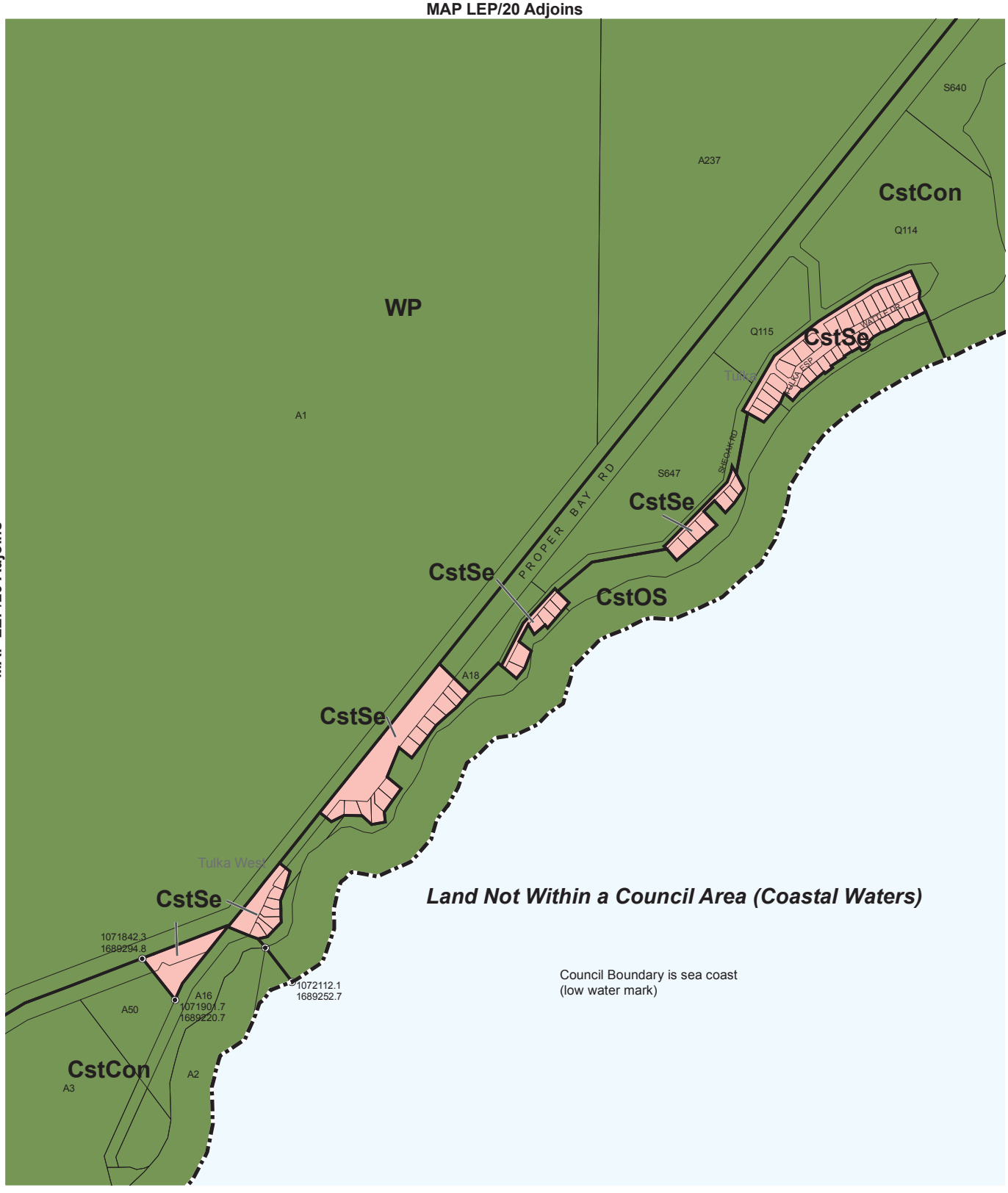
## HERITAGE

Local heritage place

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

MAP LEP/20 Adjoins




MAP LEP/20 Adjoins

MAP LEP/20 Adjoins

MAP LEP/20 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

**Zones**

- CstCon Coastal Conservation
- CstOS Coastal Open Space
- CstSe Coastal Settlement
- WP Water Protection
- Zone Boundary
- Development Plan Boundary

**TULKA**

# Zone Map LEP/43

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

Lamberts Conformal Conic Projection, GDA94

N

0 125 m

**Zones**

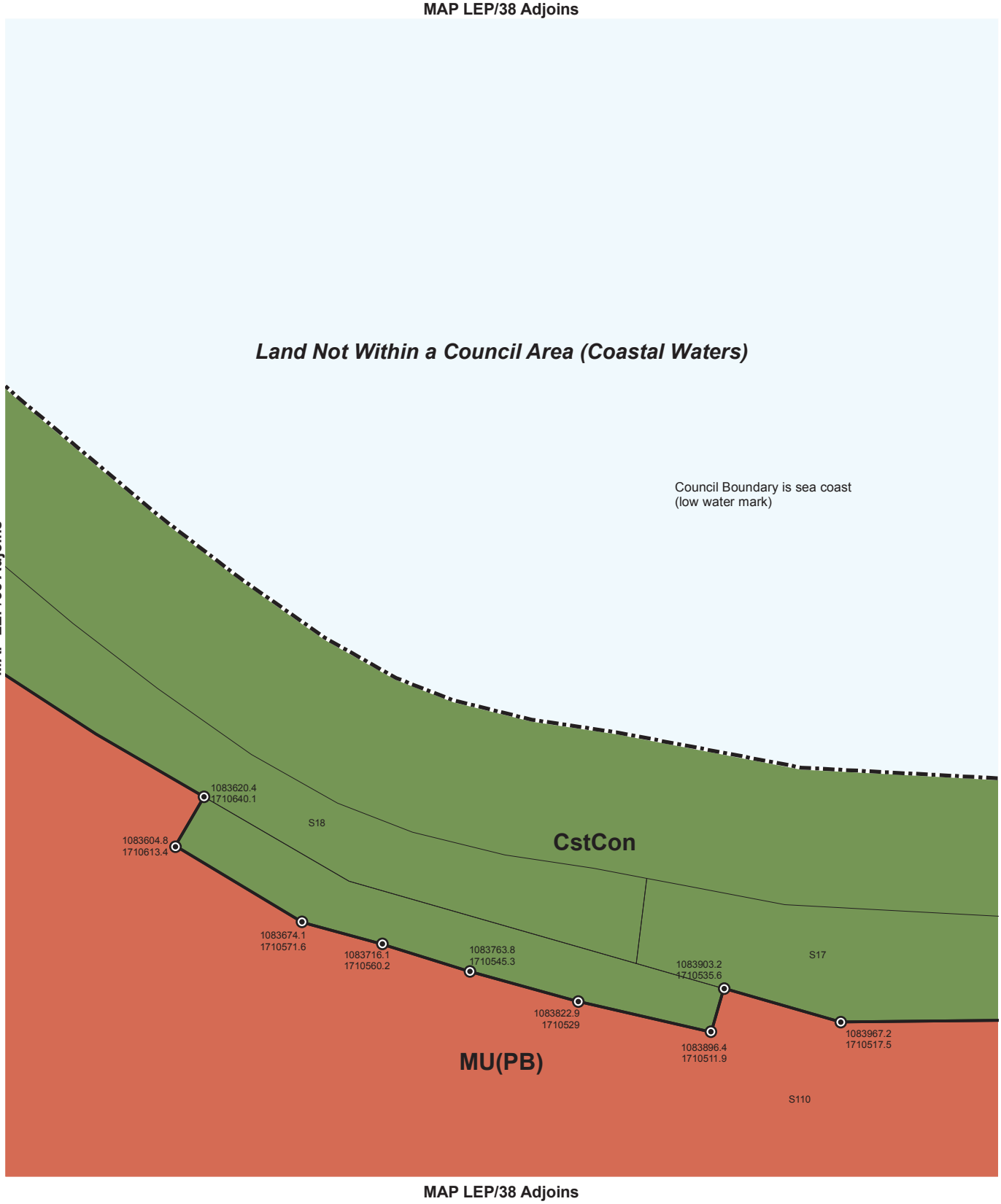
- CstCon — Coastal Conservation
- MU(PB) — Mixed Use (Point Boston)
- Zone Boundary
- Development Plan Boundary

# Zone Map LEP/44

## ENLARGEMENT

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

MAP LEP/38 Adjoins




MAP LEP/38 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 125 m

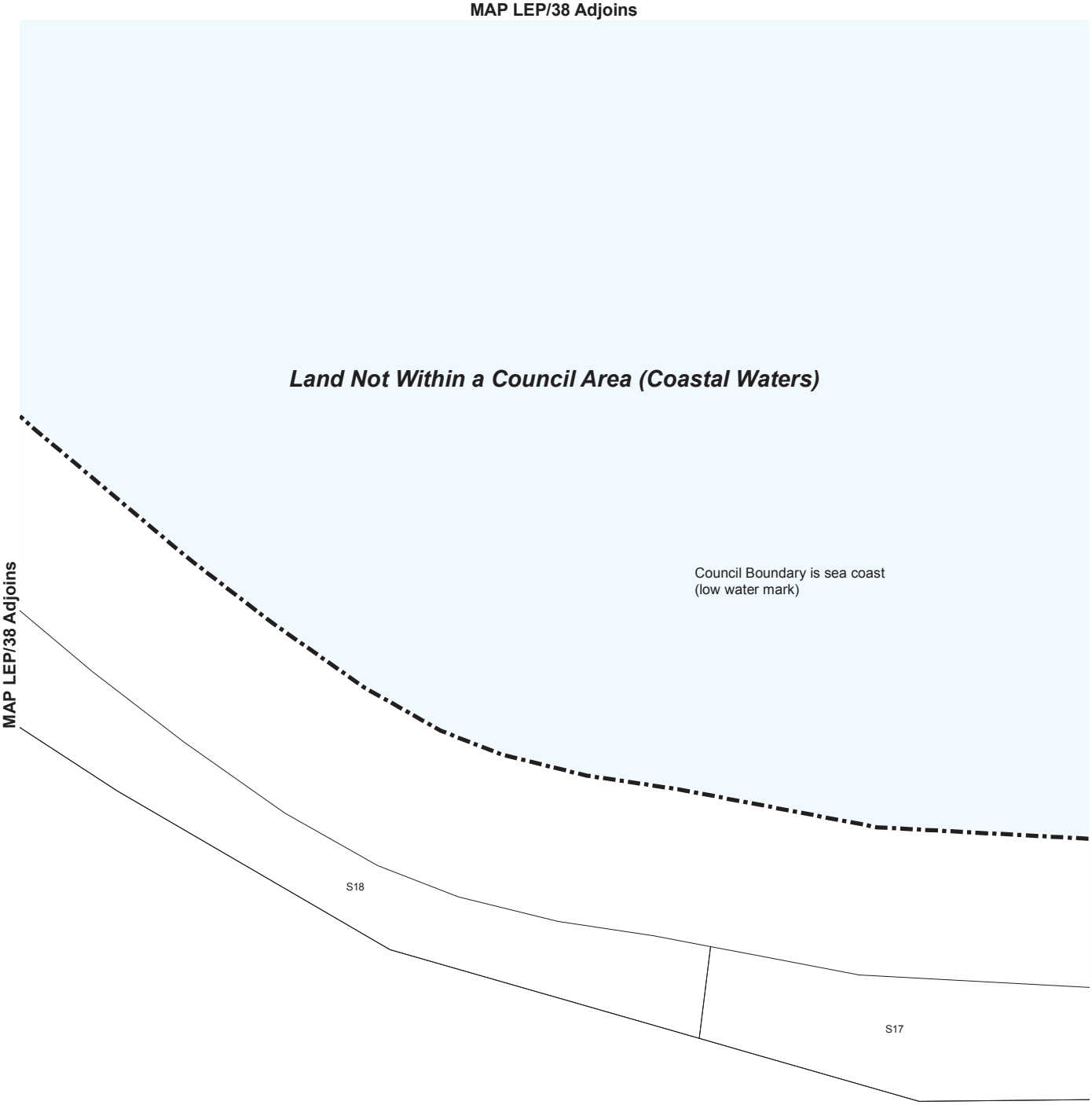
**Zones**

- CstCon — Coastal Conservation
- MU(PB) — Mixed Use (Point Boston)
- Zone Boundary
- Development Plan Boundary

# Zone Map LEP/45
## ENLARGEMENT

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

MAP LEP/38 Adjoins




21

MAP LEP/38 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**
**21** Mineral Extraction

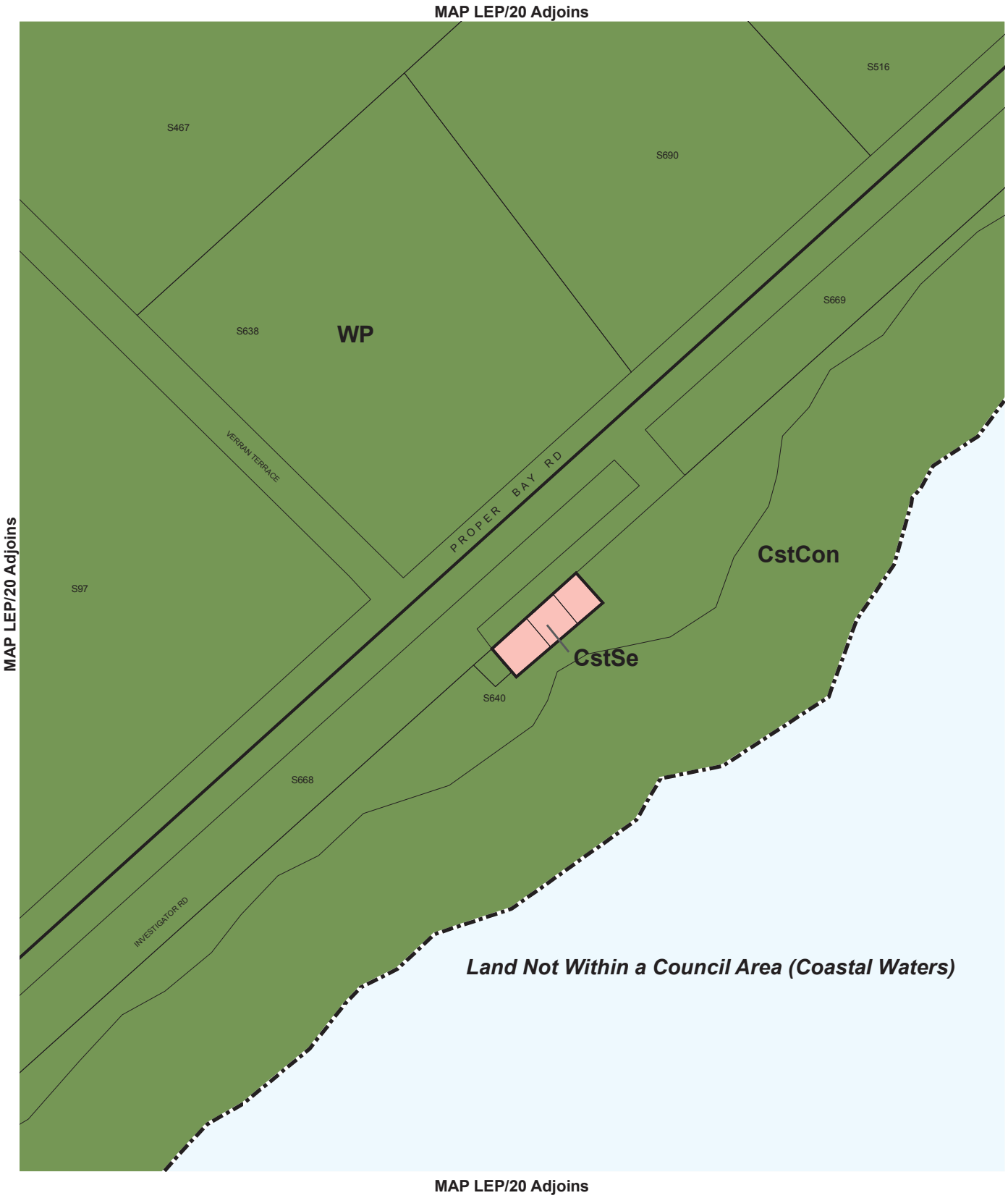
N

0 125 m

# Precinct Map LEP/45
## ENLARGEMENT

Precinct Boundary
Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 125 m

**Zones**

- CstCon Coastal Conservation
- CstSe Coastal Settlement
- WP Water Protection
- Zone Boundary
- Development Plan Boundary

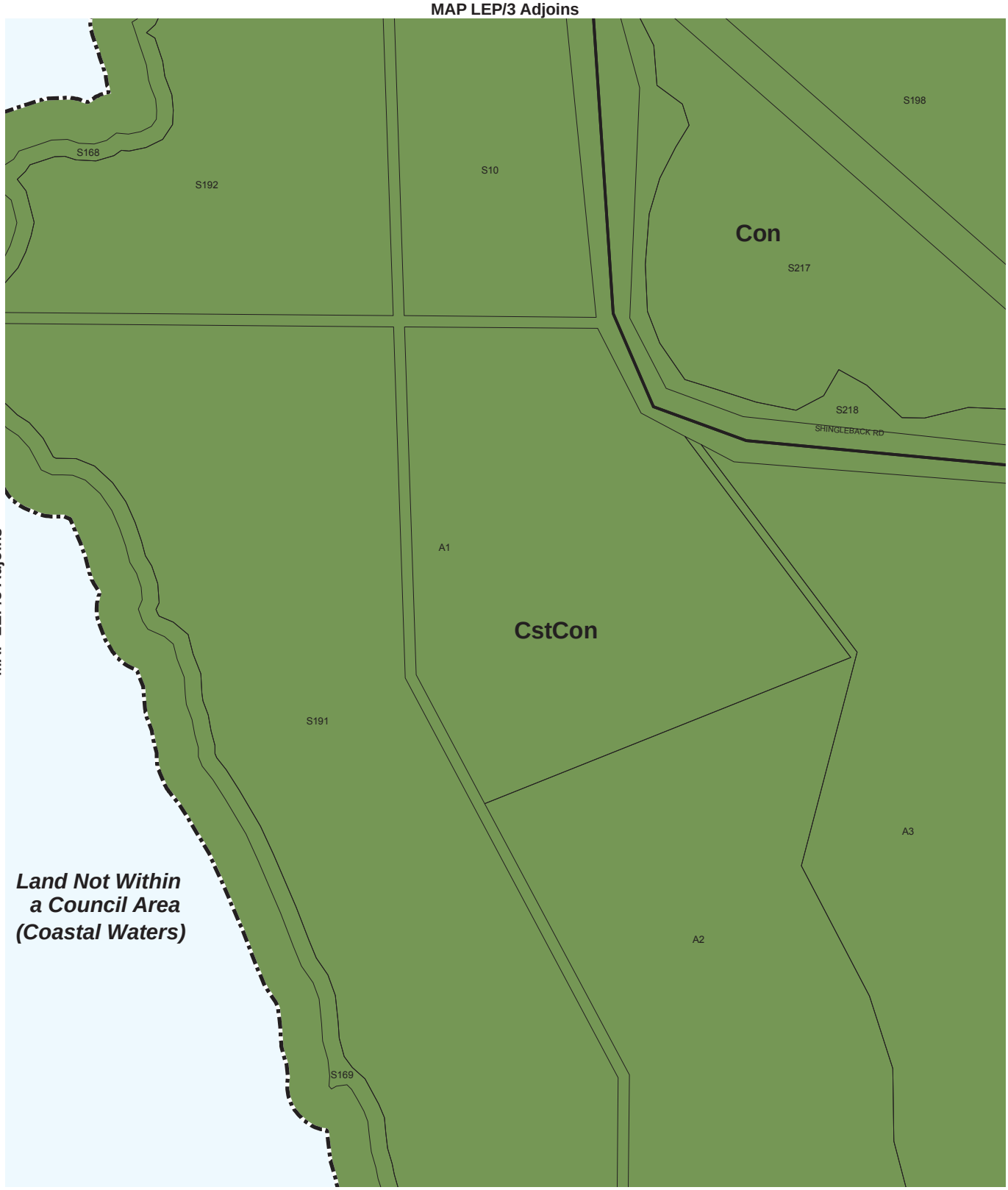
# Zone Map LEP/46

## ENLARGEMENT

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018

MAP LEP/3 Adjoins




MAP LEP/3 Adjoins

MAP LEP/3 Adjoins

MAP LEP/3 Adjoins

See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

**Zones**

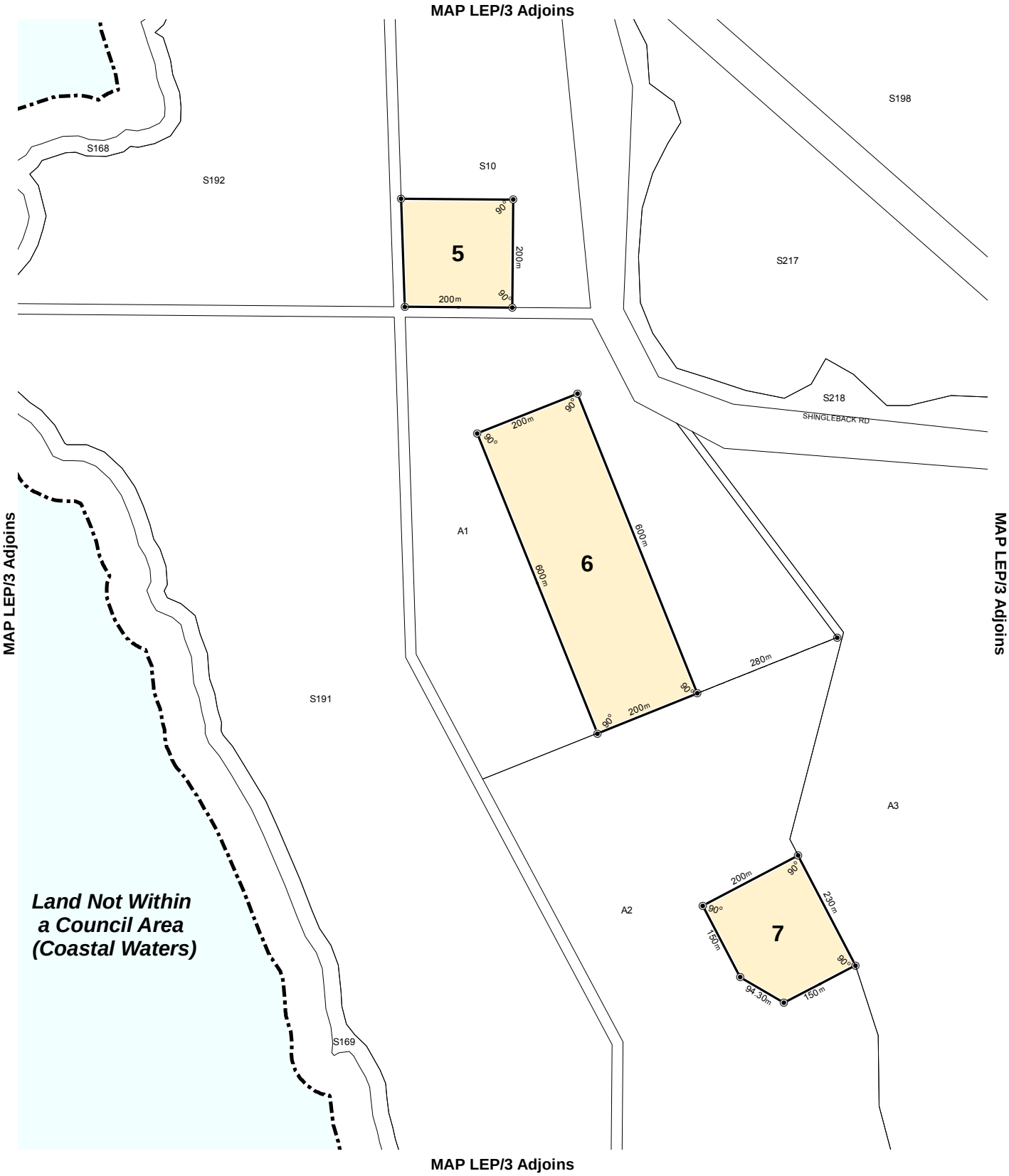
- CstCon — Coastal Conservation
- Con — Conservation
- Zone Boundary
- Development Plan Boundary

# Zone Map LEP/47

## ENLARGEMENT

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

**Precinct**

- **5** Kiana South
- **6** Kiana Beach North
- **7** Kiana Beach South

N

0 500 m

# Precinct Map LEP/47

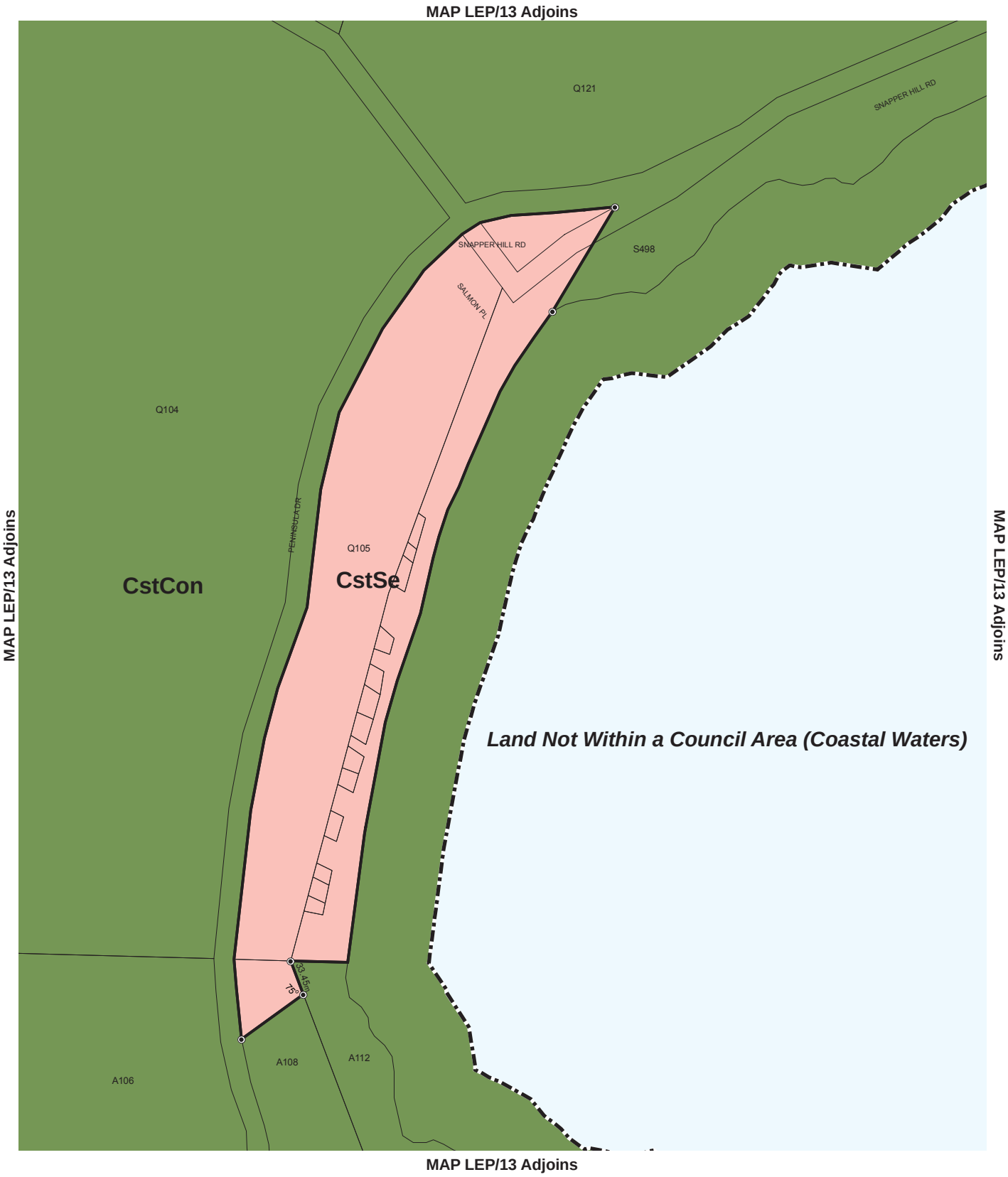
## ENLARGEMENT

Precinct Boundary

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




Lamberts Conformal Conic Projection, GDA94

N

0 250 m

**Zones**

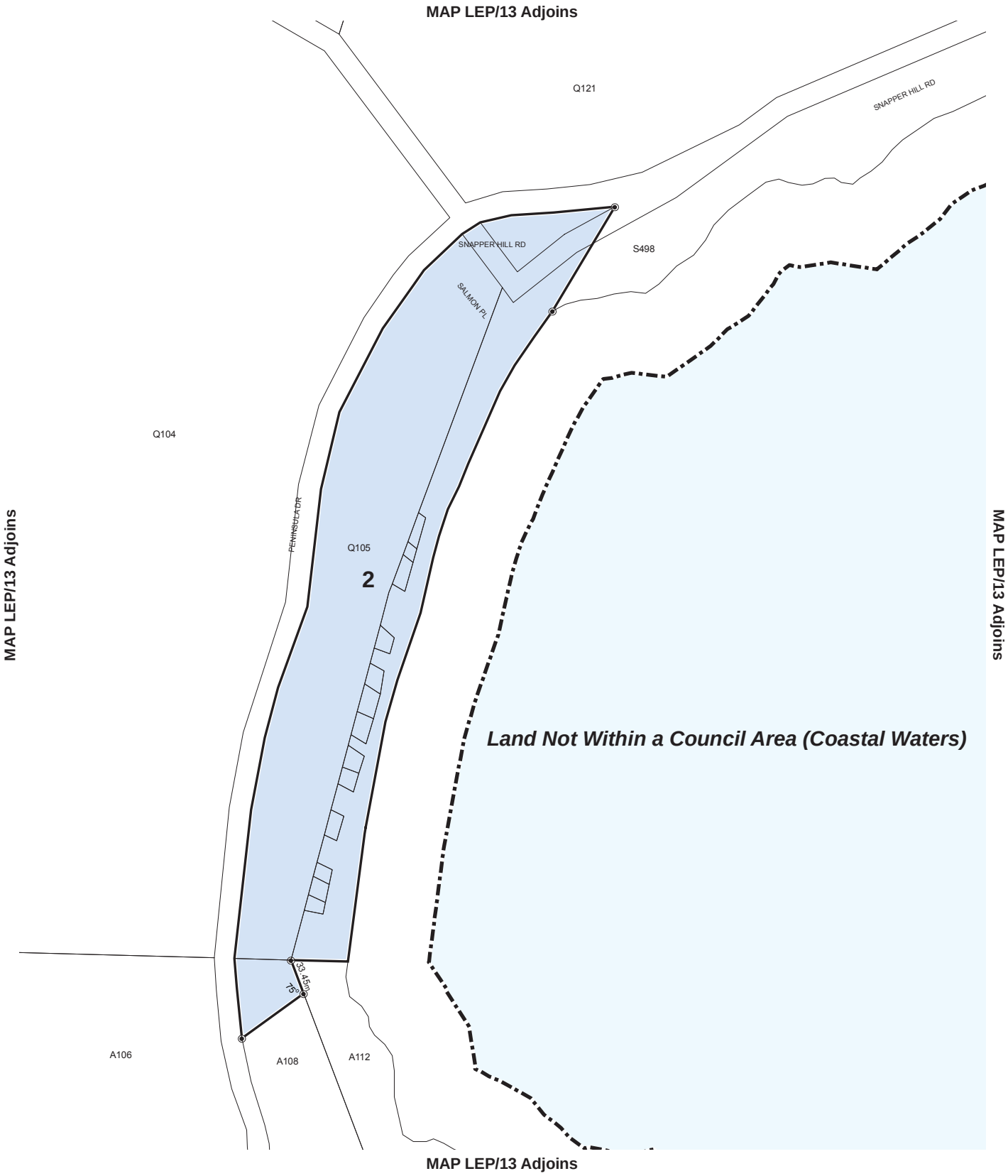
- CstCon Coastal Conservation
- CstSe Coastal Settlement
- Zone Boundary
- Development Plan Boundary

# Zone Map LEP/48

## ENLARGEMENT

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




Lamberts Conformal Conic Projection, GDA94

**Policy Area**

**2** Shelley Beach Kellidie Bay

N

0 250 m

# Policy Area Map LEP/48

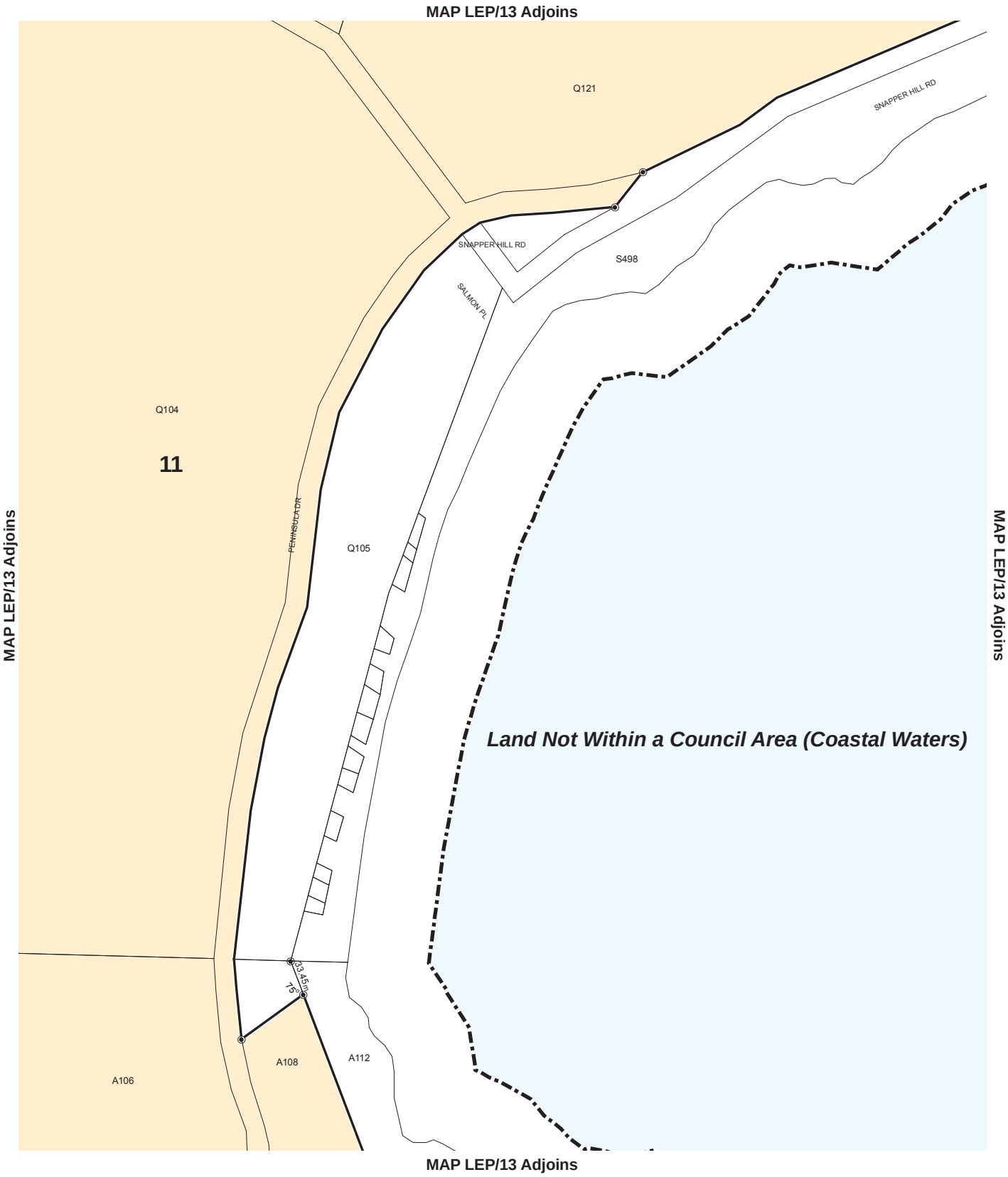
## ENLARGEMENT

Policy Area Boundary

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




Lamberts Conformal Conic Projection, GDA94

**Precinct**
**11** Snapper Hill Road

N

0 250 m

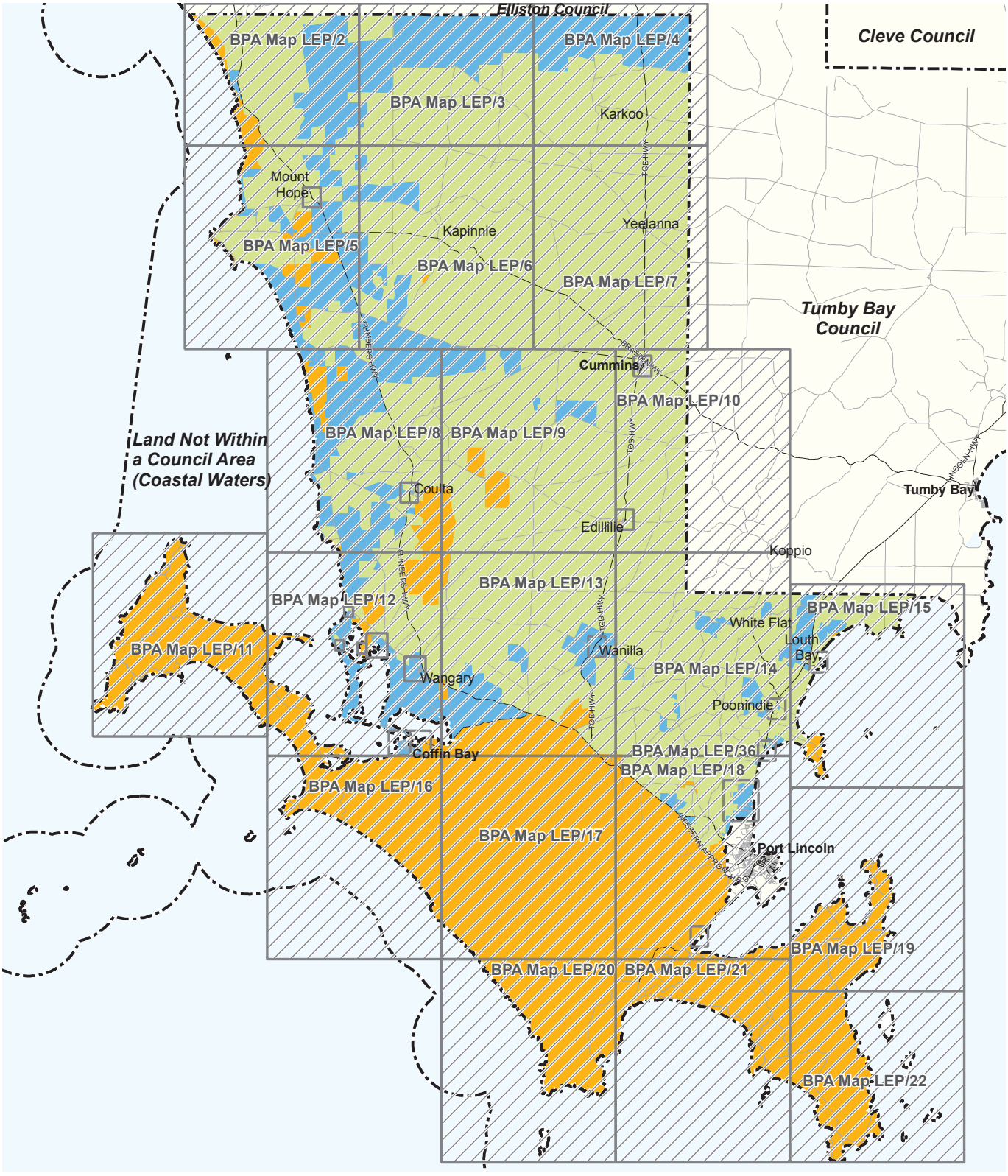
# Precinct Map LEP/48

## ENLARGEMENT

Precinct Boundary
Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

# Bushfire Risk Maps




See enlargement map for accurate representation.

N

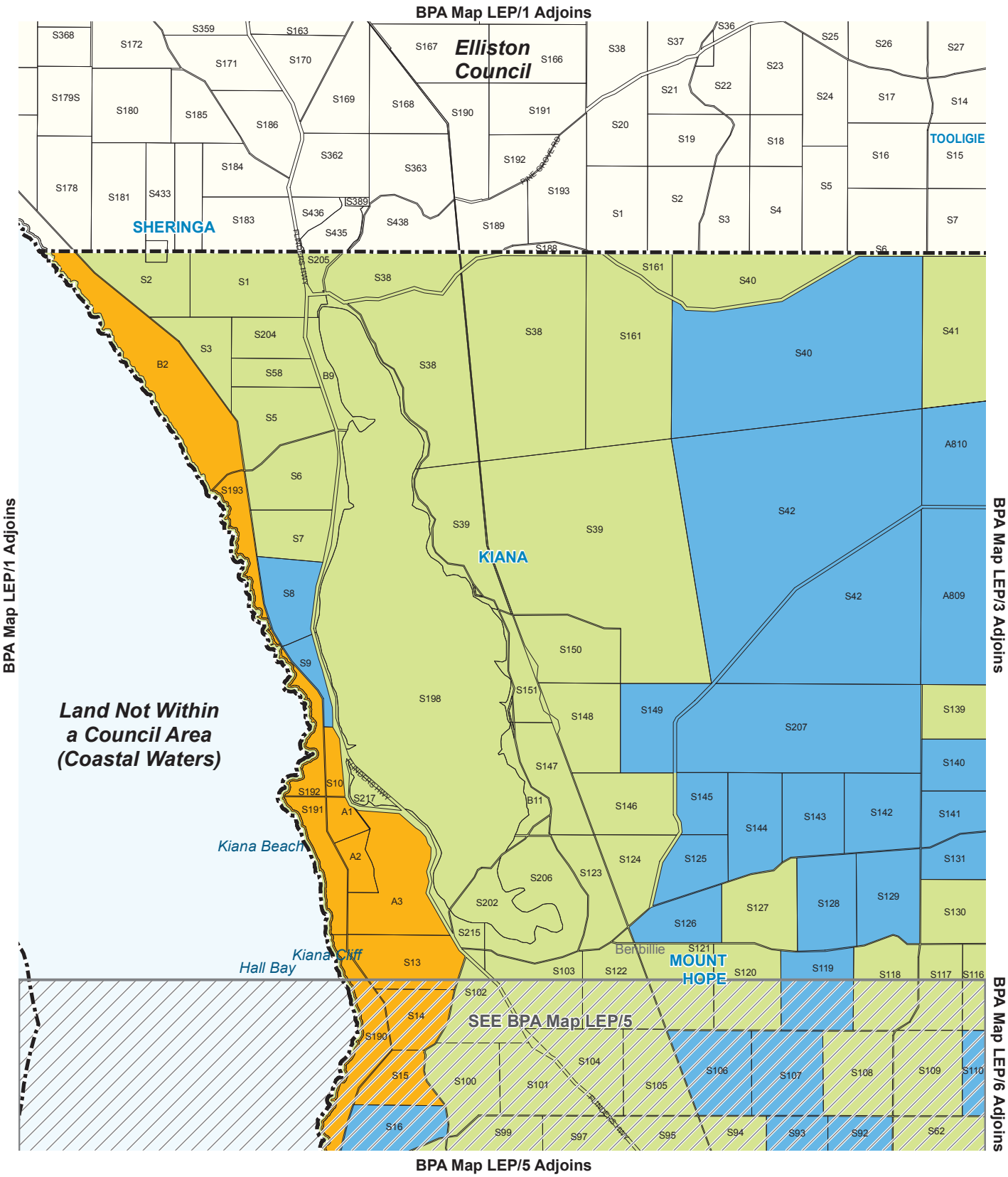
0 25 km

# Bushfire Protection Area
# BPA Map LEP/1
## BUSHFIRE RISK

LOWER EYRE PENINSULA COUNCIL

Consolidated - 12 July 2018

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




See enlargement map for accurate representation.

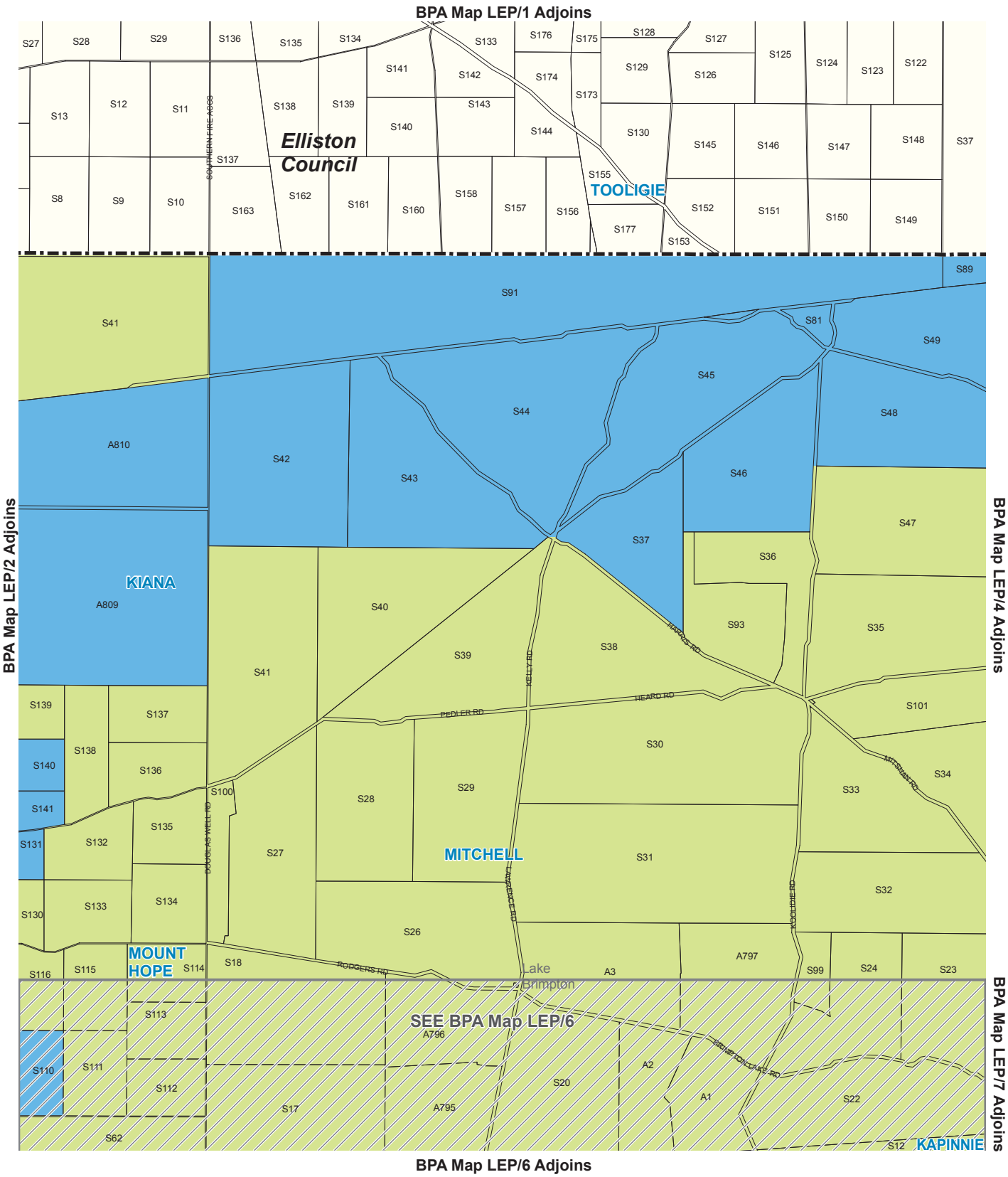
N

0 5km

# Bushfire Protection Area
# BPA Map LEP/2
## BUSHFIRE RISK

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

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




See enlargement map for accurate representation.

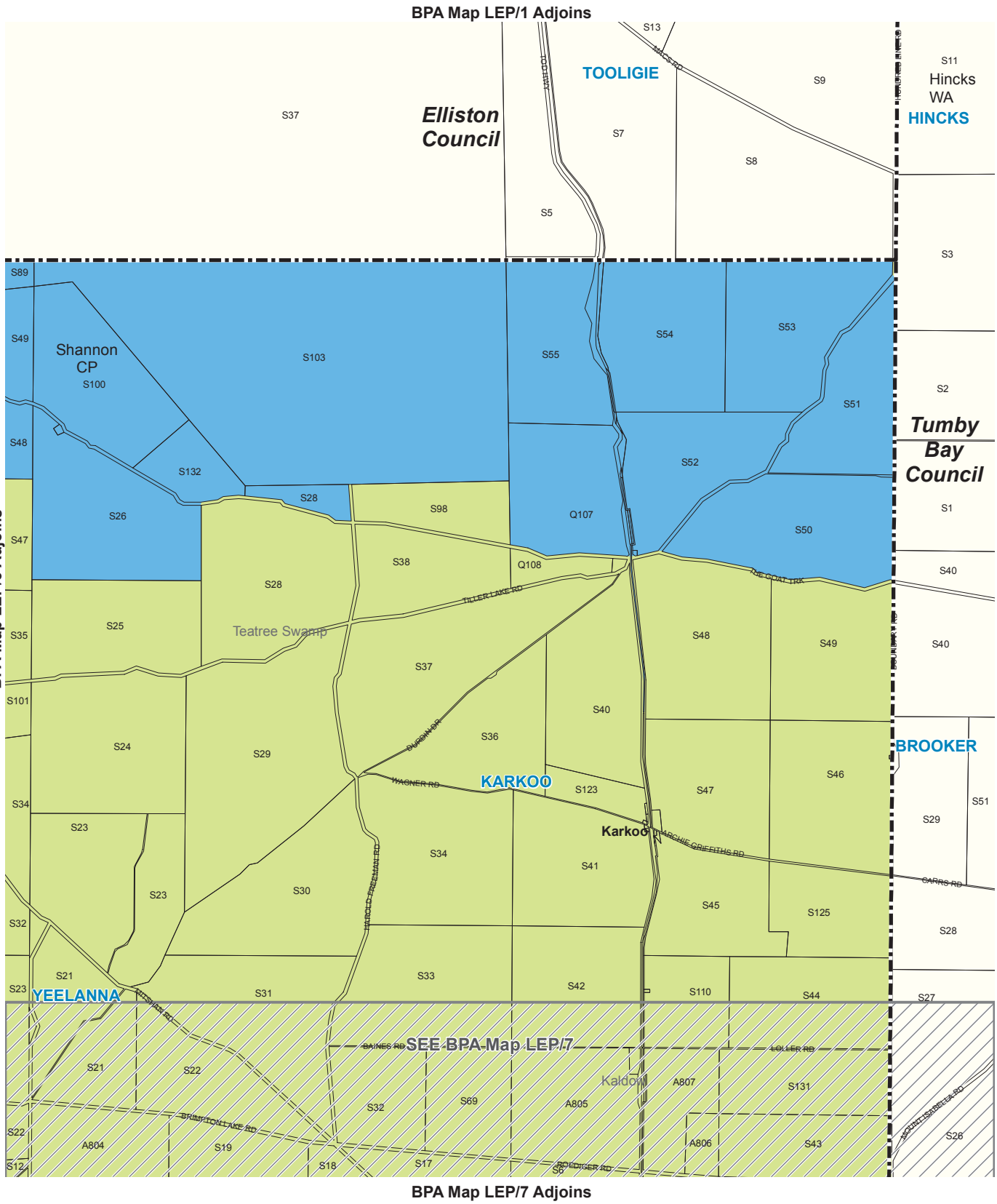
N

0 5km

# Bushfire Protection Area
# BPA Map LEP/3
## BUSHFIRE RISK

Medium Bushfire Risk
General Bushfire Risk
Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




See enlargement map for accurate representation.

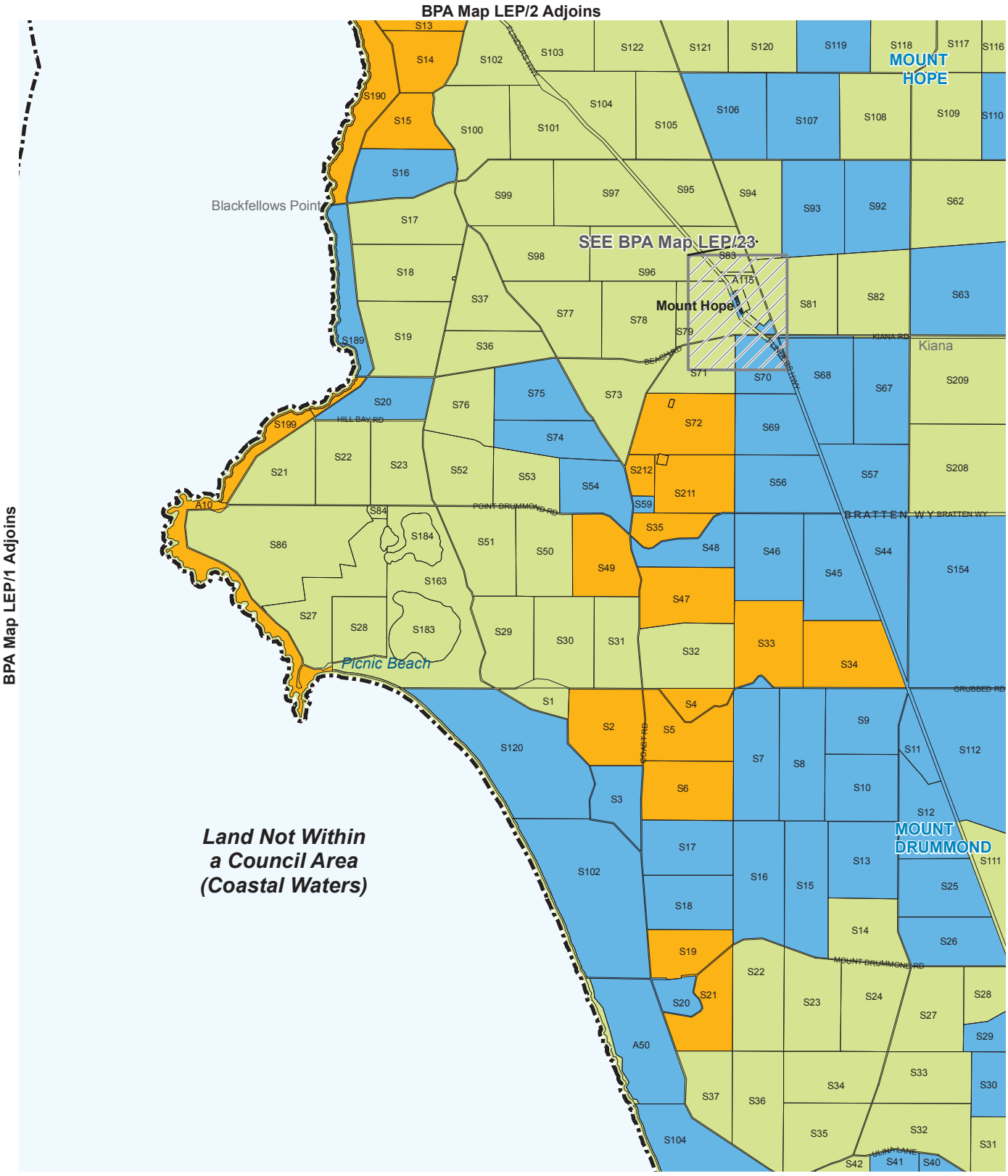
N

0 5km

# Bushfire Protection Area
# BPA Map LEP/4
## BUSHFIRE RISK

Medium Bushfire Risk
General Bushfire Risk
Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




See enlargement map for accurate representation.

N

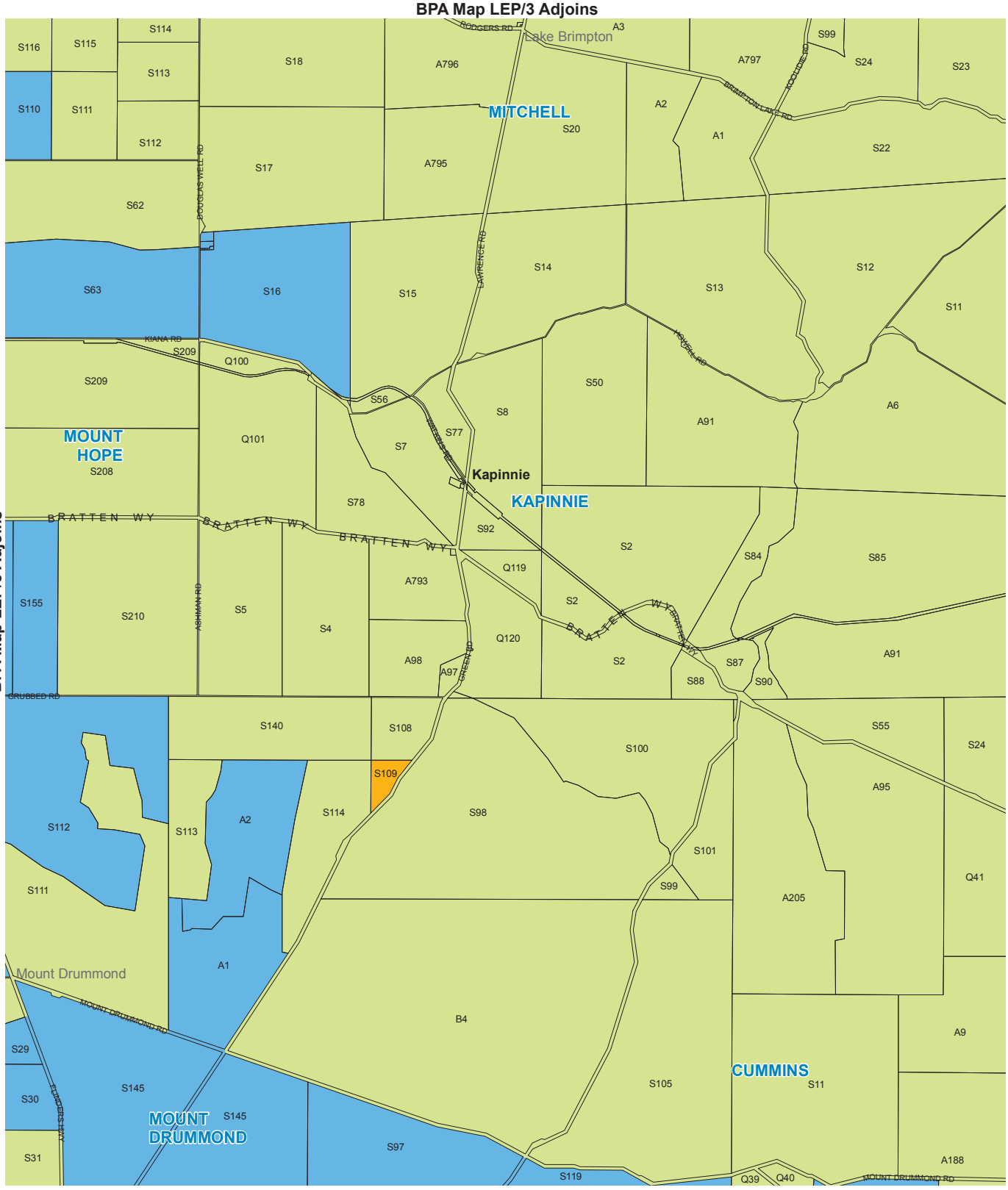
0 5km

# Bushfire Protection Area
# BPA Map LEP/5
## BUSHFIRE RISK

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

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

BPA Map LEP/3 Adjoins




BPA Map LEP/5 Adjoins

BPA Map LEP/7 Adjoins

BPA Map LEP/8 Adjoins

BPA Map LEP/9 Adjoins

N

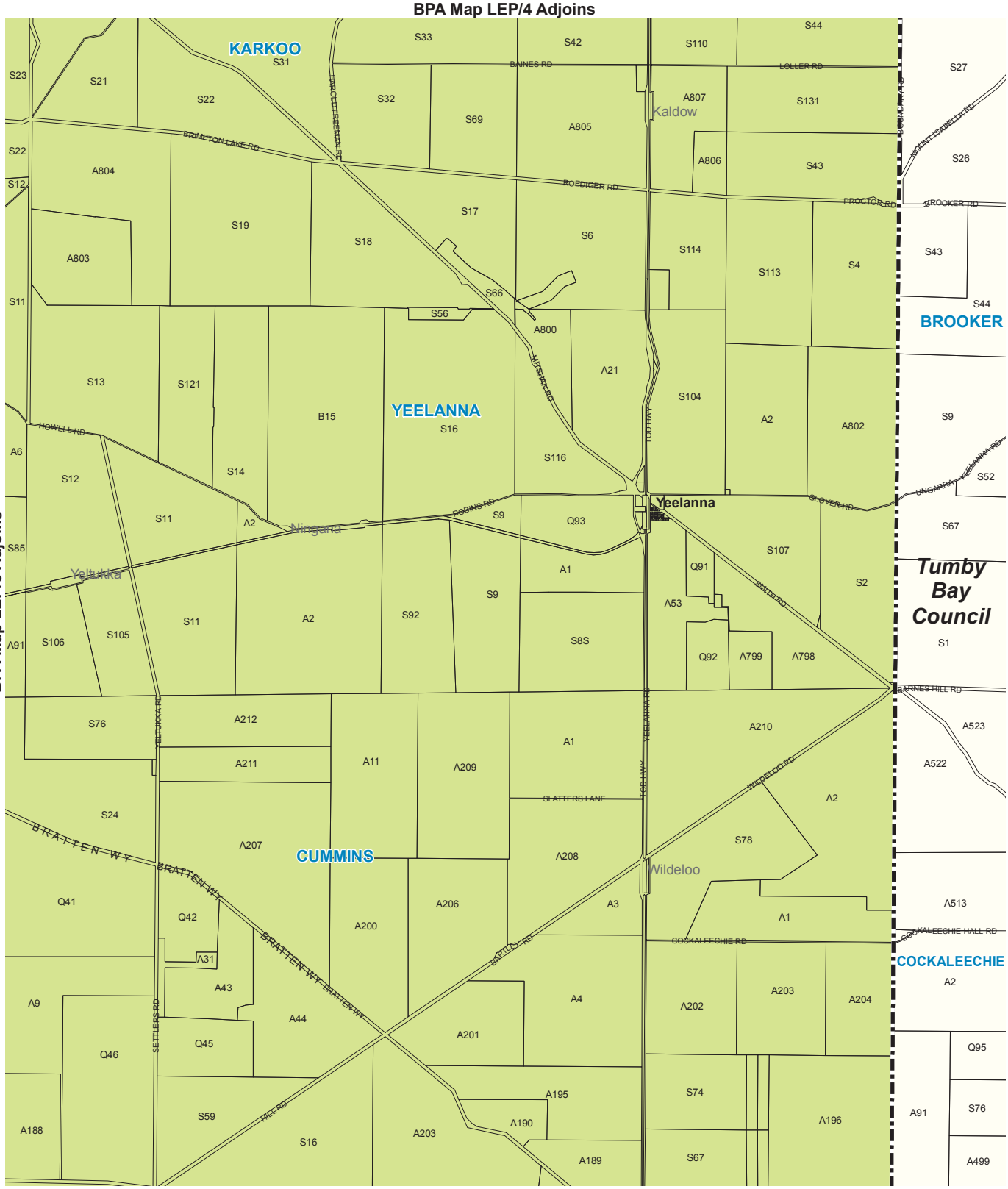
0 5km

# Bushfire Protection Area
# BPA Map LEP/6
## BUSHFIRE RISK

High Bushfire Risk
Medium Bushfire Risk
General Bushfire Risk

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

BPA Map LEP/4 Adjoins




BPA Map LEP/6 Adjoins

BPA Map LEP/1 Adjoins

BPA Map LEP/9 Adjoins

BPA Map LEP/10 Adjoins

N

0 5km

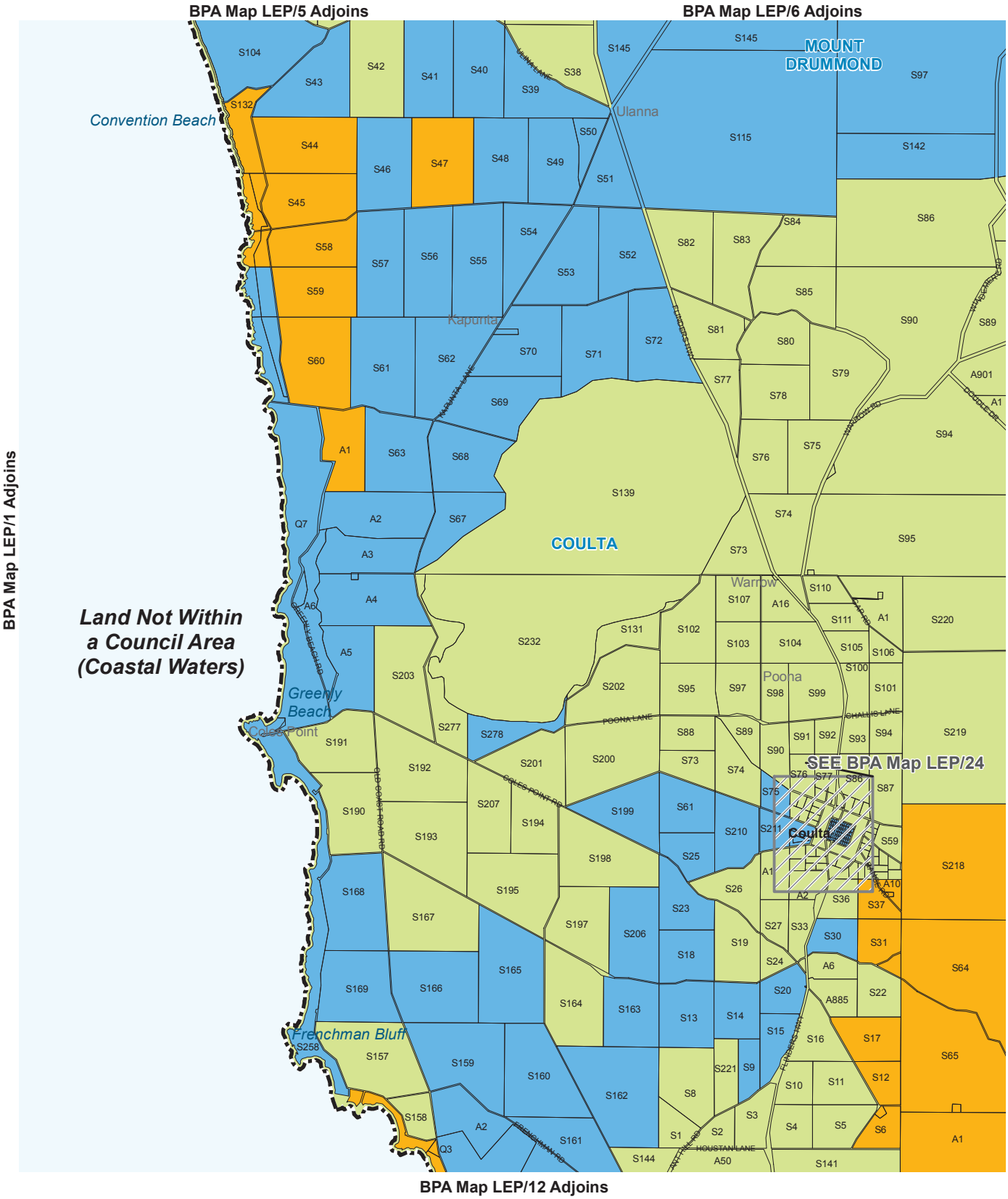
# Bushfire Protection Area
# BPA Map LEP/7
## BUSHFIRE RISK

General Bushfire Risk

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




See enlargement map for accurate representation.

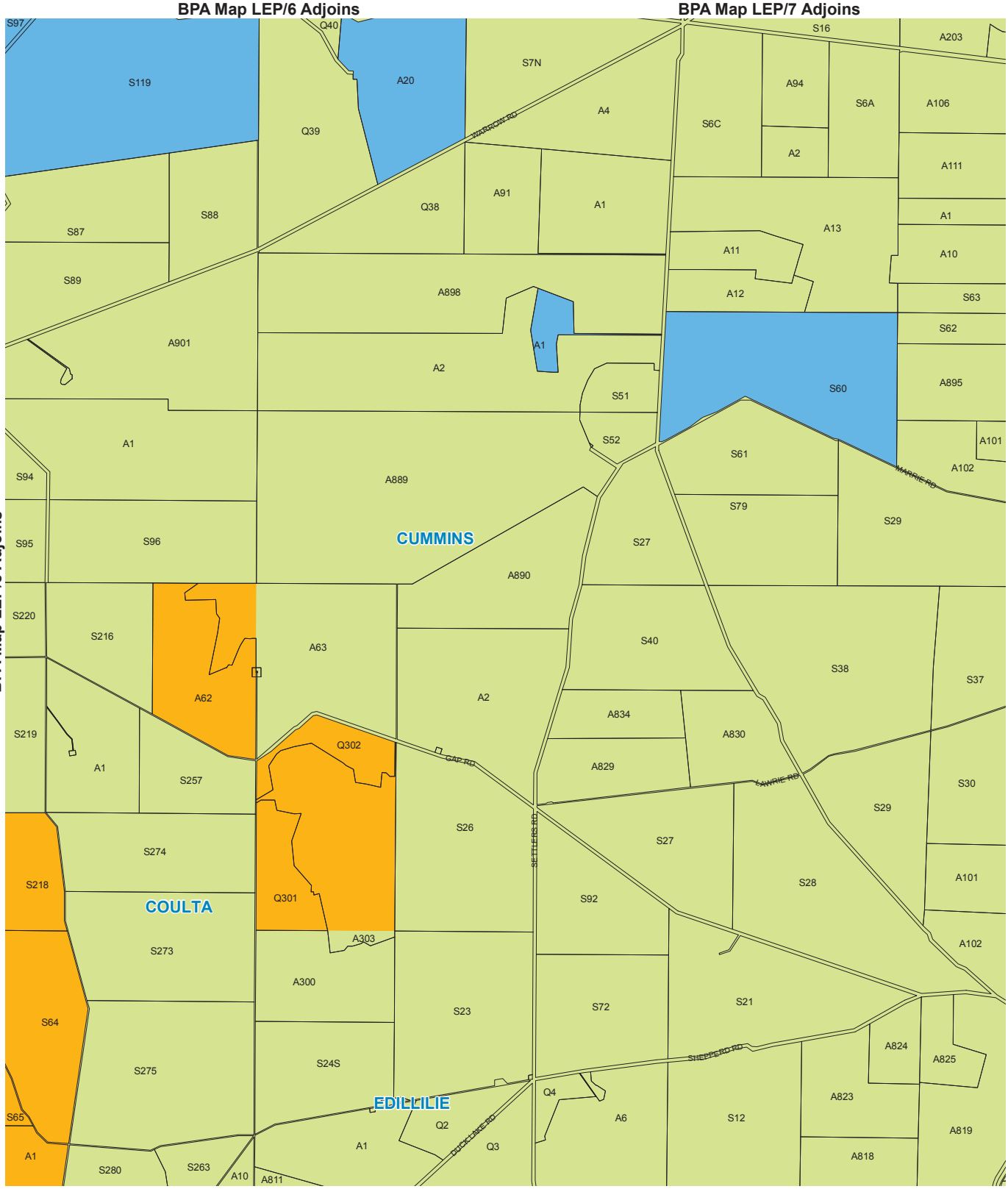
# Bushfire Protection Area
# BPA Map LEP/8
## BUSHFIRE RISK

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

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

BPA Map LEP/6 Adjoins

BPA Map LEP/7 Adjoins




BPA Map LEP/8 Adjoins

BPA Map LEP/10 Adjoins

BPA Map LEP/13 Adjoins

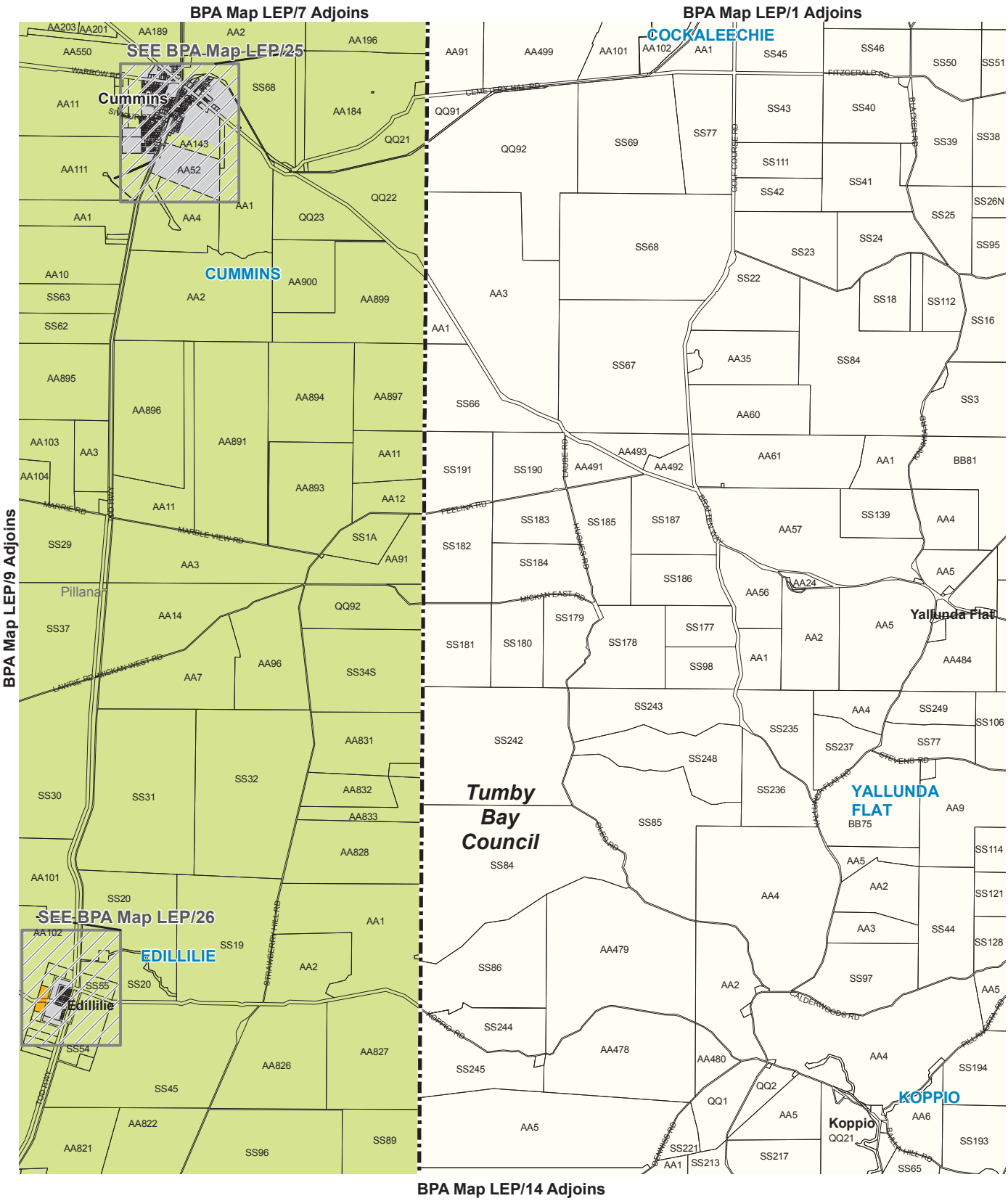
N

0 5km

# Bushfire Protection Area
# BPA Map LEP/9
## BUSHFIRE RISK

High Bushfire Risk
Medium Bushfire Risk
General Bushfire Risk

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




See enlargement map for accurate representation.

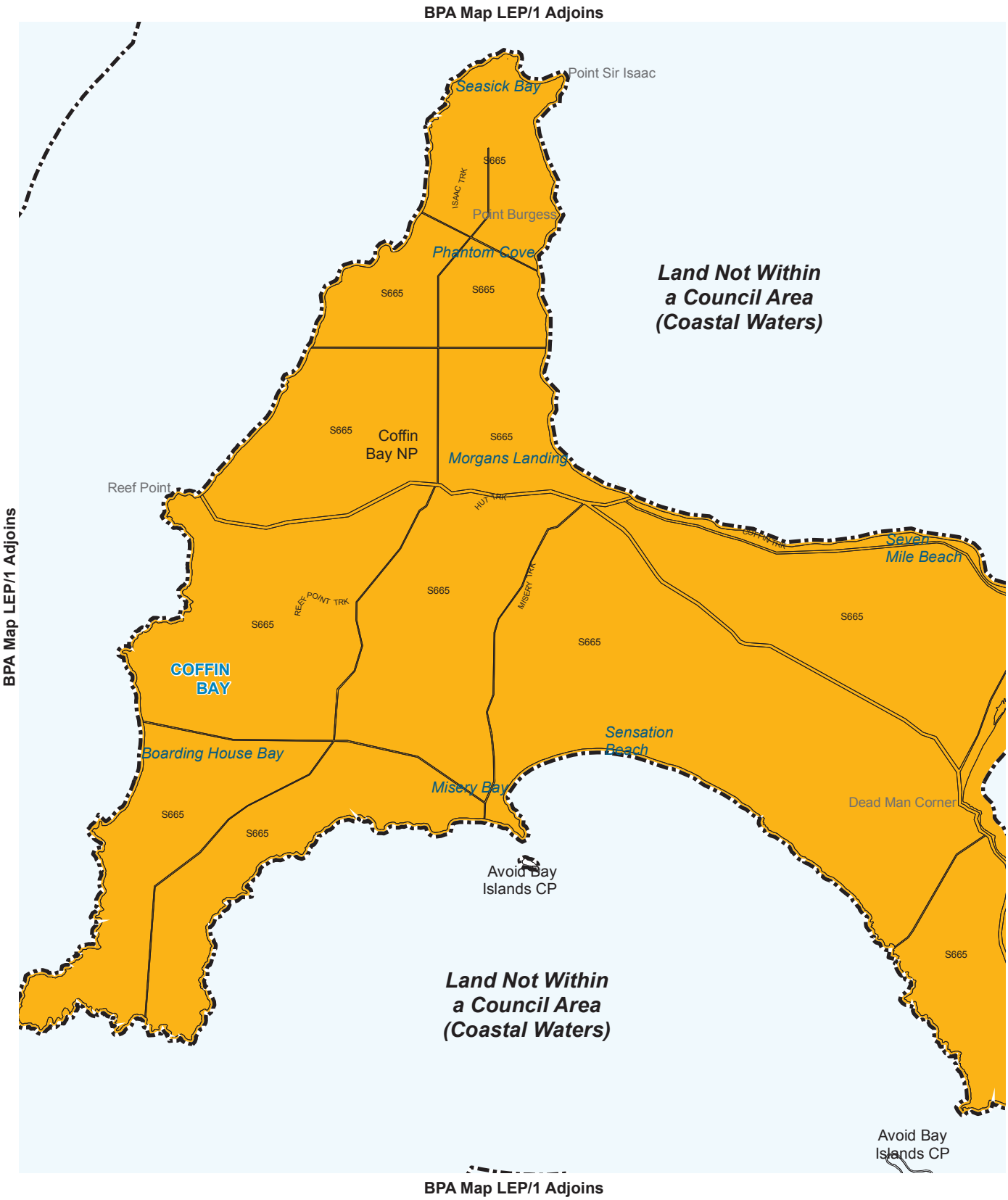
N

0 5km

# Bushfire Protection Area
# BPA Map LEP/10
## BUSHFIRE RISK

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

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




N

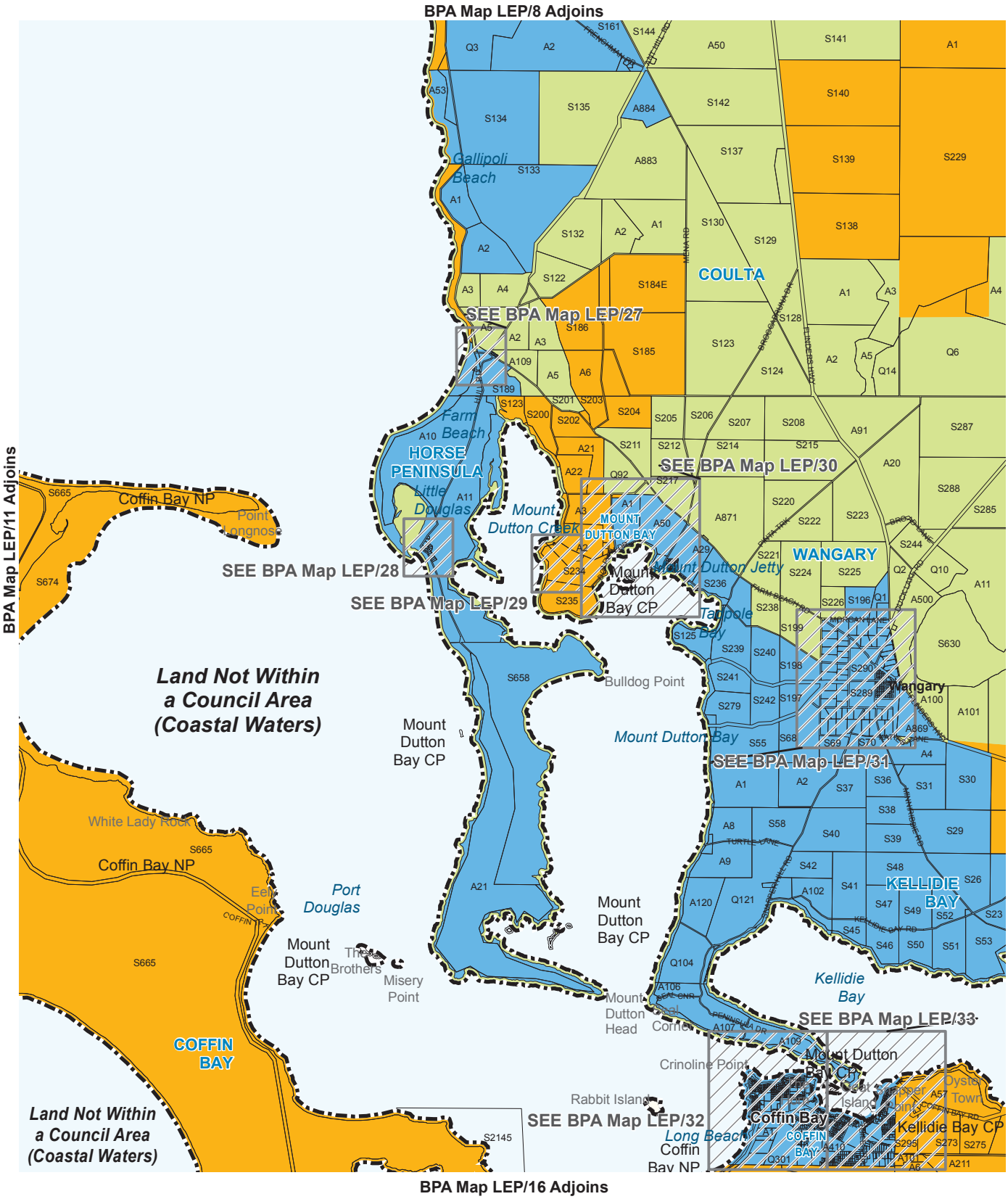
0 5km

# Bushfire Protection Area
# BPA Map LEP/11
## BUSHFIRE RISK

High Bushfire Risk

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




See enlargement map for accurate representation.

N

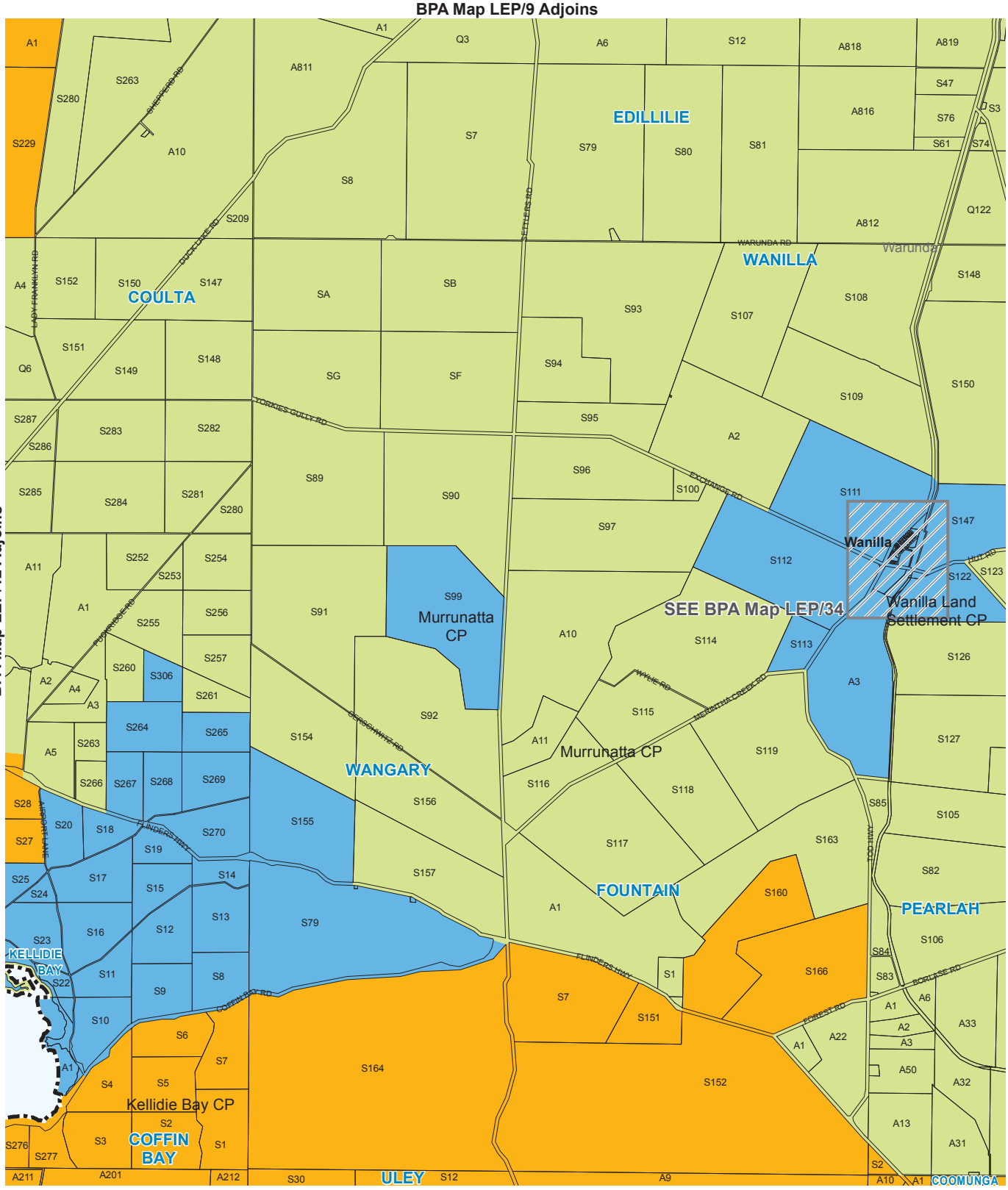
0 5km

# Bushfire Protection Area
# BPA Map LEP/12
## BUSHFIRE RISK

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

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

BPA Map LEP/9 Adjoins




BPA Map LEP/12 Adjoins

BPA Map LEP/14 Adjoins

BPA Map LEP/17 Adjoins

See enlargement map for accurate representation.

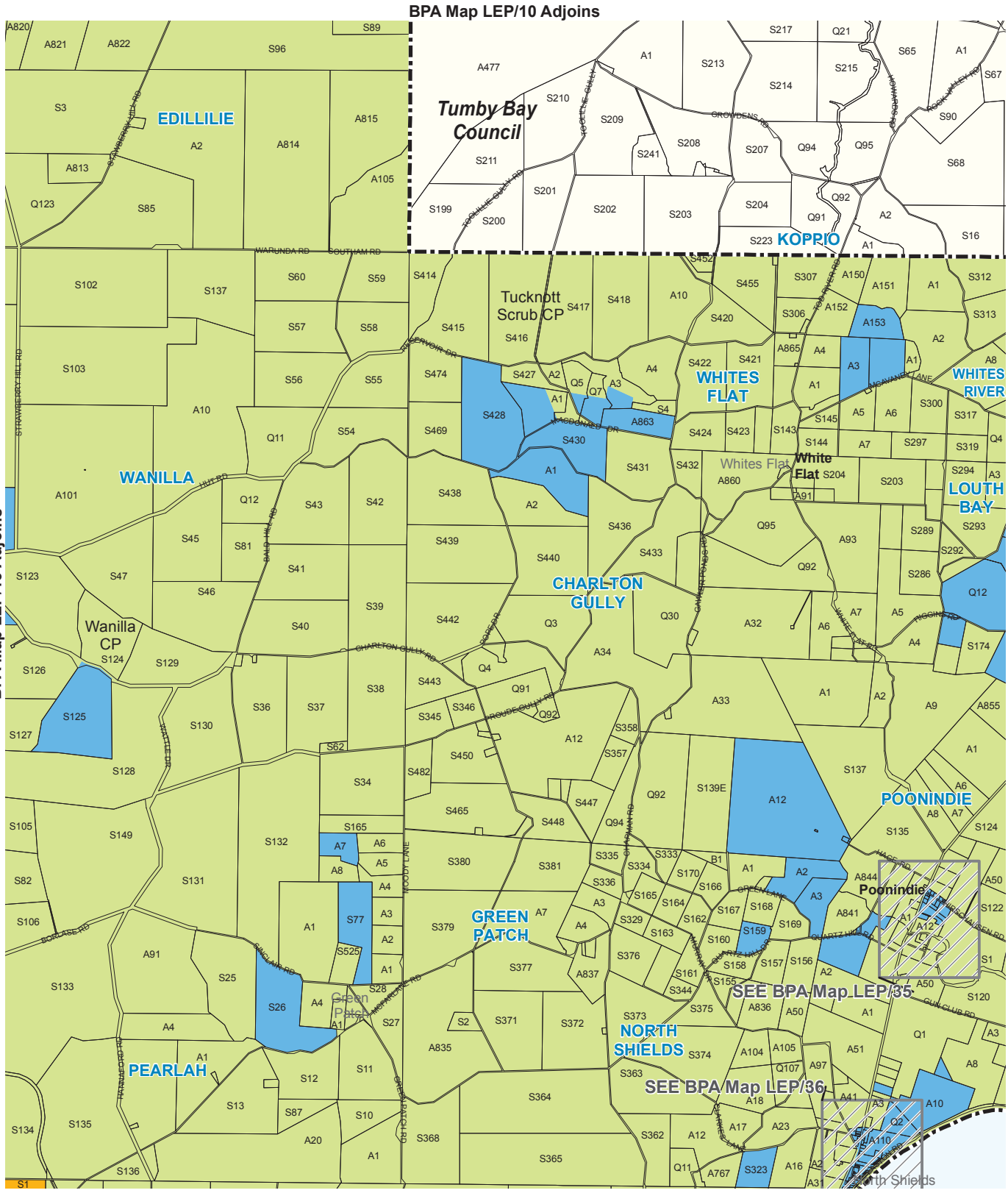
N

0 5km

# Bushfire Protection Area
# BPA Map LEP/13
## BUSHFIRE RISK

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

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

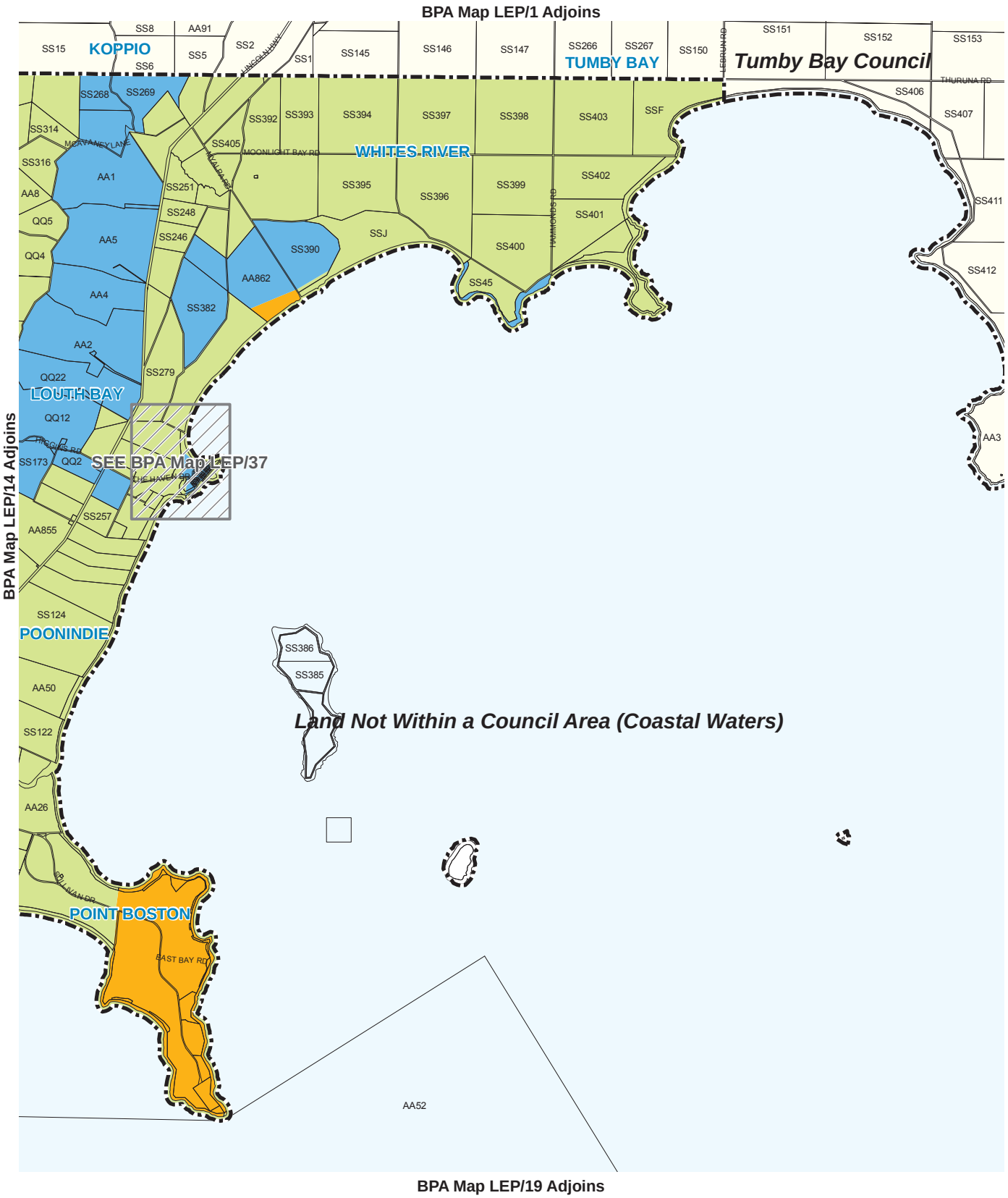



See enlargement map for accurate representation.

# Bushfire Protection Area
# BPA Map LEP/14
## BUSHFIRE RISK

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

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




See enlargement map for accurate representation.

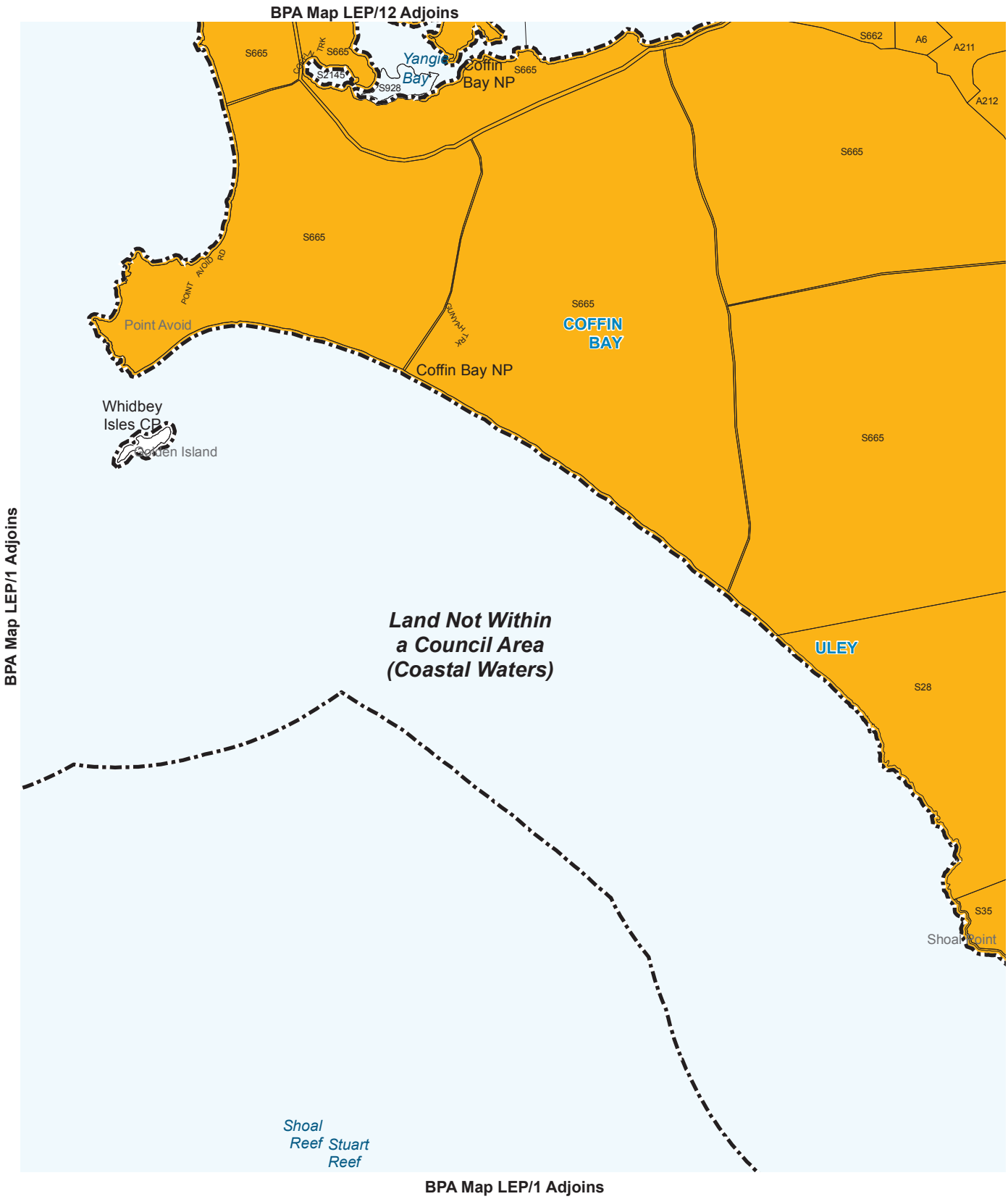
N

0 5km

# Bushfire Protection Area
# BPA Map LEP/15
## BUSHFIRE RISK

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

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




N

0 5km

# Bushfire Protection Area
# BPA Map LEP/16
## BUSHFIRE RISK

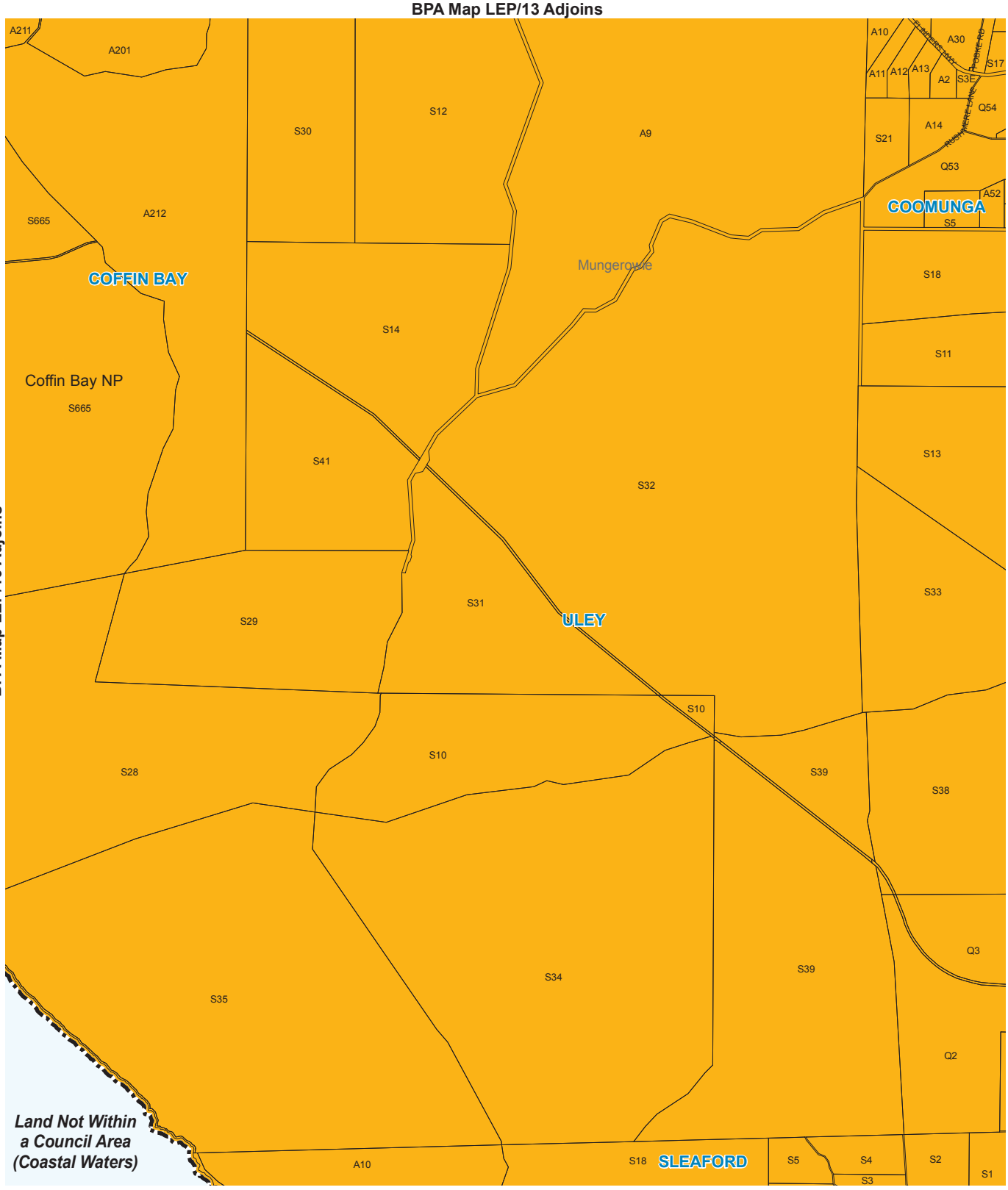
High Bushfire Risk

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018

BPA Map LEP/13 Adjoins




BPA Map LEP/16 Adjoins

BPA Map LEP/18 Adjoins

BPA Map LEP/20 Adjoins

N

0 5km

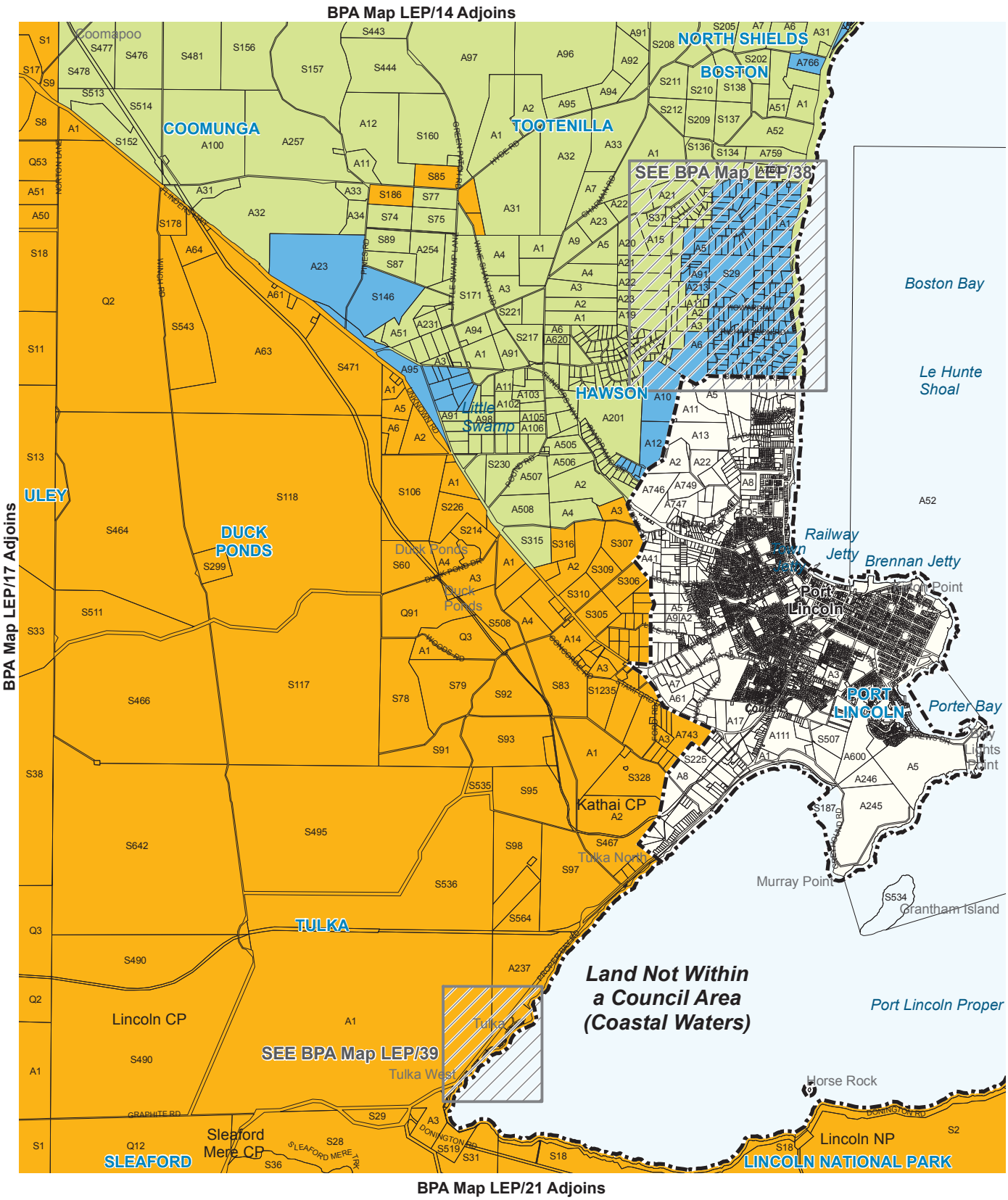
# Bushfire Protection Area
# BPA Map LEP/17
## BUSHFIRE RISK

High Bushfire Risk

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




See enlargement map for accurate representation.

N

0 5km

# Bushfire Protection Area
# BPA Map LEP/18
## BUSHFIRE RISK

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

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

N

0 5km

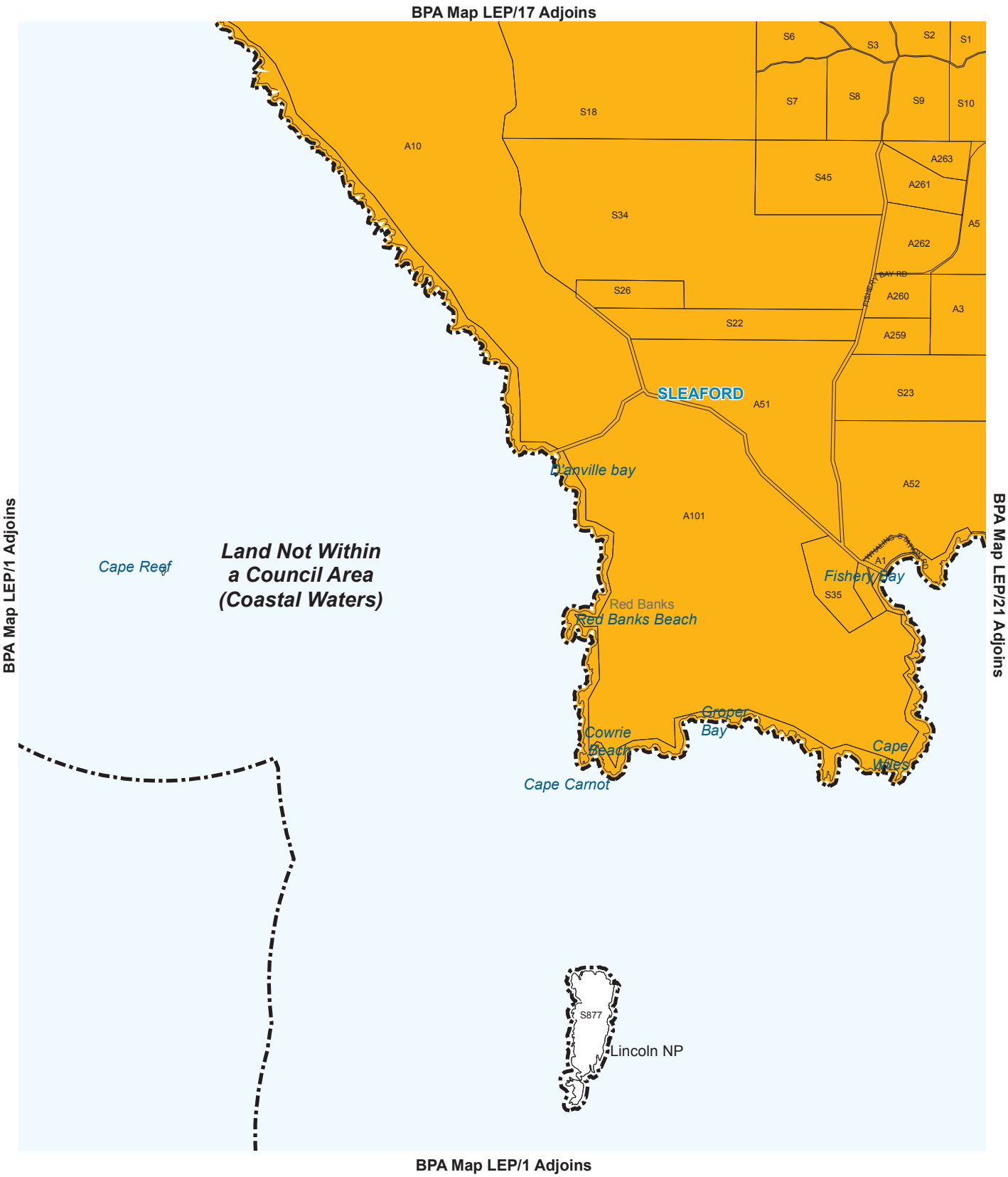
# Bushfire Protection Area
# BPA Map LEP/19
## BUSHFIRE RISK

High Bushfire Risk

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




# Bushfire Protection Area
# BPA Map LEP/20
## BUSHFIRE RISK

High Bushfire Risk
Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

N

0 5km

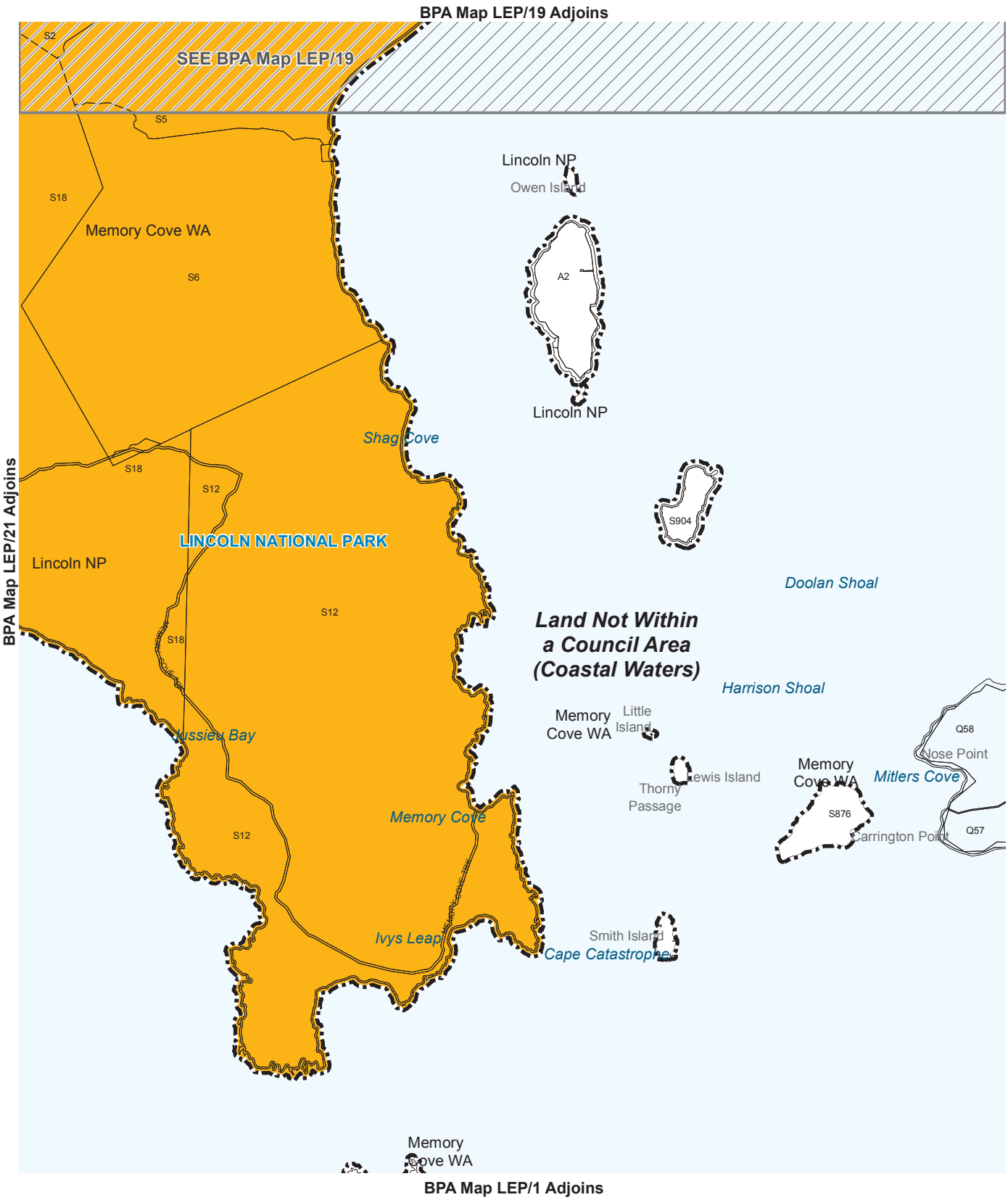
# Bushfire Protection Area
# BPA Map LEP/21
## BUSHFIRE RISK

High Bushfire Risk

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




See enlargement map for accurate representation.

N

0 5km

# Bushfire Protection Area
# BPA Map LEP/22
## BUSHFIRE RISK

High Bushfire Risk

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018

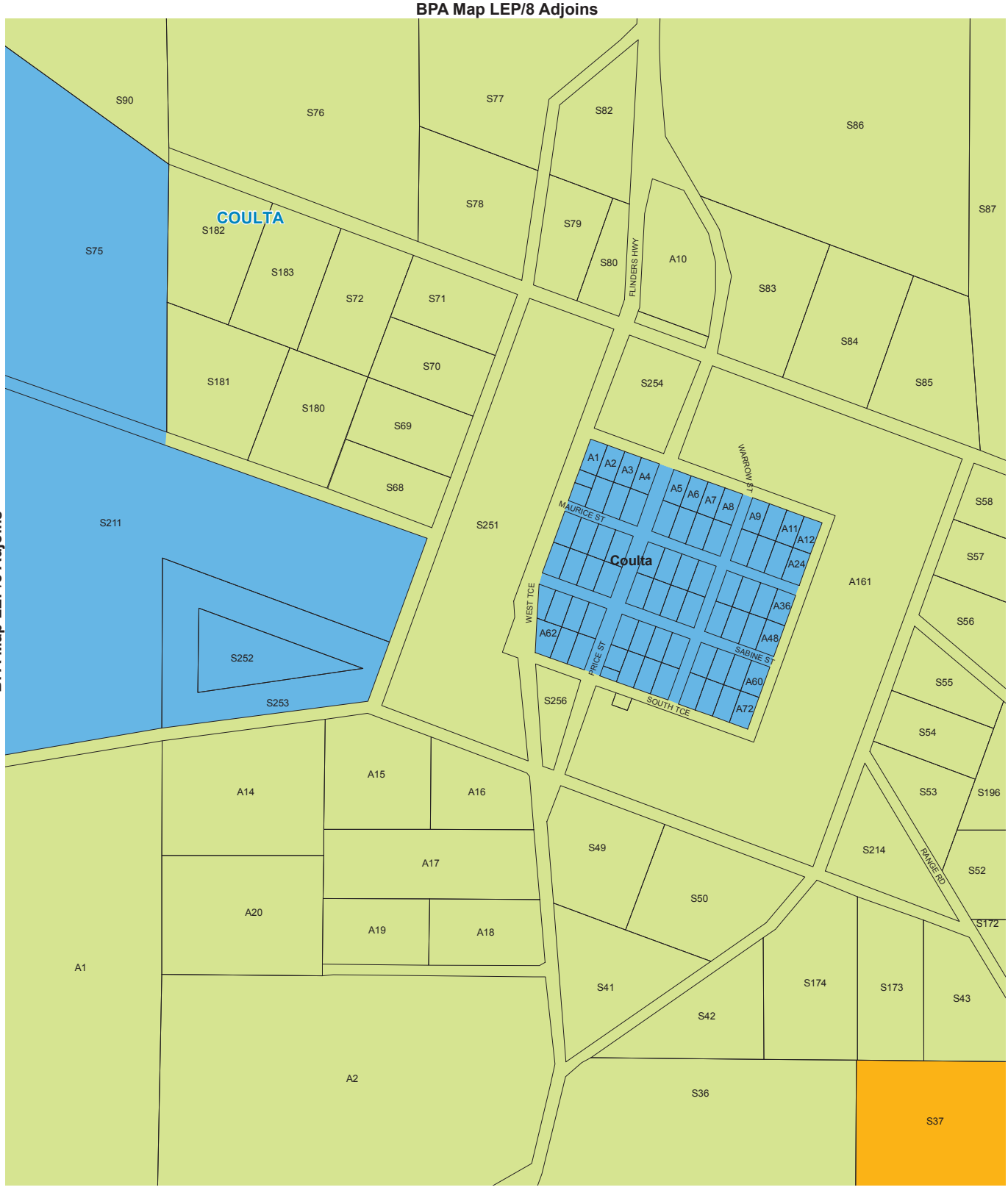
N

0 500 m

# Bushfire Protection Area
# BPA Map LEP/23
## BUSHFIRE RISK

Medium Bushfire Risk
General Bushfire Risk

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




N

0 500 m

# Bushfire Protection Area
# BPA Map LEP/24
## BUSHFIRE RISK

High Bushfire Risk
Medium Bushfire Risk
General Bushfire Risk

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

# Bushfire Protection Area
# BPA Map LEP/25
## BUSHFIRE RISK

General Bushfire Risk

Excluded area from bushfire protection planning provisions

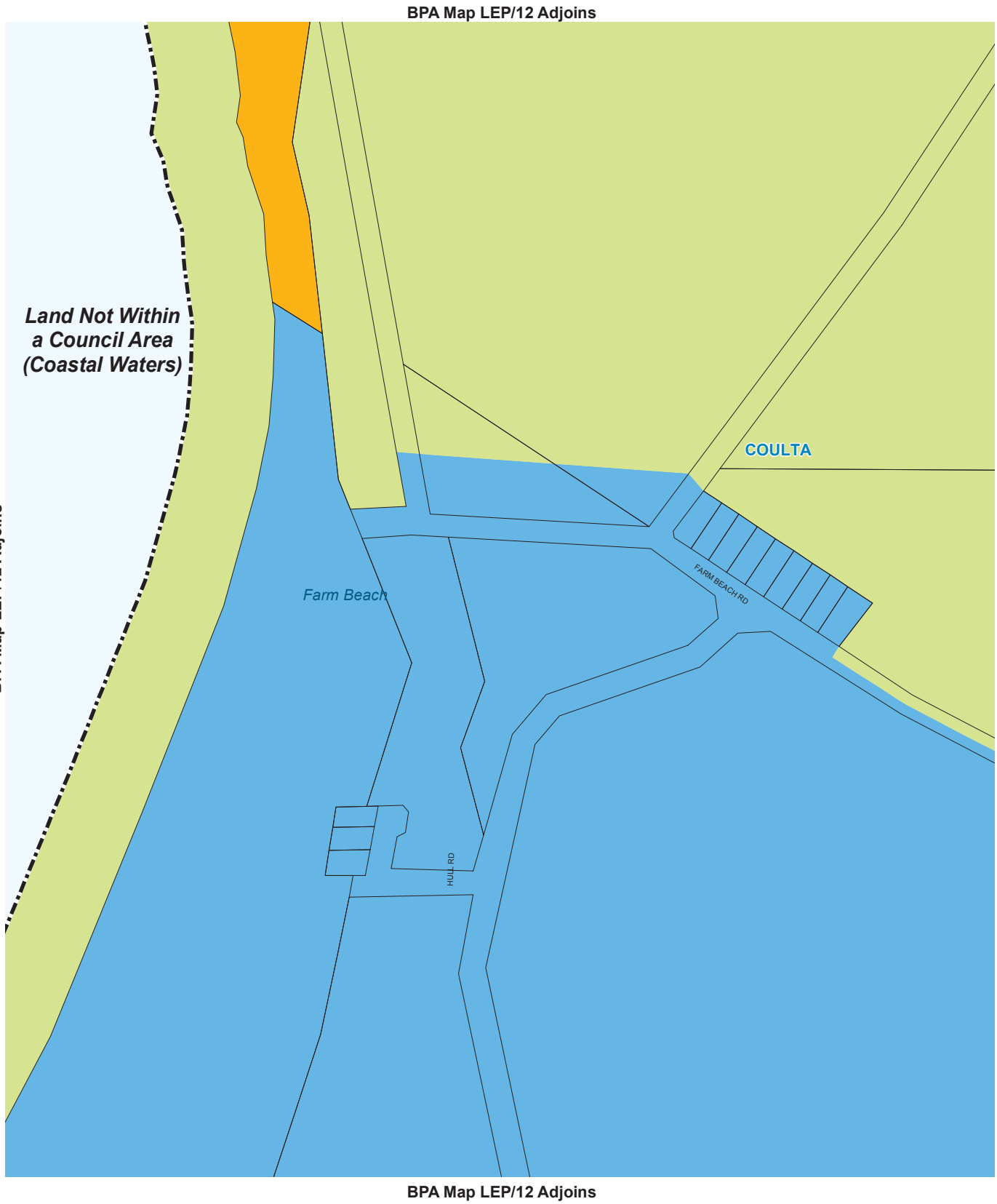
**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018

# Bushfire Protection Area
# BPA Map LEP/26
## BUSHFIRE RISK

High Bushfire Risk
General Bushfire Risk
Excluded area from bushfire protection planning provisions

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




N

0 250 m

# Bushfire Protection Area
# BPA Map LEP/27
## BUSHFIRE RISK

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

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

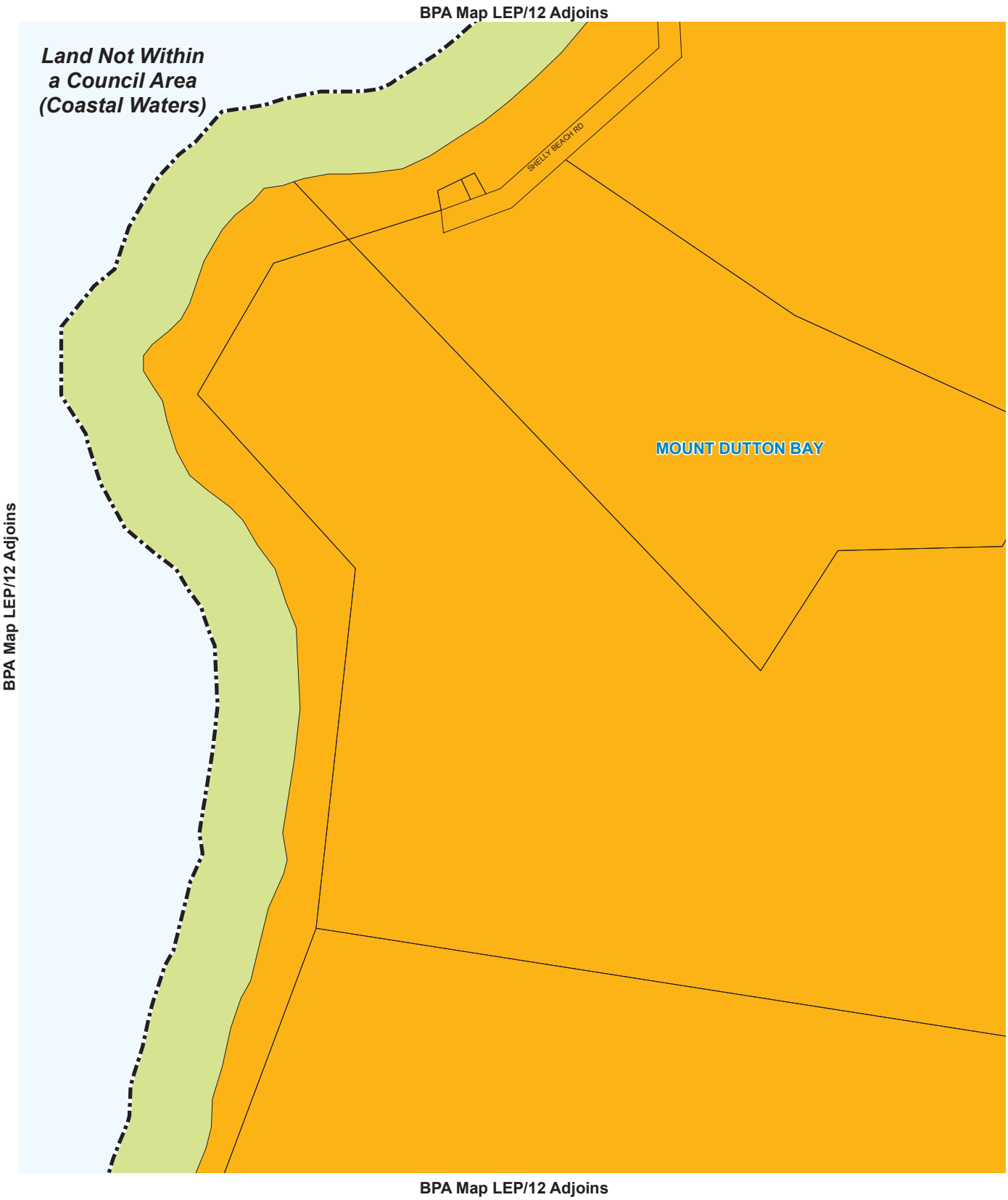
N

0 250 m

# Bushfire Protection Area
# BPA Map LEP/28
## BUSHFIRE RISK

Medium Bushfire Risk
General Bushfire Risk
Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018



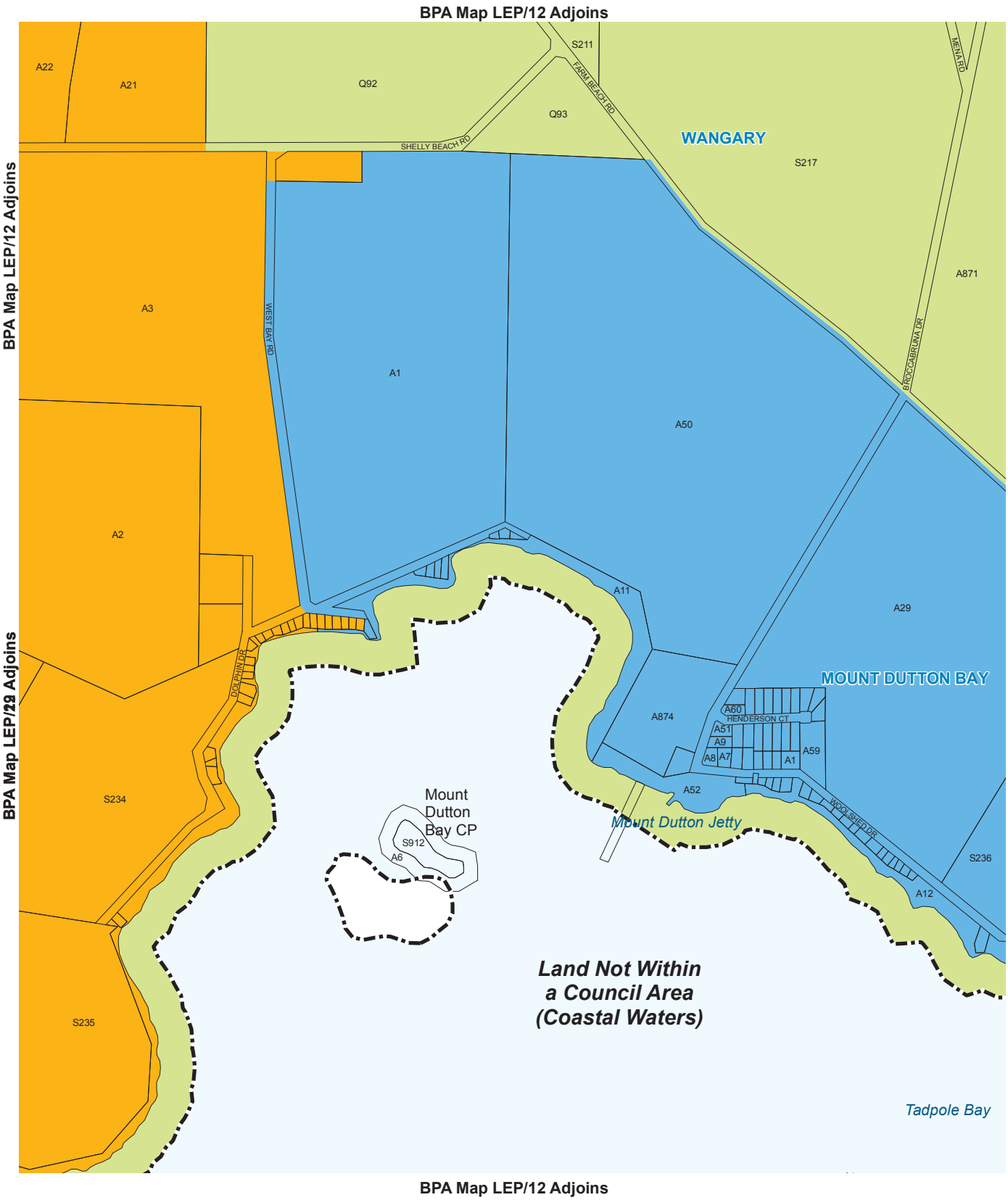

N

0 250 m

# Bushfire Protection Area
# BPA Map LEP/29
## BUSHFIRE RISK

High Bushfire Risk
General Bushfire Risk
Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018



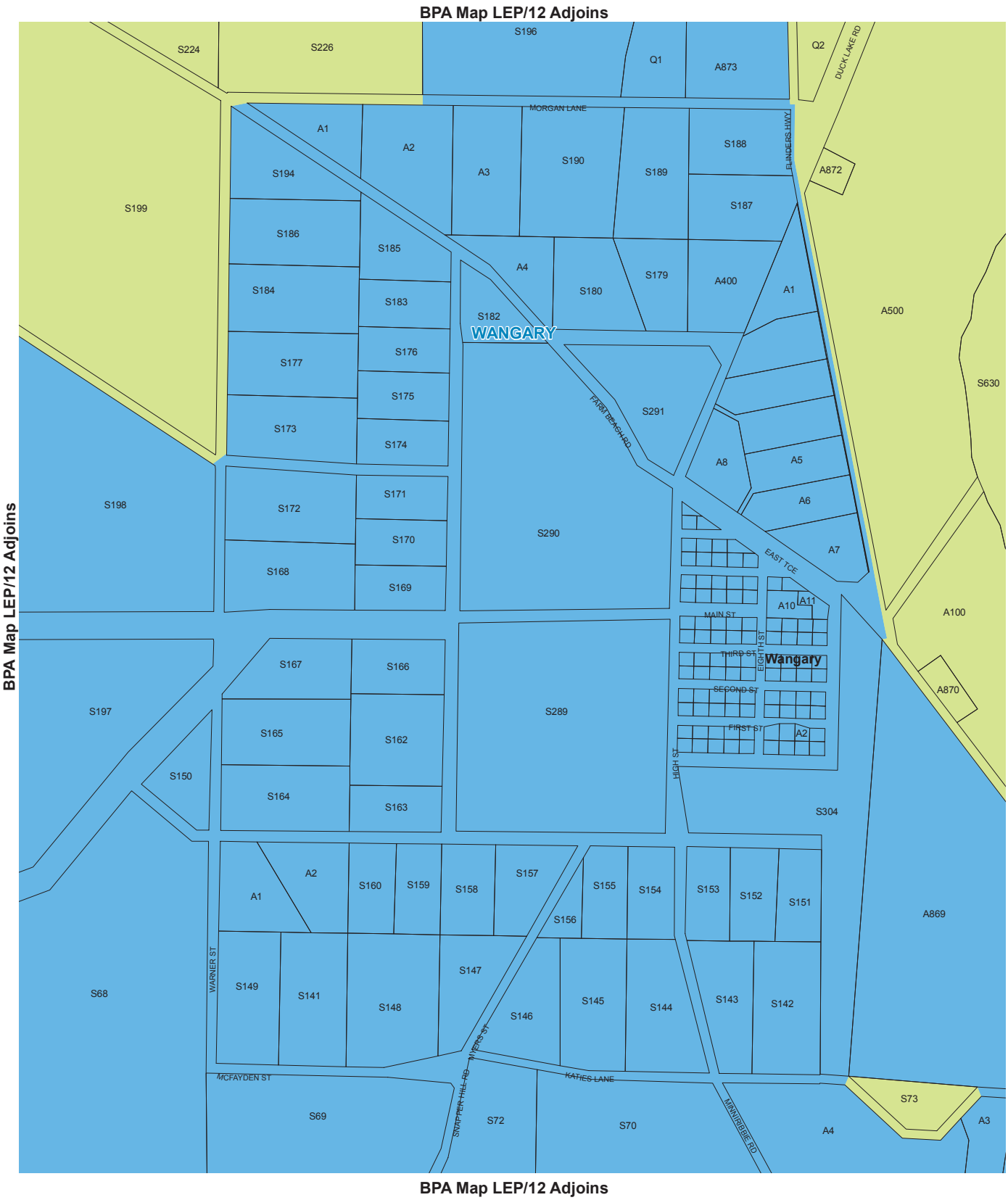

N

0 500 m

# Bushfire Protection Area
# BPA Map LEP/30
## BUSHFIRE RISK

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

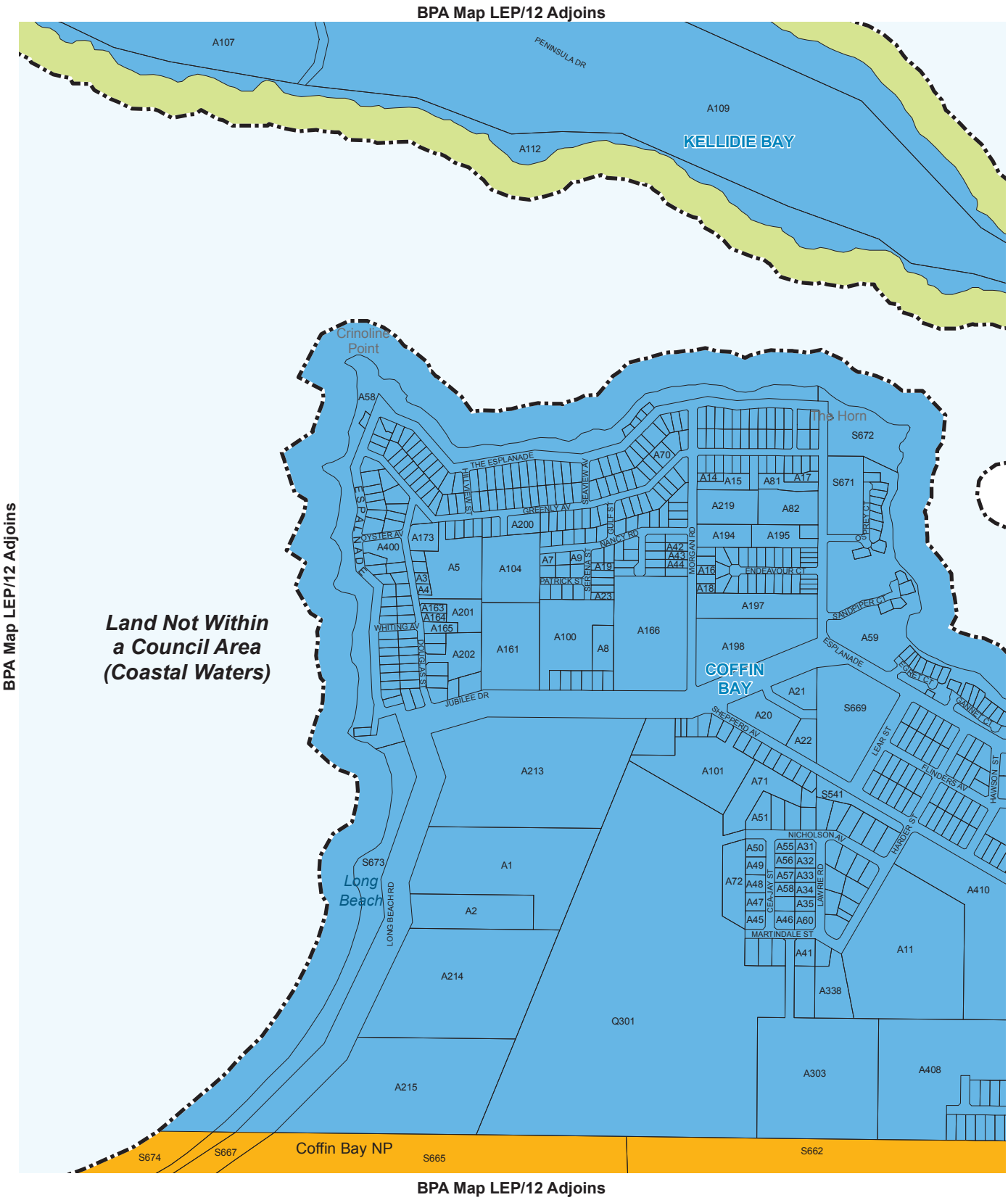
**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




# Bushfire Protection Area
# BPA Map LEP/31
## BUSHFIRE RISK

Medium Bushfire Risk
General Bushfire Risk

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

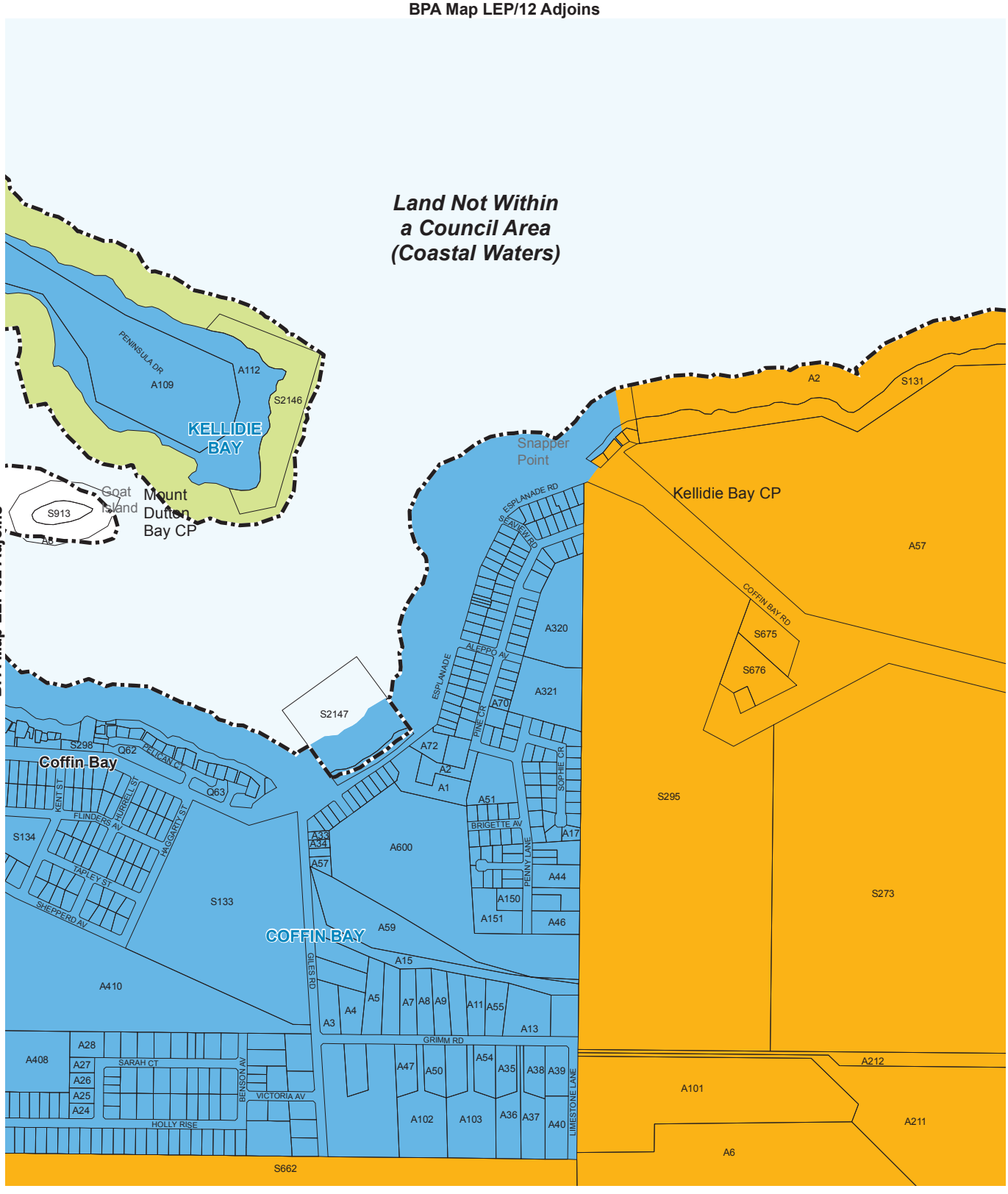



# Bushfire Protection Area
# BPA Map LEP/32
## BUSHFIRE RISK

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

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

BPA Map LEP/12 Adjoins




BPA Map LEP/32 Adjoins

BPA Map LEP/12 Adjoins

BPA Map LEP/12 Adjoins

N

0 500 m

# Bushfire Protection Area
# BPA Map LEP/33
## BUSHFIRE RISK

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

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

BPA Map LEP/13 Adjoins

BPA Map LEP/13 Adjoins

N

0 500 m

# Bushfire Protection Area
# BPA Map LEP/34
## BUSHFIRE RISK

Medium Bushfire Risk

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

BPA Map LEP/14 Adjoins

BPA Map LEP/14 Adjoins

BPA Map LEP/14 Adjoins

BPA Map LEP/14 Adjoins

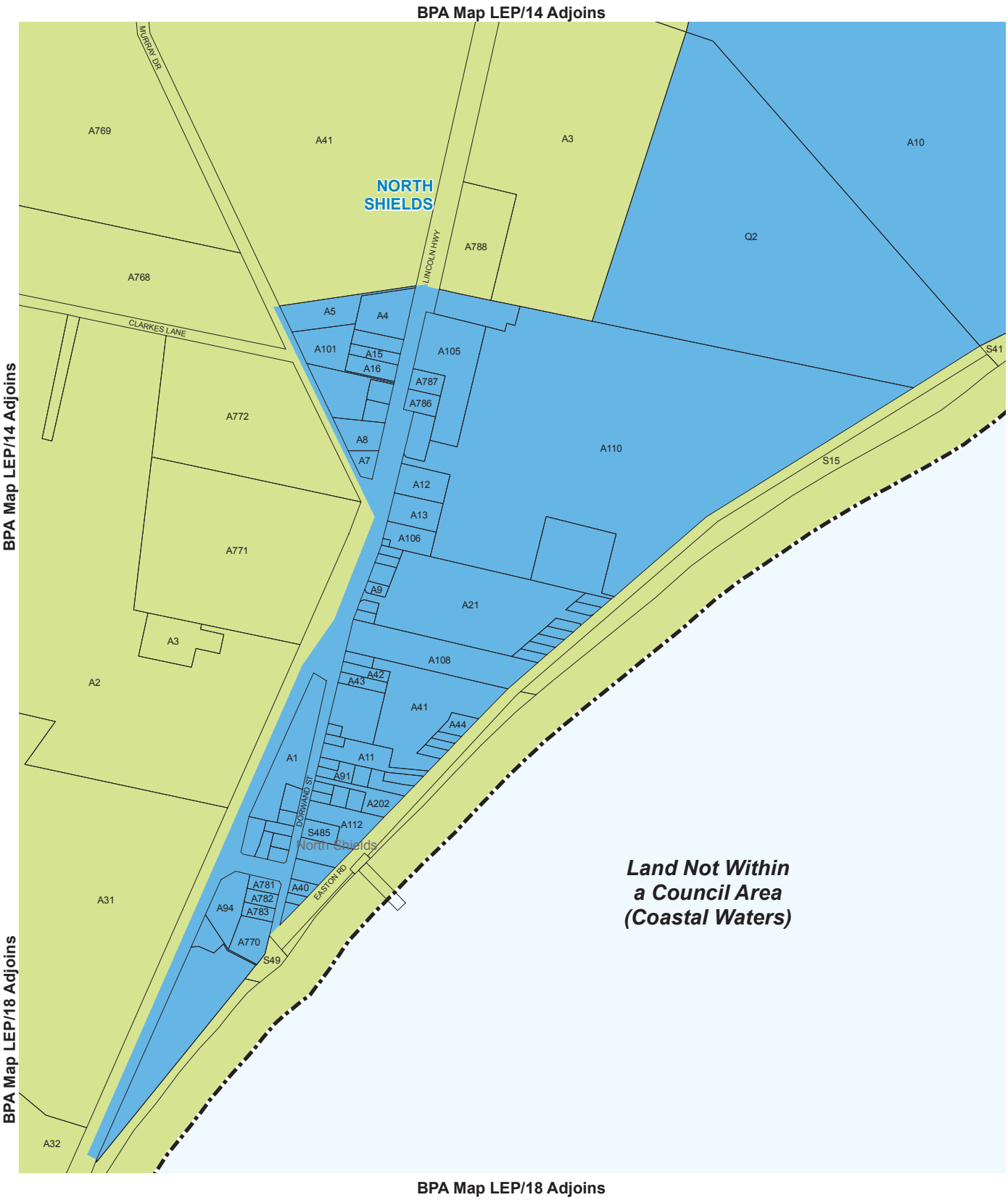
N

0 500 m

# Bushfire Protection Area
# BPA Map LEP/35
## BUSHFIRE RISK

Medium Bushfire Risk
General Bushfire Risk

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




N

0 500 m

# Bushfire Protection Area
# BPA Map LEP/36
## BUSHFIRE RISK

Medium Bushfire Risk
General Bushfire Risk
Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

BPA Map LEP/15 Adjoins

BPA Map LEP/15 Adjoins

BPA Map LEP/15 Adjoins

BPA Map LEP/15 Adjoins

N

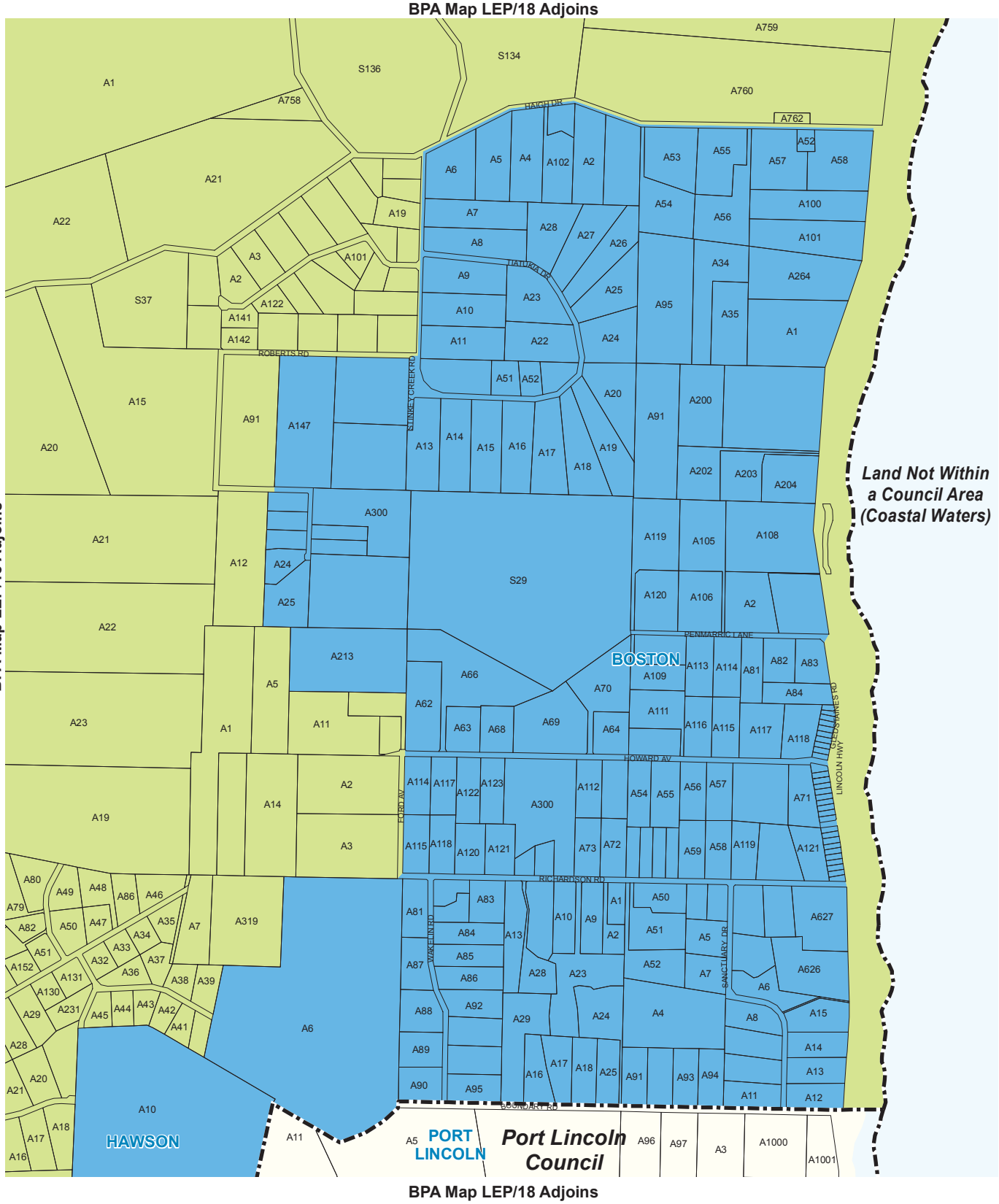
0 500 m

# Bushfire Protection Area
# BPA Map LEP/37
## BUSHFIRE RISK

Medium Bushfire Risk
General Bushfire Risk
Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018

BPA Map LEP/18 Adjoins




BPA Map LEP/18 Adjoins

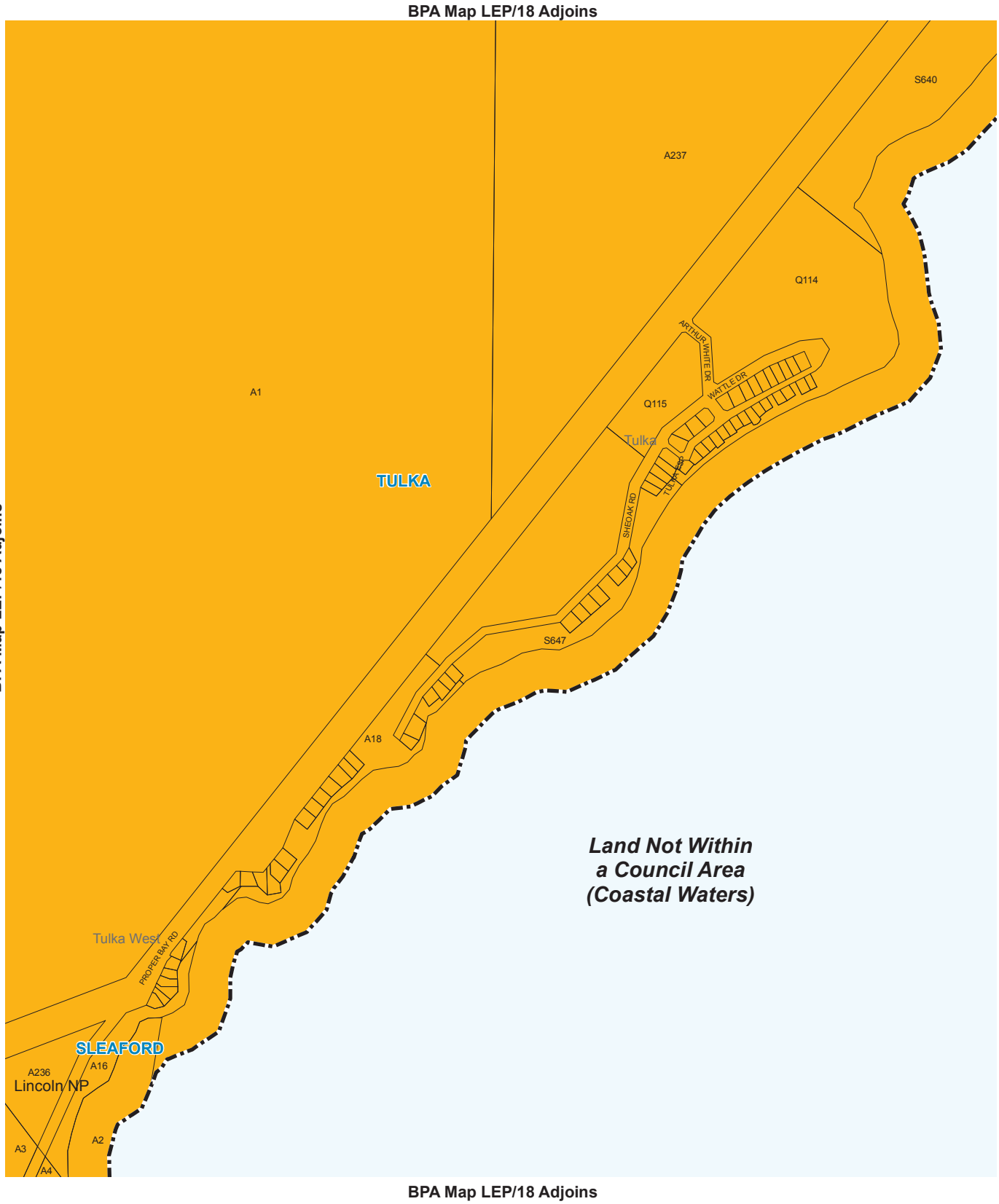
N

0 1,000 m

# Bushfire Protection Area
# BPA Map LEP/38
## BUSHFIRE RISK

Medium Bushfire Risk
General Bushfire Risk
Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




N

0 500 m

# Bushfire Protection Area
# BPA Map LEP/39
## BUSHFIRE RISK

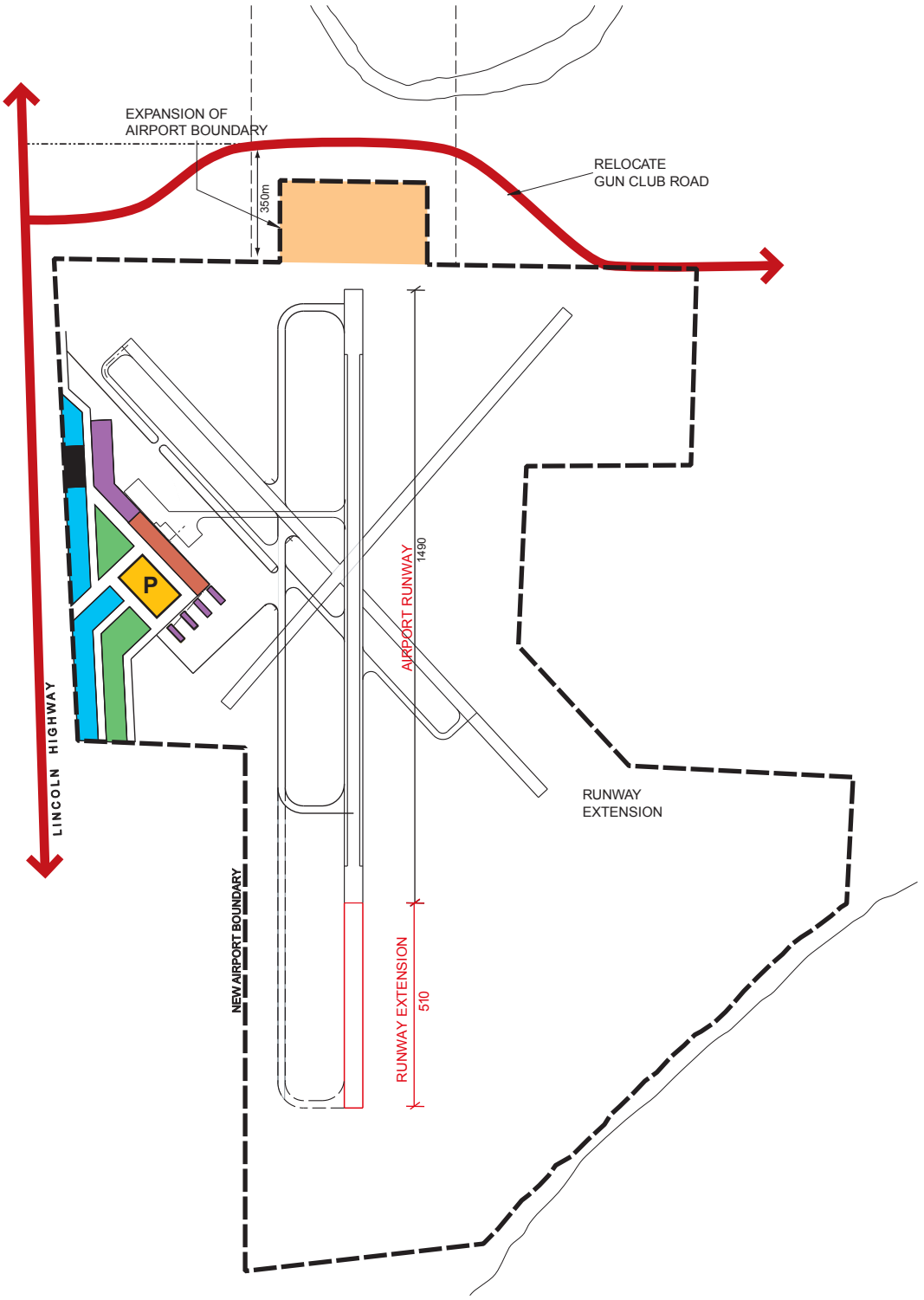
High Bushfire Risk

Development Plan Boundary

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018

# Concept Plan Maps




Expansion of Airport Boundary

P Vehicle Parking

Airport Maintenance

Commercial

Hangar / Freight

Lettable Area

Terminal Reserve

Road

New Airport Boundary

Scale 1:9500

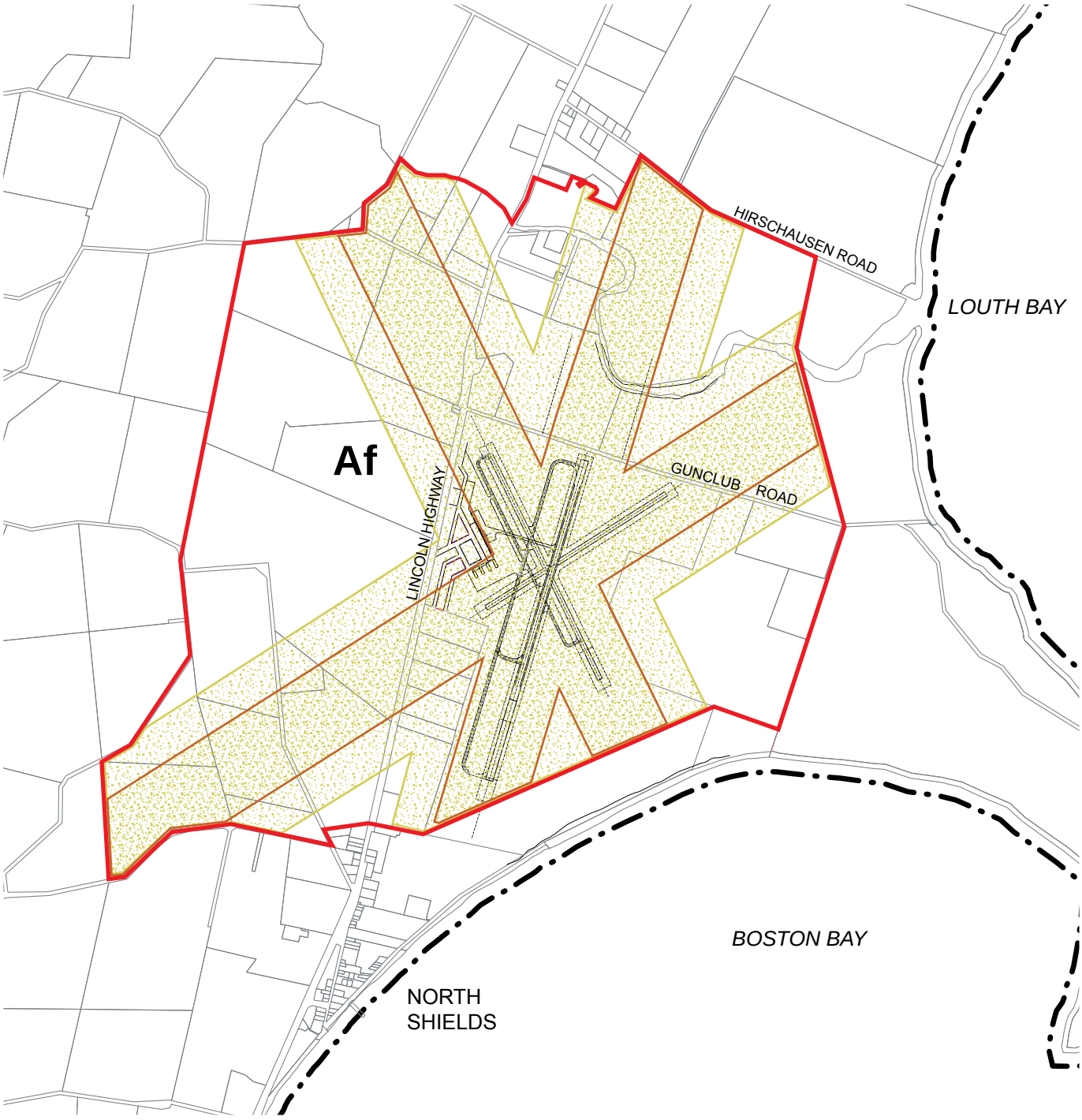
0 500 Metres

**AIRFIELD**

# Concept Plan Map LEP/1

## AIRPORT LAYOUT

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




**Af** Airfield Zone

Area within 500 metres of Runway centre-line prolongations

Area within 250 metres of Runway centre-line prolongations

Zone Boundary

Development Plan Boundary

N

Scale 1:35,000

0 2 Km

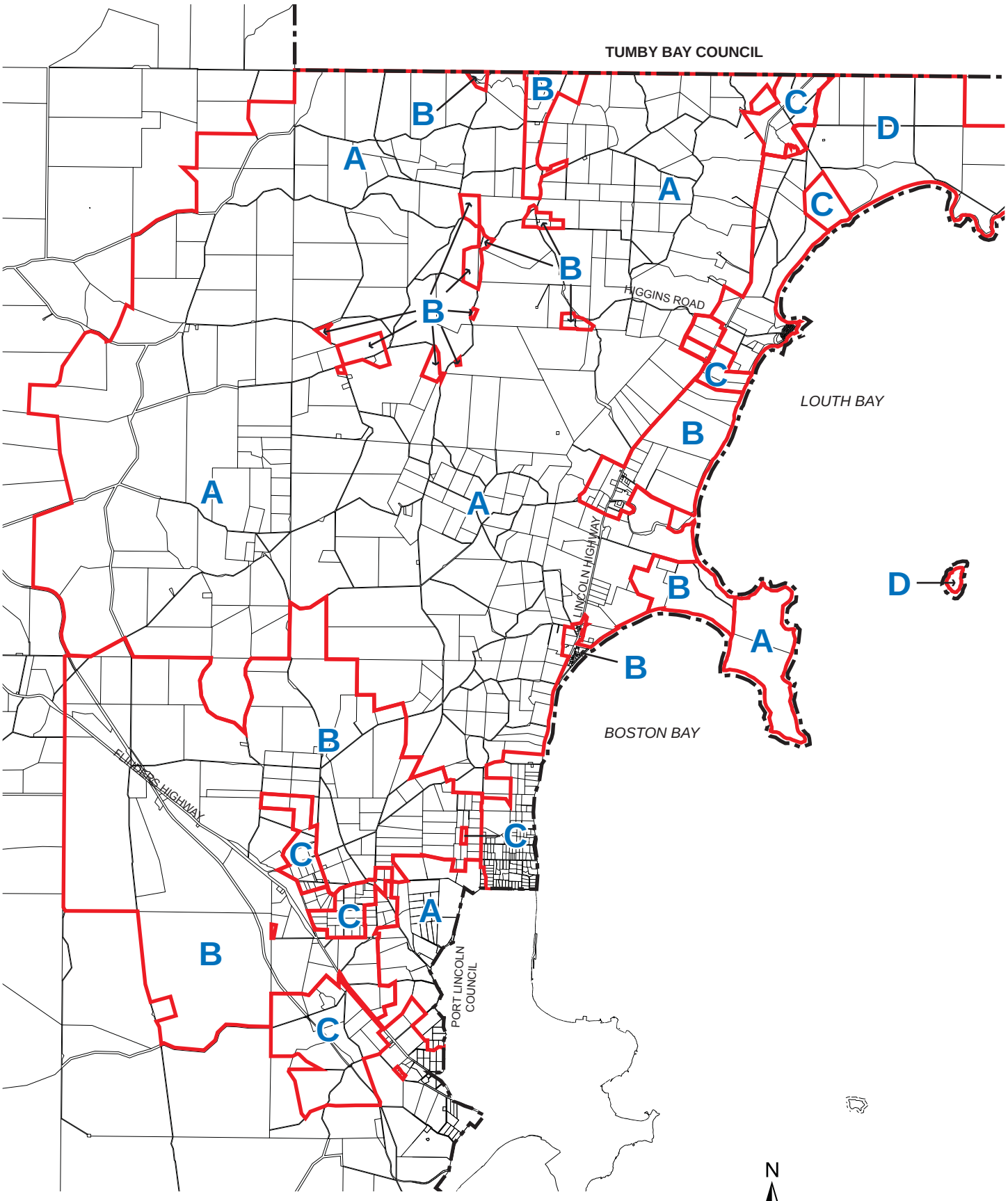
**AIRPORT**

# Concept Plan Map LEP/2

## AIRPORT NOISE SENSITIVE LOCATIONS

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




A All Structures

B Building Height Limit of 10m

C Building Height Limit of 75m

D Building Height Limit of 100m

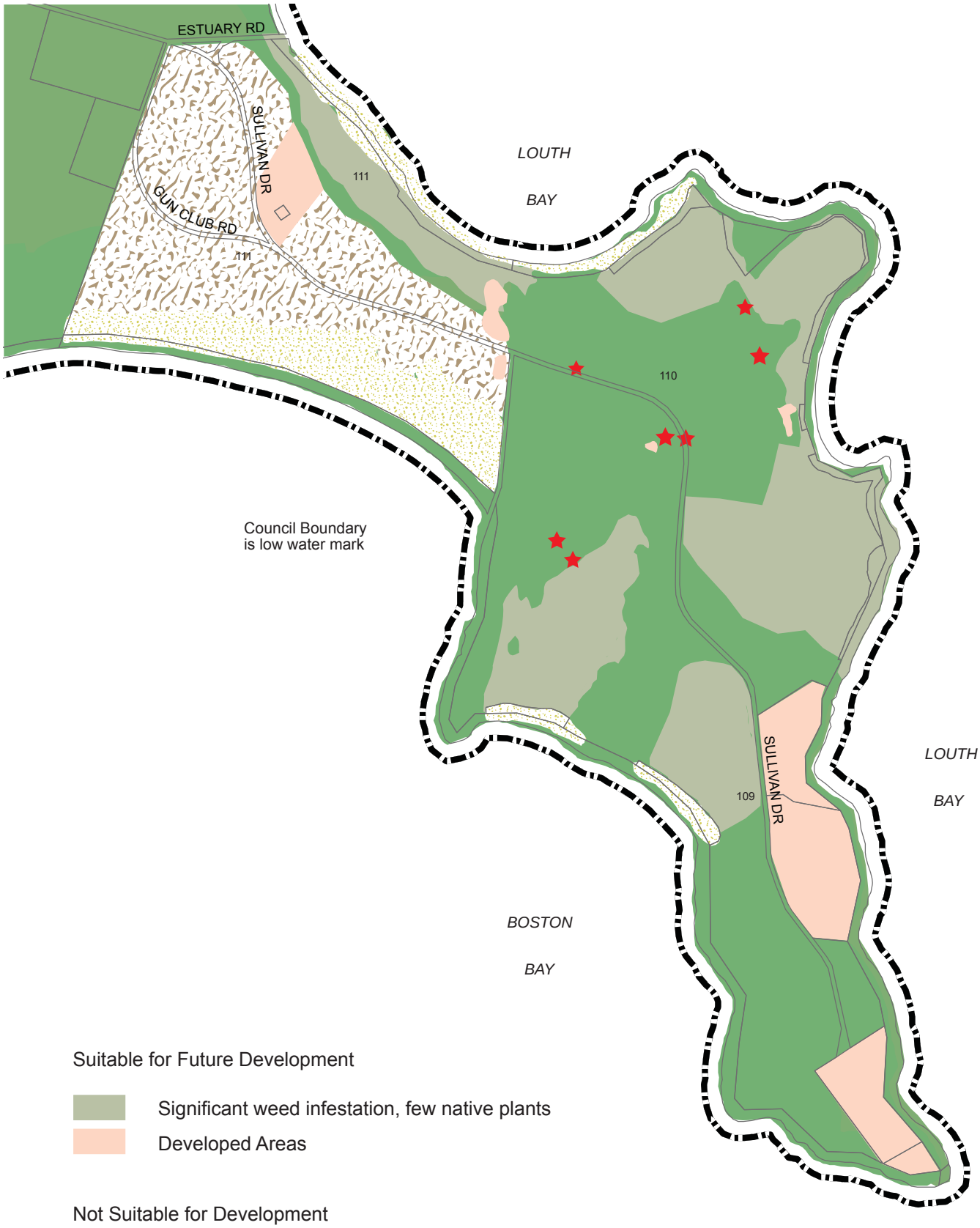
Development Plan Boundary

# Concept Plan Map LEP/3

## AIRPORT BUILDING HEIGHTS

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




Suitable for Future Development

- Significant weed infestation, few native plants
- Developed Areas

Not Suitable for Development

- High quality intact stands of native vegetation
- Dunes Coastal System
- Land Subject to Innundation
- Significant Flora

N

1:25,000

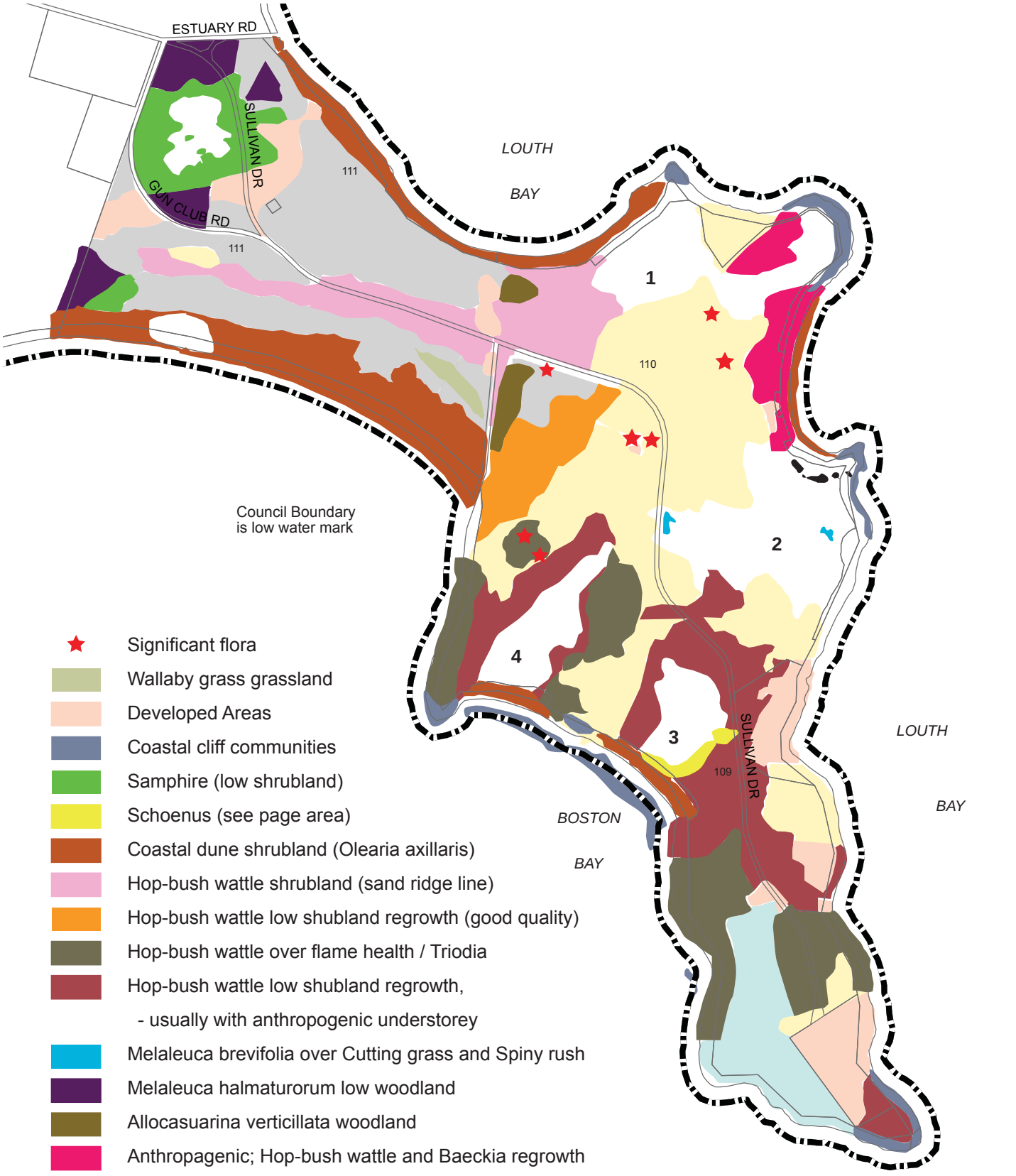
0 250 500 750 1000 1250 metres

**POINT BOSTON**

# Concept Plan Map LEP/4

## NATURAL CONSTRAINTS

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018




- ★ Significant flora
- Wallaby grass grassland
- Developed Areas
- Coastal cliff communities
- Samphire (low shrubland)
- Schoenus (see page area)
- Coastal dune shrubland (Olearia axillaris)
- Hop-bush wattle shrubland (sand ridge line)
- Hop-bush wattle low shubland regrowth (good quality)
- Hop-bush wattle over flame health / Triodia
- Hop-bush wattle low shubland regrowth,
  - usually with anthropogenic understorey
- Melaleuca brevifolia over Cutting grass and Spiny rush
- Melaleuca halmaturorum low woodland
- Allocasuarina verticillata woodland
- Anthropagenic; Hop-bush wattle and Baeckia regrowth
- Mallee (E. incrassata) over hop-bush wattle and
  - Rhagodia candolleana without Triodia
- Mallee (E. incrassata) scrubland over hop-bush wattle,
  - Triodia and flame health understorey
- Anthropogenic community (post mining)

**1 to 4** Anthropogenic community (post farming)

N

1:25,000

0 250 500 750 1000 1250 metres

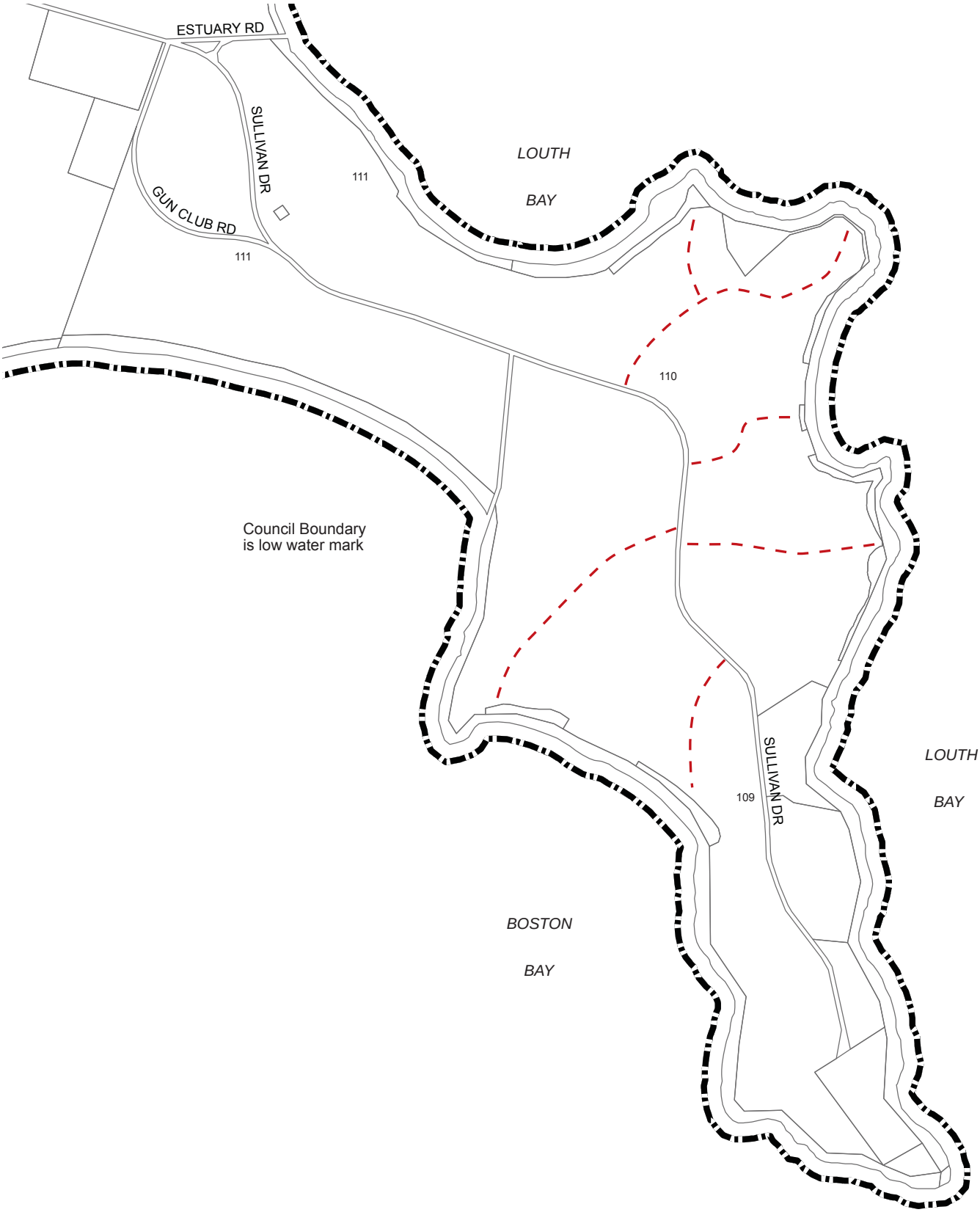
**POINT BOSTON**

# Concept Plan Map LEP/5

## NATIVE VEGETATION

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




N

1:25,000

0 250 500 750 1000 1250 metres

Proposed Collector Roads

Development Plan Boundary

**POINT BOSTON**

# Concept Plan Map LEP/6

## POINT BOSTON ROAD NETWORK

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018

N

0 100 200 Metres

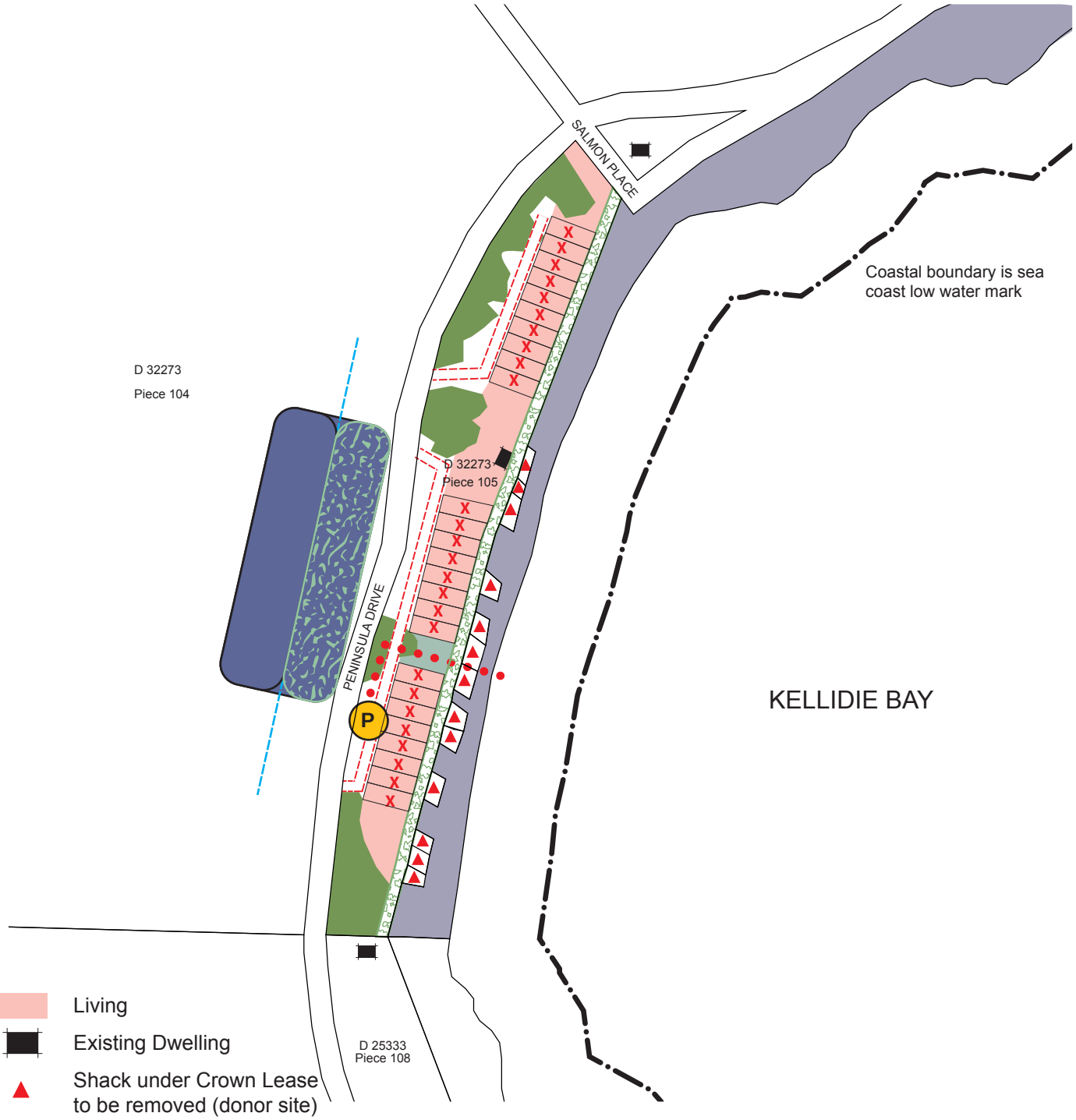
Native Vegetation
Coastal Reserve
P Carpark
Holiday Cabins
Pedestrian Access
Road

WHALERS WAY

# Concept Plan Map LEP/7

## WHALERS WAY

LOWER EYRE PENINSULA COUNCIL
Consolidated - 12 July 2018




Living
Existing Dwelling
Shack under Crown Lease to be removed (donor site)
X Receiver Site (13 of 26)
Indicative Allotments
Crown Land
10m Coastal Reserve
Native Vegetation / Conservation
Community Waste water Management System
CWMS Vegetation Buffer
Indicative Public/Private Road
P Public Car Park
Public Beach Access
Public Reserve
100m separation from CWMS
Development Plan Boundary

Note: Indicative allotments of not less than 800m² and not less than 18m frontage.

N

Scale 1:5000

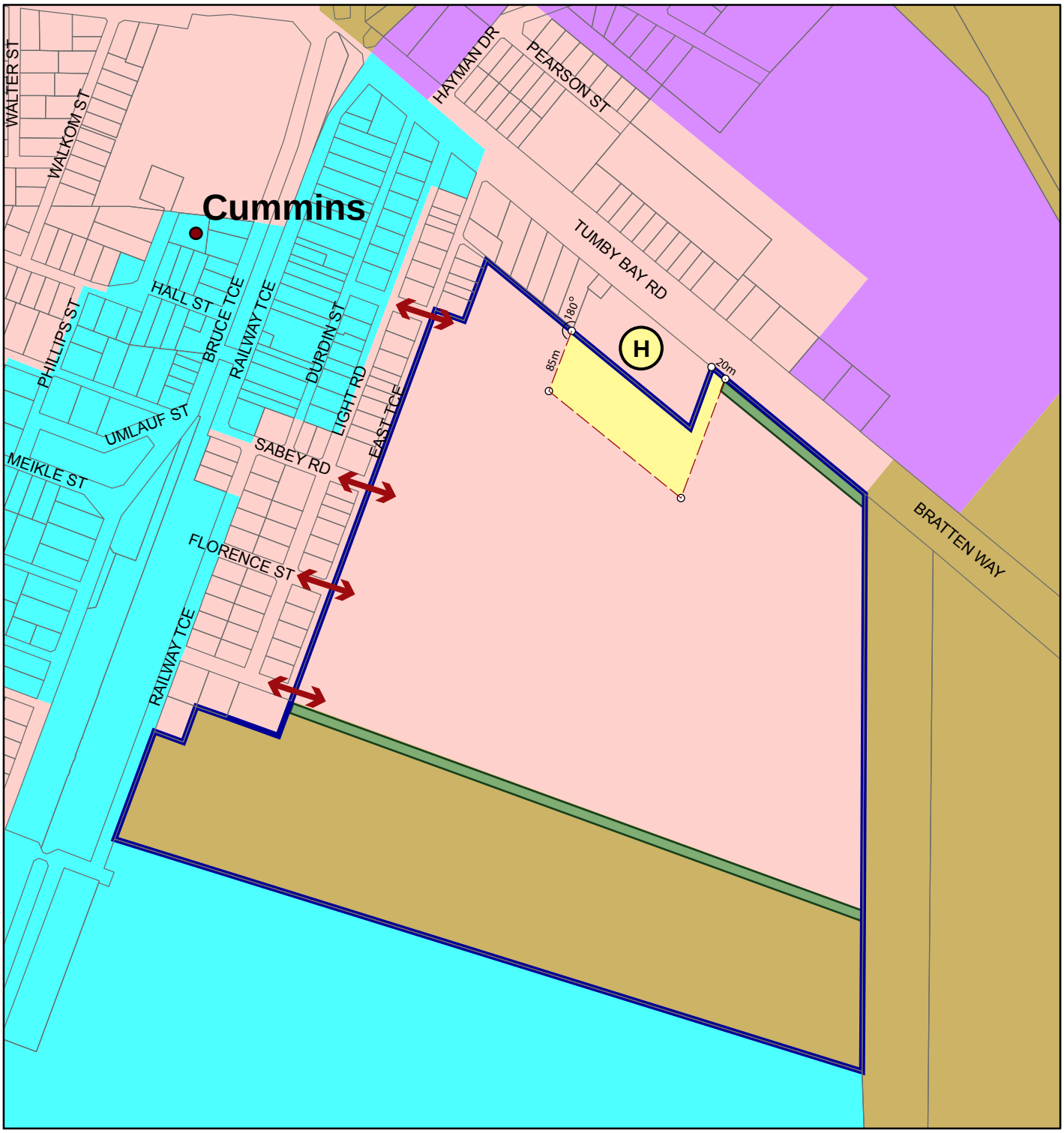
0 50 100 200 300 Metres

KELLIDIE BAY

# Concept Plan Map LEP/8

## SHELLEY BEACH

LOWER EYRE PENINSULA COUNCIL
Consolidated - 12 July 2018




- Commercial
- Industrial
- Primary Production
- Residential
- Aged Care
- H Hospital
- Road Connection
- Native Vegetation Buffer
- Concept Plan Boundary

N

1:7,500

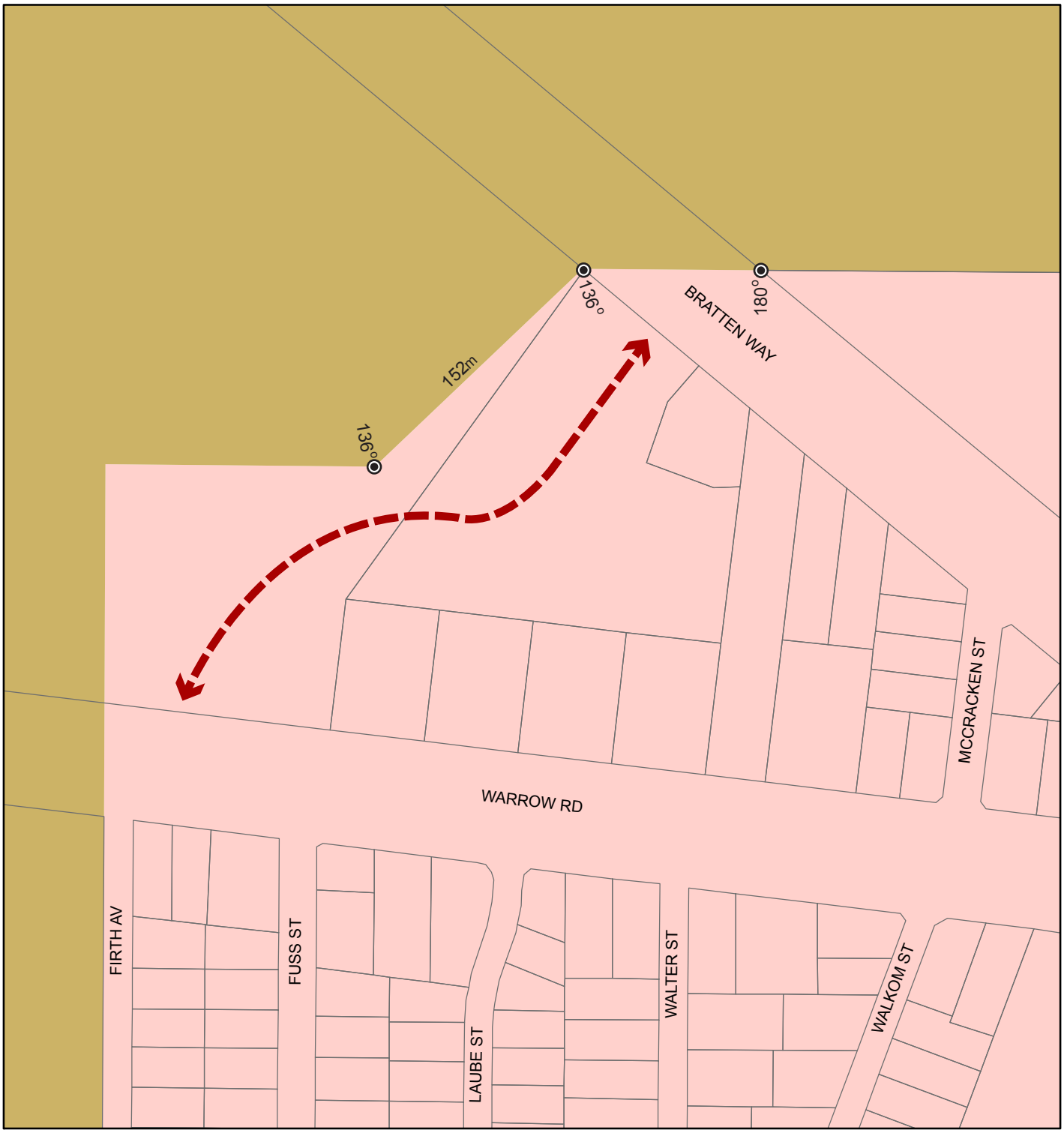
0 100 200 300 400 500 metres

CUMMINS

# Concept Plan Map LEP/9

## CUMMINS EASTERN

LOWER EYRE PENINSULA COUNCIL
Consolidated - 12 July 2018




Primary Production

Residential

Proposed Road Connection

N

1:3,000

0 30 60 90 120 150 metres

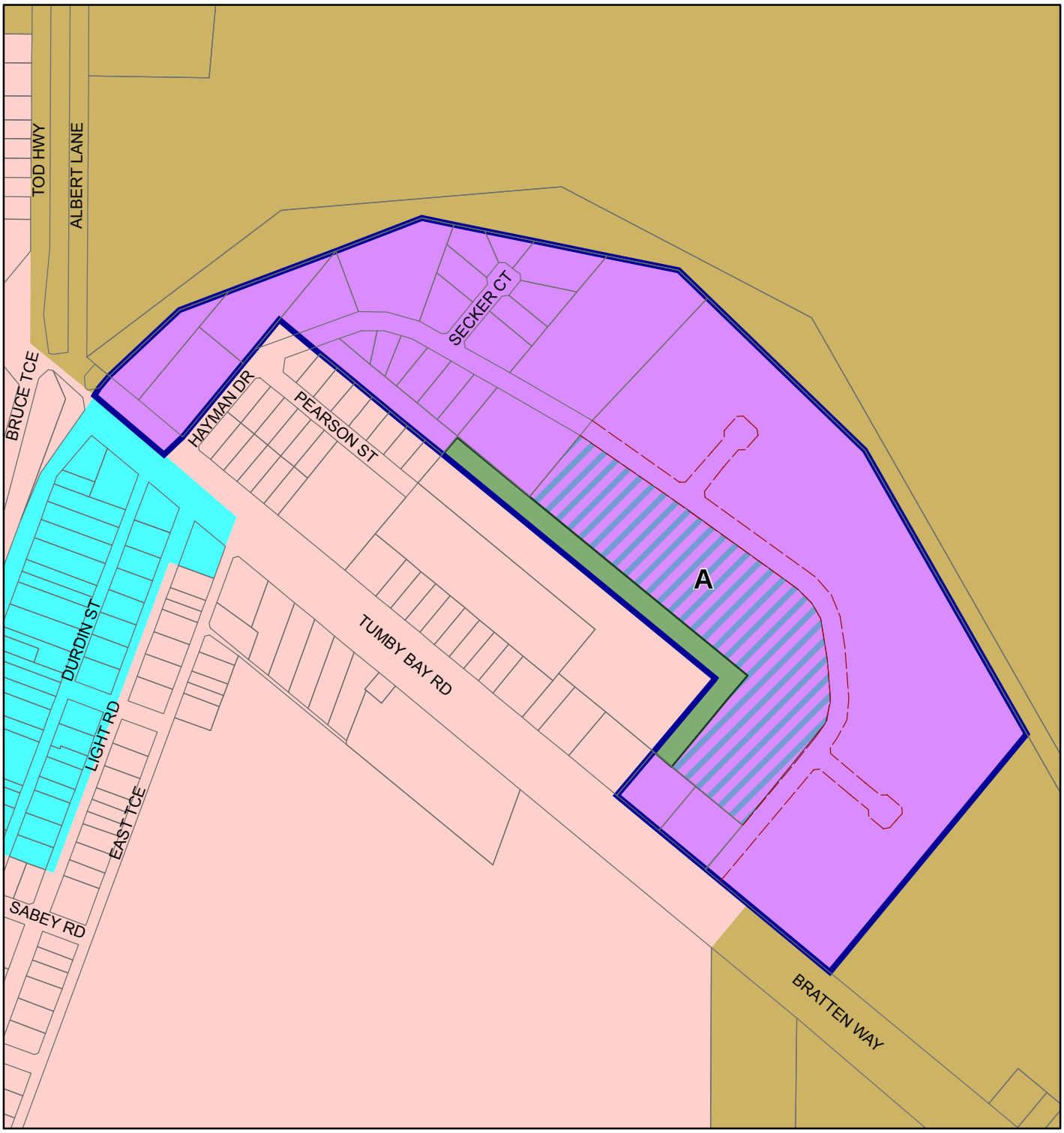
CUMMINS

# Concept Plan Map LEP/10

## CUMMINS NORTHERN

**LOWER EYRE PENINSULA COUNCIL**

Consolidated - 12 July 2018




Commercial
Industrial
Primary Production
Residential
A Land Uses With Limited off-site Impacts Preferred
Proposed Road Alignment
Native Vegetation Buffer
Concept Plan Boundary

N

1:6,000

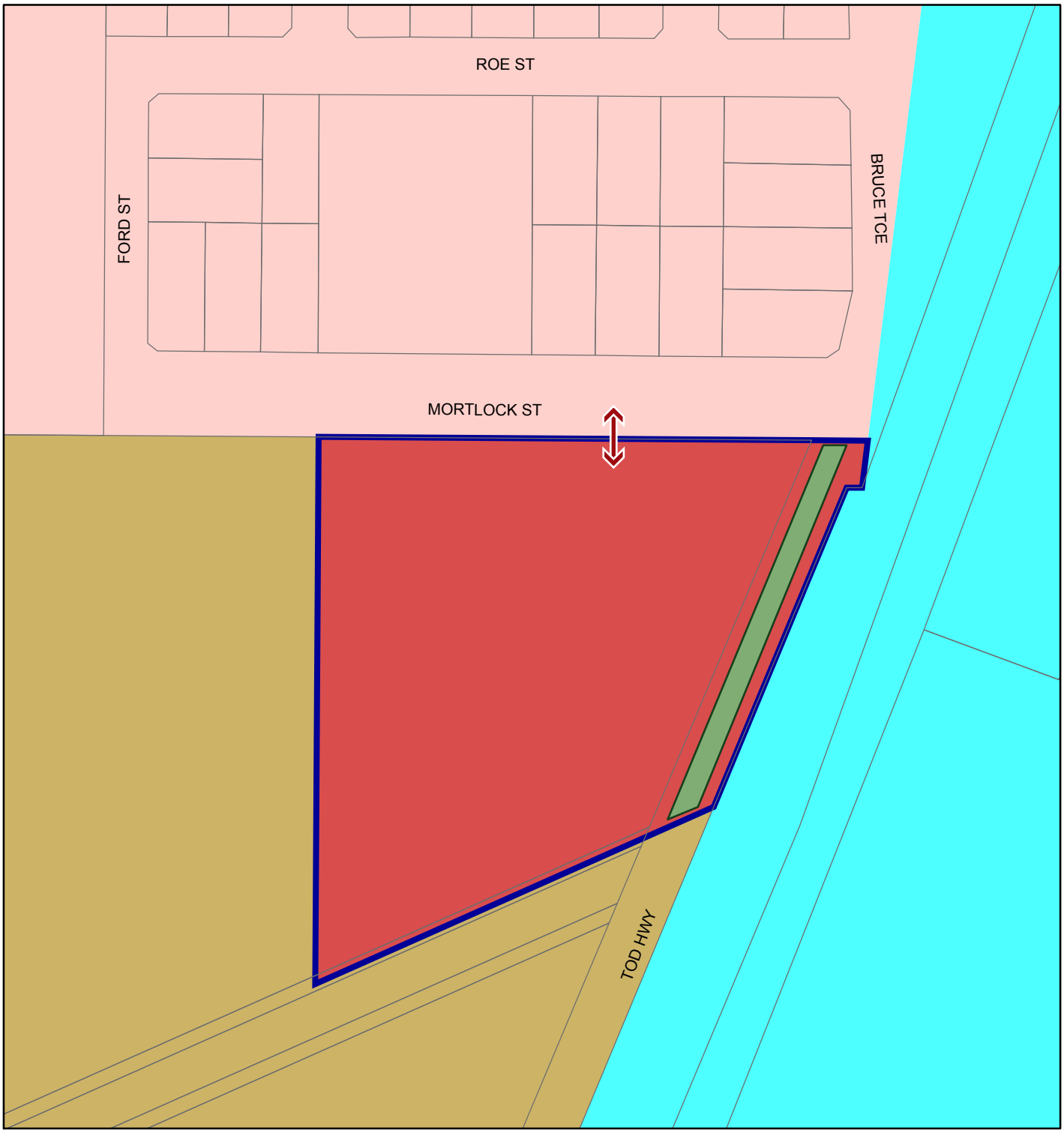
0 60 120 180 240 300 metres

CUMMINS

# Concept Plan Map LEP/11

## CUMMINS INDUSTRIAL

LOWER EYRE PENINSULA COUNCIL
Consolidated - 12 July 2018




Commercial
Tourist Accommodation
Primary Production
Residential
Road Access
Native Vegetation Buffer
Concept Plan Boundary

N

1:2,000

0 20 40 60 80 100 metres

CUMMINS

# Concept Plan Map LEP/12

## CUMMINS TOURIST

**LOWER EYRE PENINSULA COUNCIL**
Consolidated - 12 July 2018